

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

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, REZONING PROPERTY LYING NORTH OF AND CONTIGUOUS TO 2201 WEST ATLANTIC BOULEVARD FROM RM-12 (MULTI-FAMILY RESIDENCE 12) TO B-3 (GENERAL BUSINESS); 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, Florida; and

**WHEREAS**, pursuant to Section 155.2305.C, of the Pompano Beach Code of Ordinances, notice in accordance with said section has been mailed notifying owners of real property within 500 feet of the subject parcel of the first City Commission public hearing on this proposed Ordinance; and

**WHEREAS**, a public hearing before the City Commission was held pursuant to the aforesaid notice, 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 the City Commission of the City of Pompano Beach, having considered the evidence and argument presented at the public hearing, finds that the Applicant has provided as part of the record of the public hearing on the application competent, substantial evidence that the proposed amendment is consistent with the Future Land Use Category and any

applicable goals, objectives and policies of the Comprehensive Plan and all other applicable city adopted plans.

**SECTION 2.** That the property more particularly described in Exhibit "A," attached hereto and made a part hereof ("Property), which Property is hereby rezoned from a present zoning classification of RM-12 (Multi-Family Residential 12) to B-3 (General Business) as said zoning classification is defined by Chapter 155 of the Code of Ordinances of the City of Pompano Beach, Florida.

**SECTION 3.** That the Development Services Director is hereby directed to mark the zoning provided for in this Ordinance on the Official Zoning Map of the City of Pompano Beach.

**SECTION 4.** 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 5.** This Ordinance shall become effective upon passage.

**PASSED FIRST READING** this \_\_\_\_ day of \_\_\_\_\_, 2024.

**PASSED SECOND READING** this \_\_\_\_ day of \_\_\_\_\_, 2024.

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**REX HARDIN, MAYOR**

**ATTEST:**

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**KERVIN ALFRED, CITY CLERK**

:jrm  
4/29/24  
L:ord/2024-145

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Parcel 1

Folio: [484233054280](#)

Legal: 33-48-42 N1/5 OF SW1/4 OF SE1/4 OF SE1/4 E OF C/L NW 21 AVE  
LESS W 25 AKA TR 1-A

Parcel 2

Folio: [484233054282](#)

Legal: 33-48-42 W 69.6 OF W1/2 OF N1/5 OF SE1/4 OF SE1/4 OF SE1/4 LESS  
N 25 A/K/A PT TR A CC

Parcel 3

Folio: [484233054285](#)

Legal: 33-48-42 W1/2 OF N1/5 OF SE1/4 OF SE1/4 OF SE1/4 LESS E 202.80 &  
LESS W 69.6 AKA PT TR CC

Parcel 4

Folio: [484233054284](#)

Legal: 33-48-42 E 65 OF W 194.6 OF W1/2 OF N1/5 OF SE1/4 OF SE1/4 OF  
SE1/4 AKA PT TR A CC

Parcel 5

Folio: [484233054281](#)

Legal: 33-48-42 W 72.8 OF E 137.8 OF W1/2 OF N1/5 OF SE1/4 OF SE1/4 OF  
SE1/4 AKA PT TR A CC

Parcel 6

Folio: [484233054283](#)

Legal: 33-48-42 E 65 OF W1/2 OF N1/5 OF SE1/4 OF SE1/4 OF SE1/4 AKA TR  
A E 65 CC