



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

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4634 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 4:00 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 Conference (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 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 P&Z webpage for amount .

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 WORD)*	<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 WORD)*
	<input checked="" type="checkbox"/>	Completed Plans Checklist (this must be filled out and initialed). (pg. 5-6)	<input type="checkbox"/>	Completed Plans Checklist (this must be filled out and initialed). (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:

- I. 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 Conference with Maggie Barszewski, Planner.
(Maggie.Barszewski@copbfl.com or 954-786-7921)
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 Conference with Jae Eun Kim, Planner.
(JaeEun.Kim@copbfl.com or 954-545-7778)
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#: _____

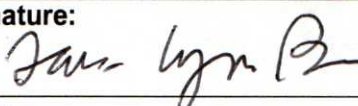
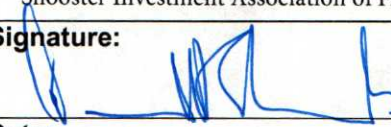
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Street Address: 3420-3456 NW 27th Avenue Pompano Beach, FL 33703		Folio Number: 4842 21 07 0050	Current Zoning: I-1
Subdivision: Pompano Industrial Park 3rd Addition	Block:	Lot:	Proposed Zoning: I-1
Have any previous applications been filed? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		If Yes, give date of hearing and finding: 1/27/98-Ordinance 98-23	
Date of Pre-Application Conference:			

Site Data	
Project Name: Exit 69	
Acres: 8.994 ac	Number of units (Residential): n/a
Total square feet of the building (Non-Residential): Existing building: 119,350 SF	

Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): Planning and Entitlements, LLC	Business Name (if applicable): Exit 69 LLC
Print Name and Title: Tara-Lynn Patton, AICP - Land Planner	Print Name and Title: Shooster Investment Association of Florida
Signature: 	Signature: 
Date: 5/16/16	Date: 5/16/16
Street Address: 10805 Gleneagles Road	Street Address: 2900 West Sample Road
Mailing Address City/ State/ Zip: Boynton Beach, FL 33436	Mailing Address City/ State/ Zip: Pompano Beach, FL 33073
Phone Number: 561-337-0878 - cell	Phone Number: 954-979-4555
Email: pattontnt@earthlink.net	Email: daniel@festival.com
Email of ePlan agent (if different): pattontnt@earthlink.net (for agent)	



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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.

Owner's Name: Exit 69, LLC by Shooster Investment Association of Florida
(Print or Type)

Address: 2900 West Sample Road Pompano Beach, FL 33073

Phone: 954-979-4555
(Zip Code)

Email address: daniel@festival.com


(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 16 day of May, 2016.


NOTARY PUBLIC, STATE OF FLORIDA

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

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

