

ORDINANCE NO. 2023-001

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, ADOPTING AN AMENDMENT TO THE TOWN'S FUTURE LAND USE MAP FOR THE APPROXIMATELY 16.56 ACRES OF REAL PROPERTY GENERALLY LOCATED ALONG S.W. 30TH AVENUE, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN (THE "PROPERTY"); AMENDING THE PROPERTY'S LAND USE FROM INDUSTRIAL TO COMMERCIAL; DIRECTING THE TOWN CLERK TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AND THE PROPOSED LAND USE PLAN AMENDMENT TO THE APPROPRIATE PARTIES; REQUESTING BROWARD COUNTY TO AMEND ITS LAND USE AND TO AUTHORIZE THE BROWARD COUNTY PLANNING COUNCIL TO TRANSMIT A COPY OF THE AMENDMENT TO THE STATE OF FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY ON BEHALF OF THE TOWN AND ANY OTHER INTERESTED GOVERNMENTAL ENTITIES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Future Land Use Map is created to manage the Town's future growth and development through land development regulations that provide the patterns of planned development in the Town; and

WHEREAS, the Town has received interest from property owners along S.W. 30th Avenue to redevelop their properties in a manner that more closely reflects mixed-use zoning and entertainment uses; and

WHEREAS, the present land use designation within the subject area of Industrial prohibits certain uses that are regularly found within mixed-use zoning districts, and the Town seeks to amend the land use designation on the Property from Industrial to Commercial to provide for future development; and

WHEREAS, the Town's Local Planning Agency recommended approval of this small-scale amendment to the Town's Future Land Use Map at its January 5, 2023 meeting; and

WHEREAS, pursuant to Florida Statute §163.3187, Town Commission conducted a public hearing to consider the input of the public regarding the proposed land use plan amendment; and

WHEREAS, the Town Commission finds that amending the land use for the approximately 16.56 acres of real property general located along S.W. 30th Avenue from industrial to commercial is in the best interests of the citizens and residents of the Town.

**NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE TOWN
OF PEMBROKE PARK, FLORIDA:**

Section 1: The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance. All exhibits referenced herein are hereby incorporated within this Ordinance by this reference and made a specific part hereof.

Section 2: The Town Commission hereby adopts this small scale Land Use Plan Amendment for the approximately 16.56 acres of real property generally located along S.W. 30th Avenue, as more particularly described in Exhibit "A," from Industrial to Commercial.

Section 3. The Town Commission of the Town of Pembroke Park, Florida, hereby directs that the proposed Land Use Plan Amendment for the approximate 16.56-acres of real property generally located along S.W. 30th Avenue, as more particularly described in Exhibit "A," be transmitted to the Broward County Planning Council and the Florida Department of Economic Opportunity with a favorable recommendation.

Section 4. The Town's Land Use Map and Certified Land Use Plan are hereby amended to include the amendments and re-designation described herein.

Section 5. The Town Clerk is directed to transmit a certified copy of this Ordinance to the Broward County Planning Council with a request that the Council re-certify the Town of Pembroke Park Land Use Plan.

Section 6. The Town Clerk is further directed to transmit a certified copy of this Ordinance and a Certified Copy of the amended Land Use Plan to the Florida Department of Economic Opportunity pursuant to Chapter 163, Florida Statutes, as well as any other interested governmental entity.

Section 7. All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

Section 8. 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, such unconstitutional or invalid part or application shall be considered as eliminated and in no way affecting the validity of the other provisions of this Ordinance remaining in full force and effect.

Section 9. This Ordinance shall become effective immediately upon its passage and

adoption.

**PASSED AND ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF
PEMBROKE PARK, FLORIDA, ON THE FIRST READING, THIS ____ DAY OF
_____, 2023.**

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

ATTEST:

GEOFFREY JACOBS
Mayor-Commissioner

MARLEN D. MARTELL
Town Clerk

Approved as to form and legal sufficiency

JACOB G. HOROWITZ
Interim Town Attorney

VOTE

GEOFFREY JACOBS _____

REYNOLD DIEUVEILLE _____

WILLIAM R. HODGKINS _____