

CITY OF POMPANO BEACH
Broward County, Florida

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, ALLOCATING 1.1 ACRES OF NONRESIDENTIAL FLEXIBILITY TO ALLOW A COMMERCIAL USE IN A RESIDENTIAL LAND USE CATEGORY ON PROPERTY LOCATED NORTH OF AND CONTIGUOUS TO 2201 WEST ATLANTIC BOULEVARD; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the current owner (“Applicant”) requests an allocation of 1.1 acres of Residential to Commercial flexibility on six vacant residential lots north of and contiguous to 2201 West Atlantic Boulevard, legally described in Exhibit “A”; and

WHEREAS, the City’s Comprehensive Plan provides for the utilization of Residential to Commercial flexibility, which allows up to five percent (5%) of all the residential land use acreage in the City be used for nonresidential purposes without requiring a Comprehensive Plan amendment; and

WHEREAS, the City’s Comprehensive Plan further provides for the use of Residential to Commercial flexibility within the adopted flex receiving areas when consistent with the community character and adjacent land uses; and

WHEREAS, the City has received an application for use of Residential to Commercial flexibility on the six vacant lots north of and contiguous to 2201 West Atlantic Boulevard, Pompano Beach, Florida (the “Project”) and

WHEREAS, pursuant to Section 154.61(C)(3), the Development Services Department obtained a recommendation of approval from the Planning and Zoning Board on August 24, 2022; and

WHEREAS, the City desires to ensure that the application complies with the City’s Comprehensive Plan together with all other applicable regulations affecting the proposed project; and

WHEREAS, the City is willing to allocate 1.1 acres of Residential to Commercial flexibility to the Applicant pursuant to the terms of this Resolution; now, therefore,

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1. That the City Commission of the City of Pompano Beach finds that the requirements in Section 154.61(C) have been met and hereby allocates a maximum of 1.1 acres of Residential to Commercial flexibility for the proposed project to be constructed on the property, which is legally described in Exhibit “A.”

SECTION 2. The proposed project must be built in substantial conformity with the conceptual site plan, provided herein as Exhibit “B.”

SECTION 3. The Development Services Director may approve minor modifications to the attached conceptual site plan if needed to comply with the Zoning Code. Any major deviations from the Conceptual Site Plan will require City Commission approval.

SECTION 4. This Resolution shall become effective upon passage.

PASSED AND ADOPTED this _____ day of _____, 2024.

REX HARDIN, MAYOR

ATTEST:

KERVIN ALFRED, CITY CLERK

:jrm
4/29/24
L:reso/2024-146

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

Exhibit B
CONCEPTUAL SITE PLAN