



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 PASS PROPOSED ORDINANCE NO. 2026-08 ON FIRST READING

PROPOSED ORDINANCE NO. 2026-08 IS 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.

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. Development orders and development permits, as those terms are defined in

Section 163.3164, Florida Statutes, and development agreements, as authorized by the Florida Local Government Development Agreement Act under Sections 163.3220-163.3243 Florida Statutes.

- b. Comprehensive plan amendments and land development regulations initiated by an application from a private party other than the City
- a. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- b. Section 553.73, Florida Statutes, relating to the Florida Building Code; or,
- c. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

☐ No Exemption Applies.

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.

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

The addition of public utility use and communications facilities use to the City's Agricultural land use within the Future Land Use element of the City Comprehensive plan. These new uses are consistent with Broward County Land Use plan.

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.

The proposed Ordinance increase permitted uses within the Agricultural Land Use. There is no direct compliance cost on private businesses.

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

The proposed change will not result in any new fees directly related to this change.

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

There are no direct regulatory costs or new fees due to the addition of these uses to the Agricultural Land Use category.

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

There are no businesses impacted by the proposed Ordinance. The addition of these uses to the Agricultural land use, consistent with Broward County Land Use Plan.

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

No Additional Information.

Prepared by: Joseph Yaciuk, Assistant Director
Print name and title

Joseph Yaciuk
Digitally signed by Joseph Yaciuk
Date: 2026.07.21 08:30:45 -04'00'
Signature and Date