

PROPOSED ORDINANCE NO. 2026-08
ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PEMBROKE PINES, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE CITY OF PEMBROKE PINES' COMPREHENSIVE PLAN BY PROVIDING A TEXT AMENDMENT TO THE PERMITTED USES IN THE AGRICULTURAL LAND USE PLAN; PROVIDING FOR COMPLIANCE WITH FLORIDA STATUTES AND THE FLORIDA ADMINISTRATIVE CODE; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, § 163.3167(2), Florida Statutes, requires that each local government prepare a Comprehensive Plan in compliance with the Local Government Comprehensive Planning and Land Development Act, as amended; and

WHEREAS, § 163.3184(11), Florida Statutes, requires that the Comprehensive Plan and amendments to the Plan be adopted by the governing body of the local government by Ordinance; and

WHEREAS, § 163.3191, Florida Statutes, directs local governments to adopt needed amendments to ensure that the Comprehensive Plan reflects changes in state requirements and encourages local governments to comprehensively evaluate, and as necessary, update the plan to reflect changes in local conditions; and

WHEREAS, City Staff recommends amending the Comprehensive Plan to include additional permitted agricultural uses consistent with the permitted agricultural uses outlined in the Broward County Land Use Plan; and

WHEREAS, the Broward County Planning Council completed a preliminary review of the proposed text amendments and had no comments; and

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WHEREAS, at a public hearing held on May 14, 2026, the Planning and Zoning Board, acting as the City's Local Planning Agency, considered the text amendments to the permitted uses in the Agricultural Land Use Plan of the City's Comprehensive Plan as provided in **Exhibit "A,"** attached hereto and incorporated herein, and voted to transmit the amendment to the City Commission, Florida Department of Commerce, and the Broward County Planning Council with a favorable recommendation; and

WHEREAS, the City Commission has conducted the duly advertised public hearings on the proposed text amendment and has considered all comments received concerning the proposed amendment to the Comprehensive Plan as required by state law and local ordinance; and

WHEREAS, City Staff has reviewed the proposed amendment and finds that it is consistent with the state statutory requirements as well as all applicable codes and ordinances; and

WHEREAS, the City Commission finds the adoption of the proposed text amendment to the Comprehensive Plan to be in the best interests of the health, safety and welfare of the citizens and residents of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA THAT:

Section 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct, and are hereby incorporated herein and made a part hereof.

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Section 2. Pursuant to §§ 163.3167, 163.3184, and 163.3191, Florida Statutes, the City Commission hereby approves and adopts the amendments to the Future Land Use Elements of the Comprehensive Plan, a copy of which is attached hereto as Exhibit "A".

Section 3. The appropriate members of the City staff are hereby authorized to take any and all steps necessary to effectuate the intent of this Ordinance.

Section 4. It is the intention of the City Commission of the City of Pembroke Pines, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Pembroke Pines, Florida. The Sections of this Ordinance may be re-numbered, re-lettered and the word "Ordinance" may be changed to "Section", "Article" or such other word or phrase in order to accomplish such intention.

Section 5. All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith be and the same are hereby repealed to the extent of such conflict.

Section 6. If any clause, section, or other part or application of this Ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and so not effecting the validity of the remaining portions or applications remaining in full force and effect.

Section 7. This Ordinance shall become effective immediately upon adoption.

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PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, ON THE FIRST READING, THIS ____ DAY OF _____, 2026.

PASSED ADOPTED BY THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, ON THE SECOND AND FINAL READING, THIS ____ DAY OF _____, 2026.

CITY OF PEMBROKE PINES, FLORIDA

ATTEST: By: _____
MAYOR ANGELO CASTILLO

_____ GABRIEL FERNANDEZ, CITY CLERK	CASTILLO	_____
APPROVED AS TO FORM:	HERNANDEZ	_____
	GOOD	_____
	RODRIGUEZ	_____
_____ OFFICE OF THE CITY ATTORNEY	SCHWARTZ	_____

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