

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

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, CORRECTING ERRORS ON THE FUTURE LAND USE MAP BY MODIFYING THE MAP TO REFLECT THE PROPER LAND USE DESIGNATIONS FOR CERTAIN LOTS LOCATED EAST OF AND ALONG NW 31<sup>ST</sup> AVENUE; 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 line of the Future Land Use Map dividing the commercial and residential land use designations along NW 31<sup>st</sup> Avenue was shifted sometime between 1998 and 2002; and

**WHEREAS**, the City has found no evidence of a land use plan amendment ordinance being approved between 1998 and 2002 that could justify the movement of this line; and

**WHEREAS**, the City has determined that the erroneous line changed the land use designation of the lots listed in Exhibit A from Commercial to Residential; and

**WHEREAS**, during review of this erroneous line, the City discovered another drawing error that changed the parcel at 145 NW 30<sup>th</sup> Avenue from Residential land use to Commercial land use; and

**WHEREAS**, the City's land use map must be in compliance with the County's land use map and the County's land use map has been used to verify the correct location of the line between the Commercial and Residential land use categories as well as the correct land use for 145 NW 30<sup>th</sup> Avenue; 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 dividing line between the Commercial and Residential land use categories along NW 31<sup>st</sup> Avenue was changed sometime between 1998 and 2002 and the resulting change in land use designation for the lots listed in Exhibit A and including 145 NW 30<sup>th</sup> Avenue, were not accomplished through legal means with an ordinance processed in accordance with Chapter 163.3184, Florida Statutes.

**SECTION 2.** The Future Land Use Map for the lots listed in Exhibit A will be corrected to Commercial land use; and the Future Land Use Map will be corrected for 145 NW 30<sup>th</sup> Avenue to Residential land use as shown on the City's Future Land Use Map in 1998, and as continuously shown on the Broward County Land Use Plan.

**SECTION 3.** Upon approval of this Ordinance, the Development Services Director will direct staff to correct the Future Land Use Map for the properties listed in Exhibit A and for 145 NW 30<sup>th</sup> Avenue and these corrections will not affect any of the existing uses on these properties.

**SECTION 4.** This Ordinance shall become effective upon passage.

**PASSED FIRST READING** this \_\_\_\_ day of \_\_\_\_\_, 2021.

**PASSED SECOND READING** this \_\_\_\_ day of \_\_\_\_\_, 2021.

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**REX HARDIN, MAYOR**

**ATTEST:**

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**ASCELETA HAMMOND, CITY CLERK**

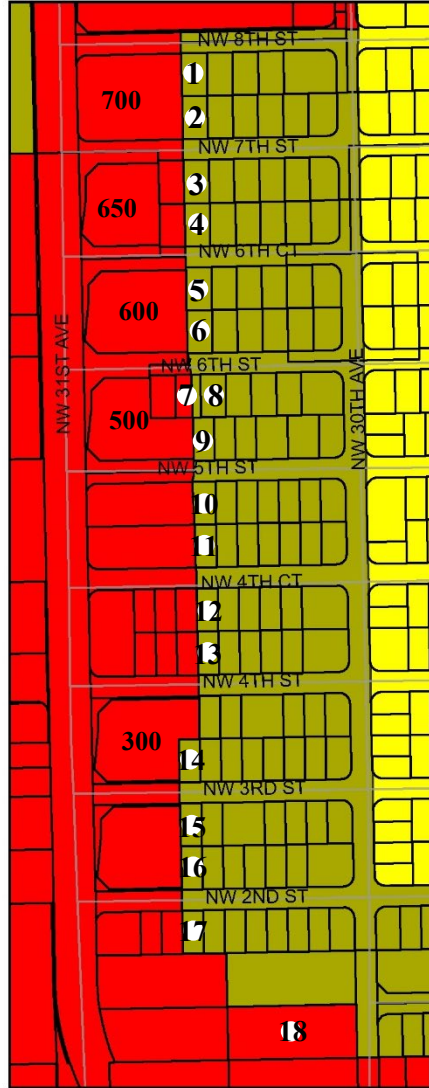
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10/4/21  
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**EXHIBIT "A"**  
**PROPERTIES AFFECTED BY FUTURE LAND USE MAP CORRECTION**

**Current Broward County  
 Land Use Plan**



**Current Pompano Beach  
 Land Use Plan**



1. 3090 NW 8<sup>th</sup> St (484233130010)
2. 3051 NW 7<sup>th</sup> St (484233053570)
3. 3050 NW 7<sup>th</sup> St (484233050160)
4. 3055 NW 6<sup>th</sup> Ct (484233120060)
5. 3050 NW 6<sup>th</sup> Ct (484233120040)
6. 3031 NW 6<sup>th</sup> St (484233044310)
7. 3032 NW 6<sup>th</sup> St (484233044270)
8. 3026 NW 6<sup>th</sup> St (484233044260)
9. 3037 NW 5<sup>th</sup> St (484233044420)
10. Eastern 5,000 SF of 4842-33-04-5000
11. Eastern 5,000 SF of 4842-33-04-5010
12. 3040 NW 4<sup>th</sup> Ct (484233045600)
13. 3037 NW 4<sup>th</sup> St (484233045680)
14. 3043 NW 3<sup>rd</sup> St (484233046370)
15. 3070 NW 3<sup>rd</sup> St (484233047020)
16. 3029 NW 2<sup>nd</sup> St (4842330470500)
17. 3028 NW 2<sup>nd</sup> St (484233047660)
18. 145 NW 30<sup>th</sup> Ave (484233054070)