

PROPOSED ORDINANCE NO. 2022-06

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PEMBROKE PINES, FLORIDA, AMENDING CHAPTER 155, THE COMPREHENSIVE ZONING CODE OF THE CITY OF PEMBROKE PINES, BY SPECIFICALLY AMENDING SECTION 155.027, ENTITLED "ZONING MAP," TO RE-ZONE THE APPROXIMATE 0.89-ACRE PARCEL OF LAND GENERALLY LOCATED AT 6700 PEMBROKE ROAD, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A"; RE-ZONING FROM THE CURRENT ZONING OF B-2 (COMMUNITY BUSINESS) TO B-3 (GENERAL BUSINESS) SUBJECT TO THE RECORDATION OF A DECLARATION OF RESTRICTIVE COVENANTS ATTACHED HERETO AS EXHIBIT "B"; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Applicant has requested a zoning change from B-2 (Community Business) to B-3 (General Business) for the approximate 0.89-acre parcel, located at 6700 Pembroke Road, as more particularly described in **Exhibit "A"** attached hereto; and

WHEREAS, on April 14, 2022, 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 a zoning change to the Property; and

WHEREAS, the Planning and Zoning Board, at its April 14, 2022 meeting, voted to transmit to the City Commission with a favorable recommendation the re-zoning of the Property as requested, subject to the recordation of the Declaration of Restrictive Covenants, attached hereto as **Exhibit "B"** and incorporated herein; and

WHEREAS, the City Commission, in receipt of the recommendations of

{00421413.2 1956-7601851}

PROPOSED ORDINANCE NO. 2022-XX

ORDINANCE NO. _____

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 approve the re-zoning of the property, subject to the conditions set forth 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 re-zoning of the approximate 0.89-acre parcel of located at 6700 Pembroke Road, as more particularly described in **Exhibit "A"** attached hereto, from B-2 (Community Business) to B-3 (General Business) subject to the recordation of the Declaration of Restrictive Covenants, attached hereto as **Exhibit "B"**, and incorporated herein by reference.

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 Comprehensive Zoning Code of the City of

PROPOSED ORDINANCE NO. 2022-XX

ORDINANCE NO. _____

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.

PROPOSED ORDINANCE NO. 2022-XX

ORDINANCE NO. _____

**PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF
PEMBROKE PINES, FLORIDA, ON THE FIRST READING, THIS ____ DAY
OF _____, 2022.**

**PASSED ADOPTED BY THE CITY COMMISSION OF THE CITY OF
PEMBROKE PINES, FLORIDA, ON THE SECOND AND FINAL READING,
THIS ____ DAY OF _____, 2022.**

CITY OF PEMBROKE PINES, FLORIDA

ATTEST:

BY: _____
MAYOR FRANK C. ORTIS

MARLENE D. GRAHAM, CITY CLERK

ORTIS _____

GOOD _____

SCHWARTZ _____

CASTILLO _____

SIPLE _____

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY