

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4634 Fax: 954.786.4666

Modification of Development Standards

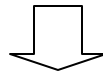
Modification request for one (1) foot and under are granted by the Director of Development Services. If over one (1) foot the modification must be reviewed by the Development Review Committee (DRC) and applicant must be present.

Modification is for: (Check one) one foot or under ____ over one foot ____
*See Attached Meeting Dates and Deadline Schedule**

Very Important to Read All Instructions

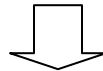
Applicant must make an appointment with Vicky Newson, Principal Planner, prior to date of submittal by calling (954) 545-7783.

Application Requirements:



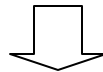
- ____ Application Fee: \$130 for each modification item requested.
- ____ One completed application with original signatures.
- ____ One set of photos of all sides of property (show on photos locations of improvements)
- ____ One set of photos of adjacent properties
- ____ One set of contextual photos from the street (photos showing up, down & across the street)
- ____ Owner Certificate completed by owner.
- ____ Letter of justification.

Site Plan Requirements:



- ____ One 11x17 drawing of previously approved site plan.
- ____ Eight sets of signed and sealed plans with architectural elevations.
- ____ Show on site plan zoning of abutting properties.
- ____ Eight copies of current survey.

Landscape Plan Requirements:



- ____ Eight sets of proposed/ existing landscape plan
- ____ Cloud lines where superior landscape has been provided (if applicable)
- ____ Data table listing required landscape and provided landscape.
- ____ Legend listing quantity, species, size, etc. of proposed landscape.
- ____ Show on landscape plan zoning of abutting properties

*** Actual Meeting Days May Vary**



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



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Property legal description:

Subdivision (If Acreage, attach legal description) Block Lot(s)

Property Address

Reason for Request

Print name of property owner
(If corporation, name of corporation president or agent)

Print name of Agent

Signature of property owner

Signature of Agent

Property Owner's Mailing Address (Street Address)

Agent Mailing Address (Street Address)

Property Owner's Mailing Address (City/ State/ Zip)

Agent Mailing Address (City/ State/ Zip)

Property Owner's Telephone Number

Agent's Telephone Number

Property Owner's Email Address

Agent's Email address

Property Owner's fax number

Agent's fax number

OWNER'S CERTIFICATE

This is to certify that I _____ am the owner of
(Name)

(Address)

and that I have authorized the filing of the aforesaid application.

Owner's Name: _____
(Print or Type)

Address: _____

(Zip Code)

Phone: _____

Email address: _____

(Signature of Owner or Authorized Official)

Company Name

Company's Mailing Address

Signature of Owner or Authorized Official

Company's Mailing Address (City / State /Zip)

SWORN AND SUBSCRIBED before me this _____ day of _____, 20 _____.

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)

§ 155.010 MODIFICATION OF DEVELOPMENT STANDARDS.

(A) Purpose. This section is established to provide standards and procedures for the granting of administrative modifications of development standards. The Modification of Standards is specifically intended to promote high standards of site design; provide flexibility in the administration of standards in recognition of site specific conditions, and to establish conditions to insure compatibility where standards are modified.

(B) Relationship to Comprehensive Plan. This section furthers objective 01.05.00: Encourage the use of innovative land development regulations.

(C) Application. Modification of standards shall apply to the below enumerated structures and design elements. However, buildings or structures erected without a building permit or design elements installed without proper city approval shall not be eligible for Modification of Standards.

(1) Principal Building Setbacks. Deviations up to 20% of the setback requirement may be allowed. In no case shall a required side yard be less than five feet. No modification of the required setback to a canal, waterway or permanent line of vegetation shall be permitted.

(2) Residential Accessory Structure Setbacks. Deviations up to 20% of the setback requirement may be allowed; however, no modification of the required setback to a canal, waterway or permanent line of vegetation shall be permitted.

(3) Fence Height. Deviations up to one foot may be allowed; however, obstructions to the required sight visibility triangle shall not be permitted.

(4) Landscape Planting Area Widths. Deviations up to 20% of the required width may be allowed; however, no planting area containing a tree shall be less than five feet in width.

(D) Review Process. Applications shall be made to the Zoning Director in conformance with submittal requirements as follows:

(1) Three copies of a survey showing all improvements currently located on the property;

(2) Three copies of a site plan;

(3) Three copies of architectural elevations;

(4) Modification proposal, including a statement of consistency with the general and specific standards set forth below.

(E) General Standards. No modification may be granted unless:

(1) The request is consistent with all applicable policies of the City's Comprehensive Plan;

(2) The request is in conformance with all other applicable substantive requirements of this chapter.

(F) Specific Standards. Further, no modification may be granted unless:

(1) Strict application of the requirement would be technically impractical in terms of design, construction practices or existing site conditions. The degree of existing nonconforming conditions and the extent to which the proposed modification would lessen the nonconforming situation shall be specifically considered.

(2) The proposed modification will provide an alternative which will achieve the purposes of the requirement through clearly superior design.

(G) Conditions. In conjunction with the approval of the requested Modification of Standards, the following conditions and safeguards may be imposed in conformity with the intent of this chapter:

(1) Require berming, screening, landscaping or other similar means to buffer or protect nearby property and designate standards or maintenance of same;

(2) Designate the size, height, location or materials for a fence or wall; and

(3) Protect existing trees, vegetation, water resources, or other significant natural resources.

(H) Authority. Modification of Standards involving one foot or less may be approved by the Zoning Director; requests involving more than one foot may be approved by the Planning and Growth Management Director upon review by the Development Review Committee and submission of a written recommendation from the Planning Director and Zoning Director. If any proposed modification is not approved, the reasons therefor shall be set forth in writing.

(I) Appeals. Any decision of the Zoning Director or Planning and Growth Management Director may be appealed pursuant to [§ 157.60](#), or through the Zoning Board of Appeals.

(J) Expiration. Modification of Standards approval shall expire unless a building permit based upon such approval is issued within 180 days from the date of written approval.

(Ord. 95-66, passed 5-23-95)