

PROPOSED ORDINANCE NO. 2011-02

ORDINANCE NO. 1686

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 4 ACRE PARCEL KNOWN AS "PEMBROKE TOWER" GENERALLY LOCATED EAST OF UNIVERSITY DRIVE AND NORTH OF PASADENA BOULEVARD, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A"; RE-ZONING FROM THE CURRENT ZONING OF A-1 (LIMITED AGRICULTURAL DISTRICT) TO R-4 (APARTMENT DISTRICT); PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Applicant, Pembroke Tower, Ltd., has requested a zoning change from A-1 (Limited Agricultural District) to R-4 (Apartment District) for the approximate 4 acre parcel generally located east of University Drive and north of Pasadena Boulevard (the "Property"), as more particularly described in **Exhibit "A"** attached hereto; and

WHEREAS, on January 13, 2011, 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

WHEREAS, the Planning and Zoning Board, at its January 13, 2011 meeting, voted to recommend approval of the application for a zoning change to the City Commission; 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 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 approximate 4 acre parcel generally located east of University Drive and north of Pasadena Boulevard (the "Property"), as more particularly described in **Exhibit "A"** attached hereto, from A-1 (Limited Agricultural District) to R-4 (Apartment District).

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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 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 16 DAY
OF FEBRUARY, 2011.

PASSED ADOPTED BY THE CITY COMMISSION OF THE CITY OF
PEMBROKE PINES, FLORIDA, ON THE SECOND AND FINAL READING,
THIS 16 DAY OF MARCH, 2011.

CITY OF PEMBROKE PINES, FLORIDA

By: [Signature]

MAYOR FRANK C. ORTIS

ATTEST:

[Signature]
JUDITH A. NEUGENT, CITY CLERK

ORTIS

AYE

CASTILLO

AYE

APPROVED AS TO FORM:

McCLUSKEY

AYE

SHECHTER

AYE

[Signature] 3-16-11
OFFICE OF THE CITY ATTORNEY

SIPLE

AYE

