

REQUESTED COMMISSION ACTION:

Consent _____ X Ordinance _____ Resolution _____ Consideration/ Discussion _____ Presentation _____

SHORT TITLE **AN ORDINANCE AMENDING CHAPTER 155, "ZONING CODE," OF THE CODE OF ORDINANCES OF THE CITY OF POMPANO BEACH, FLORIDA, BY AMENDING SECTION 155.3708., DOWNTOWN POMPANO BEACH (DP) OVERLAY DISTRICT," TO PERMIT DAY CARE CENTERS, ELEMENTARY AND MIDDLE SCHOOL WITHIN THE MIXED USE RESIDENTIAL (MUR) USE AREA IF FRONTING NE1ST STREET AND ABOVE A SECOND FLOOR AND ALSO WITHIN THE RESIDENTIAL SINGLE FAMILY (RS) USE AREA; AND AMENDING CHART TO REFLECT SAID CHANGES; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

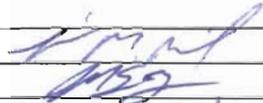
Summary of Purpose and Why:

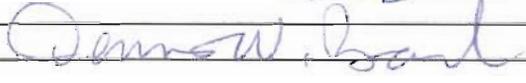
The applicant is requesting a text amendment to the Transit Oriented - Downtown Pompano Beach Overlay District (TO-DPOD) to allow for the development of a combination day care, elementary and middle school use within two separate Use Areas, the Mixed Use Residential (MUR) Use Area and the Residential Single Family [RS] Use Area. The applicant's request proposes to allow day care, elementary and middle school uses within the MUR and RS use areas in the TO-DPOD. Specifically the request stipulates:

1. Day Care Centers, Elementary and Middle Schools located within the MUR and fronting NE1st Street are permitted above the 2nd floor;" and
2. Day Care Centers, Elementary and Middle Schools or a combination of said uses having a minimum size of one (1) gross acre and abutting a more intense use category are permitted within the RS.

At the June 24, 2015 Planning and Zoning Board, hearing, the Board recommended denial in a 6 to 1 vote, with Dwight Evans casting the dissenting vote.

(1) Origin of request for this action: Keith and Associates, Inc.
 (2) Primary staff contact: Robin M. Bird/ Maggie Barszewski Ext. 7921
 (3) Expiration of contract, if applicable: N/A
 (4) Fiscal impact and source of funding: N/A

DEPARTMENTAL COORDINATION	DATE	DEPARTMENTAL RECOMMENDATION	DEPARTMENTAL HEAD SIGNATURE
Dev. Services	6/10/15	DENIAL	
City Attorney	7/2/15	CAC #2015-1167	

X City Manager  

<u>Ordinance Workshop</u>	<u>Resolution</u>	<u>Consideration</u>	
1 st Reading _____	1 st Reading _____	Results: _____	Results: _____
2 nd Reading _____	_____	_____	_____
_____	_____	_____	_____



City Attorney's Communication #2015-1167

July 2, 2015

TO: Maggie Barszewski, AICP, Planner

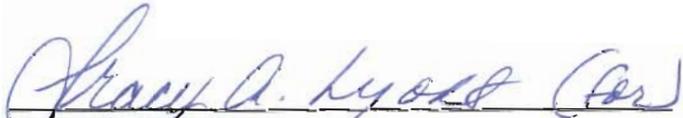
FROM: Gordon B. Linn, City Attorney

RE: Text Amendment Ordinance for Green Children's House Foundation, Inc.

As requested in your memorandum of June 26, 2015, Department of Development Services Memorandum #15-339, the following form of Ordinance, relative to the above-referenced matter, has been prepared and is attached:

AN ORDINANCE AMENDING CHAPTER 155, "ZONING CODE," OF THE CODE OF ORDINANCES OF THE CITY OF POMPANO BEACH, FLORIDA, BY AMENDING SECTION 155.3708., "DOWNTOWN POMPANO BEACH (DP) OVERLAY DISTRICT," TO PERMIT DAY CARE CENTERS, ELEMENTARY AND MIDDLE SCHOOLS WITHIN THE MIXED USE RESIDENTIAL (MUR) USE AREA IF FRONTING NE 1ST STREET AND ABOVE A SECOND FLOOR AND ALSO WITHIN THE RESIDENTIAL SINGLE FAMILY (RS) USE AREA; AND AMENDING CHART TO REFLECT SAID CHANGES; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Please feel free to contact me if I may be of further assistance.


GORDON B. LINN

GBL/jrm
l:cor/dev-srv/2015-1167

Attachment

**CITY OF POMPANO BEACH
Broward County, Florida**

AN ORDINANCE AMENDING CHAPTER 155, "ZONING CODE," OF THE CODE OF ORDINANCES OF THE CITY OF POMPANO BEACH, FLORIDA, BY AMENDING SECTION 155.3708., "DOWNTOWN POMPANO BEACH (DP) OVERLAY DISTRICT," TO PERMIT DAY CARE CENTERS, ELEMENTARY AND MIDDLE SCHOOLS WITHIN THE MIXED USE RESIDENTIAL (MUR) USE AREA IF FRONTING NE 1ST STREET AND ABOVE A SECOND FLOOR AND ALSO WITHIN THE RESIDENTIAL SINGLE FAMILY (RS) USE AREA; AND AMENDING CHART TO REFLECT SAID CHANGES; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to law, ten (10) days' notice has been given by publication in a paper of general circulation in the City, notifying the public of this proposed ordinance and of a public hearing in the City Commission Chambers of the City of Pompano Beach; and

WHEREAS, a public hearing before the City Commission was held pursuant to the published notice described above, at which hearing the parties in interest and all other citizens so desiring had an opportunity to be and were, in fact, heard; now, therefore,

BE IT ENACTED BY THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1. That Section 155.3708., "Downtown Pompano Beach (DP) Overlay District," of Chapter 155, "Zoning Code," of the Code of Ordinances of the City of Pompano Beach is hereby amended to read as follows:

§ 155.3708. DOWNTOWN POMPANO BEACH (DP) OVERLAY

...

H. USE REGULATING PLAN AND MODIFIED USE STANDARDS.

1. Use Regulating Plan

- a. All new and existing development shall comply with the standards found within the Use Regulating Plan and the Principal Uses Regulating Table. The Use Regulating Plan separates the DPOD into use areas. Table 155.3708.H.1.a lists the Use Areas with the requirements of Residential and Nonresidential Uses.

TABLE 155.3708.H.1.A: USE AREAS WITH REQUIREMENTS ON RESIDENTIAL AND		
USE AREA	RESIDENTIAL	NONRESIDENTIAL
MM-1: Mixed Use Main Street 1	Not Permitted on 1st Floor Optional on 2nd Floor Required on 3rd Floor and above	Required on 1st Floor Optional on 2nd Floor Not Permitted on 3rd Floor
MM-2: Mixed Use Main Street 2	Not Permitted on 1st Floor Optional on 2nd Floor and	Required on 1st Floor Optional on 2nd Floor and above
MUR: Mixed Use Residential	Optional on 1st and 2nd Floor Required on 3rd Floor and above ¹	Optional on 1st and 2nd Floor Not Permitted on 3rd Floor and above ¹
MO: Mixed Use Optional	Optional on all Floors	Optional on all Floors
RM: Residential Multifamily	Required on all floors	Not Permitted
RS: Residential Single Family	Required on all floors	Not Permitted ²
MUCP: Mixed Use Commerce Park	Optional on all Floors	Required on all Floors
CC-1: Civic Campus 1	Not Permitted	Required on all floors
CC-2: Civic Campus 2	Optional on all Floors	Optional on all Floors
RO: Recreation / Open Space	Not Permitted	Required on all Floors
CF: Community Facilities	Not Permitted	Required on all Floors
PU: Public Utilities	Not Permitted	Required on all Floors
TR: Transit Facilities	Not Permitted	Required on all Floors

- b. The Use Regulating Plan also depicts the location of the Historic Core and Historic Transition Areas, which have modified use standards listed in Table 155.3708.H.2.

...

4. Modified Use Standards

The following use-specific standards are modified for the DPOD:

- a. The following Health Care Uses are permitted provided there is no overnight treatment or stays:

...

¹ i. Day Care Centers, Elementary and Middle Schools located within the MUR and fronting NE 1st Street are permitted above the 2nd floor.

² j. Day Care Centers, Elementary and Middle Schools are permitted within the RS.

...

Table 155.3708.H.2: Principal Uses Regulating Table [\[PDF\]](#)

TABLE 155.3708.H.2: PRINCIPAL USES REGULATING TABLE																	
P = PERMITTED S = SPECIAL EXCEPTION BLANK = NOT PERMITTED 1 = 2 nd Floor Only 2 = Not Permitted in Historic Core 3 = Not Permitted in Historic Transition																	
Use Types	Use Areas																
	MM1		MM2		MUR		MO	RM	RS	MUCP - All Floors	CC1 - All Floors	CC2 - All Floors	RO	CF	PU	TR	
	1 st & 2 nd Floors	2 nd Floor & above	1 st floor	2 nd Floor & above	1 st & 2 nd Floors	3 rd Floor & above											
INSTITUTIONAL USES																	
Day Care (155.4206)	Adult Day Care Uses (2)	P	P(1)	P	P	P		P			P	P	P				
	Child Care Facility (2)	P	P(1)	P	P	P	<u>P</u>	P		<u>P</u>	P	P	P				P
Educational Uses (155.4207)	College or university																
	School, elementary						<u>P</u>			<u>P</u>							
	School, high	P	P(1)	P	P	P		P			P	P			P		P
	School, middle																
	Vocational or trade school																

SECTION 2. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 3. This Ordinance shall become effective upon passage.

PASSED FIRST READING this _____ day of _____, 2015.

PASSED SECOND READING this _____ day of _____, 2015.

LAMAR FISHER, MAYOR

ATTEST:

ASCELETA HAMMOND, CITY CLERK

GBL/jrm
7/2/15
L:ord/ch155/2015-406a

PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY
MEMORANDUM #15-044

DATE: July 2, 2015
TO: City Commission
FROM: Planning and Zoning Board/ Local Planning Agency
SUBJECT: Proposed Text Amendment to Zoning Code, Green Children's House
PZ#15-8100001

At the meeting of the Planning and Zoning Board/ Local Planning Agency held on June 24, 2015, the Board considered a text amendment to the Transit Oriented – Downtown Pompano Beach Overlay District (TO-DPOD) to allow for the development of a combination day care, elementary and middle school use within two separate Use Areas, the Mixed Use Residential (MUR) Use Area and the Residential Single Family (RS) Use Area.

Staff has not made necessary findings to support the text amendment request, and it is in direct conflict with the record established to protect the single family neighborhood; therefore, Staff supports a recommendation of denial.

By a vote of 6-1, with Dwight Evans casting the dissenting vote, it is the recommendation of the Board that the TEXT AMENDMENT request be denied.



Jim Beeson
Chairman

Planning and Zoning Board/ Local Planning Agency



P. O. Drawer 1300
Pompano Beach, FL 33061

Phone: (954) 786-5535
Fax: (954) 786-7836

MEMORANDUM

Date: June 23, 2015

To: Planning & Zoning Board

Through: Kim Briesemeister, Co-Executive Director
Chris Brown, Co-Executive Director

From: Nguyen Tran, Northwest CRA Director

Subject: Proposed Text Amendments to Zoning Code, Greens Children's House

Please accept this Memorandum as an objection to the proposed text amendments to the Zoning Code associated with Greens Children's House. The proposed text amendment would have an adverse impact to the adjacently zoned RS single family neighborhood. In addition, the text amendment would be inconsistent with the intent of an urban mixed-use residential type development as envisioned for the MUR.

P&Z
PZ15-81000001
24 JUNE 2015

ADMINISTRATIVE MEMORANDUM NO. 15-313

DATE: June 10, 2015

TO: Planning and Zoning Board

VIA: Robin M. Bird, Director of Development Services 

FROM: Maggie Barszewski, AICP, Planner 

RE: Proposed Text Amendments to Zoning Code, Green Children's House
June 24, 2015 Meeting

15-81000001

Request

The applicant is requesting a text amendment to the Transit Oriented - Downtown Pompano Beach Overlay District (TO-DPOD) to allow for the development of a combination day care, elementary and middle school use within two separate Use Areas, the Mixed Use Residential (MUR) Use Area and the Residential Single Family [RS] Use Area.

The DPOD is a form-based, overlay Zoning District governed by a series of regulating plans, one of which is the 'Use Regulating Plan' delineating the areas where specified uses shall be permitted. The uses are specified by using two tables: Table 155.3708H.1.A (Attachment I) which delineates residential vs. non-residential use per floor / per Use Area; and Table 155.3708.H.2 (Attachment II – Excerpt) which lists the specific uses allowed in each Use Area. The applicant's request proposes changes to both of these tables (see Attachment III, underlined changes) for two locations. One is for property located at 307 NE 1st Street (lying in the MUR Use Area); and the other is for a parcel located at 400 NE 2nd Street (within the RS Use Area.) The applicant has an existing day care business at the 307 NE 1st Street location where the maximum height allowed for the MUR Use Area is 55 feet. The proposed text amendments are underlined in the attachment and are described as follows:

1. In Attachment III, Page 3, adding item "i. Day Care Centers, Elementary and Middle Schools located within the MUR and fronting NE1st Street are permitted above the 2nd floor."
2. In Attachment III, Page 3, adding item "j. Day Care Centers, Elementary and Middle Schools or a combination of said uses having a minimum size of one (1) gross acre and abutting a more intense use category are permitted within the RS.
3. In Attachment III, Page 4, adding "P" (permitted symbol) to Child Day Care Facility use in Mixed Use Residential (MUR) Use Area for 3rd floor and above; and in the Residential Single Family (RS) Use Area.
4. In Attachment III, Page 4, adding "P" to School, Elementary and School, Middle uses in MUR Use Area for 3rd floor and above; and in the RS Use Area.

The following page lists the DRC comments that were provided at the February 4, 2015 DRC meeting and provided to the applicant on March 9, 2015. Then the text amendment review standards and a staff analysis will follow.

DRC Comments

Engineering Dept.: 01-30-15: No review necessary.

Building Division.: The Building Division has no objections to the requested Plat Application

* Additional comments may follow throughout the remainder of the permitting process.

Buildings shall comply with the 2010 Florida Building Code, HVHZ requirements, and appropriate floodplain ordinances.

1. Provide Survey, to verify all elevations applicable to the site, in addition, elevations at plans and survey must be in NAVD format and noted at plans and survey.
2. In addition, be aware of the substantial improvement requirements as required by FEMA and the Building Code.

Landscape Division: Comments will be rendered at time of site plan submittal.

Waste Management: No Comments.

Fire Dept.: This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

Utilities: No water/sewer plans provided.

Zoning: Submittal requests changes to Table 155.3708.H.1.A. sub-section RS by indicating an asterisks. It would be clearer to use a double asterisks and add it to the Modified Use Standards item j (Section 155.3708H.4.j). Also in the letter submitted by Mike Vonder Meulen of Keith & Associates, Inc., the applicant refers to a school use for grades K-8, which would include Elementary & Middle school levels of educational use; however, in the submittal it only provides for a change to include Elementary.

Staff needs additional time to research this requested text change. Further comments will be provided to the applicant within 30 days.

Comments provided after the 30-day review:

The applicant is proposing a text amendment to the Downtown Pompano Beach Overlay District "DPOD" (§155.3708) to allow for the development of a combination daycare and elementary school use. Staff cannot support the request as submitted, (amending Table 155.3708 H.1.A to permit Day Care Centers and Elementary Schools on certain floors of the MUR Use Area and to permit Day Care Centers and Elementary Schools within the RS Use Area). However, based on the specific proposed location's unique conditions, including adjacency to other community facilities, the applicant may wish to revise the request to amend the Use Regulating Plan map's designation for the property from RS to CF.

Should the applicant wish to proceed with a text amendment, the applicant must submit the following:

- A conceptual site plan demonstrating how the site would function, particularly regarding parking, traffic, noise, and compatibility to adjacent properties. Specifically the conceptual site plan should address the following:
 1. Required parking and circulation, setbacks, acknowledgement of the occupancy standards, an off-street parking lot, outdoor play area and compatibility buffer.
 2. Please provide additional details regarding the maximum number of students and how much parking would be provided.
 3. Please explain if the intent is to expand or replace the existing single family home and show how the look and character of the property would therefore be affected.
 4. The school will not be allowed to use the right-of-way for drop off areas. Please provide a conceptual traffic circulation plan.
 5. Please determine fire safety, evacuation requirements and other requirements and costs to ensure the building can meet safety codes necessary for assembly use, in this case, a school.
- A narrative that addresses the following:
 1. Impacts on and compatibility with adjacency properties;
 2. Site specific conditions that would provide for neighborhood compatibility;
 3. Proposed integration with adjacent community facilities; and

4. One of the goals of the Land Use Plan Amendment and Rezoning process was to protect existing single family neighborhoods. Therefore the applicant shall provide outreach to the neighboring community. The narrative shall describe the outreach process and the support from the neighboring community. This can be demonstrated in attendance at civic association meetings and any other demonstrable form of documentation.
- Currently the Plat for the proposed subject property indicates the use of 3 single family units; please indicate how you will address the platting issue.

Planning: This application is misleading as K-8 is not merely just elementary school children, it is also middle school children, as evidenced by the PBMS located already located in the old Pompano neighborhood along NE 6th Street on an adequately sized property. Also, "The Green Children's Montessori School is doing extremely well and the founders are looking for opportunities to expand within their existing properties located within the DP Overlay District." A. They cannot expand at their existing Commercial location. B. Their "other" location is located on SF property, directly adjacent to and across the street from SF homes. This SF location is NOT an appropriate location for a middle school. C. The applicant is trying to slip this change past the directly adjacent neighbors, the neighborhood and not directly meet with and vet through the oldest neighborhood (and its Association) in the City. The applicant had every opportunity to present its changes to the Old Pompano Civic Association, which met Feb 2nd, and did not.

The applicant has provided a letter addressing the DRC comments and it is included as Attachment IV of this report.

Text Amendment Review Standards

Section 155.2402.C. states the following:

Text Amendment Review Standards

The advisability of amending the text of this Code is a matter committed to the legislative discretion of the City Commission and is not controlled by any one factor. In determining whether to adopt or deny the proposed amendment, the City Commission shall weigh the relevance of and consider whether and the extent to which the proposed amendment:

1. Is consistent with the comprehensive plan;
2. Does not conflict with any provision of this Code or the Code of Ordinances;
3. Is required by changed conditions;
4. Addresses a demonstrated community need;
5. Is consistent with the purpose and intent of the zoning districts in this Code, or would improve compatibility among uses and would ensure efficient development within the city;
6. Would result in a logical and orderly development pattern; and
7. Would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Staff's Analysis

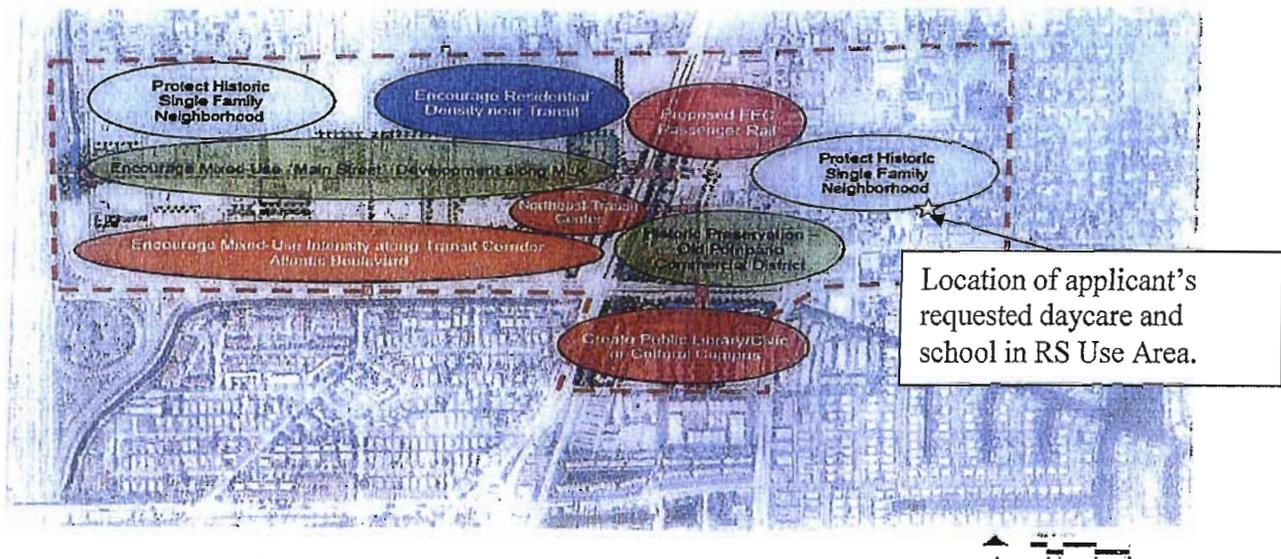
1. Consideration of consistency with the comprehensive plan.

In the Comprehensive Plan there are Plan Implementation requirements for each of the land use designations listed in the Future Land Use Element. The Future Land Use designation of the DPOD is Transit Oriented Corridor (TOC) which requires under the "Guiding Principles and Procedures" section a special focus on the following aspects concerning "Land Use Compatibility:"

- Compatibility of adjacent uses by incorporating berms, fences, walls or other appropriate edge treatments along with building design elements that respect existing development.
- Building setbacks that increase compatibility between proposed and existing development.
- Service areas that do not impact adjacent residential development.
- All land uses, including institutional and utility uses, must be designed to be compatible with adjacent properties.

The applicant's submitted Conceptual Plan does not delineate the measures listed in any of the above items. There is no mitigating edge features presented that would provide for better compatibility with adjacent uses. It appears that service areas such as staking or drop-off could have significant adverse impacts on the historic single family neighborhood. The last item specifically states that all uses, including institutional, must be designed to be compatible with adjacent properties. Staff believes there has not been substantial competent evidence provided to ensure for compatibility.

Furthermore, the Downtown Pompano TOC Future Land Use designation was to be a tool to establish the City's urban center. Exhibits that were produced as data and analysis for said amendment included the TOC area graphically illustrated in a "Vision Plan" when it was reviewed by the Planning and Zoning Board as well as the City Commission. That "Vision Plan" is shown on the next page with the addition of the location of the subject property of the request depicted as a star on the bubble displaying the eastern "Protected Historic Single Family Neighborhood."



A massing analysis (Attachment V) was included as a Data and analysis exhibit in the Downtown Pompano TOC Future Land Use Plan Amendment (LUPA). This analysis establishes the areas intended for redevelopment. It excludes the subject property from the area expected to be redeveloped. On page 6 of the attachment, the property is within the un-numbered block just east of Block 52 and north of Block 55. The fact that this block is unnumbered is evidence it is within the area promised for protection as a single-family area and no additional entitlements were expected to be applied to this lot when the LUPA was approved.

In DRC comment 1, a conceptual plan (Attachment VI) was required to be submitted in order to evaluate how the day care, and two school uses could be developed in a manner that would accommodate compatibility with adjacent land uses. The conceptual site plan submitted by the applicant only pertained to the 400 NE 2 Street site, (the RS amendment), and has not demonstrated how the site would function, particularly regarding parking, traffic, noise, and compatibility to adjacent properties. Furthermore, the conceptual site plan did not specifically address the following:

- Required parking and circulation
- Setbacks,
- Compatibility buffer.

In the response to the DRC comment to provide a narrative to address compatibility with adjacent properties the applicant states that required setbacks will be met. The uses of a daycare and schools need particular mitigation treatment, especially when located in a residential area, in order to prevent harmful impacts on surrounding properties. The applicant's text amendment would make these uses permitted by right, without consideration of appropriate screening or drop-off and stacking measures, such as would be required in for instance a special exception use that would make the use less impactful to surrounding properties. Simply meeting the setbacks will not provide for the appropriate measures necessary for compatibility with adjacent properties.

2. Consideration of whether the request conflicts with any provision of this Code or the Code of Ordinances.

The request conflicts with Section 154.05 of the City's Code since it is not found to be in conformance with the Comprehensive Plan as stated in item 1 above.

SECTION 154.05 CONFORMITY WITH COMPREHENSIVE PLAN.

After the adoption of the comprehensive plan or any specific element therein, no development, either public or private, shall be permitted within the city, except in conformity with the comprehensive plan or each element or portion thereof.

3. Consideration of whether the request is required by changed conditions.

The DPOD Ordinance was approved September 24, 2013. Staff is unaware of any changed conditions that have occurred since that time that would warrant the proposed request.

4. Consideration of whether the request addresses a demonstrated community need.

The applicant states that the request would provide for existing and future demands for quality day care and education, but has not "demonstrated a community need." Furthermore, there are other properties that are not located within protected residential areas that could be used to augment the existing care and education of children living within Pompano Beach should the need be demonstrated.

5. Consideration of whether the request is consistent with the purpose and intent of the zoning districts in this Code, or would improve compatibility among uses and would ensure efficient development within the City.

The purpose of the DPOD is to establish and encourage an urban form that promotes transit usage and pedestrian-oriented development. Addressing this consideration, the applicant states that quality child care and education within walking distance to Downtown Pompano Beach is critical to the success of the redevelopment area.

Staff understands that this use would be supportive of the intent of the DPOD. However, considering the existing lack of dwelling units in the Downtown, the pick-up and drop-off by automobile will increase vehicular traffic in the neighborhood.

6. Consideration of whether the request would result in a logical and orderly development pattern.

The request would not result in a logical and orderly development pattern since it would be developed not in accordance with the LUPA that initiated the TOC. It would create incompatibilities for a protected residential area.

7. Consideration of whether the request would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

The request would not significantly affect the natural environment.

Conclusion

The Development Services staff has not made necessary findings to support the text amendment request, and it is in direct conflict with the record established to protect the single family neighborhood; therefore, Staff supports a recommendation of denial.

ALTERNATIVE MOTIONS:

- (1) Motion to recommend denial** of the proposed Zoning Code text amendment as the Board finds the request to be inconsistent with the Comprehensive Plan Data and Analysis provided as record for the TOC Land Use Plan Amendment.
- (2) Motion to table** the proposed Zoning Code text amendment to provide time for any issues raised by the Board, Staff, Applicant or the general public.
- (3) Motion to recommend approval** on the condition the application is revised to change to either:
 - 1. Special Exception with additional standards for compatibility; or
 - 2. A text amendment to re-designate the parcel from RS to (CF).
- (4) Motion to recommend approval** as the Board finds the proposed Zoning Code text amendment compatible with the Comprehensive Plan.

TABLE 155.3708.H.I.A: USE AREAS WITH REQUIREMENTS ON RESIDENTIAL AND NONRESIDENTIAL USES		
USE AREA	RESIDENTIAL	NONRESIDENTIAL
MUR: Mixed Use Residential	Optional on 1st and 2nd Floor Required on 3rd Floor and above	Optional on 1st and 2nd Floor Not Permitted on 3rd Floor and above
MO: Mixed Use Optional	Optional on all Floors	Optional on all Floors
RM: Residential Multifamily	Required on all floors	Not Permitted
RS: Residential Single Family	Required on all floors	Not Permitted
MUCP: Mixed Use Commerce Park	Optional on all Floors	Required on all Floors
CC-1: Civic Campus 1	Not Permitted	Required on all floors
CC-2: Civic Campus 2	Optional on all Floors	Optional on all Floors
RO: Recreation / Open Space	Not Permitted	Required on all Floors
CF: Community Facilities	Not Permitted	Required on all Floors
PU: Public Utilities	Not Permitted	Required on all Floors
TR: Transit Facilities	Not Permitted	Required on all Floors

Table 155.3708.H.2
(Excerpt)

Use Types		Use Areas																
		MM1		MM2		MUR		MO	RM	RS	MUCP - All Floors	CCJ - All Floors	CC2 - All Floors	RO	CF	PU	TR	
		1 & 2. Floors	2. Floor & above	1. floor	2. Floor & above	1 & 2. Floors	3. Floor & above											
RESIDENTIAL USES																		
Single-Family Res. (155.4202)	Dwelling, Single-family (2) (3)																	
	Family Care Home (2) (3)																	
Household Living Uses (155.4202)	Dwelling, live/work		P		P	P	P	P			P		P					
	Dwelling, multifamily		P		P	P	P	P	P		P		P					P
	Dwelling, single-family (zero lot line)					P	P		P									P
	Dwelling, mixed-use		P		P	P	P	P			P		P					P
Group Living Uses (155.4203)	Community residential home					P	P		P									
	Continuing care retirement community		P		P	P	P	P	P			P						
	Rooming or boarding house		P		P	P	P	P	P			P						
INSTITUTIONAL USES																		
Community Service Uses (155.4205)	Community center	P	P (1)	P	P	P		P				P	P			P		P
	Library																	
	Museum																	
	Senior center																	
	Youth center																	
Day Care (155.4206)	Adult Day Care Uses (2)	P	P (1)	P	P	P		P			P	P	P					P
	Child Care Facility (2)	P	P (1)	P	P	P		P			P	P	P					P

TABLE 155.3708.H.2: PRINCIPAL USES REGULATING TABLE																		
P = PERMITTED S = SPECIAL EXCEPTION BLANK = NOT PERMITTED 1 = 2 nd Floor Only 2 = Not Permitted in Historic Core 3 = Not Permitted in Historic Transition																		
Use Types	Use Areas																	
	MM1		MM2		MUR		MO	RM	RS	MUCP - All Floors	CC1 - All Floors	CC2 - All Floors	RO	CF	PU	TR		
	1, & 2, Floors	2, Floor & above	1, floor	2, Floor & above	1, & 2, Floors	3, Floor & above												
INSTITUTIONAL USES																		
Educational Uses (155.4207)	College or university	P	P (1)	P	P	P		P			P	P	P		P		P	
	School, elementary																	
	School, high																	
	School, middle																	
	Vocational or trade school																	
Governmental Uses (155.4208)	Courthouse facility	P	P (1)	P	P	P		P				P	P		P		P	
	Fire or EMS station																	
	Government administration offices																	
	Police station	P	P (1)	P	P	P		P				P	P		P		P	
	Post Office																	
Health Care Uses (155.4209)	Drug or alcohol treatment facility	S	S (1)	S	S	S		S			S	S	S				S	
	Massage therapy establishment	P	P (1)	P	P	P		P			P	P	P				P	
	Medical or dental clinic	P	P (1)	P	P	P		P			P	P	P				P	
	Medical or dental lab	P	P (1)	P	P	P		P			P	P	P					
	Nursing home facility	P	P (1)	P	P	P		P			P	P	P					
	Psychiatric treatment facility	S	S (1)	S	S	S		S			S	S	S				S	

Applicants proposed Changes to

Table 155.3708.H.1.A

&

Table 155.3708.H.2

TABLE 155.3708.H.1.A: USE AREAS WITH REQUIREMENTS ON RESIDENTIAL AND NONRESIDENTIAL USES

TABLE 155.3708.H.1.A: USE AREAS WITH REQUIREMENTS ON RESIDENTIAL AND NONRESIDENTIAL USES		
USE AREA	RESIDENTIAL	NONRESIDENTIAL
MM-1: Mixed Use Main Street 1	Not Permitted on 1st Floor Optional on 2nd Floor Required on 3rd Floor and above	Required on 1st Floor Optional on 2nd Floor Not Permitted on 3rd Floor and above
MM-2: Mixed Use Main Street 2	Not Permitted on 1st Floor Optional on 2nd Floor and above	Required on 1st Floor Optional on 2nd Floor and above
MUR: Mixed Use Residential	Optional on 1st and 2nd Floor Required on 3rd Floor and above *	Optional on 1st and 2nd Floor Not Permitted on 3rd Floor and above *
MO: Mixed Use Optional	Optional on all Floors	Optional on all Floors
RM: Residential Multifamily	Required on all floors	Not Permitted
RS: Residential Single Family	Required on all floors	Not Permitted*
MUCP: Mixed Use Commerce Park	Optional on all Floors	Required on all Floors
CC-1: Civic Campus 1	Not Permitted	Required on all floors
CC-2: Civic Campus 2	Optional on all Floors	Optional on all Floors
RO: Recreation / Open Space	Not Permitted	Required on all Floors
CF: Community Facilities	Not Permitted	Required on all Floors
PU: Public Utilities	Not Permitted	Required on all Floors
TR: Transit Facilities	Not Permitted	Required on all Floors

* * *

4. Modified Use Standards

The following use-specific standards are modified for the DPOD:



PZ15-8100001
24 JUNE 2015

- a. The following Health Care Uses are permitted provided there is no overnight treatment or stays:
 - i. Section 155.4209.B (Drug and Alcohol Treatment Facility)
 - ii. Section 155.4209.E (Medical or Dental Clinic)
 - iii. Section 155.4209.I (Psychiatric Treatment Facility)
- b. Community Center, Library, and Civic Centers owned or operated by the City or CRA are permitted to have accessory use of outdoor musical performances (located not totally and permanently enclosed within a building) and are exempt from the requirements to obtain a permit per City Code Section 132.26.
- c. Civic Center shall be exempt from the requirement to be located on a lot with an area of at least five acres per Section 155.4211.A.3.a (Civic Center).
- d. Arena, stadium, or amphitheater shall be exempt from the requirement to be located on a lot with an area of at least five acres per Section 155.4217.B.3.a (Arena, stadium, or amphitheater).
- e. Parking Deck or Garage (as a Principal Use) and Parking Lot (as a Principal Use) shall be owned or leased by the City or the CRA. The design of the Parking Deck or Garage or Parking Lot shall be in a manner that encourages pedestrian and transit usage.
- f. When directly abutting MLK Boulevard, Dixie Highway, or Atlantic Boulevard, or located within the Historic Core Area, eating and drinking establishments with outdoor seating shall be exempt from the restriction on sound production or reproduction machine or device per Section 155.4303.V.3.a (Outdoor Seating, including Sidewalk Cafes (as accessory to an eating and drinking establishment)).
- g. When directly abutting MLK Boulevard, Dixie Highway, or Atlantic Boulevard, or located within the Historic Core Area, the below listed uses shall not be subject to Section 155.4501 (Separation Requirements for Alcoholic Beverage Establishments).
 - i. Bar or lounge (whether a principal use or an accessory use to a restaurant or hotel, and including any accessory outdoor seating);
 - ii. Brewpub (whether a principal use or an accessory use to a hotel, and including any accessory outdoor seating);
 - iii. Restaurant (whether a principal use or an accessory use to a hotel, and including any accessory outdoor seating);
 - iv. Specialty eating or drinking establishment (whether a principal use or an accessory use to a hotel, and including any accessory outdoor seating);
 - v. Hotel or motel; and
 - vi. Community Center, Library, and Civic Centers owned or operated by the City or CRA.
- h. Brewpubs may be permitted to produce up to 930,000 gallons of fermented malt beverage annually, provided they comply with the following standards:
 - i. No more than 75% of the total gross floor area of the brewpub shall be used for the brewery function including, but not limited to, the brewhouse, boiling and water treatment areas, bottling and kegging lines, malt milling and storage, fermentation tanks, conditioning tanks and serving tanks;
 - ii. At least 10% of the total gross floor area or 1,000 square feet whichever is greater, shall be used for an accessory commercial component (i.e., tasting room and retail showroom); and

- *i. Day Care Centers, Elementary and Middle Schools located within the MUR and fronting NE 1st Street are permitted above the 2nd floor.
- j. Day Care Centers, Elementary and Middle Schools or a combination of said uses having a minimum size of one (1) gross acre and abutting a more intense use category are permitted within the RS.

Table 155.3708.H.2: Principal Uses Regulating Table

TABLE 155.3708.H.2: PRINCIPAL USES REGULATING TABLE																	
P = PERMITTED S = SPECIAL EXCEPTION BLANK = NOT PERMITTED 1 = 2 nd Floor Only 2 = Not Permitted in Historic Core 3 = Not Permitted in Historic Transition																	
Use Types	Use Areas																
	MM1		MM2		MUR		MO	RM	RS	MUCP -All Floors	CC1 - All Floors	CC2 - All Floors	RO	CF	PU	TR	
	1 st & 2 nd Floors	2 nd Floor & above	1 st floor	2 nd Floor & above	1 st & 2 nd Floors	3 rd Floor & above											
INSTITUTIONAL USES																	
Day Care (155.4206)	Adult Day Care Uses (2)	P	P (1)	P	P	P		P			P	P	P				
	Child Care Facility (2)	P	P (1)	P	P	P	<u>P</u>	P		<u>P</u>	P	P	P				P
Educational Uses (155.4207)	College or university																
	School, elementary						<u>P</u>			<u>P</u>							
	School, high	P	P (1)	P	P	P		P			P	P	P		P		P
	School, middle						<u>P</u>			<u>P</u>							
	Vocational or trade school																

Attachment IV
Applicants DRC Response Letter



301 East Atlantic Boulevard, Pompano Beach, Florida 33060-6643
Tel: 954-788-3400 Fax: 954-788-3500

June 1, 2015

Robin Bird, Development Services Director
Development Services Department
City of Pompano Beach
100 West Atlantic Boulevard
Pompano Beach, FL 33060

RE: DRC Response Letter to Text Amendment -- Green Children's House
PZ15-8100001
K&A Project Number: 08498.00

Dear Mr. Bird;

On behalf of Green Children's House Foundation Inc., Keith and Associates, Inc. is providing a response to the DRC comments for the text amendment to the Downtown Pompano Beach (DP) Overlay District.

Below are the responses to the DRC comments for the proposed amendment:

...Based on the specific proposed location's unique conditions, including adjacency to other community facilities, the applicant may wish to revise the request to amend the Use Regulating Plan map's designation for the property from RS to CF.

Response: Green Children's House would prefer modifying the code text as proposed. Changing the designation to CF (Community Facilities) would make the existing home on the property which is occupied by the Louis family nonconforming.

- A conceptual site plan demonstrating how the site would function, particularly regarding parking, traffic, noise, and compatibility to adjacent properties. Specifically the conceptual site plan should address the following:
 1. Required parking and circulation, setbacks, acknowledgement of the occupancy standards, an off-street parking lot, outdoor play area and compatibility buffer.

Response: Green Children's House has provided a conceptual site plan including site layout and classroom layout. The new Platinum certified LEED House will aim to have a zero carbon footprint. To encourage alternate means of transportation the school will have slots for bikes to be locked encouraging students to bike to school thus reducing traffic congestion through the neighborhood. Green Children' House will encourage use of scooters, bikes and skateboards to enrich the community with rich foot traffic. The LEED architect/designers have been able to design the building and site plan with an innovative acoustic mitigation system. This material and state of the art school will be a beacon of innovation in the community. Allowing the opportunity to have the Green Children's House expand will complement the new generation of families, professionals and business owners that are moving into the Old Pompano Beach Area.
 2. Please provide additional details regarding the maximum number of students and how much parking would be provided.

Response: The maximum number of students is proposed at 289. Based on the conceptual site plan and the City's Code requirements approximately 28 parking spaces would be required. The actual number of spaces would be determined at the time of site plan submittal.

3. Please explain if the intent is to expand or replace the existing single family home and show how the look and character of the property would therefore be affected.

Response: Initially there will be no change to the existing single family home. The Louis family who are the founders of the Green Children's House would remain in the home.

4. The House will not be allowed to use the right-of-way for drop off areas. Please provide a conceptual traffic circulation plan.

Response: Green Children's House will utilize the existing drop-off and pick-up on NE 1st Street at the facility located across the street just west of the new facility. BSO will be hired to ensure that students are dropped off safely with staff and escorted to their prospective areas with Green Children's House Security, staff, and other personal.

5. Please determine fire safety, evacuation requirements and other requirements and costs to ensure the building can meet safety codes necessary for assembly use, in this case, a House.

Response: The building will be designed to meet or exceed all code requirements in terms of fire safety

- A narrative that addresses the following:

1. Impacts on and compatibility with adjacency properties;

Response: The project will use the dimensional requirements of the RS sub-district in the DPOD. The new site plan adheres to the required setbacks and will offer 20,000 square feet of classrooms of the future that will provide a model school for schools that will buy into the network of Green House Methodology, practices and brand. The Green Children's House looks to offer a quality environment for Education. The school will provide each student with a minimum of 60 square feet per student enrolled. This is almost double what is recommended for quality classrooms and best practices, and 3 times the amount of space that a child in the Broward County Houses are afforded today.

2. Site specific conditions that would provide for neighborhood compatibility;

Response: Currently the site is vacant. The Green Children House should have little to no impact on surrounding property given quality management and controls that are put in place to ensure minimal impacts to the neighbors and maximum benefits. The LEED architect/designers have been also able to design the building and conceptual site plan with an innovative acoustic mitigation system.

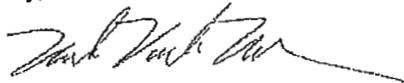
3. Proposed integration with adjacent community facilities; and
Response: The Green Children's House intends to fully utilize and integrate the surrounding community facilities and local parks. Green Children's House intends to pay a user fee for the parks across the street which are currently underutilized. Green Children's House plans to negotiate for the use of the parking lot located across the street. Additionally, we will negotiate the use of the parking lot just west of the new school. Using existing and underutilized facilities is a key priority of the Green Children's House and consistent with Transit Oriented design.

4. One of the goals of the Land Use Plan Amendment and Rezoning process was to protect existing single family neighborhoods. Therefore, the applicant shall provide outreach to the neighboring community. The narrative shall describe the outreach process and the support from the neighboring community. This can be demonstrated in attendance at civic association meetings and any other demonstrable form of documentation.
Response: Green Children's House has provided outreach to the surrounding community and neighborhood association. Green Children's House has spoken directly to many of the abutting single family property owners and made a presentation at the quarterly Old Pompano Beach Civic Association meeting on May 4th, 2015. Copies of the meeting minutes are included. Green Children's House will continue reaching out to the Old Pompano community to earn their trust and buy-in to the benefits of the project. Green Children's House will invite the community to see new rendering, site plan, and host a BBQ to encourage them to be a part of something special that will serve the community and their families for generations.

- Currently the Plat for the proposed subject property indicates the use of 3 single family units, please indicate how you will address the platting issue.
Response: A plat note amendment application will be submitted to address the current note restriction during the site plan approval process.

Our office looks forward to discussing this the merits of the text amendment with the Planning and Zoning Board and City Commission. If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,



Mike Vonder Meulen, AICP
Keith & Associates, Inc.

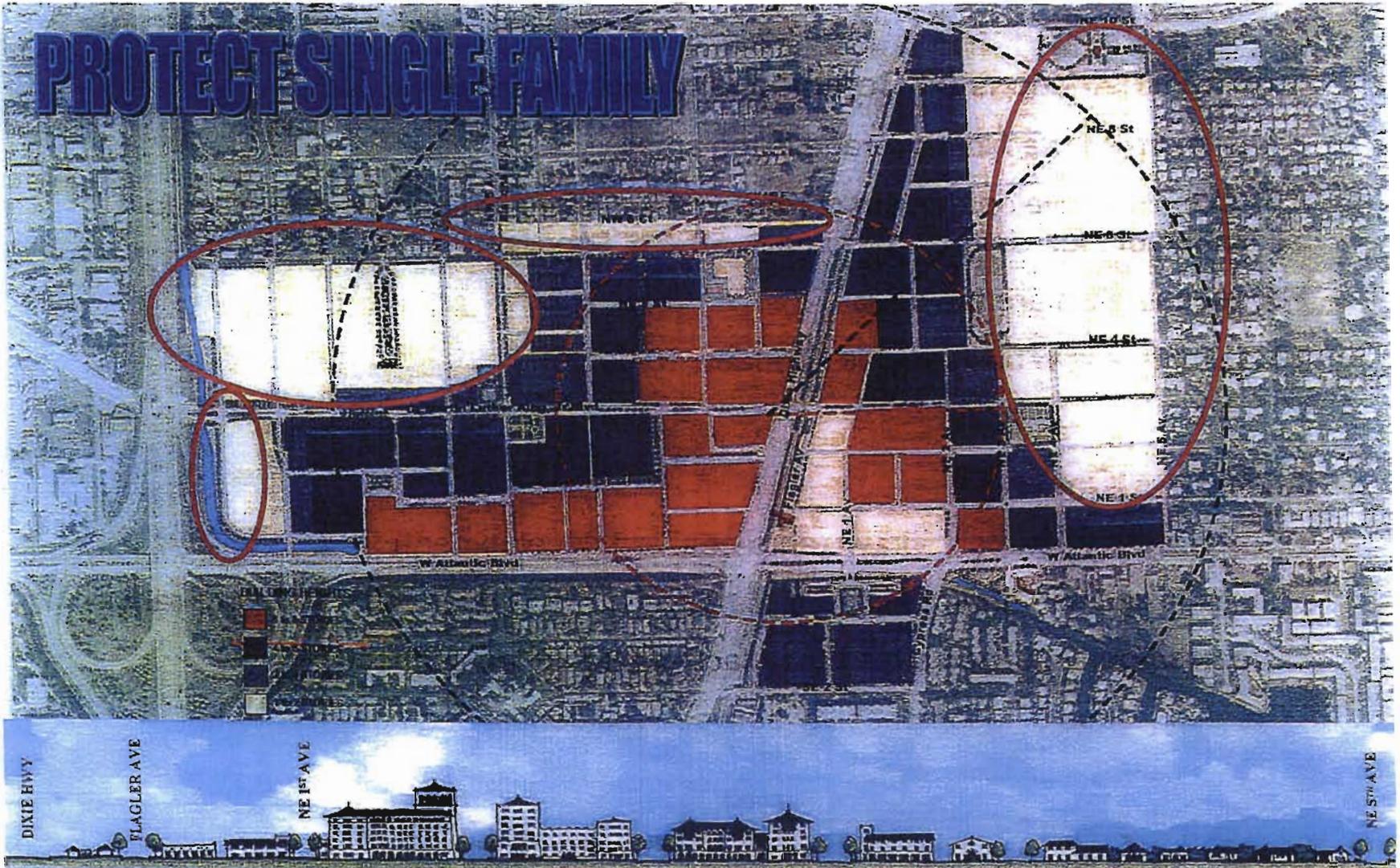
Cc: Dominique Louis, Green Children's House Foundation, Inc.

June 1, 2015 / Page 4 of 4
DRC Response Letter
Project Number 08498.00

Attachment

Attachment V
Massing Analysis
Data & Analysis to Transit Oriented Corridor
Land Use Plan Amendment

NW CRA Massing and Zoning Analysis PROPOSED TRANSITION OF INTENSITIES



Downtown Pompano Transit Oriented Corridor (DPTOC) EXISTING ZONING ANALYSIS

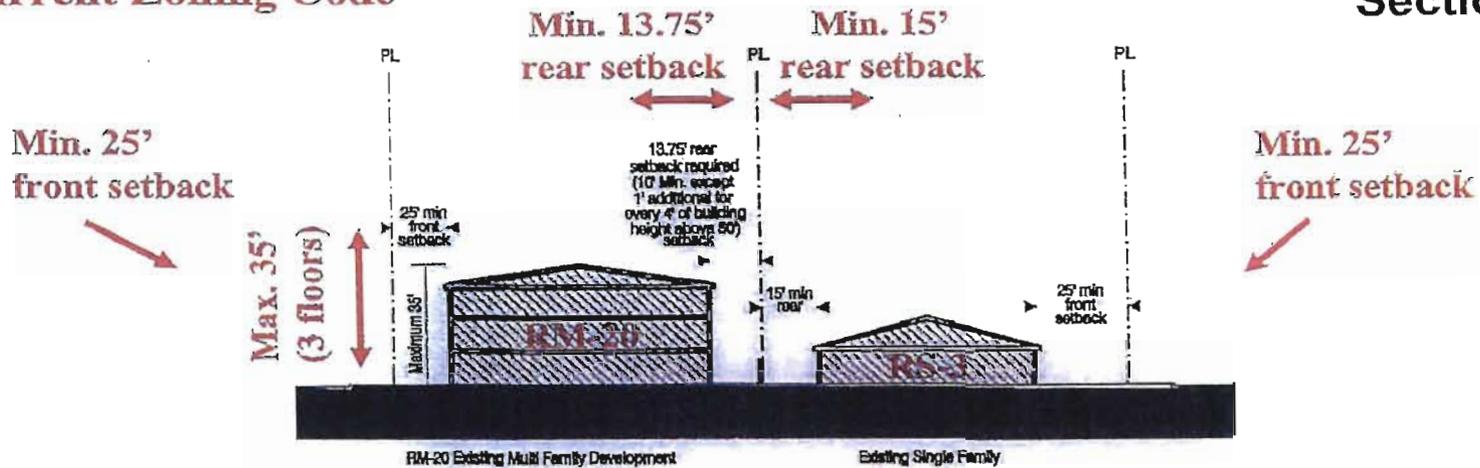
Current Zoning Development Criteria



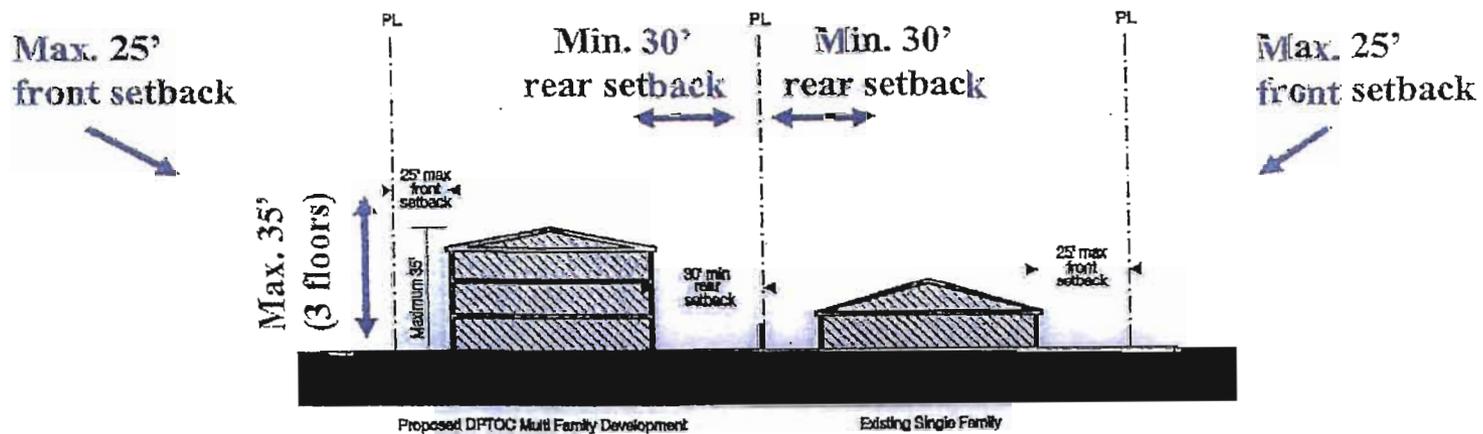
Section 2

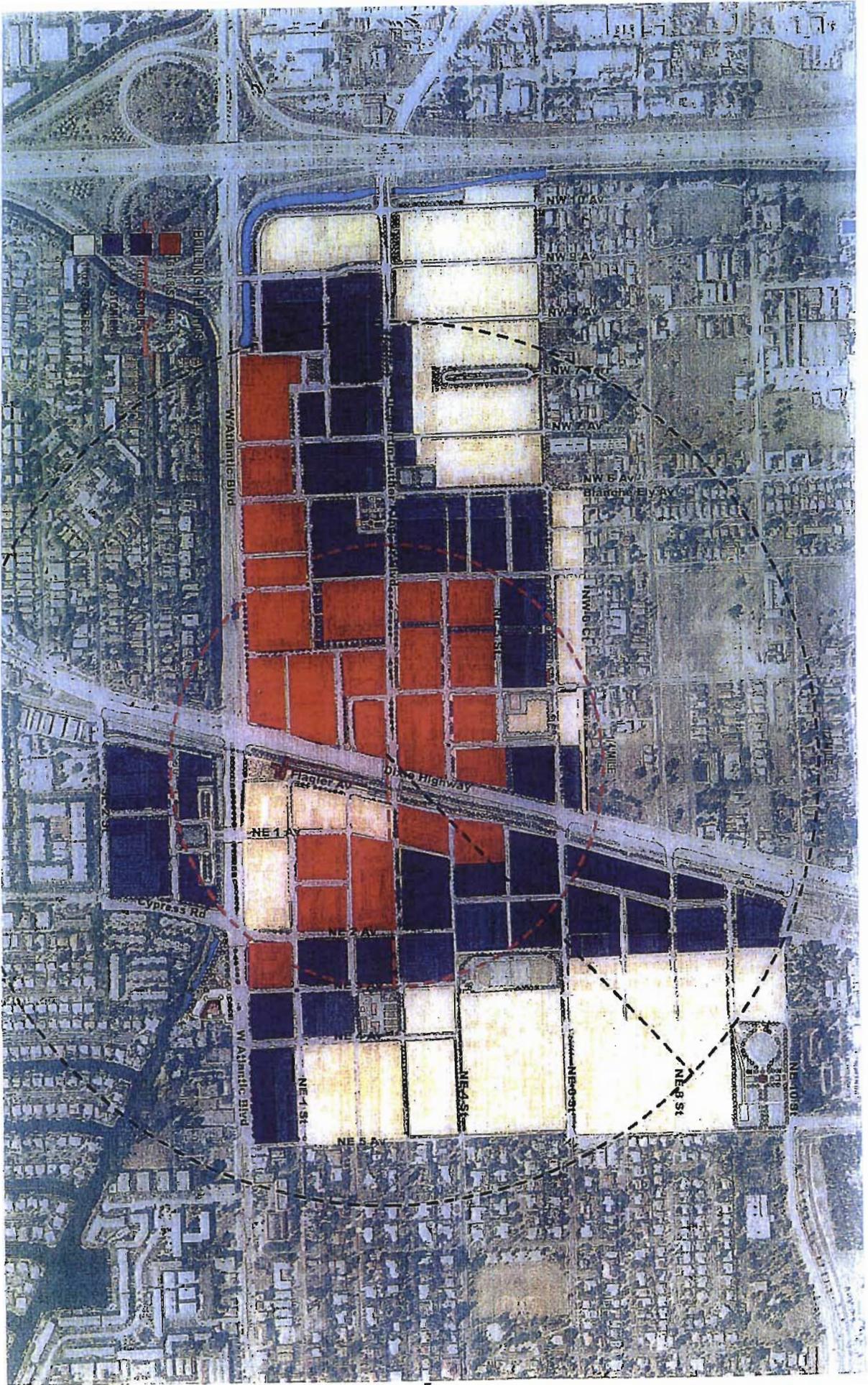
Current Zoning Code

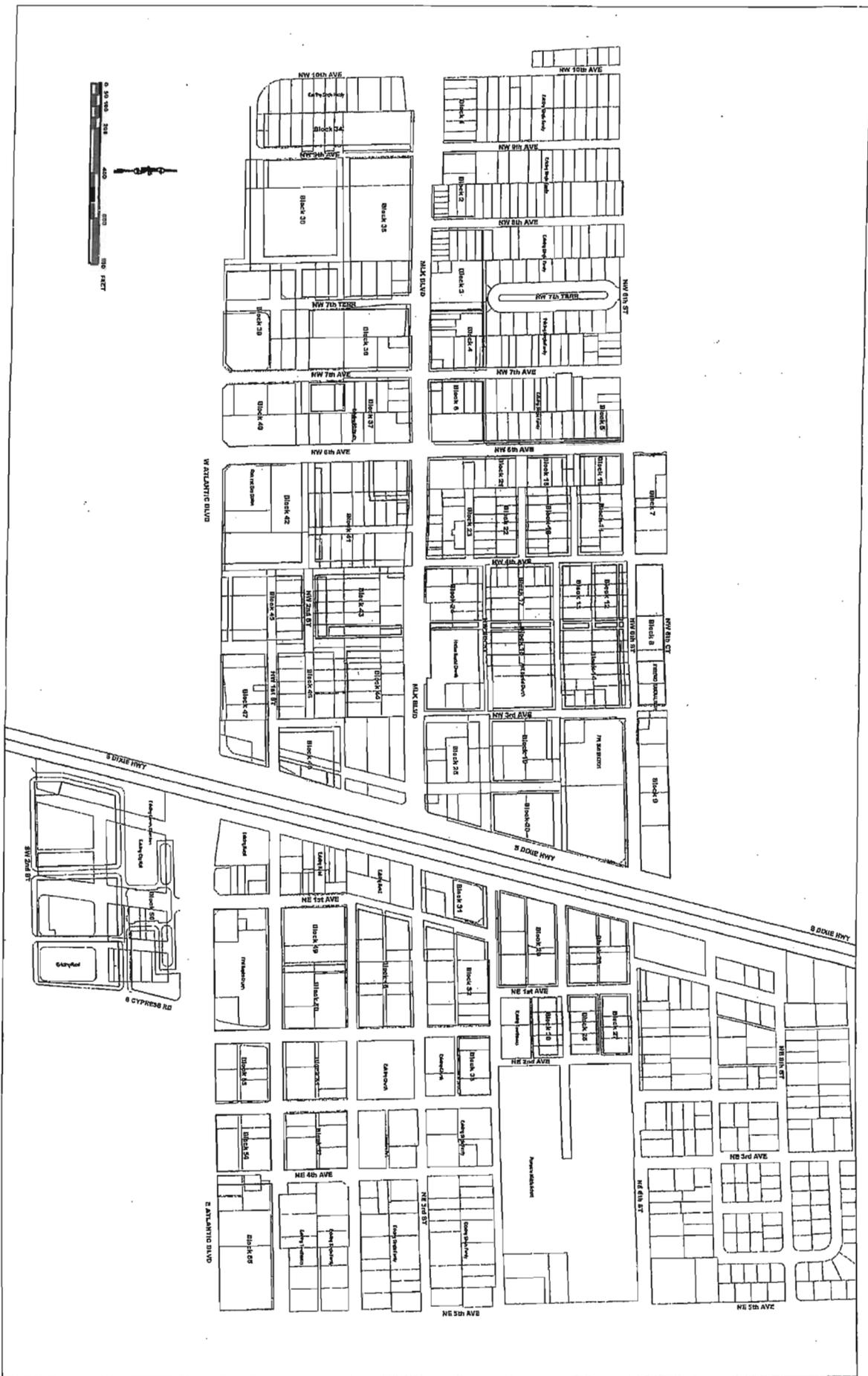
Section 2



Proposed T.O.C. Zoning Code







Downtown Pompano Transit Oriented Corridor (DPTOC) Projected 50 Year Additional Buildout

Quadrant 1: Coleman Park

Block	Retail	Office	Retail/Office/ Other	Existing Office/Retail/ Other	Residential (Multi-Family)	Residential (Townhomes)	Existing Residential (Single Family)	Required Parking	Provided Parking (On-site)	Site Area (Acres)	Density (Units/Acre)
1	13200							44	56		
2	17000							56	66		
3	17000					10		76	76	0.5	20
4	11000					7		51	62	0.4	18
5	14000					14		74	76	1.2	12
6						8		16	16	0.8	10
Sub Total	72200	0	0	0	0	39	149	317	342		

Quadrant 2: Gateway

Block	Retail	Office	Retail/Office/ Other	Existing Office/Retail/ Other	Residential (Multi-Family)	Residential (Townhomes)	Existing Residential (Single Family)	Required Parking	Provided Parking (On-site)	Site Area (Acres)	Density (Units/Acre)
7						13		26	26	1.5	9
8				6300		12		24	24	1.2	10
9	19000							63	146		
10						6		12	12	0.5	12
11						38		54	54	1.3	28
12						9		18	18	0.5	18
13						48		72	72	0.7	69
14					130			260	260	1.9	68
15						6		12	12	0.5	12
16						36		54	54	1.3	28
17					184			368	400	1.5	123
18				17800		10		20	20	0.7	14
19	20448				201			470	480	1.7	118
20	11350				118			274	300	1.2	98
21						5		10	10	0.4	13
22						11		22	22	0.6	18
23	25700				54	13		193	204	2.8	24
24	21895			14450	86			244	300	1.2	72
25	38000				189			604	490	2.4	79
Sub Total	136393	0	0	38550	962	205	0	2700	2903		

Quadrant 3: Pompano Beach Middle School

Block	Retail	Office	Retail/Office/ Other	Existing Office/Retail/ Other	Residential (Multi-Family)	Residential (Townhomes)	Existing Residential (Single Family)	Required Parking	Provided Parking (On-site)	Site Area (Acres)	Density (Units/Acre)
26	7100				105			234	220	1.8	58
27						10		20	20	0.5	20
28						10		20	20	0.5	20
29	8400				185			398	400	2.2	84

30						10		20	20	0.5	20
31	12360							237	240	1.2	82
32	11300					98		488	640	2.6	87
33								20	20	0.5	20
					12700						
Sub Total	39180	0	0	12700	613	40	43	1437	1480		

Quadrant 4: Commerce Park

Block	Retail	Office	Hotel (300 rooms)	Existing Office/Retail/Other	Residential (Multi-Family)	Residential (Townhomes)	Existing Residential (Single Family)	Required Parking	Provided Parking (On-site)	Site Area (Acres)	Density (Units/Acre)
34					72			144	120	2.2	33
35		244854			24			1025	1080		
36		178400						713	720		
37		57200		45717				228	250		
38		189000	29800					956	915		
39	75500	287400						1348	1360		
40	233600							934	910		
Sub Total	309100	956854	29800	45717	96	0	11	5348	5355		

Quadrant 5: Transit Village

Block	Retail	Office	Retail/Office/Other	Existing Office/Retail/Other	Residential (Multi-Family)	Residential (Townhomes)	Existing Residential (Single Family)	Required Parking	Provided Parking (On-site)	Site Area (Acres)	Density (Units/Acre)
41		113500		15076				442	113		
42	3600	49200		9282				208	656		
43	8400				185			398	440	2.6	71
44	14700				212			473	480	1.7	125
45	6500				262			546	565	2	131
46	41000				299			734	750	2.8	107
47	73400				174			593	610	2.2	79
Sub Total	147700	162700	0	24358	1132	0	0	3394	3614		

Quadrant 6: Old Pompano

Block	Retail	Office	Retail/Office/Other	Existing Office/Retail/Other	Residential (Multi-Family)	Residential (Townhomes)	Existing Residential (Single Family)	Required Parking	Provided Parking (On-site)	Site Area (Acres)	Density (Units/Acre)
48	18200				263			688	540	2.6	101
49	20448				201			470	480	1.7	118
50	20448				201			470	480	1.7	118
51					165			330	360	1.7	97
52					110			220	240	1.7	65
53	7100				138			300	330	1.4	99
54	7100				105			234	220	1.4	76
55	40900				187			510	480	3	62
				208135							

Sub Total	114196	0	0	206135	1370	0	0	3120	3130		
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Quadrant 7: Civic Campus

Block	Retail	Office	Cultural Facilities	Existing Office/Retail/Other	Residential (Multi-Family)	Residential (Townhomes)	Existing Residential (Single Family)	Required Parking	Provided Parking (On-site)	Site Area (Acres)	Density (Units/Acre)
56	7500	60500	89500	12180				760	760		
Sub Total	7500	60500	89500	12180	0	0	0	760	760		

1/400 = 1/250

TOTAL	326249	1180054	119300	339640	4173	284	203	17076	17584		
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2045 jobs 4,720 jobs

SUMMARY

Non-Residential:

2485243 square feet

Residential:

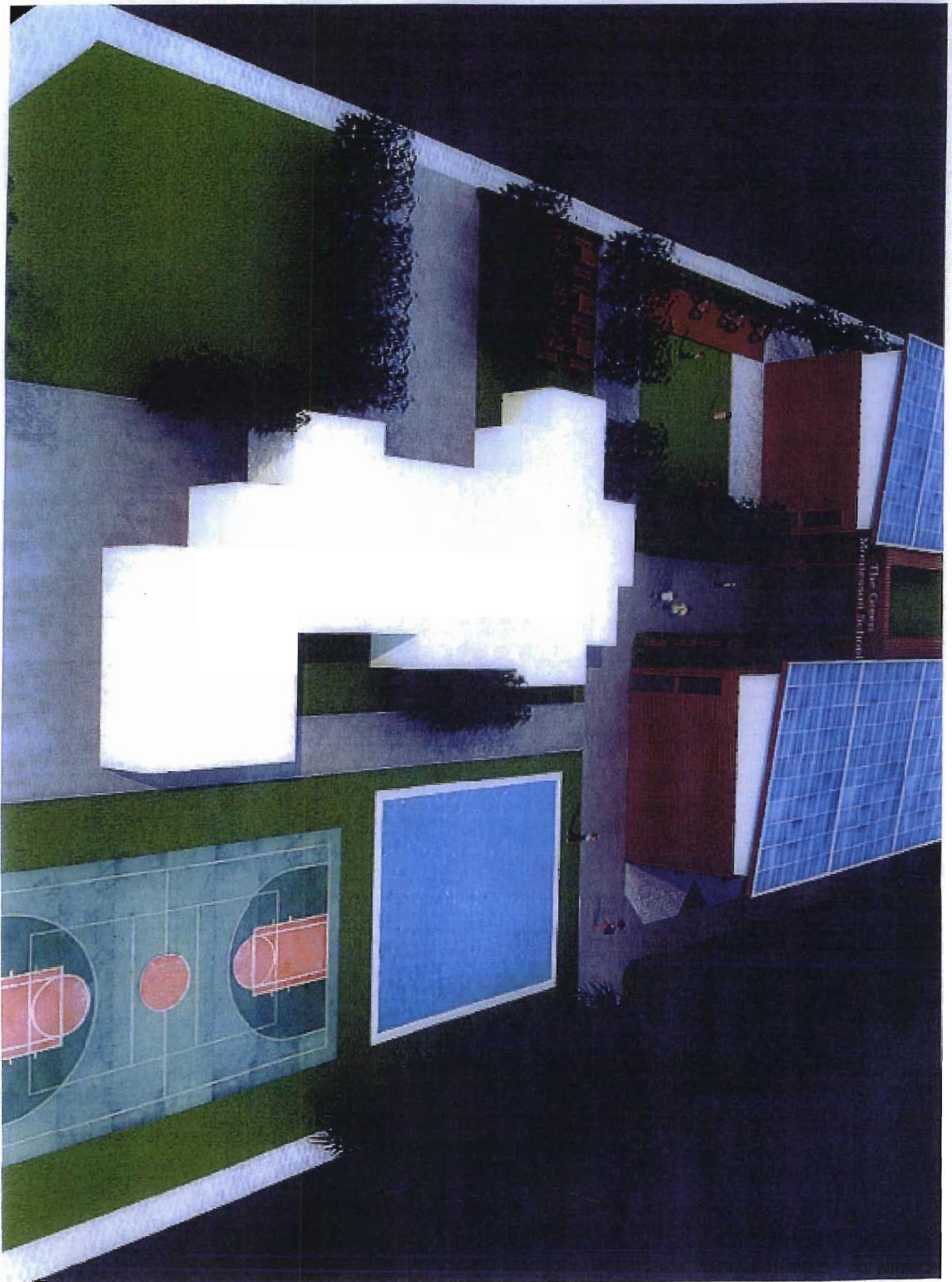
4660 units

*Hotel = 330 jobs
Retail = 2065 jobs
Office = 4700*

*7,115 jobs = 5929 units. to ~~at~~ home
1.2 per household ~~every~~ unit base.*

4660 / 5929 = 75%

Attachment VI
Applicant's Conceptual Plan



The Green
Museum at the Hotel

The Green Children's House 2.0

- 20,000 sq. ft
State-Of-The-Art School

- LEED Platinum Certified
Leading Environment
Energy & Design

- World-Class Security 24X7

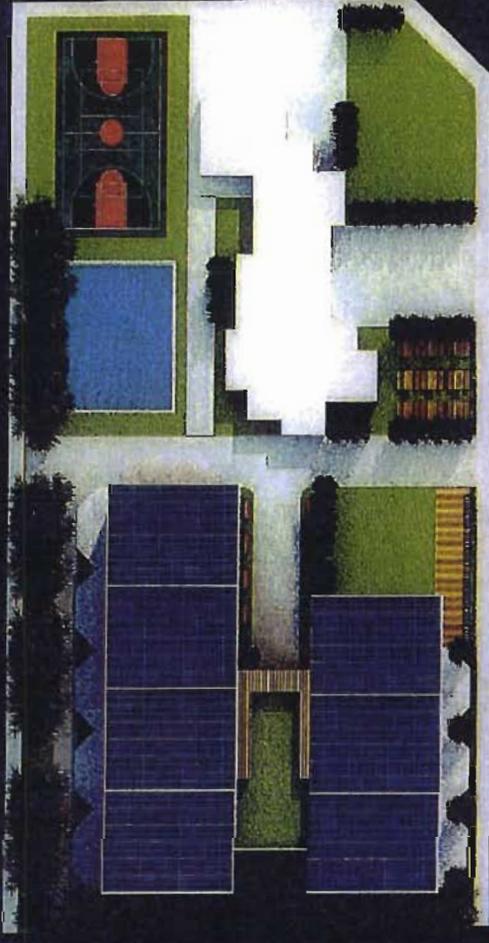
- Increase Utilization Parks

- Charter School K - 8

- High performing students focusing on: Science, Technology, Engineering, and Math

- Maximum Students Count 289

- Carbon Free-Zone with Walking and Biking encouraged (Minimizing traffic to 2nd Street)



Cher's House





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

Text Amendment Application

N/A		DP
STREET ADDRESS		Zoning District
N/A		
Subdivision	Block	Lot
Representative or Agent's interest in property (Owner, Lessee, Etc)		
Has any previous application(s) been filed?		Yes <input type="radio"/> No <input checked="" type="radio"/>
If Yes, give date of hearing and finding		

Agent or Representative	Landowner (Owner of Record)
Keith & Associates, Inc.	Green Children's House Foundation, Inc.
Business Name (if applicable)	Business Name (if applicable)
Michael Vonder Meulen, AICP, Senior Planner	Dominique Louis, Founder
Print Name and Title	Print Name and Title
Signature	Signature
January 8, 2015	January 8, 2015
Date	Date
301 East Atlantic Blvd.	307 NE 1st Street
Street Address	Street Address
Pompano Beach, FL 33060	Pompano Beach, FL 33060
Mailing Address City/ State/ Zip	Mailing Address City/ State/ Zip
954-788-3400	954-946-7215
Phone Number	Phone Number
mvondermeulen@keith-associates.com	dominique@greenchildrenshouse.com
Email	Email
Indicate your preferred medium to receive agendas and notifications: <input type="radio"/> Mail <input checked="" type="radio"/> E-Mail	Indicate your preferred medium to receive agendas and notifications: <input type="radio"/> Mail <input checked="" type="radio"/> E-Mail



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

Text Amendment Application

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.

Owner's Name: Green Children's House Foundation, Inc.
(Print or Type)
Address: 307 NE 1st Street

Pompano Beach, FL 33060

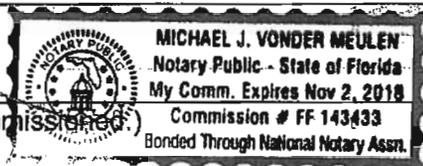
Phone: 954-946-7215 (Zip Code)

Email address: dominique@greenchildrenshouse.com

[Handwritten Signature]
(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 13th day of January, 2015.

NOTARY PUBLIC, STATE OF FLORIDA
[Handwritten Signature]



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

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



155.2402. TEXT AMENDMENT

(Below is a summary of Section 155.2402. For the complete language, please refer to the Zoning Code)

REVIEW STANDARDS

(Each standard MUST be addressed in writing)

In determining whether to adopt or deny the proposed amendment, the City Commission shall weigh the relevance of and consider whether and the extent to which the proposed amendment:

1. Is consistent with the comprehensive plan;
2. Does not conflict with any provision of this Code or the Code of Ordinances;
3. Is required by changed conditions;
4. Addresses a demonstrated community need;
5. Is consistent with the purpose and intent of the zoning districts in this Code, or would improve compatibility among uses and would ensure efficient development within the city;
6. Would result in a logical and orderly development pattern; and
7. Would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

PROCEDURE

1. Pre-Application conference with Principal Planner.
2. Review and comment by the Development Review Committee.
3. Recommendation by the Development Service Director.
4. Recommendation by the P&Z Board, following a public hearing.
6. Final Decision by the City Commission, following two public hearings.

APPLICATION CHECKLIST

The following copies shall be submitted to the Principal Planner.	
<ul style="list-style-type: none"> • One (1) Original Copy • One (1) Digital Copy in PDF, unless otherwise indicated 	
<input type="checkbox"/>	Application Fee: Appropriate fee as established by resolution of the City Commission.
<input type="checkbox"/>	Completed application with original signatures.
<input type="checkbox"/>	Legal description (Digital copy in WORD)
<input type="checkbox"/>	Proof of ownership (owner's certificate form must be completed by owner).
<input type="checkbox"/>	Written Narrative with original Zoning Code language, explanation of need for proposed revision, and a point-by-point response to each Review Standards/ Narratives must be on letterhead, dated, and with author indicated. (Digital copy in WORD)
The following copies shall be submitted to the Principal Planner.	
<ul style="list-style-type: none"> • Ten (10) copies of the following documents: 	
<input type="checkbox"/>	Proposed text change in an underlined/strikethrough format showing the changes from the currently adopted code section.



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

Text Amendment Application

N/A		DP
STREET ADDRESS		Zoning District
N/A		
Subdivision	Block	Lot
Representative or Agent's interest in property (Owner, Lessee, Etc)		
Has any previous application(s) been filed? Yes <input type="radio"/> No <input checked="" type="radio"/>		
If Yes, give date of hearing and finding		

Agent or Representative	Landowner (Owner of Record)
Keith & Associates, Inc.	Green Children's House Foundation, Inc.
Business Name (if applicable)	Business Name (if applicable)
Michael Vonder Meulen, AICP, Senior Planner	Dominique Louis, Founder
Print Name and Title	Print Name and Title
Signature	Signature
January 8, 2015	January 8, 2015
Date	Date
301 East Atlantic Blvd.	307 NE 1st Street
Street Address	Street Address
Pompano Beach, FL 33060	Pompano Beach, FL 33060
Mailing Address City/ State/ Zip	Mailing Address City/ State/ Zip
954-788-3400	954-946-7215
Phone Number	Phone Number
mvondermeulen@keith-associates.com	dominique@greenchildrenshouse.com
Email	Email
Indicate your preferred medium to receive agendas and notifications: <input type="radio"/> Mail <input checked="" type="radio"/> E-Mail	Indicate your preferred medium to receive agendas and notifications: <input type="radio"/> Mail <input checked="" type="radio"/> E-Mail



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

Text Amendment Application

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.

Owner's Name: Green Children's House Foundation, Inc.
(Print or Type)
Address: 307 NE 1st Street
Pompano Beach, FL 33060
Phone: 954-946-7215 (Zip Code)
Email address: dominique@greenchildrenshouse.com

Dominique
(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 13th day of January, 2015.

NOTARY PUBLIC, STATE OF FLORIDA

Michael J. Vonder Meulen



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

- Personally know to me, or
- Produced identification:

(Type of Identification Produced)