

PROPOSED ORDINANCE NO. 2025-17

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, PERTAINING TO THE SUBJECT OF ZONING AND LAND DEVELOPMENT; AMENDING CHAPTER 155 OF THE CITY OF PEMBROKE PINES CODE OF ORDINANCES TO UPDATE PROVISIONS, DELETE PROVISIONS THAT HAVE EXPIRED, HAVE BECOME OBSOLETE, HAVE HAD THEIR EFFECT, HAVE SERVED THEIR PURPOSE, OR HAVE BEEN IMPLIEDLY REPEALED OR SUPERSEDED; REPLACING INCORRECT CROSS-REFERENCES AND CITATIONS; CORRECTING GRAMMATICAL, TYPOGRAPHICAL, AND LIKE ERRORS; REMOVING INCONSISTENCIES, REDUNDANCIES, AND UNNECESSARY REPETITION IN THE CHAPTER; AND IMPROVING THE CLARITY OF THE CHAPTER AND FACILITATING THEIR CORRECT INTERPRETATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section 2(b) of the Florida Constitution; Chapter 166 Florida Statutes (Municipal Home Rules Powers Act); Section 163.3161 Florida Statutes (Community Planning Act) and the Charter of the City empower and require the City to establish a land development code and provide for its administration, enforcement and amendment; and

WHEREAS, the City’s original Zoning Code was adopted in 1969; and

WHEREAS, on April 21, 2021, the City Commission approved Ordinance 1963, updating its Land Development Code (“LDC”) in order to modernize, consolidate, and clarify the City’s land development regulations; and

WHEREAS, on June 15, 2022, the City Commission adopted Ordinance 1989, approving additional necessary updates to the LDC that were presented by City staff; and

WHEREAS, on June 18, 2024, the City Commission approved its most recent amendments to the LDC through its adoption of Ordinance 2022; and

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WHEREAS, the City Commission is now considering amending the LDC to correct certain scrivener's errors, update terms and definitions, provide clarity on City procedures, and update specific sections to comply with recent changes in state law; and

WHEREAS, the City Commission of the City of Pembroke Pines has considered the adoption of the proposed updates to Chapter 155 of the LDC at properly advertised public hearings held on November 19, 2025 and December 17, 2025; and;

WHEREAS, the City Commission of the City of Pembroke Pines finds that the adoption, administration and enforcement of the updates to Chapter 155 of the LDC serves to implement the adopted Comprehensive Plan and the Elements thereof; and

WHEREAS, the Director of Planning and Economic Development has reviewed the item and determines that the approval of the updated Chapter 155 of the LDC attached hereto as **Exhibit "A"** are consistent with the goals, objectives and policies of the City of Pembroke Pines Comprehensive Plan as amended; and

WHEREAS, the City Commission desires to approve and adopt the updated Chapter 155 of the LDC.

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

SECTION 1: That the foregoing recitals are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance. All exhibits attached hereto and referenced herein are hereby incorporated by this reference.

SECTION 2: Chapter 155 of the Land Development Code – City of Pembroke Pines, Florida is hereby amended as set forth in both the physical and digital forms of the document which are attached hereto as **Exhibit "A"** and incorporated herein by reference.

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SECTION 3: SEVERABILITY.

If any portion of the City's Land Development Code or this Ordinance or the application thereof to any person or circumstance is held invalid, unconstitutional or unenforceable, such invalidity shall not affect other provisions or applications of this Ordinance that can be given affect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 4: CONFLICT.

All ordinances or parts of ordinances or resolutions of the City Commission, in conflict with this Ordinance are hereby repealed to the extent such conflict and are superseded and replaced in their entirety by this Ordinance.

SECTION 5: The appropriate officers and agents of the City are authorized and directed to codify, include and publish the provisions of this Ordinance. Section numbers may be assigned and changed whenever necessary or convenient, and staff is directed to promptly furnish a digital or physical copy of the LDC to the Florida Department of Economic Opportunity.

SECTION 6: EFFECTIVE DATE.

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 _____
_____, 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: _____
MAYOR ANGELO CASTILLO

ATTEST:

GABRIEL FERNANDEZ, CITY CLERK

APPROVED AS TO FORM:

CASTILLO _____

HERNANDEZ _____

GOOD _____

RODRIGUEZ _____

SCHWARTZ _____

OFFICE OF THE CITY ATTORNEY