City of Pembroke Pines
Business Impact Estimate Form

*This Business Impact Estimate Form is provided in accordance with **Section 166.041(4), Florida Statutes** and must be included in the agenda item backup for each proposed ordinance on first reading. A Business Impact Estimate Form must be prepared and posted on the City's website for each ordinance by the date that the notice of the proposed ordinance is published, regardless of whether the ordinance is exempted under Section A below. This Business Impact Estimate Form may be revised following its initial posting.*

Title and File ID # of proposed ordinance:

MOTION TO ADOPT PROPOSED ORDINANCE NO.2025-06 ON SECOND AND FINAL READING.

PROPOSED ORDINANCE NO.2025-06 IS AN ORDINANCE OF THE CITY OF PEMBROKE PINES, FLORIDA, AMENDING CHAPTER 155, THE LAND DEVELOPMENT CODE OF THE CITY OF PEMBROKE PINES, BY AMENDING SECTION 155.401, ENTITLED "ZONING MAP," TO AMEND THE CITY'S ZONING DISTRICT MAP TO RE-ZONE AN APPROXIMATE 40-ACRE PARCEL OF LAND GENERALLY LOCATED SOUTH OF PINES BOULEVARD AND WEST OF SOUTHWEST 145 AVENUE,   AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A"; RE-ZONING THE PARCEL FROM THE CURRENT ZONING OF PLANNED COMMERCIAL DEVELOPMENT (PCD) TO MIXED USE DEVELOPMENT (MXD); APPROVE THE ALLOCATION OF FORTY-FOUR (44) FLEXIBILITY UNITS; APPROVE AFFORDABLE HOUSING RESIDENTIAL DENSITY BONUSES; AND APPROVE A RESTRICTIVE COVENANT, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "B," LIMITING RENTS FOR FORTY-FOUR (44) UNITS TO MODERATE LEVEL IN COMPLIANCE WITH BROWARD COUNTY POLICY 2.16.3 AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "C"; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

The provisions contained in this Section A. constitute exemptions as provided in Section 166.041(4)(c). If one or more boxes are checked in Section A below, a business impact estimate is not required by state law for the proposed ordinance.

Section A.

☐   The proposed ordinance is required for compliance with Federal or State law or regulation;

☐   The proposed ordinance relates to the issuance or refinancing of debt.

☐   The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget.

☐   The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the City.

☐   The proposed ordinance is an emergency ordinance.

☐   The proposed ordinance relates to procurement; or

☑   The proposed ordinance is enacted to implement the following:

    a.   Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits.

    b.   Sections 190.005 and 190.046, Florida Statutes, regarding community development districts.

    c.   Section 553.73, Florida Statutes, relating to the Florida Building Code; or

    d.   Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

If an exemption in Section A is applicable, then only Section A. needs to be completed. If there is no exemption in Section A, Section B must be completed.

Section B. This section with the business impact estimate must be completed if the proposed ordinance does not meet any of the exemptions in Section A.

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1. A summary of the proposed ordinance which must include a statement of the public purpose (e.g., public health, safety, morals and welfare).

> Rezoning application request.

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2. An estimate of the direct economic impact of the proposed ordinance on private, for- profit businesses in the City, if any:

    (a)   An estimate of direct compliance costs that businesses may incur.

> Not Applicable

    (b)   Any new charge or fee on businesses subject to the proposed or for which businesses will be financially responsible;

> Not Applicable

    (c)   An estimate of the City's regulatory costs, including an estimate of from any new charges or fees to cover such

> Not Applicable

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3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

> Not Applicable

4. Additional information/methodology for preparation, if any:

Prepared by: Joseph Yaciuk, Assistant Director

Print name and title

Joseph Yaciuk Digitally signed by Joseph Yaciuk
Date: 2025.06.30 09:29:01 -04'00'

Signature and Date