



City of Pompano Beach
Department of Development Services
Planning & Zoning Division

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4679 Fax: 954.786.4666

Rezoning Application

Rezoning Review

Rezoning	
<input checked="" type="checkbox"/> Site Specific	<input type="checkbox"/> Planned Development

DEADLINE: Initial paper submission and fee must be received by 5:00 PM on the day of the deadline. *Electronic file submission must be uploaded into the ePlan system within 24 hours of this deadline.* Refer to the "Meeting Schedules and Deadlines" document provided on the City's website for submission deadlines. **To ensure quality submittal, this project will only be added to the DRC Agenda when a complete submission has been uploaded into the ePlan system. If a complete submission is not uploaded by the deadline, the application will be rejected via email.**

Application Review Process:

Application Type	Step 1	Step 2	Step 3	Step 4	Step 5
Rezoning	Pre-Application Meeting (Required)	DRC Review	P&Z Review	City Commission Review (2 Readings)	Ordinance from the City Commission

APPLICATION SUBMISSION PROCESS: Upon reception of the **PAPER SUBMISSION** (see below) at the Zoning Inquires counter, an email will be sent to the agent with a link to ePlan where all project drawings and documents listed in the **DIGITAL SUBMISSION** section (see below) shall be uploaded.

PAPER SUBMISSION: The following paper documents are to be submitted to the Planning & Zoning Department:

PAPER	<input checked="" type="checkbox"/>	One (1) completed application with original signatures. (pg. 3)*
	<input checked="" type="checkbox"/>	Owner's Certificate (must be completed by the Landowner). (pg. 4)*
	<input checked="" type="checkbox"/>	Electronic Signature Affidavit (unless a 3 rd party digital signature is utilized). See P&Z webpage for instructions .
	<input checked="" type="checkbox"/>	Application Fee as established by resolution of the City Commission. See Appendix C - Fee Schedule in the Information section of the P&Z webpage.

DIGITAL SUBMISSION: The following digital documents are to be uploaded directly to Electronic Plan Review (ePlan):

ePLAN	Site Specific		Planned Development	
	<input checked="" type="checkbox"/>	Current survey (with flood information)	<input type="checkbox"/>	Current survey (with flood information)
	<input checked="" type="checkbox"/>	Legal Description (Digital copy in WORD)	<input type="checkbox"/>	Legal Description (Digital copy in WORD)
	<input checked="" type="checkbox"/>	Location map indicating land use and zoning districts of all abutting properties	<input type="checkbox"/>	Location map indicating land use and zoning districts of all abutting properties
	<input checked="" type="checkbox"/>	Written Narrative including existing land use(s), existing zoning district(s), proposed zoning district(s), explanation of need for proposed rezoning, and how the proposed rezoning is compatible with the general plans for the subject area. (Digital copy in PDF)*	<input type="checkbox"/>	Written Narrative including existing land use(s), existing zoning district(s), proposed zoning district(s), explanation of need for proposed rezoning, and how the proposed rezoning is compatible with the general plans for the subject area. (Digital copy in PDF)*
	<input checked="" type="checkbox"/>	Completed Plans Checklist (<i>this must be filled out and initialed</i>). (pg. 1)	<input type="checkbox"/>	Completed Plans Checklist (<i>this must be filled out and initialed</i>). (pg. 5-6)

*Updated copies of the application, proof of ownership, or narrative may be required if information has changed. For example, if the property ownership changes, the owner's certificate and application will need to be revised with the city file.



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155.2404. SITE-SPECIFIC ZONING MAP AMENDMENT (REZONING)

(Below is a summary of Section 155.2404. For the complete language, please refer to the Zoning Code)

REVIEW STANDARDS

Site-specific amendments to the Official Zoning Map (Rezoning) are a matter subject to quasi-judicial review by the City Commission and constitute the implementation of the general land use policies established in this Code and the comprehensive plan. In determining whether to adopt or deny a proposed Site-Specific Zoning Map Amendment, the city shall find that:

1. The applicant has provided, as part of the record of the public hearing on the application, competent substantial evidence that the proposed amendment:
 - a. Is consistent with the Future Land Use Category and any applicable goals, objectives, and policies of the comprehensive plan and all other applicable city-adopted plans.

PROCEDURE

1. Pre-Application Meeting with a Planner.
2. Review and comment by the Development Review Committee.
3. Recommendation by the Development Service Director.
4. Recommendation by the Planning and Zoning Board, following a quasi-judicial hearing
5. Final decision by the City Commission, following a quasi-judicial public hearing.

155.2405. PLANNED DEVELOPMENT

(Below is a summary of Section 155.2405. For the complete language, please refer to the Zoning Code)

REVIEW STANDARDS

Applications to rezone to a PD District shall be reviewed based on the following standards:

1. Standards for the proposed type of PD district in Part 6 (Planned Development Zoning Districts) of Article 3: Zoning Districts.
2. Section 155.2404.C - Site-Specific Zoning Map Amendment Review Standards.

PROCEDURE

1. Pre-Application Meeting with a Planner.
2. Review by the Development Review Committee
3. Recommendation by the Development Service Director.
4. Recommendation by the Planning and Zoning Board, following a quasi-judicial hearing
5. Final decision by the City Commission, following two quasi-judicial public hearings.



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P&Z#: _____

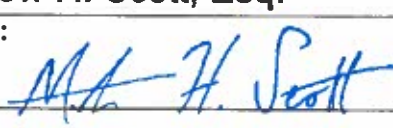
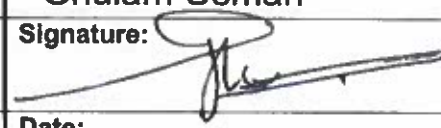
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Rezoning			
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Street Address: 3100 W. Atlantic Blvd.		Folio Number: See attached Parcel ID List	Current Zoning: PR
Subdivision: N/A	Block: N/A	Lot: N/A	Proposed Zoning: CR
Have any previous applications been filed? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		If Yes, give date of hearing and finding: N/A	
Date of Pre-Application Meeting:			

Site Data		
Project Name:		
Acres: 9.02	Number of units (Residential): 0	Total square feet of the building (Non-Residential): 54,768

Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): Dunay, Miskel & Backman, LLP	Business Name (if applicable): 3100 W. Atlantic, Inc.
Print Name and Title: Matthew H. Scott, Esq.	Print Name and Title: Ghulam Usman
Signature: 	Signature: 
Date: 6/21/2022	Date: -
Street Address: 14 SE 4th St. Suite 36	Street Address: 61 NE 1st St.
Mailing Address City/ State/ Zip: Boca Raton, FL 33432	Mailing Address City/ State/ Zip: Pompano Beach, FL 33060
Phone Number: 561-405-3350	Phone Number:
Email: mscott@dmbblaw.com	Email:
Email of ePlan agent (if different): amartinez@dmbblaw.com	



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OWNER'S CERTIFICATE

This is to certify that I am the owner of the subject lands described in this application and that I have authorized the filing of the aforesaid application for rezoning.

By signing below, I acknowledge that development applications must have a determination by the governing municipality of approved, approved with conditions, or denied within 120 days from a complete submittal for projects that do not require final action through a quasi-judicial hearing or a public meeting and within 180 days from a complete submittal for projects that do require final action through a quasi-judicial hearing or a public meeting per FL Stat § 166.033 and the Pompano Beach Code Section 155.2303.F.3. It is the responsibility of the applicant to receive all final Development Orders and receive this determination within the allotted timeframe. If the applicant fails to resubmit an application within 30 calendar days after being first notified of deficiencies of the submittal, the application shall be considered withdrawn and a \$100 non-refundable administrative fee will apply (155.2303.F.2.b). Additionally, if all required approvals are not received within the allotted timeframe the application will automatically be denied unless both the City and the applicant agree to an extension of time (155.2303.I).

Owner's Name: 3100 W. Atlantic Inc./Ghulam Usman
(Print or Type)

Address: 61 NE 1st St.
Pompano Beach, FL 33060
(Zip Code)

Phone: 954-682-7600

Email address: GHULAMUSMAN@GMAIL.COM

(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 14 day of April, 2022 by means of
☒ physical presence or ☐ online notarization.



MAURICE J. STIGLIANO
Commission # HH 105062
Expires July 9, 2025
Bonded Thru Budget Notary Service

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Notary Public: Print, stamp, or Type as Commissioned.)

☒ Personally know to me, or
☐ Produced identification: _____
(Type of Identification Produced)



PD PLANS CHECKLIST

*****THIS CHECKLIST MUST BE INITIALED AND FILLED OUT. ALL OF THE FOLLOWING DRAWINGS ARE REQUIRED UNLESS INITIALED BY THE PROJECT PLANNER.*****

PD PLAN DRAWN TO ONE (1) INCH EQUALS TWENTY (20) FEET WHERE PRACTICAL AND INCLUDE THE FOLLOWING:

General Information:

<input type="checkbox"/>	Names of project, applicant, owner, architect and/or engineer preparing plans with their respective addresses, telephone and fax numbers.
<input type="checkbox"/>	A statement of planning objectives for the district.
<input type="checkbox"/>	Legal description of property.
<input type="checkbox"/>	Property lines clearly shown
<input type="checkbox"/>	Computation - Gross acreage
<input type="checkbox"/>	Computation - Net acreage

Master Plan showing the general location of the following:

<input type="checkbox"/>	Individual development areas, identified by land use(s) and/or development density or intensity
<input type="checkbox"/>	Open space (whether designated for active or passive recreation), including amount, and type of
<input type="checkbox"/>	All public and private streets, existing or projected transit corridors, and pedestrian and bicycle pathways, and how they will connect with existing and planned city systems
<input type="checkbox"/>	Environmentally sensitive lands, wildlife habitat, wetlands, and floodplains
<input type="checkbox"/>	On-site potable water and wastewater facilities, and how they will connect to city systems
<input type="checkbox"/>	On-site stormwater management facilities, and how they will connect to city systems
<input type="checkbox"/>	All other on-site public facilities serving the development, including but not limited to parks, schools, and facilities for fire protection, police protection, EMS, stormwater management, and solid waste management
<input type="checkbox"/>	Projects with structures greater than 35 feet in height, the shadowing on adjacent properties at the following times: two hours after sunrise, noon, and two hours before sunset during the winter solstice, spring equinox, summer solstice, and fall equinox
<input type="checkbox"/>	The impacts to view corridors of any adjacent properties of natural resources, including but not limited to, beaches, shores, waterways, recreation spaces and conservation spaces

Dimensional Information (may be shown on Master Plan or in a separate document):

<input type="checkbox"/>	Land area
<input type="checkbox"/>	Types and mix of land uses
<input type="checkbox"/>	Maximum number of residential units (by use type)
<input type="checkbox"/>	Maximum nonresidential floor area (by use type)
<input type="checkbox"/>	Proposed Principal Use(s) from Appendix A: Consolidated Use Table



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<input type="checkbox"/>	Proposed Accessory Use(s) from Appendix A: Consolidated Use Table)
<input type="checkbox"/>	Proposed Temporary Use(s) from Appendix A: Consolidated Use Table)
<input type="checkbox"/>	Minimum lot area
<input type="checkbox"/>	Minimum lot width
<input type="checkbox"/>	Maximum impervious surface area
<input type="checkbox"/>	Maximum building height
<input type="checkbox"/>	Maximum individual building size
<input type="checkbox"/>	Minimum and maximum setbacks
<input type="checkbox"/>	Minimum setbacks from adjoining residential development or residential zoning districts

Additional Information:

<input type="checkbox"/>	Modifications of Development Standards
<input type="checkbox"/>	Provisions addressing how transportation, potable water, wastewater, stormwater management, and other public facilities will be provided to accommodate the proposed development
<input type="checkbox"/>	Provisions related to environmental protection and monitoring
<input type="checkbox"/>	Identification of community benefits and amenities that will be provided to compensate for the added development flexibility afforded by the PD district
<input type="checkbox"/>	Development Phasing Plan
<input type="checkbox"/>	Conversion Schedule
<input type="checkbox"/>	Any other provisions the City Commission determines are relevant and necessary to the development of the planned development in accordance with applicable standards and regulations

DEVELOPMENT STANDARDS PLANS shall include the following (if standards are different than standard Code requirements):

<input type="checkbox"/>	Master Parking Plan*
<input type="checkbox"/>	Alternative Landscaping Plan*
<input type="checkbox"/>	Alternative Screening Plan*
<input type="checkbox"/>	Master Fencing Plan*
<input type="checkbox"/>	Master Lighting Plan*
<input type="checkbox"/>	Sustainable Development Plan: List, description, and location (if applicable) of sustainable features with points*

*Mark checklist n/a if not applicable.

Submissions to the City Commission may require additional sets of drawings and documents.