

LAND DEVELOPMENT CODE UPDATE

Article 1: Purpose
3/4/2020

Project Microsite: <http://pembrokepinescode.cgasolutions.com/>

Agenda

- Goals / Purpose
- Timeline
- Public Outreach
- Article 1: Purpose
- All Articles



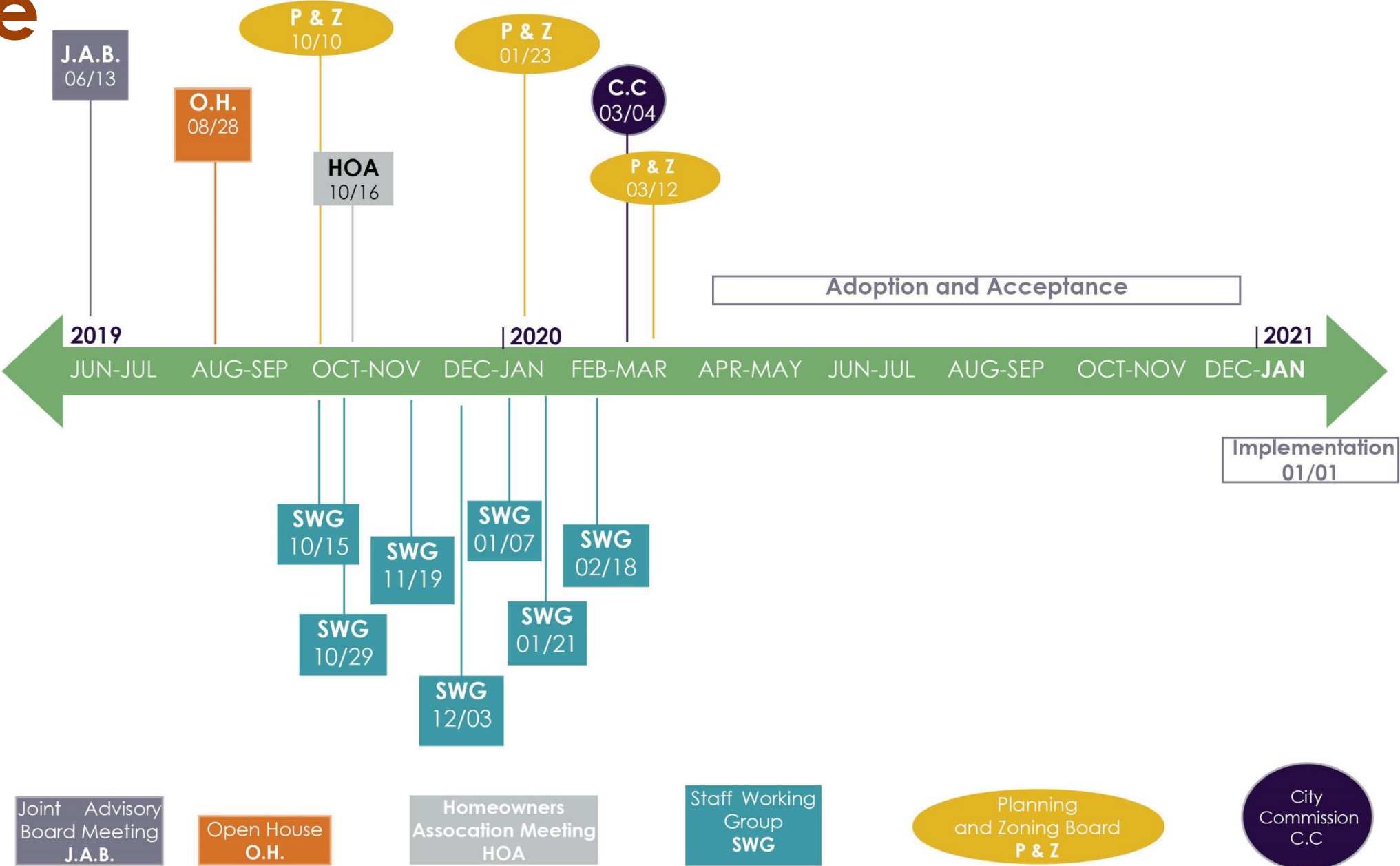
Goals (1-4)

1. Consolidate development regulations.
2. Clarify the Code.
3. Improve development process.
4. Update uses/ regulations/ and zoning districts.

Goals (5-8)


5. Ensure consistency with the Comprehensive Plan.
6. Legally strengthen the code.
7. Remove contradictions and errors.
8. Encourage public participation.

Timeline



Public Outreach

- Commission approval of contract with CGA: 03/20/2019
- Joint Advisory Board kick-off meeting: 06/13/19
- Launch of Mircosite: 06/2019
- Social Media Outreach: 06/2019
- Open House #1: 08/28/2019
- Planning and Zoning Board Workshop – LDC Update: 10/10/2019
- Workshop with HOAs': 10/16/2019



The City Of
PEMBROKE PINES

OPEN HOUSE
Land Development Regulation Update

We would like to invite the members of the community to join us and participate in our land development regulations update open house. Here we will be discussing and reviewing Chapter 155 of the Code of Ordinance.

Date: August 28th, 2019
Time: 4pm - 7pm
Location: Charles F. Dodge City Center
601 City Center Way, Pembroke Pines, FL 33025
Room to be determined

Planning and Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines, FL 33025
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For more information please visit the project microsite: <http://pembrokepinetcode.cgasolutions.com/>



PEMBROKE PINES
Land Development Code Update

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HOME

Do you live, work or own land in the City of Pembroke Pines? If so, have you ever had to consult with a City staff person about the zoning of your property, or about the requirements to get approval for development, redevelopment or improvements to your site or building?

And do you know how decisions about the use of land in the City are made? The answer to this question is: through the City's **Zoning Code**.

The City is gearing up to update this important document, which outlines, through the **Zoning Map**, how every parcel of land throughout the City may and may not be used. We need your ideas about how to improve the Code through the update process!



Public Outreach

- Planning and Zoning Board Review of Article 1: 01/23/2019.
- Staff Working Group (Noticed):
 - 10/15/2019
 - 10/29/2019
 - 11/19/2019
 - 12/03/2019
 - 01/07/2020
 - 01/21/2020
 - 02/18/2020
- City Commission Article 1: 03/04/2020



Article 1: Purpose

155.100: Title – Naming of document

155.101: Authority – Relationship to federal, state, and local requirements.

155.102: General Applicability and Vested Rights – How and what the code is applied to.

155.103: Consistency with Comprehensive Plan –

Article 1: Purpose

155.104 Purpose – Goals of the Land Development Code

155.105 Interpretation – Regulations regarding interpretation of the code.

155.106 Severability –

155.107 Use of property in government capacity -

155.108 Effective date – The code will be made effective January 01, 2021.

Articles

✓ **ARTICLE 1: PURPOSE**

☐ ARTICLE 2: DEFINITIONS

☐ ARTICLE 3: ADMINISTRATION

☐ ARTICLE 4: ZONING DISTRICTS

☐ ARTICLE 5: USE REGULATIONS

☐ ARTICLE 6: GENERAL ZONING REGULATIONS

☐ ARTICLE 7: DEVELOPMENT REGULATIONS

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