

PROPOSED ORDINANCE NO. 2023-03

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PEMBROKE PINES, FLORIDA, AMENDING CHAPTER 155, THE LAND DEVELOPMENT CODE OF THE CITY OF PEMBROKE PINES, BY AMENDING SECTION 155.401, ENTITLED “ZONING MAP,” TO AMEND THE CITY’S ZONING DISTRICT MAP TO RE-ZONE AN APPROXIMATE 5.2-ACRE PARCEL OF LAND GENERALLY LOCATED SOUTH OF PINES BOULEVARD AND WEST OF SOUTHWEST 184 AVENUE, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT “A,” FROM B-3 (GENERAL BUSINESS) TO R-TH (RESIDENTIAL TOWNHOUSE) WITH THE ALLOCATION OF FIFTY-FOUR (54) FLEXIBILITY UNITS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Sky Rise Plaza, LLC (the “Applicant”) is the contract purchaser for the approximate 5.2-acre parcel of land generally located generally located south of Pines Boulevard and west of Southwest 184 Avenue, as more particularly described in Exhibit “A,” known as the Skyrise Plaza (AKA: Skyrise Townhomes) property; and,

WHEREAS, the Applicant has requested to change the zoning of a 5.2-acre parcel of the Skyrise Plaza property from B-3 (General Business) to R-TH (Residential Townhouse) with the intent to develop a townhome community; and

WHEREAS, the Applicant has requested that the City allocate fifty-four (54) flexibility units to the Skyrise Plaza property; and

WHEREAS, on April 13, 2023, 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

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change to the property and recommended approval to the City Commission of re-zoning of the Property as requested; and

WHEREAS, the City Commission, 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 approve the re-zoning of the approximate 5.2-acre parcel of land generally located south of Pines Boulevard and west of Southwest 184 Avenue, as more particularly described in **Exhibit “A,”** from B-3 (General Business) to R-TH (Residential Townhouse), and to allocate fifty-four (54) flexibility units to the property.

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 5.2-acre parcel of land generally located south of Pines Boulevard and west of Southwest 184

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Avenue, as more particularly described in **Exhibit “A,”** from B-3 (General Business) to R-TH (Residential Townhouse), and to allocate fifty-four (54) flexibility units to the property.

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 _____, 2023.**

**PASSED ADOPTED BY THE CITY COMMISSION OF THE CITY OF
PEMBROKE PINES, FLORIDA, ON THE SECOND AND FINAL READING,
THIS ____ DAY OF _____, 2023.**

CITY OF PEMBROKE PINES, FLORIDA

By: _____

ATTEST:

MAYOR FRANK C. ORTIS

MARLENE D. GRAHAM, CITY CLERK

ORTIS _____

APPROVED AS TO FORM:

CASTILLO _____

GOOD _____

SCHWARTZ _____

OFFICE OF THE CITY ATTORNEY

SIPLE _____