

PROPOSED ORDINANCE NO. 2025-04

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF PEMBROKE PINES, FLORIDA; AMENDING CHAPTER 155 OF THE LAND DEVELOPMENT CODE OF THE CITY OF PEMBROKE PINES; BY SPECIFICALLY AMENDING SECTION 155.401, ENTITLED “ZONING MAP,” TO RE-ZONE THE APPROXIMATE 9.9 ACRE PARCEL GENERALLY LOCATED AT THE NORTHWEST CORNER OF PEMBROKE ROAD AND HIATUS ROAD FROM B-3 (GENERAL BUSINESS) TO C-1(COMMERCIAL); APPROVING AN AMENDED DECLARATION OF RESTRICTIVE COVENANTS FOR THE SUBJECT PROPERTY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Raintree Pines LLC (the “Applicant”) is the owner of record of the approximate 9.9-acre parcel generally located at the Northwest corner of Pembroke Road and Hiatus Road, as more particularly described in **Exhibit “A”**, attached hereto and by this reference incorporated as part of this Ordinance (the “Property”); and

**WHEREAS**, the Applicant has submitted a zoning change application to re-zone the Property from B-3 (General Business) to C-1 (Commercial) together with a proffered Fourth Amendment to the Declaration of Restrictive Covenants, attached hereto as **Exhibit “B”** and hereinafter referred to as the “Application”, for the Property in order to develop a four-story self-storage facility; and

**WHEREAS**, the existing Declaration of Restrictive Covenants for the Property shall be amended to limit the allowable C-1 Commercial uses on the Property to self-storage facility; to prohibit certain B-3 (General Business) uses; and to allow a self-storage facility on the Property not exceeding sixty-five (65) feet in height; and

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**WHEREAS**, on February 13, 2025, the Planning and Zoning Board of the City of Pembroke Pines, held a public hearing as required by the Florida law and the City's Code of Ordinances for the purpose of making its recommendations regarding the Application; and

**WHEREAS**, the Planning and Zoning Board, at its February 13, 2025 meeting, voted to transmit this application with a favorable recommendation, together with the Fourth Amendment to the existing Declaration of Restrictive Covenants, to the City Commission; and

**WHEREAS**, City staff recommends approval of the zoning change application pursuant to the recommendation of the Planning and Zoning Board; and

**WHEREAS**, the City Commission, in receipt of the recommendations of City staff and the Planning and Zoning Board, has held two (2) public hearings in accordance with Sec. 166.041(3)(C)2a, F.S; 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 approve the re-zoning of the Property as recommended by the Planning and Zoning Board and Staff.

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

**Section 1.** The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance.

**Section 2.** The City Commission of the City of Pembroke Pines, Florida, hereby approves the re-zoning of the approximate 9.9 acre parcel generally located on the Northwest corner of Hiatus Road and Pembroke Road, as more particularly described in attached **Exhibit "A"**, from B-3 (General Business) to C-1 (Commercial) and the Fourth Amendment to the Declaration of Restrictive Covenants, subject to City

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Commission and County Commission approval of the plat note amendment application for the Property.

Section 3. Section 155.401 of the Code of Ordinance of the City of Pembroke Pines entitled "Zoning Map" is hereby amended so that the zoning district classification on the map in Section 155.401 shall be redrawn to conform to the boundaries and land areas described herein.

**Section 3.** All Ordinances or parts of Ordinances in conflict herewith be and the same are repealed to the extent of such conflict.

**Section 4.** If any clause, section, or other part or application 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 5.** 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 \_\_\_\_\_

GOOD \_\_\_\_\_

APPROVED AS TO FORM: HERNANDEZ \_\_\_\_\_

RODRIGUEZ \_\_\_\_\_

\_\_\_\_\_  
OFFICE OF THE CITY ATTORNEY

SCHWARTZ \_\_\_\_\_