

CITY OF POMPANO BEACH
Broward County, Florida

AN ORDINANCE OF THE CITY COMMISSION 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 DESIGNATION OF CERTAIN PARCELS FROM “RESIDENTIAL REQUIRED” TO “OPTIONAL RESIDENTIAL” WITHIN THE DENSITY REGULATING PLAN; 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 Section 155.3708, “Downtown Pompano Beach (DP) Overlay District,” is amended by modifying the designation of the subject parcels from “Residential Required” to “Optional Residential” within the Density Regulating Plan, and shall be reflected as displayed in Exhibit A, attached and made a part of this Ordinance.

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 _____, 2025.

PASSED SECOND READING this _____ day of _____, 2025.

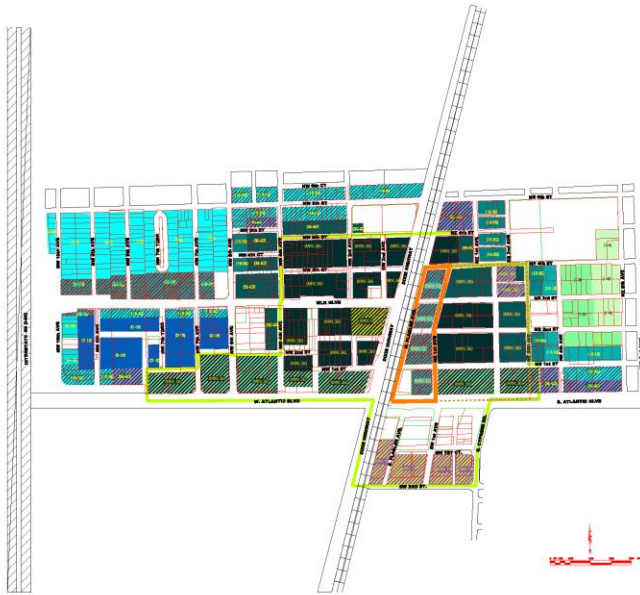
REX HARDIN, MAYOR

ATTEST:

KERVIN ALFRED, CITY CLERK

EXHIBIT A DENSITY REGULATING PLAN AND LEGEND

Density Regulating Plan
Diagram 155.3708.F



LEGEND	
DENSITY REGULATING PLAN	
(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).
(36-50)	(R,R.) RESIDENTIAL REQUIRED: (MIN. 36 UNITS / ACRE NET, MAX. 50 UNITS / ACRE NET).
(36-50) (O,R.)	(O,R.) OPTIONAL RESIDENTIAL: (1) (MIN. 36 UNITS / ACRE NET, MAX. 50 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, lower floor plate sizes, and building length.