



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

Request for Rezoning

A mandatory meeting must be scheduled no less than 10 business days prior to a regularly scheduled DRC meeting with the Development Services Director. The DRC meets the 1st and 3rd Wednesday of each month.

To the City Commission and to the Planning and Zoning Board of the City of Pompano Beach, Florida. Please take notice that the undersigned requests a change of zoning classification for the following described property:

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

Street Address:

Petitioner's interest in property (owner, lessee, etc.):

Does petitioner have any financial interest in properties near or adjacent to this property? If so, explain:

Improvements located on property:

Present zoning: Rezone to:

The reason the petitioner is requesting the rezoning is as follows: (additional information may be submitted separately)

Dated this day of , .

Print Property Owner's Name

Print Petitioner's Name

Property Owner's Signature

Petitioner's Signature

Mailing Address (Street Address)

Mailing Address (Street Address)

Mailing Address (City/ State/ Zip)

Mailing Address (City/ State/ Zip)

Telephone Number

Telephone Number

Email Address

Email Address

Note: One (1) copy of this application with original signatures (keep one for your records) , eight (8) sealed surveys and if any improvements are on this property, one (1) photograph must accompany this request.

\$1,125.00 Rezoning Fee
\$50.00 First Rezoning Sign
\$25.00 Additional Rezoning Sign
\$25.00 Additional Rezoning Sign

Total Receipt No.

OWNERS CERTIFICATE

This is to certify that I am the owner of the subject lands described in this **PETITION FOR REZONING** and that I have authorized the filing of the aforesaid petition for rezoning.

Owner's Name: _____
(Print or Type)

Address: _____

(Zip Code)

Phone: _____

Email address: _____

(Signature of Owner or Authorized Official)

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

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)

§ 155.255 DEFINITIONS.

For the purpose of this subchapter the following definitions shall apply unless the context clearly indicates or requires a different meaning.

BOARD. The Planning and Zoning Board.

RECLASSIFICATION. The changing of the zone in which property in the city is located from its present restriction to any other restrictions and limitations in its use as is now or may hereafter be prescribed by this chapter or amendments thereto.

(‘58 Code, § 50.287) (Ord. 668, passed - - ; Am. Ord. 82-57, passed 6-1-82)

§ 155.256 REZONING PETITIONED BY PROPERTY OWNER.

(A) Any person owning property located within the city desiring to effect a change in the classification thereof as prescribed and limited under this chapter, or amendments thereto, shall proceed in the following manner.

(B) The petitioner shall file with the Zoning Director during regular office hours, a petition directed to the City Commission, wherein the property sought to be re-classified shall be fully and accurately described. The description shall set forth the improvements located on the property, and if any improvements are located thereon, at least one photograph shall accompany the petition. The petition shall set forth the classification of the property therein described as of the date the petition is filed and the new classification desired by the owner. The petition shall be accompanied by an 8-½ inch by 14-inch signed and sealed sketch and legal description. The petition shall state in short and succinct language the reason of the petitioner in seeking the reclassification of the property and shall be signed by the owner of the land or some person duly authorized by the owner to sign the petition. The authority authorizing a person other than the owner to sign the petition must be attached to and accompany the petition. Any petition filed by an equitable owner must be signed or consented to by the legal title holder. Each petition for rezoning shall be accompanied by a review fee as set forth in [Chapter 157](#), Appendix A: Fee Schedule.

(C) An application to rezone property within the city shall be reviewed by the Development Review Committee.

(1) The Development Review Committee shall review the rezoning petition within ten working days of receiving a complete application package.

(2) The Development Review Committee will provide a staff report, including recommendations, to the Planning and Zoning Board, the Industrial Review Board (if applicable), and the City Commission.

(‘58 Code, § 50.292) (Ord. 668, passed - - ; Am. Ord. 78-49, passed 5-9-78; Am. Ord. 82-1, passed 10-20-81; Am. Ord. 85-26, passed 2-5-85; Am. Ord. 89-20, passed 12-6-88; Am. Ord. 90-27, passed 2-6-90; Am. Ord. 2007-50, passed 4-24-07)

§ 155.257 NOTICE; PLANNING AND ZONING BOARD HEARING.

(A) Upon the filing of a petition for rezoning, the City Clerk shall notify the public of the petition and of the subject matter thereof and the time of the hearing by publishing a notice thereof for one issue at least five days before the hearing in a newspaper of general circulation in the city. A notice of the time of the hearing shall also be mailed to the petitioner and to all property owners within 500 feet of the land proposed to be rezoned and to any other persons as the Zoning Director shall deem necessary and proper. The hearing shall be held not later than the next regular meeting of the Planning and Zoning Board but it may be held at a special meeting of the Planning and Zoning Board prior to the next regular meeting thereof. An application for a planned regional shopping center district shall not be acted on at either a regular or special meeting of the Planning and Zoning Board until the development plan has been finally approved by the City Commission.

(B) (1) A four foot by four foot sign with large lettering shall be placed upon the property by city personnel at least five days prior to the scheduled hearing before the Planning and Zoning Board and removed by city personnel upon final disposition (or earlier applicant withdrawal) of such rezoning request by the City Commission; one said sign to be adjacent to each street or thoroughfare abutting the property. The lettering shall read:

“Rezoning of this property is under consideration. For information call City of Pompano Beach, City Hall, telephone: 954-786-4600.”

(2) To off-set the cost of installation and removal of the sign a fee as set forth in [Chapter 157, Appendix A](#): Fee Schedule, shall be paid at the time the rezoning application is submitted.

(‘58 Code, § 50.292.1) (Ord. 64-90, passed 6-23-64; Am. Ord. 78-49, passed 5-9-78; Am. Ord. 82-1, passed 10-20-81; Am. Ord. 82-57, passed 6-1-82; Am. Ord. 90-27, passed 2-6-90; Am. Ord. 94-52, passed 7-12-94; Am. Ord. 2002-27, passed 1-22-02; Am. Ord. 2007-50, passed 4-24-07)

§ 155.258 FILING OF PETITION; BUILDING PERMITS.

(A) The petition provided for in §§ [155.256](#) and [155.257](#) shall be filed with the Zoning Director, together with five copies thereof, at least 15 days before a regular meeting of the Development Review Committee.

(B) The Development Review Committee Chairman will transmit the complete rezoning petition, together with the staff report to the Planning and Zoning Board to be placed upon the agenda for the next regular meeting of the Board.

(C) From and after the date of a Planning and Zoning Board recommendation to the City Commission to rezone a parcel of land from the existing classification to another classification, no building permit shall be issued for the erection of any structure allowed under the existing classification until the City Commission has disposed of the recommendation by approval, modification, or denial.

(D) No building permit shall be issued for the erection of any structure without the Development Review required by [Chapter 157](#), Development of Land, and without a concurrency review certificate.

(‘58 Code, § 50.293) (Ord. 668, passed - - ; Am. Ord. 75-15, passed 12-30-74; Am. Ord. 82-1, passed 10-20-81; Am. Ord. 82-57, passed 6-1-82; Am. Ord. 90-27, passed 2-6-90)

§ 155.259 ADEQUATE RIGHTS-OF-WAY REQUIRED.

(A) The Development Review Committee staff report will include a certification to the Planning and Zoning Board, Industrial Review Board (if applicable), and the City Commission, that all proper and necessary rights-of-way exist or have been provided. He shall then certify to the City Commission in writing the existence or nonexistence of such rights-of-way.

(B) No ordinance effecting a zoning district change shall be passed by the City Commission unless streets and highways abutting or giving access to the land subject to the zoning district change are provided with adequate rights-of-way contiguous to the land.

(‘58 Code, § 40.293.1) (Ord. 64-13, passed 11-26-63; Am. Ord. 82-57, passed 6-1-82; Am. Ord. 90-27, passed 2-6-90)

§ 155.260 COMMISSION HEARING; FILING OF NEW PETITIONS.

(A) When the recommendations and findings of the Planning and Zoning Board have been made to the City Commission, a public hearing shall thereafter be held thereon by the City Commission as soon as practicable.

(B) The City Clerk shall notify the public of the petition and of the subject matter thereof and the time of the public hearing by publication a notice thereof for at least one issue in a newspaper of general circulation in the city, the notice to be published not less than 14 days prior to the time of the public hearing.

(C) A notice of the time of the public hearing shall also be mailed to the petitioner and to all property owners within 500 feet of the land proposed to be rezoned and to any other persons as the City Commission shall deem necessary and proper.

(D) No petition requesting the same rezoning of property may be filed with the Zoning Director within one year from the date on which any prior petition for rezoning containing the same or a portion of the same property was filed. However, where only a portion of the property contained in the new petition was considered and finally acted on by the City Commission within one year, then the new petition may be considered if the petitioner eliminates from his application that portion of the property the application for rezoning of which is prohibited by the one-year period.

('58 Code, § 50.294) (Ord. 668, passed - - ; Am. Ord. 77-55, passed 8-9-77; Am. Ord. 82-1, passed 10-20-81; Am. Ord. 82-57, passed 6-1-82; Am. Ord. 90-27, passed 2-6-90)

§ 155.261 REZONING INITIATED BY CITY.

In the event of a rezoning initiated by the city for city-owned property, the notice requirements as provided in §§ [155.257](#) and [155.260](#) shall apply. In the event of a rezoning initiated by the city for privately owned property which is less than ten acres, the notice requirements as provided in §§ [155.257](#) and [155.260](#) shall apply. For a city initiated rezoning for privately owned property greater than ten acres, the notice requirements as provided in §§ [155.257](#) and [155.260](#) shall not apply. The notice requirements for public hearings before the City Commission shall be as provided in F.S. § 166.041, as amended and supplemented from time to time.

('58 Code, § 50.294.1) (Ord. 73-33, passed 4-3-73; Am. Ord. 80-63, passed 5-6-80; Am. Ord. 82-57, passed 6-1-82; Am. ord. 90-27, passed 2-6-90)

§ 155.262 COMMISSION ACTION TO BE SHOWN ON MINUTES.

Any action taken by the City Commission concerning the disposition or reference of any petition for reclassification shall be set forth in full on the minutes of the meeting at which the petition is considered and the petition itself shall be copied at length in the minutes of the meeting.

('58 Code, § 50.295) (Ord. 668, passed - -)

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