

**CITY OF POMPANO BEACH**  
**Broward County, Florida**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH FLORIDA, REZONING PROPERTIES DESIGNATED AS THE EAST TRANSIT ORIENTED CORRIDOR IN THE CITY'S COMPREHENSIVE PLAN FUTURE LAND USE MAP AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" OF THIS ORDINANCE FROM SINGLE-FAMILY RESIDENCE (RS-1), SINGLE-FAMILY RESIDENCE 2 (RS-2), SINGLE-FAMILY RESIDENCE 3 (RS-3), TWO-FAMILY RESIDENCE (RD-1), MULTIPLE-FAMILY RESIDENCE 12 (RM-12), MULTIPLE-FAMILY RESIDENCE 20 (RM-20), MULTIPLE-FAMILY RESIDENCE 45 (RM 45); LIMITED BUSINESS (B-1); COMMUNITY BUSINESS (B-2), GENERAL BUSINESS (B-3), GENERAL BUSINESS PLANNED COMMERCIAL DEVELOPMENT (B-3/PCD), MARINE BUSINESS (M-1), PARKS AND RECREATION (PR), TO TRANSIT ORIENTED (TO) WITH THE EAST OVERLAY DISTRICT (EOD); PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Commission of the City of Pompano Beach has adopted a Comprehensive Plan of the City of Pompano Beach in accordance with the State of Florida Local Government Comprehensive Planning and Land Development Regulation Act; and

**WHEREAS**, for purposes of implementing that Comprehensive Plan, the city has adopted an Official Zoning Map; and

**WHEREAS**, the City of Pompano Beach, acting as the applicant, proposes rezoning of certain lands in the City for the purpose of implementing the City's Comprehensive Plan in accordance with state statute; and

**WHEREAS**, the City Commission seeks to change the zoning designation on a certain tract so that these lands would be consistent with the Pompano Beach Comprehensive Plan; and

**WHEREAS,** The City's Comprehensive Plan Future Land Use Map identifies the properties subject to this ordinance as having a future land use designation of East Transit Oriented Corridor (ETOC), which is consistent with the proposed zoning map designation of Transit Oriented (TO) with the East Overlay District (EOD); and

**WHEREAS,** the City has identified changes deemed necessary to implement and promote proper land planning within the City; and

**WHEREAS,** the City of Pompano Beach Planning and Zoning Board and Local Planning Agency held the duly noticed public hearing regarding the proposed changes to the Official Zoning Map and has made recommendations to the City Commission regarding adoption of the changes; and

**WHEREAS,** the City Commission received a report from the Planning and Zoning Board and such report indicates the Planning and Zoning Board has studied and considered the proposed changes pursuant to the City's Code; and

**WHEREAS,** in accordance with Florida Statutes, Section 166.041(3)(c)2, advertisements in accordance with said statute have been published in a newspaper of general paid circulation in the City of Pompano Beach and of general interest and readership in the community, notifying the public of two public hearings on this proposed Ordinance; and

**WHEREAS,** two public hearings have been held pursuant to said published hearings and all persons 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 the City Commission of the City of Pompano Beach, having considered the evidence and argument presented at the public hearing, finds:

**SECTION 2.** The parcels of real property described in Exhibit "A" attached hereto and made a part hereof by reference shall hereby be rezoned from present zoning classifications Single-

Family Residence (RS-1), Single-Family Residence 2 (RS-2), Single-Family Residence 3 (RS-3), Two-Family Residence (RD-1), Multiple-Family Residence 12 (RM-12), Multiple-Family Residence 20 (RM-20), Multiple-Family Residence 45 (RM-45), Limited Business (B-1, Community Business (B-2), General Business (B-3), General Business Planned Commercial Development (B-3/PCD), Marine Business (M-1) and Parks and Recreation (PR) to Transit Oriented (TO) with the East Overlay District (EOD) as said zoning classification is defined by Chapter 155, "Zoning Code," 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 passage.

**PASSED FIRST READING** this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**PASSED SECOND READING** this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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**LAMAR FISHER, MAYOR**

**ATTEST:**

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**ASCELETA HAMMOND, CITY CLERK**

:jrm  
1/14/18  
L:ord/2018-91

EXHIBIT "A"  
LEGAL DESCRIPTION  
AREA TO BE REZONED TO/EOD

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 49 SOUTH, RANGE 42 EAST, A PORTION OF SECTION 6, TOWNSHIP 49 SOUTH, RANGE 43 EAST, A PORTION OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST, AND A PORTION OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND BEGIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL "A", KOI, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 181, PAGES 46-48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 86130-2520, SHEET 7 OF 11; THENCE SOUTH 89°00'03" WEST ALONG SAID NORTH LINE AND SOUTH RIGHT OF WAY LINE, 519.99 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID PARCEL "A", THENCE DEPARTING SAID NORTH AND SOUTH LINE, ALONG THE WEST LINE OF SAID PARCEL "A" THE FOLLOWING THREE COURSES; (1) SOUTH 01°18'24" EAST, 145.00 FEET; (2) SOUTH 88°58'14" WEST, 85.00 FEET; (3) SOUTH 01°18'24" EAST, 243.55 FEET TO A POINT OF INTERSECTION WITH NORTH RIGHT OF WAY LINE OF G-16 CANAL, AS SHOWN ON SOUTH FLORIDA WATER MANAGEMENT DISTRICT RIGHT OF WAY MAP BOOK, 14 PAGE 112 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID WEST LINE, AND ALONG THE NORTH LINE OF SAID CANAL RIGHT OF WAY THE FOLLOWING FOUR COURSES; (1) NORTH 63°38'04" WEST, 89.64 FEET; (2) NORTH 64°10'20" WEST, 147.65 FEET; (3) NORTH 00°03'57" WEST, 44.46 FEET; (4) NORTH 64°10'20" WEST, 490.94 FEET TO A POINT ON SOUTH RIGHT OF WAY LINE OF SAID ATLANTIC BOULEVARD; THENCE SOUTH 89°00'03" WEST, ALONG SAID NORTH AND SOUTH LINE, 67.85 FEET; THENCE DEPARTING SAID NORTH AND SOUTH LINE, NORTH 27°30'56" EAST, 142.26 FEET TO A POINT OF INTERSECTION ON NORTH RIGHT OF WAY LINE OF SAID ATLANTIC BOULEVARD; THENCE NORTH 89°00'03" EAST, ALONG SAID NORTH RIGHT OF WAY LINE, 1249.01 FEET TO A POINT OF INTERSECTION WITH CENTERLINE OF N.E. 5TH AVENUE ALSO BEING THE WEST LINE OF S.W. ¼ (SOUTHWEST ONE-QUARTER) OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 01°25'33" WEST, ALONG THE CENTERLINE OF SAID N.E. 5TH AVENUE AND SAID WEST LINE, 273.10 FEET TO A POINT OF INTERSECTION WITH CENTERLINE OF N.E. 1ST STREET; THENCE DEPARTING SAID N.E. 5TH AVENUE CENTERLINE AND SAID WEST LINE AND ALONG SAID N.E. 1ST STREET CENTERLINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°07'04" EAST, 1331.24 FEET; (2) NORTH 88°58'09" EAST, 664.35 FEET; (3) NORTH 88°59'03" EAST, 666.69 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE S.E. ¼ (SOUTHEAST ONE-QUARTER) OF SAID SECTION 36, ALSO BEING THE CENTERLINE OF N.E. 13TH AVENUE; THENCE DEPARTING SAID N.E. 1ST STREET CENTERLINE, NORTH 01°18'38" WEST, ALONG THE WEST LINE OF SAID S.E. ¼ AND SAID N.E. 13TH AVENUE CENTERLINE, 206.19 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOTS 14 THROUGH 19, BLOCK 2, OCEAN WAY PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THENCE NORTH 88°56'23" EAST, ALONG SAID WESTERLY EXTENSION, SAID SOUTH LINE, THE EASTERLY EXTENSION OF SAID SOUTH LINE AND THE SOUTH LINE OF LOTS 17-19, BLOCK 1 OF SAID OCEAN WAY PARK PLAT, 495.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 17, BLOCK 1, OCEAN WAY PARK PLAT; THENCE NORTH 01°18'38" WEST, ALONG SAID EAST LINE, 30.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 110.00 FEET OF LOTS 14 THROUGH 16, BLOCK 1 OF SAID OCEAN WAY PARK PLAT; THENCE NORTH 88°56'23" EAST, ALONG SAID SOUTH LINE OF THE NORTH 110.00 FEET AND THE EASTERLY EXTENSION THEREOF, 170.56 FEET TO A POINT ON THE CENTERLINE OF N.E. 15TH AVENUE; THENCE NORTH 00°00'00" EAST, ALONG SAID CENTERLINE, 1.39 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOTS 10 THROUGH 12, BLOCK 4, CRESTVIEW, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 16 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°37'47" EAST, ALONG SAID WESTERLY EXTENSION, THE SOUTH LINE OF SAID LOTS 10 THROUGH 12, BLOCK 4, THE EASTERLY EXTENSION THEREOF, THE SOUTH LINE OF LOTS 10 THROUGH 12, BLOCK 5, THE EASTERLY EXTENSION THEREOF AND THE SOUTH LINE OF LOTS 9 THROUGH 10, BLOCK 6 OF SAID CRESTVIEW PLAT, 664.24 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE E. ½ (EAST ONE-HALF) OF THE S.E. ¼ (SOUTHEAST ONE-QUARTER) OF SAID SECTION 36; THENCE, DEPARTING SAID SOUTH LINE OF LOTS 9 THROUGH 10, BLOCK 6 AND ALONG SAID WEST LINE, NORTH 01°23'34" WEST, 1454.17 FEET TO THE NORTHWEST CORNER OF THE S.W. ¼ (SOUTHWEST ONE-QUARTER) OF THE N.E. ¼ (NORTHEAST ONE-QUARTER) OF THE S.E. ¼ (SOUTHEAST ONE-QUARTER) OF SAID SECTION 36, BEING A POINT ON THE NORTH RIGHT OF WAY OF N.E. 6TH STREET, THENCE DEPARTING SAID WEST LINE, NORTH 88°42'24" EAST, AND ALONG THE SOUTH LINE OF THE N.W. ¼ (NORTHWEST ONE-QUARTER) OF THE N.E. ¼ (NORTHEAST ONE-QUARTER) OF THE S.E. ¼ (SOUTHEAST ONE-QUARTER) OF SAID SECTION 36, ALSO BEING THE SOUTHERN MOST SOUTHEAST CORNER OF PARCEL "B", POMPANO BEACH AIR PARK AND RECREATION FACILITIES PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 149, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID N.E. 6TH STREET RIGHT OF WAY AND SAID SOUTH LINE, NORTH 01°26'34" WEST, ALONG THE EAST LINE OF SAID PARCEL "B" ALSO BEING THE WEST LINE OF THE N.W. ¼ (NORTHWEST ONE-QUARTER) OF THE N.E. ¼ (NORTHEAST ONE-QUARTER) OF THE S.E. ¼ (SOUTHEAST ONE-QUARTER) OF SAID SECTION 36, 276.00 FEET; THENCE DEPARTING SAID PARCEL "B" EAST LINE AND SAID WEST LINE, NORTH 88°42'15" EAST, ALONG THE SOUTHERLY LINE OF SAID PARCEL "B" AND ITS EASTERLY EXTENSION, 599.37 FEET TO A POINT ON THE CENTERLINE OF U.S. 1 (STATE ROAD 5), PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 86020-2525 (3525), SHEET 3 OF 14, LAST REVISED 12-10-98, A 130.00 FEET RIGHT OF WAY AND A POINT OF INTERSECTION ON A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 5707.65 FEET (THROUGH WHICH A RADIAL LINE BEARS SOUTH 83°08'11" EAST TO THE RADIUS POINT); THENCE DEPARTING SAID PARCEL "B" SOUTHERLY LINE AND PROCEEDING SOUTHEASTERLY ALONG SAID U.S. 1 CENTERLINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°47'34" AND AN ARC DISTANCE OF 278.21 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF N.E. 6TH STREET ALSO BEING THE SOUTH LINE OF THE N.E. ¼ (NORTHEAST ONE-QUARTER) OF THE N.E. ¼ (NORTHEAST ONE-QUARTER) OF THE S.E. ¼ (SOUTHEAST ONE-QUARTER) OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE DEPARTING SAID U.S. 1 CENTERLINE, NORTH 88°32'43" EAST, ALONG SAID CENTERLINE OF N.E. 6TH STREET AND SAID SOUTH LINE, 97.80 FEET TO A POINT OF INTERSECTION WITH SOUTH LINE OF THE N.W. ¼ (NORTHWEST ONE-QUARTER) OF THE N.W. ¼ (NORTHWEST ONE-QUARTER) OF S.W. ¼ (SOUTHWEST ONE-QUARTER) OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST; THENCE, DEPARTING SAID N.E. ¼ (NORTHEAST ONE-QUARTER) OF THE N.E. ¼ (NORTHEAST ONE-QUARTER) OF THE S.E. ¼ (SOUTHEAST ONE-QUARTER) SOUTH LINE, NORTH 88°57'20" EAST, CONTINUING ALONG SAID CENTERLINE OF N.E. 6TH STREET AND SAID SOUTH FRACTIONAL LINE OF SECTION 31-48-43, 175.00 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF N.E. 22ND AVENUE; THENCE DEPARTING SAID N.E. 6TH STREET CENTERLINE AND SAID SOUTH FRACTIONAL LINE, SOUTH 01°28'29" EAST, ALONG SAID N.E. 22ND AVENUE CENTERLINE, 666.61 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF N.E. 4TH STREET ALSO BEING THE SOUTH LINE OF THE N.W. ¼ (NORTHWEST ONE-QUARTER) OF THE S.W. ¼ (SOUTHWEST ONE-QUARTER) OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST; THENCE DEPARTING N.E. 22ND AVENUE CENTERLINE, NORTH 88°57'17" EAST, ALONG SAID SOUTH LINE AND N.E. 4TH STREET CENTERLINE, 318.59 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF N.E. 23RD AVENUE; THENCE, DEPARTING SAID N.E. 4TH STREET CENTERLINE AND SAID SOUTH LINE, SOUTH 01°41'23" EAST, ALONG SAID N.E. 23RD AVENUE CENTERLINE, 486.61 FEET; THENCE DEPARTING SAID N.E. 23RD AVENUE CENTERLINE, NORTH 88°57'14" EAST, 828.42 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE S.E. ¼ (SOUTHEAST ONE-QUARTER) OF THE S.W. ¼ (SOUTHWEST ONE-QUARTER) OF SAID SECTION 31; THENCE SOUTH 01°14'51" EAST, ALONG SAID WEST LINE, 177.20 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF N.E. 2ND STREET, AS SHOWN ON HARBOR VILLAGE, ACCORDING TO THE

**LEGAL DESCRIPTION CONTINUED ON SHEET 2:****SKETCH & DESCRIPTION**

A PORTION OF SECTION 1-49-42  
A PORTION OF SECTION 6-49-43  
A PORTION OF SECTION 31-48-43  
A PORTION OF SECTION 36-48-42

POMPANO BEACH, BROWARD COUNTY, FLORIDA

**KEITH**  
ASSOCIATES, INC.  
consulting engineers  
301 EAST ATLANTIC BOULEVARD  
POMPANO BEACH, FLORIDA 33060-6643  
(954) 788-3400 FAX (954) 788-3500  
EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 1 OF 5

DRAWING NO. 07020.08-SKETCH & DESCRIPTION.DWG

DATE 2-25-16

SCALE 1"=700'

FIELD BK. N/A

DWG. BY DDB

CHK. BY MMM

DATE	REVISIONS
8-17-16	REVISED BOUNDARY







**LOCATION MAP:**  
NOT TO SCALE

#### **SURVEY NOTES:**

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 88°57'18" WEST ALONG THE SOUTH LINE OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=700' OR SMALLER.

#### **CERTIFICATION:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON FEBRUARY 25, 2016 MEETS THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS APPLICABLE TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.  
CONSULTING ENGINEERS

A.M. LAZOWICK  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION No. 4105  
STATE OF FLORIDA

#### **SKETCH & DESCRIPTION**

A PORTION OF SECTION 1-49-42  
A PORTION OF SECTION 6-49-43  
A PORTION OF SECTION 31-48-43  
A PORTION OF SECTION 36-48-42

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SHEET 3 OF 5

DRAWING NO. 07020.08-SKETCH & DESCRIPTION.DWG

DATE 2-25-16

SCALE 1"=700'

FIELD BK. N/A

DWG. BY DDB

CHK. BY MMM

DATE

REVISIONS

8-17-16

REVISED BOUNDARY



DATE	REVISIONS
8-17-16	REVISED BOUNDARY

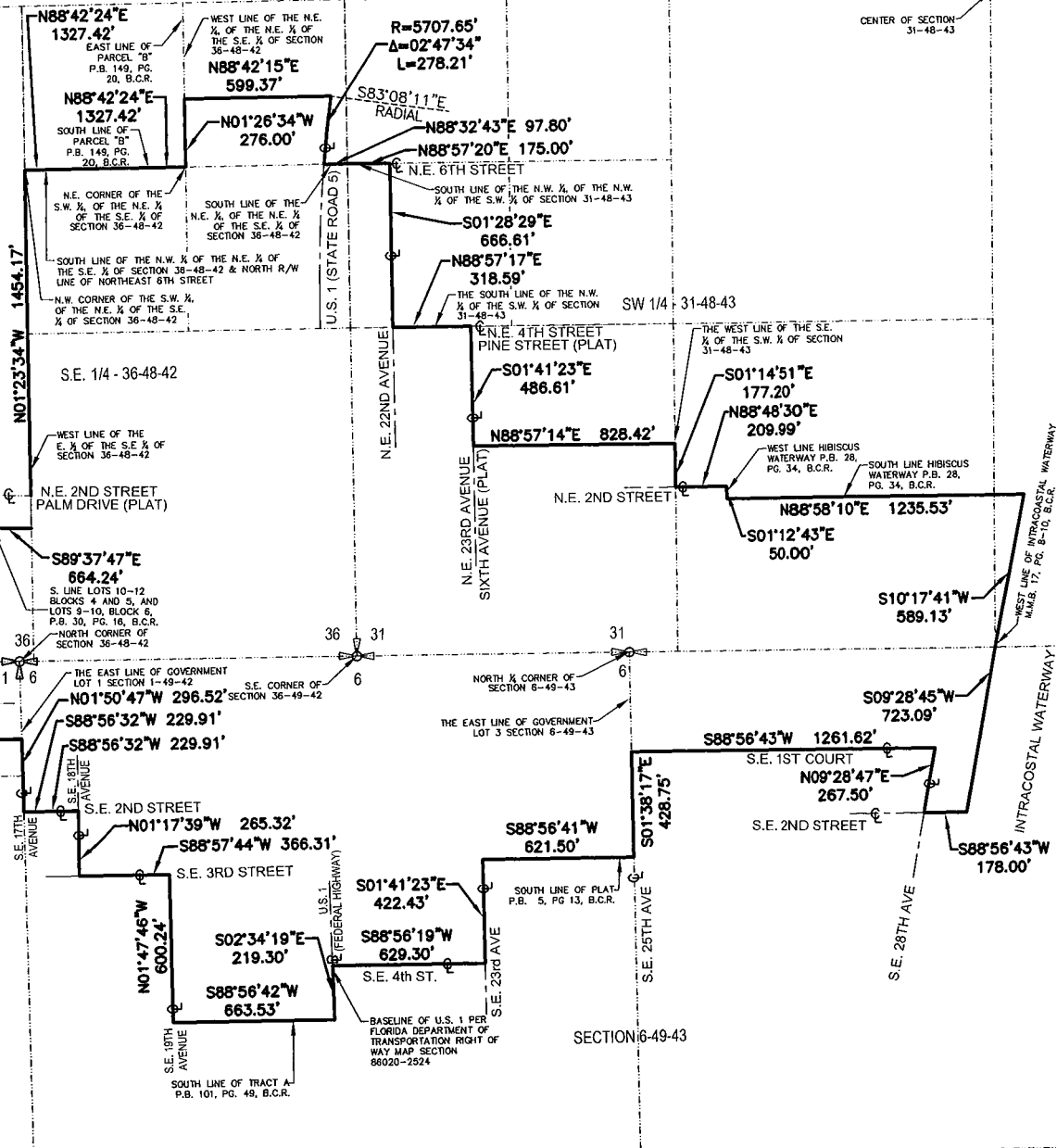


SEE SHEET 4 MATCH LINE "A"

MATCH LINE "A" SEE SHEET 4

N.E. 1/4 - 36-48-42

NW 1/4 - 31-48-43

**LEGEND:**

B.C.R. BROWARD COUNTY RECORDS  
 O.R.B. OFFICIAL RECORDS BOOK  
 P.B. PLAT BOOK

PG. PAGE  
 R/W RIGHT-OF-WAY  
 CL CENTERLINE

**SCALE:**  
 1"=700'

**SKETCH & DESCRIPTION**

A PORTION OF SECTION 1-49-42  
 A PORTION OF SECTION 6-49-43  
 A PORTION OF SECTION 31-48-43  
 A PORTION OF SECTION 36-48-42

POMPAÑO BEACH, BROWARD COUNTY, FLORIDA

**KEITH**  
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SHEET 5 OF 5

DRAWING NO. 07020.08-SKETCH &amp; DESCRIPTION.DWG

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REVISIONS

8-17-16

REVISED BOUNDARY