

PROPOSED ORDINANCE NO. 2026-07
ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PEMBROKE PINES, FLORIDA, ADOPTING COMPREHENSIVE PLAN AMENDMENTS TO THE FUTURE LAND USE, INFRASTRUCTURE, AND CONSERVATION ELEMENTS OF THE CITY OF PEMBROKE PINES' COMPREHENSIVE PLAN; ADOPTING AN UPDATE TO THE CITY OF PEMBROKE PINES 10-YEAR WATER SUPPLY FACILITIES WORK PLAN ("WSFWP"); 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, the Legislature of the State of Florida expanded the local government comprehensive planning requirements to strengthen coordination between water supply planning and land use development planning; and

WHEREAS, the City of Pembroke Pines (the "City") adopted and amended its 10-year Water Supply Facilities Work Plan ("WSFWP"), on February 3, 2021 by Corrected Ordinance No. 1957, as an amendment to its Comprehensive Plan pursuant to §§ 163.3177, 163.3184, and 373.709, Florida Statutes; and

WHEREAS, to promote consistency among local government comprehensive plans and the Lower East Coast Regional Water Supply Plan, § 163.3177(6)(c)(4), Florida Statutes, requires each local government within the Lower East Coast Water Supply planning area to amend its comprehensive plan to adopt an updated WSFWP within 18 months following the South Florida Water Management District's updates to the Lower East Coast Regional Water Supply plan which took place in September 2024; and

WHEREAS, the City of Pembroke Pines is required to amend the City's Comprehensive Plan to include an updated WSFWP that is consistent with and reflects changes mandated by State law; and

CODING: Words in ~~strike through~~ type are deletions from existing law;
Words in underlined type are additions.

PROPOSED ORDINANCE NO. 2026-07
ORDINANCE NO. _____

WHEREAS, the proposed amendments to the City of Pembroke Pines Comprehensive Plan are being submitted under the expedited state review process as provided in § 163.3184, Florida Statutes; and

WHEREAS, the City of Pembroke Pines Comprehensive Plan amendments to the Infrastructure Element, Conservation Element, and Future Land Use Element are attached hereto and incorporated herein as **Exhibit “A”**; and

WHEREAS, the 2025 update to the WSFWP is adopted as an Appendix II to the Infrastructure Element and is attached hereto and incorporated herein as **Exhibit “B”**; and

WHEREAS, these amendments comply with the South Florida Water Management District’s Lower East Coast Water Supply Plan; and

WHEREAS, on April 27, 2026, the South Florida Water Management District, provided the City with their comments to the proposed 2025 update to the WSFWP, all of which have been addressed by the updates to the WSFWP as well as the goals, objectives, and policies sections of the City’s Comprehensive plan adoption elements; and

WHEREAS, City Staff has reviewed the proposed amendments to the Comprehensive Plan and 2025 update to the WSFWP and finds that it is consistent with the State statutory requirements as well as all applicable codes and ordinances; and

WHEREAS, the proposed amendments to the City’s Comprehensive Plan are consistent with the Broward County Comprehensive Plan, the South Florida Regional Policy Plan, and the State of Florida Comprehensive Plan; and

CODING: Words in ~~strike through~~ type are deletions from existing law;
Words in underlined type are additions.

PROPOSED ORDINANCE NO. 2026-07
ORDINANCE NO. _____

WHEREAS, on May 14, 2026, the Planning and Zoning Board, after holding a public hearing, voted to transmit the amendments to the Comprehensive Plan and updated to the WSFWP to the City Commission, the 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 amendments to the Comprehensive Plan and 2025 update to the WSFWP and has considered all comments received concerning the proposed amendments as required by state law and local ordinance; and

WHEREAS, the City Commission finds the adoption of the proposed Comprehensive Plan and 2025 update to the WSFWP 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.

Section 2. Pursuant to §§ 163.3177, 163.3184, and 373.709, Florida Statutes, the City Commission of the City of Pembroke Pines hereby amends the Future Land Use, Infrastructure, Conservation Elements of the City's Comprehensive Plan attached hereto as **Exhibit "A"** and incorporated herein.

CODING: Words in ~~strike-through~~ type are deletions from existing law;
Words in underlined type are additions.

PROPOSED ORDINANCE NO. 2026-07
ORDINANCE NO. _____

Section 3. The City of Pembroke Pines WSFWP (Appendix I) is updated to include the 2025 update as set forth in **Exhibit “B”** (Appendix II) attached hereto and incorporated herein.

Section 4. 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 5. 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 6. 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 7. 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 8. This Ordinance shall become effective immediately upon adoption.

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

CODING: Words in ~~strike through~~ type are deletions from existing law;
Words in underlined type are additions.

PROPOSED ORDINANCE NO. 2026-07
ORDINANCE NO. _____

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	_____

CODING: Words in ~~strike through~~ type are deletions from existing law;
Words in underlined type are additions.