

ORDINANCE NO. 2021 - ____

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

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, CORRECTING THE FUTURE LAND USE MAP BY MODIFYING THE MAP TO REFLECT THE PROPER LAND USE DESIGNATION FOR THE PROPERTIES LOCATED AT 2639 NORTH RIVERSIDE DRIVE AND 1340 SOUTH OCEAN BOULEVARD; 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, Florida; and

WHEREAS, the City is making corrections to the Future Land Use Map; and

WHEREAS, the City has found that the property at 2639 North Riverside Drive (Hillsboro Light Towers) and 1340 South Ocean Boulevard (The Claridge), as legally described in Exhibit A, were both developed as high-rise residential condominiums in 1972-73; and

WHEREAS, the City has determined that the City and County Future Land Use Map showed the property at these two addresses as Commercial land use as far back as 1977 which is inconsistent with the residential buildings previously built on these properties; and

WHEREAS, the City has come to the conclusion that the commercial land use designation on these properties is the result of an error on the Future Land Use map and the County has agreed with this conclusion and intends to correct the County Land Use Map as well; and now therefore;

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

SECTION 1. That the City Commission of the City of Pompano Beach finds that the Future Land Use Map designation of Commercial was never correct for these two properties and should be corrected.

SECTION 2. The Future Land Use Map for 2639 North Riverside Drive (Hillsboro Light Towers) and 1340 South Ocean Boulevard (The Claridge) will be corrected to Residential with a fixed number of units (72 units for Hillsboro Light Towers and 198 units for The Claridge) to reflect the existing conditions that have been present since 1972-73.

SECTION 3. Upon approval of this Ordinance and the County's Ordinance to correct the County land use map, the Development Services Director will direct staff to correct the Future Land Use Map to ensure the existing buildings at these addresses will be conforming uses based on the corrected underlying land use designations.

SECTION 4. This map correction ordinance shall become effective upon passage of the associated County map correction and recertification by Broward County of the City's corrected Future land use map.

PASSED FIRST READING this ____ day of _____, 2021.

PASSED SECOND READING this ____ day of _____, 2021.

REX HARDIN, MAYOR

ATTEST:

ASCELETA HAMMOND, CITY CLERK