

PROPOSED ORDINANCE NO. 2025-07

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PEMBROKE PINES, FLORIDA, CREATING THE PEMBROKE GARDENS MIXED USE DEVELOPMENT (“MXD”) DISTRICT DESIGN GUIDELINES FOR THE 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,” ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, FR Pembroke Gardens LLC (the “Applicant” or “Pembroke Gardens”) owns an approximate 40-acre parcel of land generally located generally located south of Pines Boulevard and west of Southwest 145 Avenue, as more particularly described in **Exhibit “A,”** within the Pembroke Gardens Mixed Use Development (“MXD”); and,

WHEREAS, on March 1, 2006, the City Commission adopted Ordinance No. 1539 approving the Planned Commercial Development (PCD) with design guidelines for the Shops at Pembroke Gardens; and

WHEREAS, the Shops at Pembroke Gardens Design Guidelines were later amended by the City Commission in Ordinance No. 1571 adopted on February 7, 2007, Ordinance No. 1655 adopted on December 9, 2009, Ordinance 1843 adopted on March 16, 2016, and Ordinance No. 1926 on June 5, 2019, and

WHEREAS, the Applicant has requested to change the zoning of Pembroke Gardens from Planned Commercial Development (PCD) to Mixed Use Development (MXD) in Proposed Ordinance 2025-06; and

WHEREAS, the Applicant requests approval for the revised design guidelines to the Pembroke Gardens MXD, attached hereto and incorporated herein as **Exhibit “B,”** and

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WHEREAS, on May 8, 2025, the Planning and Zoning Board of the City of Pembroke Pines, Florida, in accordance with the law held a public hearing for the purpose of making its recommendations regarding the creation Pembroke Gardens Mixed Use Development (“MXD”) District Design Guidelines and recommended denial to the City Commission; and

WHEREAS, the City Commission, is in receipt of the recommendations of Staff and the Planning & Zoning Board, has held further public hearings, in accordance with the law; and

WHEREAS, the City Commission of the City of Pembroke Pines, Florida deems it to be in the best interest of the citizens and residents of the City of Pembroke Pines, Florida to adopt and revise the Pembroke Gardens Mixed Use District (“MXD”) Design Guidelines for the 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,”** attached hereto and incorporated herein;

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. All exhibits attached hereto are incorporated herein and made a specific part hereof.

Section 2. The City Commission of the City of Pembroke Pines, Florida hereby approves the Pembroke Gardens Mixed Use Development (“MXD”) District Design Guidelines for the approximate 40-acre parcel of land generally located south of Pines

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Boulevard and west of Southwest 145 Avenue, as more particularly described in **Exhibit “A,”** attached hereto and incorporated herein, and hereby adopts the revised design guidelines to the Pembroke Gardens MXD, attached hereto and incorporated herein as **Exhibit “B,”** .

Section 3. It is the intention of the City Commission of the City of Pembroke Pines, Florida that the provisions of this Ordinance shall become and be made a part of the Land Development Code and the City’s Zoning District Map of the City of Pembroke Pines, Florida. The sections of this Ordinance may be re-numbered or re-lettered and the word “Ordinance” may be changed to “Section”, “Article” or other such word or phrase in order to accomplish such intention.

Section 4. 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 5. 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 affecting the validity of the remaining portions or applications remaining in full force and effect.

Section 6. This Ordinance shall become effective immediately upon its passage and 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 _____, 2025.

PASSED ADOPTED BY THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, ON THE SECOND AND FINAL READING, THIS ____ DAY OF _____, 2025.

CITY OF PEMBROKE PINES, FLORIDA

By: _____

ATTEST:

MAYOR ANGELO CASTILLO

DEBRA ROGERS, CITY CLERK

CASTILLO _____

APPROVED AS TO FORM:

GOOD _____

HERNANDEZ _____

RODRIGUEZ _____

SCHWARTZ _____

OFFICE OF THE CITY ATTORNEY