

ORDINANCE NO. 2023-003

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, RELATING TO CHAPTER 28, ENTITLED “ZONING;” PROVIDING FOR THE REZONING OF THE APPROXIMATELY 16.56 ACRES OF REAL PROPERTY GENERALLY LOCATED ALONG S.W. 30TH AVENUE IN PEMBROKE PARK, FLORIDA, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN, FROM THE PRESENT ZONING CLASSIFICATION OF B-1 (BUSINESS DISTRICT) AND M-1 (INDUSTRIAL DISTRICT) TO MXE (MIXED-USE ENTERTAINMENT DISTRICT); PROVIDING FOR AN AMENDMENT TO THE TOWN’S OFFICIAL ZONING MAP; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Pembroke Park (the “Town”) seeks to rezone the approximately 16.56 acres of real property generally located along S.W. 30th Avenue, as more particularly described in Exhibit “A” (the “Property”) from B-1 (Business District) and M-1 (Industrial District) to MXE (Mixed Use Entertainment District) to provide for future development; and

WHEREAS, the Town’s professional staff and consultants have reviewed the proposed zoning request and confirmed that it meets minimum sufficiency requirements for consideration by the Town Commission; and

WHEREAS, the Town’s Local Planning Agency recommended approval of this proposed rezoning ordinance at its January 5, 2023 meeting; and

WHEREAS, the Town Commission has conducted a public hearing in accordance with the requirements of Florida law; and

WHEREAS, after said hearing, the Town Commission deems it to be in the best interests of the citizens and residents of the Town that the Property be rezoned from B-1 (Business District) and M-1 (Industrial District) to MXE (Mixed Use Entertainment District).

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

Section 1: That each of the above stated recitals is hereby adopted and confirmed. All exhibits attached hereto are incorporated herein and made a part hereof.

Section 2: That the approximately 16.56 acres of real property generally located along S.W. 30th Avenue, as more particularly described in Exhibit “A” is hereby rezoned from B-1 (Business District) and M-1 (Industrial District) to MXE (Mixed Use Entertainment District).

Section 3: The amendment set forth in Section 2 hereof shall be entered in the official zoning map of the Town of Pembroke Park by the Town’s professional staff, subsequent to the effective date of this Ordinance and satisfaction of any other necessary conditions.

Section 4: All sections or parts of the Code of Ordinances, all ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict herewith, be and the same, are hereby repealed to the extent of such conflicts.

Section 5: Should any section or provision of this Ordinance, or any portion thereof, of any paragraph, sentence or word, be declared by a Court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof, as a whole or a part thereof other than the part declared to be invalid.

Section 6: This Ordinance shall become effective upon adoption.

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**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 _____