



## Legislation Text

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**File #:** 2022-06, **Version:** 2

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MOTION TO ADOPT PROPOSED ORDINANCE NO. 2022-06 ON SECOND AND FINAL READING.

PROPOSED ORDINANCE NO. 2022-06 IS 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.

### SUMMARY EXPLANATION AND BACKGROUND:

1. Dwayne L. Dickerson, agent for owner T Sage Peak Investments, LLC., requests consideration to rezone a +- .89 acre property located at 6700 Pembroke Road from B-2 (Community Business) to B-3 (General Business). The site previous housed the Entenmann's bakery.

2. The applicant contemplates demolishing the existing building and replacing it with an attended automatic car wash. Attended automatic car wash use is permitted in the General Business (B-3) zoning district. The applicant further provides a restrictive covenant as part of this application, which restricts the property to the following uses:

- ☐ Attended automated car wash as the only permitted use within the B-3 (General Business) category
- ☐ All uses permitted in the B-2 (Community Business) category.

3. A formal site plan application for the proposed car wash is expected to be submitted in the future. A conceptual plan has been supplied to the board for discussion purposes. The car wash plan will be subject to review through the site plan process which includes review by the Development Review Committee and Planning and Zoning Board.

4. The existing zoning and land use plan designations of the surrounding properties to the subject site are as follows:

- ☐ **North** - B-2 (Community Business) / Commercial (C) - City of Pembroke Pines
- ☐ **East** - B-2 (Community Business), R-MF (Residential Multi-family) / Residential / (Low 5)

Flex to Commercial -City of Pembroke Pines

☐ **South** - City of Miramar

☐ **West** - B-2 (Community Business) / Residential (Low 5) Flex to Commercial - City of Pembroke Pines

5. Staff reviewed this zoning change application and finds that the proposed B-3 (General Business) designation for this property is consistent with the underlying commercially flexed land use as well as the commercial land use designations to the north, east, and west of the subject parcel.

6. The application of the restrictive covenant, allowing only car wash use within the B-3 (General Business) further limits the more intense uses listed in the B-3 (General Business) zoning district. Staff notes that the size of the property being considered for rezoning (+- .89 acres) does not lend itself to the creation of a large scale car wash facility which would generate regional demand. Staff also notes that the current zoning designation of B-2 (Community Business) already permits drive-thru type businesses in conjunction with restaurants.

7. The Planning and Zoning Board at its April 14, 2022 meeting voted to transmit this item to the City Commission with a favorable recommendation inclusive of restrictive covenant.

8. The City Commission passed proposed ordinance no. 2022-06 on first reading at the May 18, 2022 meeting.

9. Administration recommends adopting proposed ordinance no. 2022-06 on second and final reading.

#### **FINANCIAL IMPACT DETAIL:**

- a) **Initial Cost:** None
- b) **Amount budgeted for this item in Account No:** Not Applicable
- c) **Source of funding for difference, if not fully budgeted:** Not Applicable
- d) **5 year projection of the operational cost of the project:** Not Applicable
- e) **Detail of additional staff requirements:** Not Applicable

#### **FEASIBILITY REVIEW:**

- a) **Was a Feasibility Review/Cost Analysis of Out-Sourcing vs. In-House Labor Conducted for this service?** Not Applicable
- b) **If Yes, what is the total cost or total savings of utilizing Out-Sourcing vs. In-House Labor for this service?** Not Applicable