

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

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, ADOPTING A COMPREHENSIVE PLAN MAP AMENDMENT FOR THE FORMER SITE OF FIRE STATION 103 LOCATED AT 3500 NE 16<sup>TH</sup> TERRACE; PROVIDING FOR A DETERMINATION THAT A LOCAL PLANNING AGENCY HEARING WAS HELD ON JANUARY 27, 2021; PROVIDING THAT A TRANSMITTAL AND ADOPTION PUBLIC HEARING WILL BE HELD; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to Section 163.3184 F.S., the Planning and Zoning Board/Local Planning Agency held a duly noticed public hearing on January 27, 2021, on the proposed amendment to the Future Land Use Map of the adopted City of Pompano Beach Comprehensive Plan, and subsequently recommended approval to the City Commission; and

**WHEREAS**, said amendment proposes to change a Land Use Plan map designation of Community Facility to Residential LM 10; as legally described in Exhibit A attached hereto and made a part hereof; and

**WHEREAS**, pursuant to Section 163.3187, F.S., the City Commission held at least one duly noticed public hearing on the proposed amendment to the Future Land Use Map of the adopted City of Pompano Beach Comprehensive Plan; and

**WHEREAS**, pursuant to Section 163.3184(11)(b), F.S., this matter has been advertised at least seven days prior to the first hearing and advertised at least five days prior to the second public hearing pursuant to the requirements of Section 166.041 F.S; and

**WHEREAS**, at the public hearings, the parties having an interest and all other citizens so desiring had an opportunity to be and were in fact heard; and

**WHEREAS**, all staff reports, minutes of meetings, findings of fact and support documents are hereby incorporated by reference; and

**WHEREAS**, the City Commission has considered the application in its entirety, staff reports, minutes of meetings, findings of fact and support documents and determines that future uses of the previous Fire Station 103 site will be in the best interests of the City; now, therefore,

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

**SECTION 1.** The foregoing application recitals, findings of fact, minutes of meetings and all staff reports and documents are true and correct, and are hereby incorporated by reference and transmitted.

**SECTION 2.** The duly noticed public hearing was held on January 27, 2021 by the Local Planning Agency in compliance with Chapter 163, F.S., to consider the referenced Future Land Use Map Amendment.

**SECTION 3.** The City Commission hereby adopts the amendment to the City of Pompano Beach Future Land Use Map to change the land use designation from Community Facility to Residential LM-10 for the parcel legally described in Exhibit A attached hereto and made a part hereof.

**SECTION 4.** The City Clerk is directed to provide a certified copy of this Ordinance to Development Services staff to transmit to the Department of Economic Opportunity and required State Agencies for review under the Small Scale amendment process defined by Chapter 163, F.S.

**SECTION 5.** The City Clerk is directed to provide a certified copy of this Ordinance to Development Services staff to transmit to the Broward County Planning Council along with the

City's amended Future Land Use Map for the Planning Council to recertify the City Future Land Use Map.

**SECTION 6.** In the event any provision or application of this Ordinance shall be held invalid, it is the legislative intent that the other provisions and applications thereof shall not be thereby affected;

**SECTION 7.** All Ordinances or parts of Ordinances in conflict herewith are to the extent of said conflict, hereby repealed.

**SECTION 8.** This Ordinance shall take effect immediately upon its passage and adoption, but the amendments shall not become effective until the Broward County Planning Council recertifies the City Comprehensive Plan as consistent with the County Land Use Plan.

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

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

---

**REX HARDIN, MAYOR**

**ATTEST:**

---

**ASCELETA HAMMOND, CITY CLERK**

EXHIBIT A  
LEGAL DESCRIPTION

Lots 1 and 2, Block 1, "Cresthaven No. 9 Replat", According to the plat thereof, recorded in Plat Book 46, Page 1, of the public records of Broward County, Florida.