ORDINANCE NO. 2024-_____

CITY OF POMPANO BEACH
Broward County, Florida

AN ORDINANCE OF THE CITY COMMISION OF THE CITY OF POMPANO BEACH, FLORIDA, AMENDING CHAPTER 155 "ZONING CODE" BY AMENDING SECTION 155.3708, "DOWNTOWN POMPANO BEACH (DP) OVERLAY DISTRICT" TO MODIFY THE DENSITY REGULATING PLAN TO AMEND THE DESIGNATION OF CERTAIN PARCELS FROM "RESIDENTIAL REQUIRED" TO "OPTIONAL RESIDENTIAL"; PROVIDING FOR SEVERABILITY; PROVIDING FOR 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 its 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 has been held pursuant to the published notice described above, at which hearing the parties in interest and all other citizens so desiring had the opportunity to be and were, in fact, heard; NOW THEREFORE,

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

SECTION 1. That the corresponding Density Regulating Plan Map in 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 substituted to amend the designation of the subject parcels from "Residential Required" to "Optional Residential", allowing for greater flexibility in permitted land uses, and shall read as shown on **Exhibit B** attached hereto and made a part hereof.

SECTION 2. If any provision of this Ordinance or its application to any person or circumstance is held invalid, such invalidity shall not affect other provisions or application 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 _____, 20___.

PASSED SECOND READING this _____ day of _____, 20___.

_____

REX HARDIN, MAYOR

ATTEST:

_____

ASCELETA HAMMOND, CITY CLERK

EXHIBIT A
EXISTING DENSITY REGULATING PLAN

	LEGEND
	DENSITY- REGULATING PLAN
■	(R.R.) RESIDENTIAL REQUIRED: (MIN. 36 UNITS / ACRE NET, MAX. 80 UNITS / ACRE NET). (1)
(O.R.) ▨	(O.R.) OPTIONAL RESIDENTIAL : (MIN. 36 UNITS / ACRE NET, MAX. 80 UNITS / ACRE NET). (1)
■	(R.R.) RESIDENTIAL REQUIRED: (MIN. 36 UNITS / ACRE NET, MAX. 60 UNITS / ACRE NET).
(O.R.) ▨	(O.R.) OPTIONAL RESIDENTIAL: (MIN. 36 UNITS / ACRE NET, MAX. 60 UNITS / ACRE NET).
■	(R.R.) RESIDENTIAL REQUIRED: (MIN. 18 UNITS / ACRE NET, MAX. 36 UNITS / ACRE NET).
(O.R.) ▨	(O.R.) OPTIONAL RESIDENTIAL: (MIN. 18 UNITS / ACRE NET, MAX. 36 UNITS / ACRE NET).
■	(R.R.) RESIDENTIAL REQUIRED: (MIN. 12 UNITS / ACRE NET, MAX. 18 UNITS / ACRE NET).
(O.R.) ▨	(O.R.) OPTIONAL RESIDENTIAL: (MIN. 12 UNITS / ACRE NET, MAX. 18 UNITS / ACRE NET). (1)
(4-18) ■	(R.R.) RESIDENTIAL REQUIRED: (MIN. 4 UNITS / ACRE NET, MAX 18 UNITS / ACRE NET).
(4-9) ■	(R.R.) RESIDENTIAL REQUIRED: (MIN. 4 UNITS / ACRE NET, MAX 9 UNITS / ACRE NET).
(1-9) ■	(R.R.) RESIDENTIAL REQUIRED: (MIN. 1 UNIT / ACRE NET, MAX 9 UNITS / ACRE NET).
(1-4) ■	(R.R.) RESIDENTIAL REQUIRED: (MIN. 1 UNIT / ACRE NET, MAX 4 UNITS / ACRE NET).
(0-18) (O.R.) ■	(O.R.) OPTIONAL RESIDENTIAL: (MIN. 0 UNITS / ACRE NET, MAX 18 UNITS / ACRE NET).
(0-60) (O.R.) ▨	(O.R.) RESIDENTIAL OPTIONAL: (MIN. 0 UNITS / ACRE NET, MAX 60 UNITS / ACRE NET). (1)
(0-80) (O.R.) ▨	(O.R.) OPTIONAL RESIDENTIAL: (MIN. 0 UNITS / ACRE NET, MAX 80 UNITS / ACRE NET). (1)
(T.C.A.) ☐	(T.C.A.) TRANSIT CORE AREA BOUNDARY

Notes: (1): The maximum permitted density shall not apply to residential developments within the T.C.A. boundary. The maximum density for residential development within the T.C.A. boundary shall only be limited by the building envelope, which is prescribed by the maximum permitted building height, tower floorplate sizes, and building length.

EXHIBIT B
PROPOSED DENSITY REGULATING PLAN

	LEGEND	
	DENSITY REGULATING PLAN	
(36-80)		(R.R.) RESIDENTIAL REQUIRED: (MIN. 36 UNITS / ACRE NET, MAX. 80 UNITS / ACRE NET).
(36-60) (O.R.)		(O.R.) OPTIONAL RESIDENTIAL ; (1) (MIN. 36 UNITS / ACRE NET, MAX. 60 UNITS / ACRE NET).
(36-60)		(R.R.) RESIDENTIAL REQUIRED: (MIN. 36 UNITS / ACRE NET, MAX. 60 UNITS / ACRE NET).
(36-60) (O.R.)		(O.R.) OPTIONAL RESIDENTIAL: (1) (MIN. 36 UNITS / ACRE NET, MAX. 60 UNITS / ACRE NET).
(18-36)		(R.R.) RESIDENTIAL REQUIRED: (MIN. 18 UNITS / ACRE NET, MAX. 36 UNITS / ACRE NET).
(18-36) (O.R.)		(O.R.) OPTIONAL RESIDENTIAL: (1) (MIN. 18 UNITS / ACRE NET, MAX. 36 UNITS / ACRE NET).
(12-18)		(R.R.) RESIDENTIAL REQUIRED: (MIN. 12 UNITS / ACRE NET, MAX. 18 UNITS / ACRE NET).
(12-18) (O.R.)		(O.R.) OPTIONAL RESIDENTIAL: (1) (MIN. 12 UNITS / ACRE NET, MAX. 18 UNITS / ACRE NET).
(4-18)		(R.R.) RESIDENTIAL REQUIRED: (MIN. 4 UNITS / ACRE NET, MAX 18 UNITS / ACRE NET).
(4-9)		(R.R.) RESIDENTIAL REQUIRED: (MIN. 4 UNITS / ACRE NET, MAX 9 UNITS / ACRE NET).
(1-9)		(R.R.) RESIDENTIAL REQUIRED: (MIN. 1 UNIT / ACRE NET, MAX 9 UNITS / ACRE NET).
(1-4)		(R.R.) RESIDENTIAL REQUIRED: (MIN. 1 UNIT / ACRE NET, MAX 4 UNITS / ACRE NET).
(0-18) (O.R.)		(O.R.) OPTIONAL RESIDENTIAL: (MIN. 0 UNITS / ACRE NET, MAX 18 UNITS / ACRE NET).
(0-60) (O.R.)		(O.R.) RESIDENTIAL OPTIONAL: (MIN. 0 UNITS / ACRE NET, MAX 60 UNITS / ACRE NET)
(0-80) (O.R.)		(O.R.) OPTIONAL RESIDENTIAL: (MIN. 0 UNITS / ACRE NET, MAX 80 UNITS / ACRE NET)
(T.C.A.)		(T.C.A.) TRANSIT CORE AREA BOUNDARY
		HISTORIC CORE
		HISTORIC TRANSITION

NOTE: (1):   The maximum permitted density shall not apply to residential
developments within the T.C.A. boundary. The maximum density
for residential development within the T.C.A. boundary shall
be limited by the building envelope, which is prescribed by
the maximum permitted building height, tower floor plate sizes,
and building length.