

ORDINANCE NO. 2022-_____

CITY OF POMPANO BEACH
Broward County, Florida

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, REZONING PROPERTY LYING ON THE SOUTH SIDE OF WEST ATLANTIC BOULEVARD, EAST OF THE FLORIDA TURNPIKE, NORTH OF THE POMPANO CANAL AND WEST OF NW 31ST AVENUE FROM PR (PARKS AND RECREATION) TO CR (COMMERCIAL RECREATION); 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, pursuant to Section 155.2305.C, of the Pompano Beach Code of Ordinances, notice in accordance with said section has been mailed notifying owners of real property within 500 feet of the subject parcel of the first City Commission public hearing on this proposed Ordinance; 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. That the City Commission of the City of Pompano Beach, having considered the evidence and argument presented at the public hearing, finds that the Applicant has provided, as part of the record of the public hearing on the application, competent substantial evidence that the proposed amendment is consistent with the Future Land Use Category and any

applicable goals, objectives and policies of the Comprehensive Plan and all other applicable city adopted plans.

SECTION 2. That the property more particularly described in Exhibit "A," attached hereto and made a part hereof ("Property), which Property is hereby rezoned from a present zoning classification of PR (Parks and Recreation) to CR (Commercial Recreation) as said zoning classification is defined by Chapter 155 of the Code of Ordinances of the City of Pompano Beach, Florida.

SECTION 3. That the Development Services Director is hereby directed to mark the zoning provided for in this Ordinance on the Official Zoning Map of the City of Pompano Beach.

SECTION 4. 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. This Ordinance shall become effective upon Broward County recertification of the concurrent land use plan map and text amendment for the subject property.

PASSED FIRST READING this ____ day of _____, 2022.

PASSED SECOND READING this ____ day of _____, 2022.

REX HARDIN, MAYOR

ATTEST:

ASCELETA HAMMOND, CITY CLERK

EXHIBIT "A"
LEGAL DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 88°48'29" WEST, ON THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 666.75 FEET; THENCE NORTH 01°20'37" WEST, A DISTANCE OF 45.12 FEET; THENCE SOUTH 88°55'15" WEST, A DISTANCE OF 666.73 FEET; THENCE SOUTH 01°19'28" EAST, A DISTANCE OF 46.43 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 32; THENCE SOUTH 88°48'29" WEST, ON SAID SOUTH LINE, A DISTANCE OF 401.70 FEET; THENCE NORTH 02°42'34" WEST, ON THE NORTHERLY EXTENSION OF THE WEST LINE OF SECTION 4, TOWNSHIP 49 SOUTH, RANGE 42 EAST, A DISTANCE OF 62.24 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES AND DISTANCES; 1.) NORTH 88°55'15" EAST, A DISTANCE OF 50.57 FEET TO A POINT OF CURVE; 2.) THENCE EASTERLY ON SAID CURVE TO THE LEFT, WITH A RADIUS OF 2,351.83 FEET, A CENTRAL AN ANGLE OF 09°34'34" AN ARC DISTANCE OF 393.07 FEET TO A POINT OF TANGENCY; 3.) THENCE NORTH 81°43'56" EAST, A DISTANCE OF 224.69 FEET; 4.) NORTH 73°54'34" EAST, A DISTANCE OF 182.75 FEET; 5.) NORTH 76°39'36" EAST, A DISTANCE OF 218.02 FEET; 6) NORTH 77°44'19" EAST, A DISTANCE OF 264.67 FEET; 7) NORTH 88°06'27" EAST, A DISTANCE OF 286.60 FEET TO A POINT ON A CURVE; 8) THENCE EASTERLY ON SAID CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 07°04'52" WEST, WITH A RADIUS OF 1,467.89 FEET, A CENTRAL ANGLE OF 11°35'07" AN ARC DISTANCE OF 94.84 FEET TO THE TERMINATION OF SAID EIGHT (8) COURSES AND DISTANCES AND TO A POINT ON THE EAST LINE OF SECTION 32; THENCE SOUTH 01°21'47" EAST, ON SAID SOUTH LINE, A DISTANCE OF 242.77 FEET TO THE POINT OF BEGINNING.