

PROPOSED ORDINANCE NO. 2018-18

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PEMBROKE PINES, FLORIDA, AMENDING THE ZONING CATEGORY OF THE FORMER CITY HALL PARCEL LOCATED AT THE SOUTHWEST CORNER OF PALM AVENUE AND PINES BOULEVARD FROM “A-1” (LIMITED AGRICULTURAL DISTRICT) TO “MXD” (MIXED USE DISTRICT); AMENDING THE PEMBROKE PINES CITY CENTER MXD DESIGN GUIDELINES; INCORPORATING THE FORMER CITY HALL PARCEL LOCATED AT THE SOUTHWEST CORNER OF PALM AVENUE AND PINES BOULEVARD INTO THE CITY CENTER MXD PARCEL; CREATING REGULATIONS FOR THOSE CERTAIN NEW USES AND ASSOCIATED PARKING STANDARDS AS REFERENCED IN EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR CITY COMMISSION AUTHORITY, CODIFICATION, SEVERABILITY, CONFLICTS AN EFFECTIVE DATE.

WHEREAS, on August 3, 2005, the City Commission adopted Ordinance No. 1519, which rezoned the approximate 146-acre parcel of the Pembroke Pines City Center property, generally located west of Palm Avenue, between Pines Boulevard and Washington Street, to Mixed Used Development District (MXD), and subsequently amended that ordinance on April 4, 2007, in Ordinance No. 1575A, on October 16, 2013 in Ordinance No. 1762A, on November 12, 2015 in Ordinance No. 1831 and on February 1, 2017 in Ordinance No. 1867.

WHEREAS, the current MXD zoning category does not include the former City Hall property located at the southwest corner of Palm Avenue and Pines Boulevard;

WHEREAS, the City Commission, through Ordinance No. 1885 approved a Land Use Plan Amendment, adding the former City Hall parcel into the City Center Activity Center on September 19, 2017;

PROPOSED ORDINANCE NO. 2018-18

ORDINANCE NO. _____

WHEREAS, the passage of Ordinance No. 1885 upgraded the overall City Center land use from Local Activity Center (LAC) to Regional Activity Center (RAC) due to the addition of the former City Hall property;

WHEREAS, the City and Applicant desire to add the former City Hall Property into the MXD zoning category under the existing Community Commercial District guidelines;

WHEREAS, the proposed design guidelines identify Hotel, Self-Storage, and Service Station with convenience store as allowable uses within the Community Commercial category;

WHEREAS, the proposed amendment modifies design standards within the Community Commercial District to address future development within the City Center property;

WHEREAS, at the August 9, 2018 Planning and Zoning Board meeting, the City Planning and Zoning Board reviewed the proposed zoning change and voted to transmit this item to the City Commission with a favorable recommendation;

WHEREAS, the City Commission of the City of Pembroke Pines has determined that the following amendments promote and protect the general health, safety, and welfare of the residents of the City of Pembroke Pines.

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

PROPOSED ORDINANCE NO. 2018-18

ORDINANCE NO. _____

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 text amendment to the Pembroke Pines Community Commercial design guidelines by amending and updating the design guidelines to include the City Center Amendment attached hereto and incorporated herein as **Exhibit "A"**.

Section 3. The City Commission of the City of Pembroke Pines, Florida hereby approves the incorporation of the new uses and associated Parking Standards to the MXD zoning as further described in Exhibit "A" attached hereto and incorporated herein:

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.

PROPOSED ORDINANCE NO. 2018-18

ORDINANCE NO. _____

Section 6. This Ordinance shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, ON THE FIRST READING, THIS ____ DAY OF _____, 2018.

PASSED ADOPTED BY THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, ON THE SECOND AND FINAL READING, THIS ____ DAY OF _____, 2018.

CITY OF PEMBROKE PINES, FLORIDA

By: _____

ATTEST:

MAYOR FRANK C. ORTIS

MARLENE GRAHAM, CITY CLERK

ORTIS _____

APPROVED AS TO FORM:

GOOD _____

SCHWARTZ _____

CASTILLO _____

OFFICE OF THE CITY ATTORNEY

SIPLE _____