

CITY OF POMPANO BEACH
Broward County, Florida

AN ORDINANCE OF THE CITY OF POMPANO BEACH, FLORIDA, REZONING A PARCEL OF PROPERTY LOCATED BOTH SOUTH OF MCNAB ROAD AND WEST OF FEDERAL HIGHWAY (US 1) AND COMMONLY KNOWN AS 950 EAST MCNAB ROAD FROM B-3 (GENERAL BUSINESS) TO PCD (PLANNED COMMERCIAL/INDUSTRIAL); PROVIDING FOR CONFORMANCE TO AN APPROVED PLANNED DEVELOPMENT PLAN; 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, 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. - FINDINGS: The City Commission finds as follows: that the rezoning of the property described herein is consistent with the Comprehensive Plan; that the rezoning complies with Section 135.3602. General Standards for All Planned Development Districts, as well as all other requirements of the Zoning Code; that the rezoning does not have a potentially injurious effect on land adjacent to the rezoned parcel; and that rezoning is reasonably related to the public, health, safety and welfare.

SECTION 2. - REZONING AND APPROVAL OF PLANNED DEVELOPMENT PLAN:
The property more particularly described in Exhibit "A," attached hereto and made a part hereof ("Property"), which is hereby rezoned from a present zoning classification of a B-3 (General Business) zoning classification to PCD (Planned Commercial/Industrial) as said zoning

classification is defined in Section 155.3604. Planned Commercial/Industrial, of the Code of Ordinances of the City of Pompano Beach, Florida.

Pursuant to the requirements of Section 155.3602 and Section 155.3604 of the Code of Ordinances of the City of Pompano Beach, Florida, the Planned Development Plan submitted for the Property, attached hereto and made a part hereof as Exhibit "B," is hereby adopted. All development of the Property shall proceed in accordance with the Planned Development Plan, as approved, and Section 155.3604 of the Code of Ordinances of the City of Pompano Beach.

SECTION 3. – EFFECTIVE PERIOD OF APPROVAL: Approval of this rezoning shall automatically expire if an application for a Site Plan (Major or Minor) for any part of the development shown on the approved Plan is not submitted within two years after approval of the PCD, or an extension of this time period authorized in accordance with Section 155.2308.B.2, Extension of Expiration Time Period.

SECTION 4. - SEVERABILITY: 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. - EFFECTIVE DATE: This Ordinance shall become effective upon passage.

PASSED FIRST READING this _____ day of _____, 2017.

PASSED SECOND READING this _____ day of _____, 2017.

LAMAR FISHER, MAYOR

ATTEST:

ASCELETA HAMMOND, CITY CLERK

MEB/jrm
3/14/17
l:ord/2017-151