

**ORDINANCE NO. 2020 - \_\_\_\_\_**

**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 OCEANSIDE PARKING LOT AT 109 NORTH OCEAN BOULEVARD; PROVIDING FOR A DETERMINATION THAT A LOCAL PLANNING AGENCY HEARING WAS HELD ON JUNE 26, 2019; 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 June 26, 2019, 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 Open Space Recreation and Community Facility to Commercial; 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.

**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 development on the Oceanside lot 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 June 26, 2019 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 Open Space Recreation and Community Facility to Commercial for the parcel legally described in Exhibit A attached hereto and made a part hereof.

**SECTION 4.** The City Clerk is directed to transmit a certified copy of this Ordinance 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 transmit a certified copy of this Ordinance 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 \_\_\_\_\_, 2019.

**PASSED SECOND READING** this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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**REX HARDIN, MAYOR**

**ATTEST:**

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**ASCELETA HAMMOND, CITY CLERK**

:jrm  
7/3/19  
L:ord/2019-230

EXHIBIT "A"  
LEGAL DESCRIPTION

A PORTION OF PARCEL "A", OCEANSIDE FIRE STATION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 179, PAGE 178-179 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE SOUTH 88°56'31" WEST, 30.00 FEET TO A POINT ON THE CENTERLINE OF RIVERSIDE DRIVE, THENCE NORTH 01°03'29" WEST, ALONG SAID CENTERLINE 316.38 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST (A RADIAL BEARING FROM SAID POINT BEARS NORTH 89°08'04" EAST); THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1015.40 FEET, A CENTRAL ANGLE OF 10°20'01", AN ARC DISTANCE OF 183.13 FEET; THENCE SOUTH 80°31'56" EAST, 30.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH (A RADIAL BEARING FROM SAID POINT BEARS SOUTH 28°02'33" EAST); THENCE, DEPARTING SAID WEST LINE, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 29.33 FEET, A CENTRAL ANGLE OF 38°22'56", AN ARC DISTANCE OF 19.65 FEET; THENCE SOUTH 79°39'37" EAST, 24.11 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTH; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.67 FEET, A CENTRAL ANGLE OF 11°37'35", AN ARC DISTANCE OF 3.18 FEET; THENCE NORTH 88°42'49" EAST, 119.64 FEET; THENCE NORTH 63°08'56" EAST, 0.88 FEET; THENCE SOUTH 78°05'42" EAST, 69.41 FEET; THENCE SOUTH 09°06'45' WEST, 11.94 FEET; THENCE SOUTH 01°14'34" EAST, 81.58 FEET; THENCE NORTH 88°43'01" EAST, 164.56 FEET; THENCE SOUTH 81°41'59" EAST, 40.51 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "A", ALSO BEING THE WEST RIGHT OF WAY LINE OF STATE ROAD A-1-A; THENCE SOUTH 80°53'09" EAST, 40.00 FEET TO THE CENTERLINE OF STATE ROAD A-1-A; THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES; THENCE SOUTH 09°06'51" WEST, 12.27 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST; THENCE ALONG SAID CURVE HAVING A RADIUS OF 2864.79 FEET A CENTRAL ANGLE OF 03°58'16", AN ARC DISTANCE OF 198.55 FEET; THENCE DEPARTING SAID CENTERLINE, NORTH 84°51'24" WEST, 40.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE ALONG THE SOUTH LINE OF SAID PARCEL "A" THE FOLLOWING FIVE (5) COURSES; (1) SOUTH 89°02'43" WEST, 117.29 FEET; (2) SOUTH 00°53'27" EAST, 116.00 FEET; (3) SOUTH 89°02'43" WEST, 100.00 FEET; (4) SOUTH 01°18'42" EAST, 50.00 FEET; (5) SOUTH 89°02'43" WEST, 145.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 179,431 SQUARE FEET (4.119 ACRES), MORE OR LESS.