

**FUTURE LAND USE ELEMENT
OF THE CITY OF PEMBROKE PINES
COMPREHENSIVE PLAN**

RULE 9J-5.006, FAC

City of Pembroke Pines, Florida

SUPPORT DOCUMENT

FUTURE LAND USE ELEMENT

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FUTURE LAND USE ELEMENT

I. INTRODUCTION

The purpose of the Future Land Use Element for the City of Pembroke Pines is the designation of future land use patterns as reflected in the Goals, Objectives and Policies, and as depicted on the future land use map. The Future Land Use Element also serves to link the balance of the elements of the City's Comprehensive Plan.

The Data Requirements section identifies existing land uses within the community, population characteristics, and growth trends. This section was updated during the 2000 amendment cycle by Ordinance No. 1362 with respect to the following properties which were annexed into the City of Pembroke Pines: the Waldrep Dairy property, an approximate 265 acre site located between University Drive and NW 72nd Avenue and between Sheridan and Taft Streets; the Stoneridge Property (Coquina Meadows) an approximate 111 acre site located at the northwest corner of Sheridan Street and Dykes Road (NW 160th Avenue); and the Alton property (Academic Village), an approximate 81 acre site located at the northeast corner of Sheridan Street and NW 172nd Avenue. The City of Pembroke Pines Future Land Use Map was updated to include the above-mentioned properties (see City of Pembroke Pines Future Land Use Map, FLU – Appendix – Maps). On September 15, 2003, the City of Pembroke Pines annexed a 2-acre parcel of property known as the Taft Street Baptist Church. Ordinance No. 1467 adopted a small-scale land use plan map amendment for the Taft Street Baptist Church property from Low 5 Residential (Unincorporated Broward County) to Low 5 Residential (City). No changes to the Data and Analysis sections of the City's Comprehensive Plan Elements were necessary. The annexed properties are shown on the City's Future Land Use Plan Map (FLU – Appendix – Maps), and included in the 10 year projected wastewater and water use tables (Tables 2-7 and 2-4 - included within the 10-Year Water Supply Facilities Work Plan. In 2005, two areas at the northwest section of the City of Pembroke Pines and southwest section of the Town of Southwest Ranches in the vicinity of 196th Avenue and Sheridan Street were de-annexed from each municipality and re-annexed into the other municipality or swapped. Annexation data for this 31.5 acre area is included in a proposed land use plan amendment application that has been transmitted to the Department of Community Affairs and is pending adoption (DCA 08-1AR (Laguna Isles Clubhouse).

The Analysis Requirements section includes a review and status of the availability of facilities and services to serve the existing land uses, permitted uses for the City of Pembroke Pines Future Land Use Plan, redevelopment issues, and flood and drainage considerations.

The Goals, Objectives and Policies section follows the Analysis Requirements section and will help insure commitment to long-term programs. All of the objectives are followed by an evaluation measure. The evaluation measures which were previously located in the Monitoring section of the adopted 1990 Comprehensive Plan were relocated and either retained or updated. FLU Policies 5.1, 5.2, and 5.5 were previously submitted to DCA in May 1999, as part of the School Collocation Amendment (DCA Reference No. 99PS1), and were adopted by the City Commission on August 18, 1999 (Ordinance No. 1310). The associated data and analysis for the school collocation policies was also previously submitted to DCA in May (located under the Community Facilities section "D"). The Goals, Objectives and Policies section is followed by the Implementation Regulations and Procedures section which includes a subsection for definitions.

The Permitted Uses of the Analysis Requirements section, and the Goals, Objectives, and Policies section were updated pursuant to the recommendations of the Broward County Planning Council (BCPC) in their review of the City's recertification request of the Future Land Use Element, which was adopted December 15, 1999 (see Broward County Planning Council Review of Proposed Pembroke Pines Future Land Use Element Text, dated April 26, 2000 – FLU – Appendix – Page 1). The purpose of BCPC's recertification review is to identify text and goals, objectives, and policies required to bring the City's Future Land Use Element into substantial conformity with the Broward County Land Use Plan.

The Permitted Uses of the Analysis Requirements section, and the Goals Objectives, and Policies section were updated pursuant to the recommendations of the BCPC in their review of the City's recertification request of the Future Land Use Element which was adopted December 18, 2002 by Ordinance No. 1433 (see Broward County Planning Council Provisional Recertification Report dated, August 29, 2003, FLU – Appendix – Page 2). The update included removing electrical power plants as a permitted use within the Residential, Commercial, Office Park, Industrial, Employment Center-Low, Employment Center, and Utilities land use categories. In addition, the permitted uses section was updated with respect to the Residential, Industrial, Employment Center-Low, and Employment Center land use categories to be consistent with Broward County Land Use Plan Policy 13.01.10. The permitted uses within the Conservation land use category was updated pursuant to the BCPC recommendation to distinguish between the permitted uses of subcategories "Reserve Water Supply Areas" and "Natural Reservations" consistent with the Broward County Land Use Plan.

In addition to the above, the Local Activity Center land use category, permitted uses, and associated objectives and policies were adopted (Objective XIX and Policies 19.1 – 19.10). The Non-Residential Intensities Table – FLU-3 was updated to include maximum floor area ratios for the local activity center land use category. Adopted Policies 18.7 and 18.8 (compatibility policies) were adopted to be more consistent with the Broward County Land Use Plan.

The Permitted Uses of the FLU Analysis Requirements section was revised with respect to those uses permitted within areas designated Agricultural. In accordance with the recommendations of the Broward County Planning Council and with the Broward County Land Use Plan, neighborhood support businesses and retail facilities up to one acre per 250 acres were deleted as permitted uses as adopted by Ordinance No. 1362 during the 2000 amendment cycle. The following policies were also adopted by Ordinance No. 1362 during the 2000 amendment cycle pursuant to the recommendations of the Broward County Planning Council: FLU Policies 1.16, 18.3, 5.3, 5.4, 7.8, 8.5, and 11.10. In accordance with adopted FLU Policy 15.1, the City proposes to incorporate by reference FLU Policies 5.3, 5.4, 7.8, and 8.5 into the Intergovernmental Coordination Element by amending Table ICE- 4 (ICE - Appendix - Tables - 6).

The following Future Land Use Element objectives and policies were adopted pursuant to the recommendations of the Broward County Planning Council (see Broward County Planning Council Review of Proposed Pembroke Pines Future Land Use Element Text, dated April 26, 2000 – FLU – Appendix – Page 1): FLU Objective III (modification), Policies 3.5 and 3.6, Objective V, Evaluation Measure for Objective V, Policies 5.4 , 5.5 5.6, and 5.7, Objective X, Evaluation Measure for Objective X, Objective XI , Policy 11.3, Objective XIII, Evaluation Measure for Objective XIII, Objective XIV, Evaluation Measure for Objective XIV, Policies 14.1, and 14.2, Objective XV, Evaluation Measure for Objective XV, Policy 15.5, Policy 16.1, Objective XVIII, Evaluation Measure for Objective XVIII, and Policies 18.4, 18.5, and 18.6.

In accordance with Policy 15.3, Table FLU-7 Consistency Matrix - Chapter 187, F.S., Strategic Policy Plan (SFRPC), Broward County Land Use Plan, and City of Pembroke Pines Comprehensive Plan will continue to be updated for all adopted Comprehensive Plan goals, objectives, and policies during the next amendment cycle following adoption (FLU - Appendix - Tables - 6).

Table FLU - 8 List of Changes (FLU - Appendix - Tables - 7) has been updated to reflect the changes and additions to the Comprehensive Plan Elements associated with the EAR amendments as recommended by the EAR adopted February 2006, and as summarized below with respect to the changes to the FLU.

The following FLU polices have been updated for the amended planning horizons, 1.13, 1.14, 1, 15, 6.2, and 7.5. New FLU policies include 2.11 which are consistent with the South Florida Regional Planning Council (SFRPC) Strategic Regional Policy Plan Policy 2.4. FLU Policy 5.7 is a new policy which is consistent with the South Florida Regional Policy Plan Policy 5.3. FLU Policies 5.8 and 15.6 are new policies that are consistent with Change No. 83 to Rule 9J-5, FAC. Policy 5.9 is a new policy that is consistent with the Broward County Land Use Plan adopted EAR amendments. Policies 5.10 and 5.11 are new policies recommended by the EAR in the analysis of the major issue relating to school facility coordination. Policy 5.12 is a new policy to address the changes in Chapter 163 relating to school concurrency. Policies 8.6 and 8.7 are new policies consistent with the South Florida Regional Policy Plan Policies 6.3 and 11.5 respectively. Policy 8.8 is a new policy recommended by the EAR in the analysis of the major issue relating to affordable housing. Policies 8.9 and 9.4 are new policies, consistent with the Broward County Land Use Plan adopted EAR amendments. Policy 10.5 is a new policy consistent with the South Florida Regional Policy Plan and State Statutes 163 and 187. Policies 11.1 and 11.12 are new policies consistent with the South Florida Regional Policy Plan Policies 14.9 and 14.11 respectively. Objective XX, Evaluation Measure for Objective XX, and implementing policies 20.1 through 20.3 were adopted to encourage the development of office uses within the City while ensuring the adequacy of public facilities serving the higher intensity office developments. Objectives XXI and XXII, Evaluation Measures for Objectives XXI and XXII, and the associated implementing policies are recommended by the EAR in the analysis of the major issue relating to mixed uses, and are consistent with the Broward County Land Use Plan adopted EAR amendments.

Objective IX and Policies 3.4, 4.7, 9.3, 12.11, 13.2, 15.3, and 15.4 have been updated to provide for the continuation of the objective or policy. Adopted Policy 5.5 was deleted and replaced by adopted Policy 5.6. Objective XIV and Policy 7.7 have been updated pursuant to the EAR recommendations. Policies 8.5 and 19.5 have been updated pursuant to the EAR recommendations and the Broward County Land Use Plan. The Evaluation Measure for Objective IX has been updated pursuant to the EAR recommendation, State Statutes, and the Broward County Land Use Plan. Policy 15.1 has been updated pursuant to the EAR recommendations and State Statutes.

Policies 3.3, 12.1, 13.3 have been updated to reflect correct the City Division name from Engineering to Environmental Services.

The 2002, 2004, and 2005 legislatures established a process for water supply planning, amending Chapters 163 and 373, F.S., to improve the coordination of water supply and land use planning. Senate Bills 360 and 444 strengthened the statutory linkage between the regional water supply plans prepared by the water management districts and local government comprehensive plans. The City of Pembroke Pines falls within the Lower East Coast Regional Water Supply Plan area and is required to ensure that adequate water supplies will be available to meet future demand, by developing a 10-year water supply facilities work plan (WSFWP). The WSFWP includes alternative water supplies, water reuse and conservation programs as required by State Statute, and are incorporated into the City's Comprehensive Plan through the Potable Water Supply and Water Resource Management Coordination sub-element of the Infrastructure Element. Amendments have been made to the goals, objectives, and policies and data and analysis sections of this element, along with Infrastructure, Conservation, Capital Improvements, and Intergovernmental Coordination Elements addressing water supply planning requirements. Cross-reference notations have been added for all applicable amendments to the elements' goals, objectives and policies sections.

Future Land Use Element changes include Proposed Policies 7.9 (cross reference existing IE Policy 8.7), 10.6 (cross reference IE Policy 9.3, CE Policy 2.18, and ICE Policy 1.9) and 11.13 (cross reference IE Policy 9.8, and ICE Policies 1.9 and 2.11). Existing FLU Objectives X (cross reference IE Objective IX) and XI were updated pursuant to the above requirements. Existing FLU Policies 12.1 and 13.3 are consistent with water supply planning requirements. In response to DCA's Objection, Recommendation and Comment report dated August 6th, 2008, FLU Policies 7.10, 7.11, 11.13, and 11.14 were added.

Planning Horizons – The FLU planning horizons are 2010 and 2015.

Service Area – The FLU service area consists of the entire City of Pembroke Pines.

II. EXISTING LAND USE DATA REQUIREMENTS

The City of Pembroke Pines was incorporated in 1960 and consists of approximately 34 sq. miles (22,215 acres). Pembroke Pines is one of thirty (30) incorporated municipalities within Broward County. It is situated six miles southwest of Fort Lauderdale/Hollywood International Airport, 26 miles north of Miami, and 35 miles south of Boca Raton. Adjacent to Pembroke Pines are the cities of Hollywood, Miramar, Cooper City, and the towns of Davie and Southwest Ranches, and the unincorporated area of Broward County. The City is bounded by major arterial roadways on all four sides and bisected from east to west by Pines Boulevard. Interstate-75 (I-75) transects the City north/south through the western 1/3 of the City and provides ready access to Dade County, Collier County, the Sawgrass Expressway, and other parts of Broward County.

At the time of Comprehensive Plan adoption in 1990, approximately 35% of the City was built with more than 65% of the City vacant. In 2005, approximately 95% of the City was built with 5% of the City vacant. Table FLU-1 (Appendix-Tables) and Map No. FLU-7 (Appendix-Maps) outline the current distribution of existing land uses within the community.

The following will further analyze the different characteristics of the existing land uses within the community as of 2005 with observations on the future growth and development of the community.

A. Residential

In 1995, residential development represented approximately 10,500 acres of the City's 22,176 total acres or 47% of the City's total acres. Of this amount, the predominate type of residential development was single family which represented approximately 84% of the residential component of the built environment within Pembroke Pines. The balance of the residential component primarily consisted of a variety of townhouse, garden apartments and mid-rise condominiums. The multi-family category grew by 713 acres, from 841 in 1984 to 1,554 acres in 1995. The multi-family category represented approximately 4% of the City's total acreage and 24% of all residential designated land in 1984, and 7% of the City's total acreage and 15% of all residential designated land in 1995. Although the multi-family

category grew in number of acres and as a percentage of the City's total acreage, it decreased as a percentage of the City's residential designated lands. At the time of adoption of the EAR in 2006, single family uses increased from 40 percent in 1995, to 45 percent. Multi-family uses increased from 7 to 12 percent, while mobile home uses remained the same and special residential facilities increased from .02 to 5 percent. Single family uses represents approximately 77 percent of the total existing residential development, while multi-family uses represents approximately 20 percent total existing residential development with mobile homes and special residential facilities representing the remaining 3 percent of total existing residential development.

B. Commercial

The commercial component of the existing land use within the City consisted of approximately 940 acres in 1995 which represented only 4% of the City's total acreage. In 1984, commercial land uses consisted of approximately 330 acres and accounted for approximately 1.5% of the City's total acreage. Commercial land uses primarily consist of retail sales, but also includes some wholesale trade, offices, restaurants, service outlets, automobile service facilities and automobile dealerships, and the like. With the development of I-75 and the improvement of the major roadways in the area, commercial activity has increased. Construction of two regional malls (Pembroke Lakes Mall at the northeast corner of Flamingo Road and Pines Boulevard and Westfork Plaza at the northeast corner of Dykes Road and Pines Boulevard) have been completed. Commercial activity as well as other uses continues to occur on Pines Boulevard, which is the major east/west thoroughfare through the City. At the time of adoption of the EAR in 2006, commercial uses increased from 4 percent in 1995 to 6.5 percent of existing development in the City of Pembroke Pines.

In 1984, twenty-six (26) separate commercial centers containing approximately 1,600,000 sq. ft. of retail space were located within the City. Seventeen of the twenty-six centers were neighborhood or community centers. Twelve of the centers were located east of University Drive and the City's most concentrated area of commercial activity was at the intersection of University Drive and Pines Boulevard. In 1984 there was over 1,000,000 sq. ft. of retail and office space within a ½ mile of the intersection, with 300,000 additional sq. ft. planned. All of these centers have been completed and many have undergone renovation and upgrades as part of their continued efforts to attract new businesses to the centers.

By 1988, commercial development increased to approximately 470 acres or 2% of the City's total acreage. Since 1988, the City has added another concentrated area of commercial activity with the completion of the Pembroke Lakes Regional Mall in the vicinity of Flamingo Road and Pines Boulevard and Westfork Plaza in the vicinity of Dykes Road and Pines Boulevard. By 2005, several commercial centers were developed with a major center currently under construction east of I-75 and south of Pines Boulevard (Shops at Pembroke Gardens). Commercial development comprises approximately 1,438 acres of the City's total acreage.

The following defines the three basic commercial center categories:

1. Neighborhood Center which provides convenience goods on a daily basis and typically serves an area up to a mile in radius. Typical characteristics include:

Average gross leasable area
(GLA) = 50,000 sq. ft.
GLA range = 100,000 sq. ft.
Parcel size = 3 - 10 acres
Trade area = 2,000 - 20,000 people

2. Community Centers provide a much wider array of goods and services and typically include junior department stores, specialty discount centers. They oftentimes have a food and drug store combination. Typical characteristics include:

Average gross leasable area
(GLA) = 150,000 sq. ft.
GLA range = 100,000 - 300,000 sq. ft.
Parcel size = 10 - 30 acres
Trade area = 40,000 - 150,000 people

3. Regional Centers which provide a wide variety of services and goods and many times include movie theater complexes, major department stores and automotive centers. Typical characteristics include:

Average gross leasable area
(GLA) = 400,000 sq. ft.
GLA range = 300,000 - 1,000,000 sq. ft.
Parcel Size = 50 - 100 acres

Trade area = 150,000 people

C. Industrial

In 1984 and 1988, there were only seven (7) acres of industrial land within the City of Pembroke Pines, which represented approximately .003% of the City's total acreage. In 1995, there were 47 acres of industrial land within the City which represented approximately .02% of the City's total acreage. FLU Objective II and its implementing policies address the intentions of the City in its economic development efforts. FLU Policy 2.1 reflects the City's desire to attract a more balanced mix of commercial, office and industrial uses. Between 1995 and 2006, industrial land increased from .02 percent to 1.7 percent with approximately 390 acres of the City's total acreage. The Non-Residential Intensities Table (Table FLU-3) includes intensity standards for all non-residential future land use categories.

D. Community Facilities

In 1984, the City of Pembroke Pines had the following four (4) major community facilities with the fifth facility added in 2000:

1&2. North Perry Airport/Broward Community College

This is a Broward County operated General Aviation Airport which encompasses approximately 528 acres located south of Pines Boulevard and east of University Drive. The majority of the site is reserved for airport operations devoted exclusively to private and light business type planes. Aircraft weighing more than 12,500 lbs. and all jet aircraft are restricted from utilizing this airport (Broward County Ordinance No. 91-16).

According to the North Perry Airport Master Plan Update, prepared by Leigh Fisher Associates, December 1996, North Perry is operated by the Broward County Aviation Department and is classified by the Federal Aviation Administration (FAA) as a basic utility reliever airport for the Fort Lauderdale-Hollywood International Airport. The primary activities at North Perry include recreational flying, flight training, and business flying. A complete description of the airport facilities and services is included in the Transportation Element. FLU Policy 18.1 and TE Policy 2.4.3. reflect the City's current and updated strategies of coordinating with the Broward County Aviation Department in the regulation of land uses surrounding the airport.

In the northeast portion of the airport is a branch of the Broward Community College called the Judson A. Samuels South Campus. The campus can accommodate 22,000 students each year. This particular facility attracts approximately 7,000 to 8,000 day and evening students drawing from both Dade and Broward County. This has had ancillary impacts on service needs in the surrounding area as well as on housing and construction needed to meet the college environment needs.

3. South Florida State Hospital

This facility consists of nearly 290 acres and is located on the opposite side of University Drive from North Perry Airport. The State of Florida owns the property and leases land to both the City of Pembroke Pines Senior Apartments and to Douglas Gardens North, which provides both assisted and independent living residential units. Both facilities provide affordable housing to low income senior residents through HUD's Section 8 housing program. The City's apartment site is planned to expand by 200 units during the next 2 years and Douglas Gardens North is also planning for expanded facilities and services for the City's senior population.

4. Walter C. Young Human Resource Center

The City of Pembroke Pines is also fortunate to have a unique facility known as the Walter C. Young Human Resource Center which is actually six (6) centers in one. This is a joint development of City, County, School Board and State of Florida funding, and the following activities and amenities are provided at this facility:

- a. A full service auditorium/theater with adjoining music and art suites to seat 650 people.
- b. Recreation center with both indoor and outdoor sports activities. This includes a gymnasium, tennis/racquetball courts, football/soccer/baseball/softball fields, a running track, swimming pool and toddler's outdoor play area.
- c. Learning resources center, which offers a full service middle school library and a full service branch of the Broward County Library System, a professional library, conference rooms, a dark room and a media production lab.

- d. Counseling/Community Service - A daycare facility, senior center and a wide variety of guidance and social service programs are provided.
- e. A middle school with academic classrooms, science and skills development laboratories and exceptional educational programs under the Broward County School System and Broward Community College administration.
- f. An administrative center to coordinate the entire complex.

5. Academic Village

At the Florida State University (FSU) Charter School campus (Sheridan Street and 172nd Avenue), the City of Pembroke Pines has partnered with FSU to produce the Pembroke Pines Charter School Florida State University Campus and elementary school facility which is a Professional Development School to promote learning, research and collaboration. The site also consists of a 142,000 square foot Charter High School, a 91,300 square foot regional library, a 24,800 square foot community college facility, and a 15-acre outdoor education and wetlands open space facility. The Charter High School and all other associated Academic Village development has been in operation since August 2000.

Pembroke Pines is home to three university campuses, one community college with two campuses, three high schools with one additional high school under construction, six middle schools, and thirteen elementary schools. The above mentioned includes four Charter Elementary Schools, two Charter Middle Schools and one Charter High School, all of which are owned and operated by the City of Pembroke Pines.

FLU Objective IV addresses the intentions of the City in its efforts to continue to ensure adequate land for community facilities. FLU Objective V addresses the coordination of land use planning with the provision of public education facilities.

FLU Policies 5.1, 5.2, and 5.5 were adopted by Ordinance No. 1310 pursuant to previous legislation concerning school collocation (DCA reference No. Pembroke Pines 99PS1). Chapter 163.3177(6) (a) requires local governments to include school location criteria in their comprehensive plans. The purpose of the criteria is to encourage the location of schools near urban areas and to collocate them with parks, libraries and community facilities to the extent possible. In addition, land use elements are required to designate land use categories where public schools are an allowable use.

In accordance with the Broward County Charter, public school facilities and facility site location services are provided by the Broward County School Board and in the case of Charter Schools, by the City of Pembroke Pines. FLU Objective V was adopted pursuant to the recommendations of the Broward County Planning Council to ensure through the future land use planning process and coordination with the Broward County School Board, that public elementary and secondary school facilities will be available to meet the current and future needs of the City's school population. Under Objective V of the City of Pembroke Pines Future Land Use Element (FLUE), Policy 5.1 provides for the City to coordinate with the Broward County School Board in encouraging the location of schools proximate to urban residential areas to the extent possible and to collocate public facilities, such as parks, libraries and community centers with schools to the extent possible. Policy 5.2 provides for the City to review the school location criteria as adopted by the Broward County School Board and include the criteria appropriate for the City of Pembroke Pines as an amendment to the City's Comprehensive Plan upon its availability and subject to the requirements of Chapter 163, Florida Statutes and 9J-5, FAC.

FLU Policies 5.3 and 5.4, and 5.6 were adopted pursuant to the recommendations of the Broward County Planning Council and further the City's intergovernmental coordination activities with respect to the provision of public schools. Previously adopted Policy 5.5 was deleted and replaced by the same policy as 5.6. Previous Policy 5.6 is replaced by Previous Policy 5.7. FLU Policy 5.7 is a new policy which is consistent with the South Florida Regional Policy Plan Policy 5.3. FLU Policies 5.8 and 15.6 are new policies that are consistent with Change No. 83 to Rule 9J-5, FAC. Policy 5.9 is a new policy that is consistent with the Broward County Land Use Plan adopted EAR amendments. Policies 5.10 and 5.11 are new policies recommended by the EAR in the analysis of the major issue relating to school facility coordination. Policy 5.12 is a new policy to address the changes in Chapter 163 relating to school concurrency.

Section 163.3177(6) (a), Florida Statutes also requires the designation of land use categories where public schools are an allowable use. The Future Land Use Element of the City's Comprehensive Plan currently lists public schools as an allowable use under the following land use designations:

- a. Residential
- b. Rural Ranches
- c. Commercial
- d. Office Park
- e. Industrial
- f. Employment Center
- g. Employment Center - Low
- h. Community Facilities
- i. Agriculture
- j. Regional Activity Center
- k. Local Activity Center
- l. Transit Oriented Corridor
- m. Transit Oriented Development
- n. Mixed Use Residential

Since the majority of the City's land use designations currently permit public schools, the permitted uses section of the City's Land Use Element is in compliance with Section 163.3177(6) (a).

FLU Policy 5.5 provided that the City will incorporate Policies 5.1 and 5.2 of the FLUE into the City's Intergovernmental Coordination Element (ICE). The ICE, which was adopted by the City Commission on 12/20/2000 (Ordinance No. 1362), incorporated by reference the above-mentioned policies and therefore, this policy was deleted. Updated Policy 15.1 provides for the City to incorporate all updated objectives and policies which require coordination with other governmental entities in the City's Intergovernmental Coordination Element (ICE) during the amendment cycle following the update.

The City updated the map series to include community facilities such as schools and public health facilities as recommended by the EAR, adopted February 2006. FLU Policy 4.7 provides for continuous updates to the map series consistent with the update to the Broward County map series

E. Recreation/Conservation

The City contains a substantial amount of recreational and conservation uses. The conservation area is the State of Florida's first wetlands bank which consists of approximately 460 acres. This area has been dedicated to the City of Pembroke Pines by the Chapel Trail development in the western portion of the community. FLU Policies 2.7, 2.9, 3.3, 3.4, and 11.4 and ROS Policies 1.4, 2.3, and 3.4, have been adopted pursuant to the recommendation of the EAR to promote and protect the Chapel Trail Preserve as a tourist attraction and valuable environmental resource. ROS Policy 1.5 promotes public access to the area pursuant to adopted Resolution No. 3127. The preserve area is 460 acres and therefore can be considered a regional park that serves the residents of more than one city.

The City also contains a high percentage of parks including two regional parks operated by Broward County. C.B. Smith Park has both active and passive recreational opportunities for the community and the adjacent cities, and is located at Flamingo Road and Pines Boulevard and consists of 320 acres. In addition, Broward County operates an active recreational park immediately north of the City at Douglas Road known as Brian Piccolo Park which consists of approximately 189 acres. The recreational facilities existing within the community are outlined in the Recreation and Open Space Element of the Comprehensive Plan.

ROS Policy 3.3 and the City's map series (FLU-6) has been updated for parks and submitted with the 2007 EAR Amendments, pursuant to FLU Policy 4.7. FLU Policy 4.3 and ROS Policy 3.1 amended the adopted level of service standard for the provision of park and recreational land from 10 total acres per thousand population for all types of park facilities to 10 total acres per thousand population to be achieved by providing 7 acres per thousand in neighborhood and community type park facilities and 3 acres per thousand in regional type park facilities. ROS Policy 4.5 relating to the timing of development with needed park and recreational land facilities was adopted pursuant to the recommendation of the EAR, adopted in 1995, and as required by Chapter 163, FS, and Rule 9J-5, FAC. Policy 1.7 is intended to improve access to all park facilities within the City of Pembroke Pines.

F. Historic Resources

The 1990 adopted Comprehensive Plan identified the following Historical/Archaeological sites: Buzzards Roost (8BD00092); Seminole Rock Pit (8BD00019); Houdaille Mound (8BD00021); Snake Creek (8BD00013); 8BD00086; and 8BD002139. As noted in the Conservation Element, the City has not yet identified any historic resources. The data on the above archaeological sites was updated and submitted with the Intergovernmental Coordination Element during the 2000 amendment cycle (Map No. CE-2, CE – Appendix – Maps – Page 3), and the map will continue to be updated on an as needed basis in accordance with CE Policy 4.17. FLU Policies 11.1 and 11.8 were adopted and provide for the protection of any historic resources identified in the future. FLU Policy 11.10 was adopted pursuant to the recommendation of the Broward County Planning Council to further the City's activities with respect to the protection of historic resources.

G. Natural Resources

The City is an inland community with no coastline or beaches and all rivers, lakes and water bodies which have been identified on the natural resource maps have been updated pursuant to FLU Policies 3.4, and 11.9, and CE Policy 4.15 (see Map No. FLU-5, City of Pembroke Pines Natural Resources, FLU-Appendix-Maps-6 and Map No. CE-1, Wetland Map, CE-Appendix-Maps-2). There are from time to time isolated wetlands which are identified and reviewed by the U.S. Army Corps of Engineers and the Florida Department of Environmental Protection, but due to the diking of the Everglades in the early part of the 20th century, there had been a gradual natural decline of all wetlands within the community. These same agencies including the South Florida Water Management District continue to regulate wetlands and review wetland mitigation plans designed to preserve existing sites or to minimize the negative impacts of development on existing wetland communities. CE Policies 2.15 and 2.16 were adopted for the purpose of protecting and preserving the Biscayne Aquifer as recommended by the EAR (adopted 2006), and Chapter 163, State Statutes relating to the 10-Year water supply planning requirements, and are consistent with the Broward County Conservation Element EAR amendments for the unincorporated area.

The only mineral resources within the community were the road and building materials products which were excavated from rock pits in various parts of the community. These rock pits are no longer in operation. FLU Objective XI and Policies 11.4, 10.1, 11.5, 11.6, and 11.7, and CE Objective IV and Policies 4.3, 4.4, and 4.7 reflect ongoing activities in the protection, maintenance, and preservation of the City's natural resources. CE Policies 4.19, 4.20, and 4.21 further enhance the City of Pembroke Pines objective to protect, maintain and preserve the City's natural resources.

1. Climate

The climate in the City of Pembroke Pines is characterized by long, warm, humid summers and mild winters. The climate is considered one of the most important natural resources of the City as well as of the State of Florida. The Atlantic Ocean moderates the maximum temperatures in the summertime as well as to a certain extent the minimal temperature in the wintertime. It is considered a humid subtropical type climate. Rainfall also has a significant impact on the area with precipitation occurring during all seasons; however, a rainy season of five months is considered from June through October and this brings nearly 65% of the annual rainfall for the area. Average rainfall is approximately 64 inches. Most summer a rainfall comes from showers and thunderstorms which are of short duration. A 24- hour maximum rainfall of 9 inches is expected to occur in one year of every ten years on average.

Tropical storms have a hazardous influence on the area, but they occur on irregular intervals. On the average, hurricane force winds occur one year in seven. In August 1992, one of the most damaging and most expensive natural disasters in United States history struck the State of Florida with a direct hit to several cities in southern Dade County which are within one hour driving distance of the City of Pembroke Pines.

According to the National Hurricane Center, in Dade County, up to one-quarter million people were left homeless. According to the Internet article "Residents Piecing Together Lives Five Years After Hurricane Andrew," August 24, 1997, News-Journal Corporation, the following statistics on the effects of the hurricane on Dade County's population were collected and included the following: Nearly 140,000 homes were either damaged or destroyed; more than 8,000 businesses were affected that employed more than 50,000 people; 20 percent of the pre-storm businesses were not able to reopen; 95 percent of the 840 nurseries were destroyed; 65 schools and 8 hospitals were damaged; and Dade County's population dropped from 2,000,555 in prestorm 1992 to 1,943,442 in 1993 (decrease of 57,113 or approximately 3 percent). The City anticipated the 2000 US Census data to reflect significant changes in population characteristics and trends as a result of Hurricane Andrew (see discussion below under Population Projections).

The prevailing wind direction is southeasterly from March through September and northwesterly to easterly for the other months. The wind velocity generally ranges from 12 to 20 miles/hour during the day and usually drops below 10 miles/hour at night. Average humidity is generally pretty high, approximately 87% early in the morning to about 60% in the early afternoons.

2. Physiography and Drainage

Pembroke Pines is nearly level in topography. The soils are generally sandy and underlain by limestone, which is porous, allowing water to move through it laterally for long distances. The major drainage basins affecting Pembroke Pines are the North New River Canal which is situated in Davie and the C-9 Canal which is on the Dade County line to the south. Both of these canals are under the management and control of the South Florida Water Management District. FLU Policies 12.1 and 13.1 were adopted to reflect ongoing drainage and stormwater management activities. Infrastructure Element (IE) Policy 5.3 addresses the criteria that continue to be used by the various governmental agencies to protect property from potential hazardous flooding conditions. CE Policy 2.14 provides for the City to continue to implement land development regulations to protect property from flood damage. FLU Policy 13.2 and IE Policy 2.15 provide for the City to continue to update its map series to include flood plains/flood zones on an as needed basis following the update to the Broward County map series.

3. Soil

The following information includes a description of the soils commonly found in the City of Pembroke Pines (see Map No. FLU-5 - City of Pembroke Pines Natural Resources, FLU - Appendix - Maps - 6). There are seventeen different soil types within the City of Pembroke Pines and these are noted on Table FLU-2 below.

Table FLU-2
DATA REQUIREMENTS

Soil Legend

Ao	Arents, Organic Substratum - Urban Land Complex
Ba	Basinger Fine Sand
Da	Dania Muck
Ha	Hallandale Fine Sand
Hb	Hallandale - Urban Land Complex
Hm	Hallandale and Margate Soils
Ia	Immokalee Fine Sand
Ir	Immokalee, Limestone Substratum - Urban Land Complex
Iu	Immokalee - Urban Land Complex
La	Lauderhill Muck
Ma	Margate Fine Sand
Mu	Margate - Urban Land Complex
Pm	Plantation Muck
Pp	Pompano Fine Sand
Sa	Sanibel Muck
Ud	Udorthents
Un	Udorthents, Shaped
Ur	Urban Land
W	Water

The predominate soil types within Pembroke Pines include the following:

- a. Immokalee - Urban Land Association
- b. Hallandale - Margate Association
- c. Lauderhill - Dania Association

The Immokalee Urban Land Association consists of poorly drained, nearly level sandy soils that are more than 80 inches deep; most have a dark, organic coated sub-soil and some have areas that have been modified for urban use. This association is typified by the eastern portion of Pembroke Pines and consists of approximately 20% of the land area.

The Hallandale - Margate Association consists of poorly drained, nearly level sandy soils that are less than 6 inches deep to hard limestone. This soil type is in the east central portion of the City and only consists of approximately 10% of the land area.

The Lauderhill Dania Association is the largest association within the City and this consists of very poorly drained, nearly level, organic soils that are less than 4 inches deep to hard limestone. This association presents approximately 70% of the land area.

FLU Objective XI and CE Objective III reflect ongoing activities relating to the protection and maintenance of minerals and soils. CE Policies 3.1 and 3.2 reflect the implementation of applicable land development regulations to ensure the continued protection of soil resources.

4. Wellfields

The Broward County Water Management Division was responsible for the development of a comprehensive future wellfield study. This study identified sites for future wells to serve the future population. Map FLU-2 (Appendix) identifies wellfields and wellhead protection areas in accordance with the Broward County Department of Planning and Environmental Protection Semi-Annual Inventory Report on Contaminated Locations in Broward County, July 1998. FLU Objective X and the Evaluation Measure for FLU Objective X were adopted pursuant to the recommendations of the Broward County Planning Council. FLU Policy 10.1, CE Objective II and CE Policy 2.1 reflect the City's ongoing activities relating to the protection of wellfields. CE Objective II has been updated to ensure that conservation activities are also consistent with the adopted Regional Water Supply Plan for our region. FLU Policy 10.2 provides for the protection of potable water wellfields by designating appropriate activities and land uses within wellhead protection areas. FLU Policies 10.3 and 10.4, IE Policies 2.10 through 2.12, and CE Policies 2.7 through 2.11 were adopted pursuant to the 1995 EAR recommendations as strategies to further protect and utilize the quantity and quality of water resources within the community, and to be more consistent with the policies of the Broward County Department of Planning and Environmental Protection. IE Policy 2.10 and CE Policy 2.8 have been updated with the 2007 EAR amendments to reflect the completion of the septic tank inventory. IE Policy 10.5 and CE Policy 2.13 were adopted to address a concern of the SFRPC which was identified during the 1995 EAR sufficiency review, and have been updated with respect to including the data and analysis associated with the effects of saltwater intrusion on the status of water quality on groundwater resources within the 10-Year Water Supply Plan which will be adopted within 18 months of adoption of the Regional Water Supply Plan.

H. Population Projections

Population projections have been updated utilizing Broward County staff projections, and are included in the EAR, adopted February 2006. Population projections prepared by the Florida Housing Data Clearinghouse, University of Florida (fka Shimberg Data Center) were utilized to update the Housing Element. The City anticipated that the 2000 US Census data would reflect the effects of Hurricane Andrew on the migration of households from Dade County to Broward County as well as the housing construction costs which were affected by more restrictive South Florida Building Code provisions. Since the City of Pembroke Pines is located in closer proximity to Dade County than the majority of cities in the county, the omission of the effects of Hurricane Andrew on the population count, median income level, household size, and housing construction costs were of particular concern.

The EAR, adopted February 2006, included an analysis of issues determined to be of major importance by the City's Local Planning Agency during the conduction of Scoping Meetings pursuant to Chapter 163.3191, F.S. One of these issues included Managing and Directing Population Growth. According to the adopted EAR, population growth in the city as well as in the county continues to be driven by net migration. People are attracted to the South Florida Region by external factors such as the climate, economy, and lifestyle. As mentioned above and within the climate section of the adopted Future Land Use Element, increases in certain demographic categories were anticipated due to the effect of Hurricane Andrew on the migration of households from Dade to Broward County. The average household size increased from 2.4 in 1995 to 2.6 in 2000 (an increase of 7.6 percent). In 2000, the City's population grew to 137,427, and in 2005, the City's population was projected to be 157,711, a growth rate of 13 percent since 2000. The County's population grew to 1,621,387 in 2000, to a projected 1,790,180 in 2005, or a 9 percent growth rate since 2000. The City of Pembroke Pines experienced more significant rates of growth from 1990 to 1995 (34 percent) while during this same period, the County's population grew by about 8 percent. Although the City's projected rate of growth exceeds the county's, the differences in the two rates have been significantly reduced.

I. Affordable Housing

As mentioned in the Housing Element, the data indicates there is a need for affordable housing for all household income levels. In order to address these needs and Chapter 163, F.S., and Rule 9J-5, FAC requirements, many modifications were adopted to the Housing Element goals, objectives, and policies during the 1999 EAR amendment and update process. FLU Objective VIII was adopted to be more consistent with the goal, objectives and policies of the Housing Element. FLU Policy 8.3 was adopted in accordance with the South Florida Regional Planning Council's recommended policies and is consistent with HE Objective VI. FLU Policy 8.4 was adopted pursuant to the recommendation of the 1995 EAR and is consistent with HE Policy 2.6. FLU Policy 8.5 and HE Policy 3.10 were adopted pursuant to the recommendations of the Broward County Planning Council to further the City's activities relating to the provision of affordable housing units; however both policies have been updated consistent with the 2006 adopted EAR recommendations and the Broward County Land Use Plan EAR amendments. On March 21, 2007, the City Commission adopted Ordinance No. 1575 that provides a tiered approach in addressing affordable housing needs by creating an affordable housing program, a housing trust fund, and an independent/outside housing study authorized to conduct an analysis of the City of Pembroke Pines' affordable housing needs. The ordinance also provides for a system of monitoring and review with a second tier that may, in the future, incorporate the findings of the affordable housing study as recommended by the City Commission.

HE Policies 1.8 through 1.14, 2.8, and 3.14 through 3.18 are adopted pursuant to the 2006 adopted EAR recommendations and are consistent with the Broward County EAR amendments. HE Policy 3.12 is adopted pursuant to the 2006 adopted EAR recommendations and SFRPC Strategic Regional Policy Plan Policy 6.3. HE Policies 3.13, 7.4 and 7.5 are adopted pursuant to the 2006 adopted EAR recommendations.

Affordable Workforce Housing was also identified as a major issue by the City's Local Planning Agency during the conduction of scoping meetings as required by Chapter 163.3191, F.S. According to the 2006 adopted EAR, the data indicates that the current affordable housing deficits are significantly less than what was projected for 2005 during the 1999 Ear amendment process. However, there is no dispute that the demand for affordable housing remains significantly higher than the supply. This issue is discussed further in the vacant land analysis section of this element as well as the Housing Element data and analysis sections.

J. Quality Development and Concurrency Management System

The adopted goal of the FLU takes into account all of the elements of the Comprehensive Plan in order to continue to promote quality development in the City. FLU Objective I and FLU Policies 1.12, 1.13, 1.14, and 4.4 were adopted pursuant to the recommendation of the 1995 EAR to further the City's current activities relating to the promotion of quality development. FLU Policies 1.13 and 1.14 have been updated with the 2007 EAR amendments to reflect the current planning horizons. FLU Policies 1.16 and 18.3 were adopted pursuant to the recommendations of the Broward County Planning Council to continue the City's current activities relating to the potentially adverse impacts of industry (1.16) and the reduction of incompatible uses (18.3). FLU Policy 1.11 was adopted pursuant to the recommendation of the 1995 EAR and reflects ongoing activities of the City to promote quality development through its subdivision requirements. FLU Policy 12.10 was also adopted pursuant to the recommendation of the 1995 EAR to reflect ongoing annexation activities which promote quality development by reducing urban sprawl.

In addition to the above, FLU Objective XVIII, the Evaluation Measure for FLU Objective XVIII, and implementing FLU Policies 18.4, 18.5, and 18.6, were adopted pursuant to the recommendations of the Broward County Planning Council to further the City's efforts to encourage the elimination or reduction of existing incompatible land uses and prevent future incompatible land uses.

FLU Objective VII regarding the maintenance of the City's concurrency management system was adopted pursuant to the recommendation of the 1995 EAR, and is more consistent with the requirements of Chapter 163, FS, and Rule 9J-5, FAC. FLU Policy 7.1, IE Policies 2.6, 6.4, and 8.8, and CIE Policy 2.1 regarding the timing of development orders and permits and the availability of needed facilities and services were adopted pursuant to the recommendation of the 1995 EAR, and as required by Chapter 163, FS, and Rule 9J-5, FAC. CIE Policy 2.5, regarding the timing of development orders and permits and the availability of needed facilities and services were adopted pursuant to the recommendation of the 1995 EAR and as required by Chapter 163, FS, and Rule 9J-5, FAC. FLU Policies 7.2, 7.3, 7.4, and 7.5 were adopted pursuant to the recommendation of the EAR to further the City's current activities relating to concurrency management. FLU Policy 7.8 was adopted pursuant to the recommendation of the Broward County Planning Council and was similarly intended to further the City's activities relating to concurrency management. FLU Policies 7.2, 7.3 and 7.5 are consistent with IE Policies 2.5, 2.6, 2.7, 4.7, 4.8, 4.9, 6.3, 6.4, 6.5, 8.7, 8.8, and 8.9, as updated. CIE Policy 2.5 has been updated pursuant to the 2006 adopted EAR recommendations and State Statutes. In addition, TE Evaluation Measure for Objective 2.I and its implementing policies have been updated pursuant to the 2006 adopted EAR recommendations, DOT review comments during the EAR process, and the Broward County Transportation Element adopted EAR amendments.

K. Coordination and Consistency

FLU Objective XV and the Evaluation Measure for FLU Objective XV were adopted pursuant to the recommendations of the Broward County Planning Council. Implementing policies for the objective include adopted Policies 15.1, 15.2, 15.3, and 15.4. FLU Policies 15.2 and 15.3 (relating to the coordination and both internal and interagency consistency of the City's Comprehensive Planning process with the plans of other agencies) were adopted pursuant to the recommendations of the 1995 EAR and requirements of Chapter 163, FS, and Rule 9J-5, FAC. FLU Policy 15.1 has been updated pursuant to the 2006 adopted EAR recommendations and provides for the City to incorporate all Future Land Use Element objectives and policies which require coordination with other governmental

agencies in the City's Intergovernmental Coordination Element (ICE) during the next available amendment cycle. The ICE was adopted by the City Commission on 12/20/2000 (Ordinance No. 1362), and has incorporated by reference and will continue to incorporate all applicable FLU objectives and policies pursuant to updated FLU Policy 15.1 (Table ICE-4 - ICE - Appendix - 6). FLU Policies 15.3 and 15.4 have been updated to reflect their continuation pursuant to the 2006 adopted EAR recommendations and State Statutes. FLU Policy 15.5 is an implementing policy under FLU Objective XV and was adopted pursuant to the recommendations of the Broward County Planning Council. Policy 15.6 is adopted pursuant to the 2006 adopted EAR recommendations and Rule 9J-5, FAC, Change No. 83

TE Objective 2.2. and its implementing policies further coordination efforts between land use and transportation planning. Coordination efforts are especially significant given the shift from roads to public transit by the County and from the Florida Interstate Highway System to Strategic Intermodal Systems (SIS) by the State of Florida Department of Transportation.

Objective XVII continues to provide for the City to coordinate future land uses by encouraging the elimination of uses that are inconsistent with any interagency hazard mitigation reports in accordance with Chapter 163, FS, and Rule 9J-5, FAC. FLU Evaluation Measure Objective XVII was adopted for monitoring purposes. Policy 17.1 provides for the City of Pembroke Pines to work with Broward County and other governmental agencies to coordinate post-disaster redevelopment and hazard mitigation plans. The South Florida Building Code (Broward County Edition) also sets minimum standards for structures to withstand stress loading due to flooding, wind and other natural hazards associated with hurricanes. Policy 17.2 provides for the City of Pembroke Pines Building Division to continue to enforce the provisions of the South Florida Building Code as amended (Broward County Edition). Policy 17.3 provides for the City of Pembroke Pines to coordinate with Broward County's post disaster mitigation efforts to incorporate appropriate interagency hazard mitigation report recommendations into the future land use planning process.

III. ANALYSIS REQUIREMENTS

This segment of the Future Land Use Plan relates to a review and analysis of the availability of facilities and services to serve the existing land uses which are included in the Data Requirements section of the Future Land Use Plan and also for land for which development orders have been issued. The types of services that are reviewed in this segment include: transportation, sanitary sewer, solid waste, drainage, potable water and natural groundwater aquifer recharge. See Table FLU-4 (Appendix) for a comprehensive listing of existing and proposed facility levels of service.

A. Transportation

The Transportation Element of the Comprehensive Plan identifies the existing transportation system within the community and region. The expansion of Pines Boulevard from the Turnpike to Flamingo Road, the construction of I-75 through the City, and the connection of I-75 with the State Road 84/I-595 highway have greatly improved the regional aspects of transportation capabilities to serve the Pembroke Pines community. The expansion of Flamingo Road from a two-lane to a six-lane facility has provided relief for University Drive which had been operating at overcapacity. The area of the City in the vicinity of University Drive is now included within an area designated for transit concurrency by Broward County (Southwest District).

Public transit service to the community is primarily operated by the Broward County Mass Transit Division, who makes adjustments in the service requirements of the community to more adequately meet the growing demands. Supplementing this service is the community bus shuttle service provided by the Community Services Department which provides public transit services for the elderly and transportation disadvantaged.

The City of Pembroke Pines has and will continue to participate in Highway Beautification agreements with Broward County and the State of Florida Department of Transportation (see City of Pembroke Pines TE Policy 2.2.3.). It has also fostered the development of quality communities in the western reaches of the City as an attractively landscaped boulevard.

The majority of roadways in the City's Transportation system are either county, state or federal highways and accordingly, those agencies have the primary responsibility for funding, maintaining and upgrading those highways (See TE Table 2-1, TE Appendix). It was noted in the Intergovernmental Coordination Element that the City of Pembroke Pines will continue to work closely through its representation on the Metropolitan Planning Organization (MPO) to insure proper coordination with those agencies. This participation also helps to prioritize improvements to roadways based on local needs to serve the future growth and development of the community. See 2.1.14. for strategies the City proposes to implement in conjunction with Broward County to address overcapacity roadway segments and roadway segments approaching overcapacity. The balance of the roads within the City of Pembroke Pines are of secondary nature and are maintained either by the City, or are private roads that are maintained by the developments for which they serve. The Transportation Element indicates there are no secondary local roads which exceed an acceptable level of service at the present time or are anticipated to exceed an acceptable level of service over the short term or long term planning horizons.

The vast majority of eastern Pembroke Pines is already largely developed with the exception of the City Center development and the expansion plans for the South Florida State Hospital land. Data on the City's recently annexed areas at the northwest section of the City will be submitted during the next available amendment cycle. All future secondary roadway transportation facilities for any vacant parcels will continue to be borne by developers.

The update to the Transportation Element recognizes the shift in the transportation network from roadways to public transit consistent with the County's Transportation Element. Five of the seven segments identified as overcapacity are located with the County's Transit Concurrency District and these segments are funded for public transit improvements. Improvements to the two identified segments that are located within the County's roadway concurrency district are funded and currently under construction. Revised data on these links will be incorporated into the transportation element upon the update to the county's data.

Fifteen segments were projected to be overcapacity in the long term planning horizon and of the fifteen; three are located within the standard road concurrency district. Map No. TE-16 (Cost Feasible Highway Plan) shows improvements to two of the road segments (Sheridan Street and Pembroke Road). Interchange Improvements are also programmed for the intersection of Pines Boulevard and I-75. TE Policies 2.1.5., 2.1.6., 2.1.7., and 2.1.11. address the city's concurrency management system for both the standard roadway concurrency and transit concurrency districts when adopted levels of service are exceeded.

B. Sanitary Sewer Facilities

Sanitary sewer facilities for the City are provided by two (2) entities. The City of Hollywood accepts flows from the City of Pembroke Pines east of Flamingo Road and discharges them into the Atlantic Ocean. The agreement presently in effect with the City of Hollywood provides for adequate sewer service for the existing and planned communities. The western portion of the community which includes the Stoneridge and Alton properties, is served by the City's facility utilizing the method of deep well injection after secondary treatment. The Infrastructure Element will be updated with respect to the annexed and de-annexed properties located in the northwest portion of the city during the next amendment cycle.

In 1986 the City initiated and implemented an aggressive program to provide water and sewer lines to the western limits of the City including the Holly Lakes Mobile Home Park at U.S. 27. This installation was completed and was financed through a bond program with a special assessment for property owners served by this new facility. This has provided the proper sewer service as well as upgrades and expansions in advance of growth and development thereby maintaining a proper level of service for these facilities.

The City of Pembroke Pines Plant is relatively new having been constructed in the mid-1980's. The City anticipates continued opportunity for the proper growth and development of the remaining vacant land in the community over the next 10 – 15 years. The City installed, as previously noted, water and sewer facilities extending out to U.S. 27, and in 1983 passed a resolution which limits the issuance of permits for septic tanks. The City has taken great strides to provide water and sewer service for its entire community well in advance of the development of a significant portion of the community. Addressing the services in this manner will continue to provide for a safer and higher quality environment and greater protection to the natural resources occurring within the community and surrounding communities. The expected life of both the City of Hollywood and Pembroke Pines plants is well beyond the year 2015 horizon, and the adopted level of sanitary sewer services is expected to be maintained to serve the future population of the City through 2015.

C. Solid Waste

Solid waste generated in Pembroke Pines is collected by All Service Refuse Co., a private solid waste hauler. It is collected twice weekly at the curb and hauled to the Reuter facility located in western Pembroke Pines. This facility was planned to be a final disposal site when the last plan was completed. However, due to concerns about odor, this facility does not operate as originally intended. It presently serves as a transfer facility, with provision for sorting of recyclable materials. Solid waste is disposed of at the Chambers Landfill in Okeechobee. The Chambers Landfill has adequate capacity for at least 20 years. The Chambers contract is in effect until 2008 and will be reviewed and reconsidered after that time. The City's contract with All Service Refuse Co., for collection services runs until April, 2013, with an option to renew.

The City of Pembroke Pines initiated a newspaper recycling program in August 1989. Paper for recycling is collected weekly at the curb. The City's recycling activities also include the collection of plastic, aluminum, steel, and glass which are hauled by BFI to the Reuter transfer station in the City of Pembroke Pines.

The adopted level of solid waste services is expected to be maintained to serve the future population of the City through 2015.

D. Potable Water

The City of Pembroke Pines Water Treatment Plant provides potable water for the entire City of Pembroke Pines. The design capacity of the City's system in 1990 was 12 mgd. and the demand for that facility was 8 mgd. with a peak demand of 12 mgd. In 2007, the design capacity of the city's system was 18 mgd.; however the plant is restricted to the 16.29 mgd allowed for by the South Florida Water Management Consumptive Use Permit (CUP). Currently, the demand for this facility is 13.5 mgd. The level of service for that facility meets current standards. The Infrastructure Element has been updated with respect to the annexed and de-annexed properties in the northwest portion of the city and effects on projected water use.

The expansion of the facility provides an adequate supply of water for the existing and projected population of the entire City of Pembroke Pines. Table IE-2, located in the Infrastructure Element's (IE) appendix, prepared by the City's Environmental Services Division is replaced with Table 2-4 of the proposed 10 Year Water Supply Facility Work Plan (WSFWP) and provides an analysis of projected water use through 2018. The City is aware that the Lower East Coast Water Supply Update indicated a 2.7 MGD shortfall in water supply in 2015. An alternative water source as approved by SFWMD is included in the 10 year water supply facilities work plan to address the City's future water supply demand pursuant to the timetable approved by the SFWMD (by June 2008, local governments tell SFWMD what alternative water supply (AWS) projects it will implement). The level of service both has been modified by IE Policy 7.6 of the Potable Water subsection of the Infrastructure Element. With the proposed alternative water supply option identified in the WSFWP, the 2.7 MGD shortfall is addressed and adequate water will be available to serve the City's residents through 2018.

E. Groundwater Recharge

The City of Pembroke Pines supports and complies with the Broward County Wellfield Protection Ordinance and the expansion of wellfields to provide potable water service for the future residents of Broward County, including the City of Pembroke Pines. Also, the City adheres to strict guidelines and standards for the pre-treatment of all stormwater discharge

prior to discharge into the primary drainage system of the community in accordance with the criteria of the South Florida Water Management District, South Broward Drainage District, Central Broward Drainage District, and the Broward County Department of Planning and Environmental Protection. These pre-treatment standards continue to help insure that the aquifer is maintained to acceptable standards.

During the EAR sufficiency review conducted by the South Florida Regional Planning Council (SFRPC), a recommendation was made to add a discussion and data regarding the effects of saltwater intrusion on groundwater resources, wellfield capacities, and levels of service. In addition, the SFRPC indicated the EAR did not contain an assessment and evaluation of whether the wellfield protection ordinance adequately provides and maintains the level of service standards, or the status of water quality in the City's wellfields. IE Policy 10.5 and Conservation Element (CE) Policy 2.13 have been updated to address the SFRPC's recommendations by identifying the City's role as one of coordination only in the implementation of standards that have been adopted by the various Broward County agencies that play a primary role in the protection of groundwater resources. IE Policy 10.5 and CE Policy 2.13 further provides that the City will include an assessment and evaluation in accordance with the data collected from the various governmental agencies as recommended by the SFRPC in the Ten Year Water Supply Work Plan.

Note: The Permitted Uses Section is being deleted from the support document and added to the adoption document.

F) Vacant Land Analysis

This section of the Comprehensive Plan examines the character and magnitude of existing vacant undeveloped land to determine the suitability for use. The following major components will be addressed in this analysis:

- 1) Soils
- 2) Topography and Flood Prone Areas
- 3) Wetlands
- 4) Historic Resources
- 5) Water Wellfields

These are the predominant features which have an impact on the suitability of land for development within the City of Pembroke Pines. As noted under Table FLU-1 of the Existing Land Use Data Inventory, in 2005, there were approximately 990 acres of vacant land still remaining within the community. This represented approximately 4% of the total landmass of the City of Pembroke Pines. Tables FLU-5 and 6 describe in greater detail the vacant land distribution. In accordance with FLU Policy 7.7, the City updated the vacant land analysis in coordination with the Transportation Element in order to determine if there are adequate sites at sufficient densities to accommodate identified affordable housing needs and provide direction for amendments to the future land use map and future land use categories to ensure that a sufficient supply of potential affordable housing sites are designated. Results of the analysis are provided in the Housing Element Data and Analysis Requirements section.

1) Soils

The vacant portions of Pembroke Pines primarily contain three (3) soil types including Lauderhill muck, Dania muck, and Margate fine sand. The Lauderhill and Dania muck consist of approximately 80% of the vacant lands, while the Margate fine sand represents the balance within the City.

The Lauderhill and Dania mucks are part of the Lauderhill-Dania association and are representative soils which are located in western Broward County. The Lauderhill-Dania association is specifically found close to the conservation area. The natural vegetation of this area was predominantly sawgrass prior to the diking and general drainage to the area. With the drainage which occurred in the early 1900's, this area has been substantially invaded by melaleuca. These organic muck soils are very poorly drained and nearly level. The depth of the limestone is less than 40 inches. The soil wetness requires water control or drainage for agricultural uses and in order for this association to be used for non-agricultural uses, the organic material must be removed and replaced with fill. Most of these soils require substantial modification to permit their utilization for roads, building sites, sanitary sewer facilities or other urban uses. In the past these types of soil conditions have not been a predominant factor in limiting growth and development within the City. This is because the cost of soil modification has not been so prohibitive to not permit the filling of sites to create adequate conditions for development.

The Margate fine sand is a part of the Hallandale-Margate association which is typically found to the east of the Lauderhill-Dania association. The Hallandale-Margate association typically has vegetation which consists of native grasses, saw palmetto, wax myrtle, pine and cypress. However, many of these areas have been altered or invaded by brazilian pepper or melaleuca. These sandy soils are poorly drained and nearly level and the depth of the limestone is less than 60 inches. The soil wetness requires water control or drainage for most uses while the hard limestone provides a base for foundations. Fill is normally required to elevate building sites.

The primary restriction imposed upon these vacant areas as it regards the suitability for soils are interrelated with the drainage capabilities of the area and the ability to modify the soils to provide suitable building sites.

2) Topography

The City of Pembroke Pines is generally flat with minimal elevation fluctuations. The City of Pembroke Pines has land elevations varying from 5 ft. to 9 ft. Mean Sea Level (MSL).

Because Pembroke Pines surface elevations are generally level, topography has had and will continue to have a minimal impact on restricting urbanization within the City of Pembroke Pines. The primary effect of topography is the requirement that all building sites be of suitable height to meet all Federal Flood Insurance standards. The Floodplain/Flood Zone map will be updated on an as needed basis to identify the flood prone or non-flood prone areas within the City (See IE Policy 2.15). To accommodate these requirements, it typically requires the excavation of onsite lakes to provide the proper amount of fill to meet the floor elevation requirements and to retain/detain stormwater prior to discharge to the regional drainage system.

3) Wetlands

Within Pembroke Pines, the existing wetland communities occurring are non-forested fresh water wetlands. These wetlands consist of three subcategories: wet prairies, managed wetlands, and wetlands that have been impacted by invasive exotic species. The wet prairies have good representation of wetland plants. The soil is generally moist and in many instances has standing water. The managed wetlands have wetland flora intact, although the flora is pressed by management techniques such as mowing. Impacted wetlands have over 50% cover of invasive exotic species such as melaleuca and brazilian pepper.

Between U.S. 27 and the conservation area is an area known as the Everglades Buffer Zone, which is a designated Local Area of Particular Concern by Broward County. The only development within this area is the Holly Lakes Mobile Home Park at the northwest corner of U.S. 27 and Pines Boulevard, which was constructed over 20 years ago. There is also a small public park and some utility related facilities. However, the utility has been deactivated with improvement of water and sewer lines extending out to U.S. 27 serving this area. Because of the sensitivity of this area and South Florida Water Management District Buffer Cell 17, no further development should be permitted within the buffer zone (See FLU Policy 11.5 which was updated pursuant to the recommendations of the South Florida Regional Planning Council and South Florida Water Management District during the 1995 sufficiency review process of the EAR). This buffer zone should remain in its natural state and will provide a suitable and important transition between the pure wetlands of the conservation area and the more urbanized areas east of this vicinity.

In general, the amount of wetlands within the City has been significantly reduced because of the diking of the Everglades in the early 1900's. However, wetlands which are identified within the community (see Map No. CE-1, CE - Appendix - Maps -2) have significant controls in place by virtue of the permitting processes of the Broward County Department of Planning and Environmental Protection, the Florida Department of Environmental Protection and the United States Army Corps of Engineers. In addition, through the goals, objectives and policies of this Comprehensive Plan, the City will insure that no net reduction of wetlands will occur within the community.

When a wetland area is identified, the permitting process is initiated which would be required in advance of any development permits being issued for the subject parcel. The permitting process includes a three-agency review as follows:

1. The U.S. Army Corps of Engineers
2. The Florida Department of Environmental Protection
3. The Broward County Department of Planning and Environmental Protection

The U.S. Army Corps of Engineers and the Florida Department of Environmental Protection provide a joint application process for permit applications in a wetland area. However, based upon the jurisdictional requirements of the separate agencies, an individual permit is issued by each agency where applicable. In order to obtain a permit from these agencies, the subject parcel must meet all wetland permitting requirements. In the event wetlands are eliminated from the site, enhancement or creation of new wetland areas onsite must be incorporated into the design to mitigate the loss. Subsequent to the issuance of a permit by the Florida Department of Environmental Protection and the U.S. Army Corps of Engineers, the petitioner must also obtain a permit from the Broward County Department of Planning and Environmental Protection. The Broward County Department of Planning and Environmental Protection conducts a review similar to the Florida Department of Environmental Protection and the permitting process with the County agency can occur simultaneously with the Federal and State agencies.

4) Historic Resources

Due to the relatively recent history of the City of Pembroke Pines, there were no historic resources identified in the 1990 Comprehensive Plan or the 1996 EAR. However, there are some archeological sites which are listed on the Florida Master Site File Inventory. In accordance with CE Policy 4.17 the City updated its natural resources map series to include archeological sites listed on the Florida Master Site File Inventory (Map No. CE-2, CE – Appendix – Maps – Page 3).

5) Water Wellfields

On August 20, 1984, Broward County enacted Ordinance No. 84-60 which relates to the prohibition and regulation of hazardous and toxic substances within zones of influence of public utility water supply wellfields within the County. The study, which resulted in the adoption of the ordinance, was commissioned to insure an adequate and safe supply of drinking water for existing and future residents of Broward County. This ordinance is commonly known as the "Potable Water Supply Wellfield Protection Ordinance," and is effective countywide. The City of Pembroke Pines fully supports and adheres to the requirements of this ordinance.

The ordinance delineates cones of influences for all existing and planned wellfields within the community and adjacent communities. Water Wellfields and Wellfield Protection Areas have been identified on Map No. FLU-2, Water Wellfields and Wellfield Protection Areas (FLU Appendix-Maps) in accordance with the Broward County Map series. The ordinance speaks to three (3) zones which are further identified below and defined as follows:

A. Zone 1

The land area situated between the well(s) and the ten (10) day travel time and contour.

B. Zone 2

The land area situated between the ten (10) day and the thirty (30) day travel time contours.

C. Zone 3

The land area situated between the thirty (30) day and the two hundred and ten (210) day travel time contours, or the thirty (30) day and the one (1) ft. draw down contours, whichever is greater.

The techniques that were utilized to develop these different zones were sensitive to the effects and the hydraulic nature of our groundwater and canal system within Broward County, and also to the build-out of the County and the City and the pumping rates that would be applicable at that time.

There are some existing wellfields within the community on Johnson Street east of University Drive. Water Wellfields and Wellfield Protection Areas have been identified on Map No. FLU-2, Water Wellfields and Wellfield Protection Areas (FLU Appendix-Maps) in accordance with the Broward County Map series. FLU Policy 10.2 was adopted to provide for the protection of potable water wellfields by designating appropriate activities and land uses within wellhead protection areas. New development or renovations which may occur in these areas must fully comply with the Wellfield Protection Ordinance which the City fully supports and administers in concert with the Broward County Department of Planning and Environmental Protection. The following describes the prohibitions, common restrictions and permitting within the zones of influence:

Zone 1

Within zone 1, no non-residential activity which includes the storage, handling, age or production of any of the regulated substances, outlined in Resolution 84-20255, shall be permitted without an exemption permitted within the Ordinance.

Anyone currently engaged in the storage, handling, use or production of regulated substances shall cease to continue that operation within two years of the effective date of the ordinance (August 28, 1984).

Zone 2

Any new non-residential activity which includes the handling, storage, use or production of regulated substances will only be permitted provided the following:

A monitoring program is implemented; and

The County will make a study of the accumulation or regulated substances that may be occurring in any potable waterfield.

In the event that accumulation has occurred in excess of 10% over the amount of the substance present one year earlier, then one of the following actions will become mandatory;

Cease to continue the operation within three years of written notification with the County; and

The effective well will be reconfigured within three years by change of pumping grade or relocation which remove the effected activity from within Zone 2.

Zone 3

Activities involving the storage, handling or use of regulatory substances within Zone 3 must obtain a wellfield protection operation permit unless exempted by the Potable Supply Wellfield Protection Ordinance.

In summary, the protection of wellfields for the expanding potable water needs of the City is inherent to proper land use planning. No land uses should be permitted which would have a deleterious effect on the Wellfield Protection Ordinance and the wellfields which are presently planned or implemented.

G. Land Needs

In accordance with FLU Policy 7.7, the previously submitted vacant land analysis has been updated, conducted in coordination with the Transportation Element, and added to the Housing Element Analysis section in order to determine if there are adequate sites at sufficient densities to accommodate identified affordable housing needs, and provide direction for amendments to the future land use map and future land use categories to ensure that a sufficient supply of potential affordable housing sites are designated.

The various future land use categories with their densities or intensities of use have been outlined under item F. - Permitted Uses for the City of Pembroke Pines Future Land Use Plan. These categories are consistent with the Broward County Land Use Plan which was created as part of the mandate of the Broward County Charter. These permitted uses and densities outline a variety of residential categories plus nonresidential categories including variations of commercial, office and employment center uses. The City is proposing the addition of three new mixed use categories pursuant to the County's Future Land Use Plan to supplement the city's affordable housing efforts (TOD, TOC, and Mixed Use Residential).

The updated intensities of nonresidential land use categories within the City of Pembroke Pines are provided in Table FLU-3, of the adoption document, and are to be utilized in determining the maximum carrying capacity of non-residential properties. The intensities will be implemented through the Zoning Code of the City of Pembroke Pines (see FLU Policy 1.15). Maximum height restrictions are also implemented through Chapter 155, Zoning Code, City of Pembroke Pines.

Note: The above is being deleted from the support document and added into the adoption document.

H. Redevelopment

As indicated throughout the Housing Element and previously in the Land Use Element, the City of Pembroke Pines housing stock is relatively new in comparison to Broward County; and it is also in good structural condition. Accordingly, there are presently no blighted areas within the community nor are there areas which are beginning to deteriorate. However, through its Code Enforcement Division, the City will continue to closely monitor the condition of neighborhoods and address any deficiencies that may occur in the future.

I. Flood Prone Areas

Development and redevelopment in areas that are flood prone require special development considerations. First, the raising of building pad elevations must meet the FEMA requirements. Secondly, the development of onsite drainage systems that provide sufficient site drainage and retain/detain stormwater runoff quantity and quality must meet the requirements of the South Florida Water Management District (SFWMD), Broward County Department of Planning and Environmental Protection, the South Broward Drainage District, the Central Broward Drainage District, and the City of Pembroke Pines Environmental Services Division.

The City of Pembroke Pines has limited areas which are flood prone and any development within those areas must conform with the Flood Insurance Rate Maps. The City fully subscribes with the FEMA Maps and all development must conform with those standards.

FUTURE LAND USE ELEMENT

IV. IMPLEMENTATION PROCEDURES, AND DEFINITIONS

A. Development Review Requirements

After the effective date of the Pembroke Pines Comprehensive Plan, the City may grant an application for a development permit consistent with the certified local land use plan when it has determined that the following requirements are met:

1. Transportation, recreational, drainage and flood protection, potable water, solid waste and sanitary sewer public facilities and services will be available to meet established level of service standards, consistent with Chapter 163.3202(g) Florida Statutes, the concurrency management policies included with Objective VII of the land use plan, and land development regulations;
2. Local streets and roads will provide safe and adequate access between buildings within the proposed development and the transportation facilities including trafficways identified on the Broward County Trafficways Plan prior to certificate of occupancy;
3. Fire protection service will be adequate to protect people and property in the proposed development;
4. Police protection service will be adequate to protect people and property in the proposed development;
5. School sites and school buildings will be adequate to serve the proposed development; and
6. Development does not include a structure, or alteration thereof, that is subject to the notice requirements of Federal Aviation Regulations (FAR), Part 77, Subpart B, unless the Federal Aviation Administration issues, or has issued within the previous ninety (90) days, a written acknowledgement that said structure or alteration would not constitute a hazard to air navigation and does not require increases to minimum instrument flight altitudes within a terminal area, increases to minimum obstruction clearance altitudes, or any other operational modifications at any existing airport or heliport or any planned or proposed airport as described in FAR Part 77.21(c)(2).

B. Broward County Platting Requirements

1. No unit of local government may grant an application for a building permit for the construction of a principal building on a parcel of land unless a plat including the parcel or parcels of land has been approved by the Broward County Commission and recorded in the official records of Broward County subsequent to June 4, 1953. This section will not apply to an application for a building permit which meets any of the following criteria:
 - (a) Construction of one single family dwelling unit or duplex unit on a lot or parcel which lot or parcel was of record as such in the official records of Broward County as of March 1, 1989; or
 - (b) Construction on any multi-family or nonresidential lot or parcel that is less than five acres in size and specifically delineated on a plat recorded on or before June 4, 1953.
 - (c) The building permit may be issued for a parcel of land for which plat approval has been given by the Board of County Commissioners although the plat has not yet been recorded, provided such authorization is granted in an agreement among the developer, the City, and the County. Such agreements shall at a minimum require compliance with the applicable provisions of plat approval and shall prohibit the issuance of a certificate of occupancy until the plat is recorded. The City and County shall be required to make a finding that facilities and services will be available at the adopted level of service standards concurrent with the issuance of the building permit; or

- (d) A building permit may be issued for an essential governmental facility after preliminary plat review where the Broward County Commission finds that immediate construction of the governmental facility is essential to the health, safety, or welfare of the public and where the Board determines that public facilities and services will be available at the adopted level of service standards concurrent with the impact of the development of the governmental facility. Such a finding shall be made by agreement with the City and other affected units of local government. A certificate of occupancy shall not be issued until the plat is recorded.

Provided that in addition to meeting the above criteria, the issuance of the building permit shall be subject to all of the following:

- (e) Compliance with the applicable land development regulations; and
 - (f) Any land within the lot or parcel which is necessary to comply with the Broward County Trafficways Plan has been conveyed to the public by deed or grant of easement.
- 2. The City Commission and the Broward County Board of County Commissioners shall not approve for recordation in the Official Records any plat of lands that is not in compliance with the Broward County Land Use Plan or with a certified local land use plan.

C. Procedures for Certification of Local Land Use Plans

- 1. Each local government within Broward County may prepare, in conformance with the requirements of the Broward County Land Use Plan and the Florida Local Government Comprehensive Planning and Land Development Regulation Act, a local land use plan for submittal to the Broward County Planning Council. The local land use plan shall be certified by the Broward County Planning Council prior to its final adoption by a local government, or adopted by the local government with the provision that the element will not become effective until certified by the Broward County Planning Council.

2. Pursuant to the Broward County Charter, and consistent with the Broward County Land Use Plan;
 - (a) The Broward County Planning Council shall adopt, within its "Administrative Rules Document," rules and regulations as may be necessary to provide for the certification, decertification and recertification of local land use plans.
 - (b) The Broward County Planning Council shall adopt, within its "Administrative Rules Document," rules and regulations after approval by the Broward County Commission as may be necessary to provide for:
 - (1) The establishment and modification of flexibility zone boundaries during the certification process;
 - (2) The certification of density transfers;
 - (3) The receipt of data pertaining to development permits granted by local governments and land development regulations adopted by local governments; and
 - (4) Other matters pertaining to the goals, objectives, policies and requirements of the Broward County Land Use Plan.
3. Every local land use plan submitted for review and certification by the Broward County Planning Council shall include the following:
 - (a) A land use plan map, drawn to scale, with a legend reflecting proposed land uses and residential densities;
 - (b) Goals, objectives and policies consistent with and furthering those contained within the Broward County Land Use Plan;
 - (c) Implementation provisions which establish a land use and density classification system including a detailed listing of permitted land uses and densities allowed within each local land use classification; and

- (1) A land use permitted within a land use category by the Broward County Land Use Plan may be prohibited or limited by a local land use plan;
 - (2) A local land use plan may propose other permitted land uses and land use categories not specifically identified within the Broward County Land Use Plan, if consistent with the goals, objectives, policies and requirements of the Broward County Land Use Plan;
 - (3) A listing of Community level parks acreage counted by the local government to fulfill the requirements of Policy 05.02.01 and consistent with the “Regional and Community Parks” subsections of the Broward County Land Use Plan; and
 - (4) The local land use plan map shall reflect, conceptually or at specific locations, existing and proposed park and recreational facility sites of sufficient size and quantity to provide Community level parks acreage consistent with the requirements of the Broward County Land Use Plan.
- (d) Other implementation provisions consistent with the goals, objectives, policies and requirements of the Broward County Land Use Plan which will implement the local land use plan.
4. The Broward County Planning Council shall certify each local land use plan which is in substantial conformity with the Broward County Land Use Plan. A local land use plan shall be certified by the Broward County Planning Council when it finds that;

- (a) The maximum number of dwelling units permitted in each flexibility zone by the local land use plan does not exceed the maximum number of dwelling units permitted in each flexibility zone by the Broward County Land Use Plan and that residential densities are distributed in a manner consistent with the goals, objectives and policies of the Broward County Land Use Plan.

The local government shall demonstrate to the Broward County Planning Council that the distribution of land uses in a flexibility zone by the local land use plan does not result in an increase in the number of permitted dwelling units as compared to the number of dwelling units permitted within the flexibility zone by the Broward County Land Use Plan;

- (b) The arrangement of land uses on the local land use plan map bears a reasonable relationship to the arrangement of land uses on the Future Broward County Land Use Plan Map (Series) and permitted uses fall within the parameters for permitted uses established by the Broward County Land Use Plan;
 - (c) The goals, objectives and policies of the local land use plan are consistent with and further those of the Broward County Land Use Plan; and
 - (d) The implementation provisions meet or exceed the requirements of the Broward County Land Use Plan.
5. Each local government is encouraged to develop innovative methods to regulate the development of land through its local land use plan and other land development regulations which may be proposed within its local land use plan. During the certification process, the Broward County Planning Council shall review and may approve such innovative methods which are consistent with the goals, objectives and policies of the Broward County Land Use Plan and are in substantial conformity with the Broward County Land Use Plan.

6. Each local government shall comply with Section 6.06 of the Broward County Charter and shall make every reasonable effort to prepare a local land use plan which will be in substantial conformity with the Broward County Land Use Plan. If the Broward County Planning Council determines that a local land use plan includes proposed land uses which are not in conformity with the Broward County Land Use Plan, then it shall not certify the local land use plan unless the Broward County Commission:
 - (a) Determines within sixty days after receipt of a written request by a local government, that the proposed land uses which are not in substantial conformity with the Broward County Land Use Plan must be permitted in order for the local government to comply with Section 6.06 of the Broward County Charter; or
 - (b) Finds that a final judicial decision has been rendered which requires a local government to permit the proposed land uses. The Broward County Commission shall make its finding at the request of any party to the litigation after the Broward County Commission has given at least thirty days notice by certified mail to all other parties to the litigation; or
 - (c) Adopts an amendment to the Broward County Land Use Plan which brings the proposed land uses into substantial conformity to the Broward County Land Use Plan.

D. Broward County Land Use Plan Amendment Procedures

1. The Broward County Land Use Plan may be amended by the Broward County Commission in the manner provided by the Broward County Charter and Florida Local Government Comprehensive Planning and Land Development Regulation Act.
2. The Broward County Planning Council shall adopt, within its "Administrative Rules Document," rules and regulations as may be necessary to provide for the consideration of proposals for the amendments to the Broward County Land Use Plan and the submittal of recommendations and proposals to the Broward County Commission.

E. Local Land Development Regulations and Procedures

1. The City's Land Use Plan shall be implemented by adoption and enforcement of appropriate local regulations on the development of lands and waters within its jurisdiction.
2. No public or private development may be permitted except in compliance with the Broward County Land Use Plan or the City's certified Land Use Plan.
3. A local government which does not have a land use plan certified by the Broward County Planning Council:
 - (a) May grant an application for a development permit provided;
 - (1) The proposed development would be consistent with the Broward County Land Use Plan;
 - (2) The proposed development would be in compliance with local land development regulations; and
 - (3) The development permit is granted in compliance with the "Development Review Requirements" subsection of this plan or with local land development regulations which meet or exceed the requirements of said subsection.
 - (b) May adopt land development regulations, a land development code, or amendments thereto, which are consistent with the Broward County Land Use Plan; and
 - (c) Shall transmit to the Broward County Planning Council for review, no less than forty-five days prior to adoption, a copy of all proposed land development regulations, a land development code, or amendments thereto, and notice of all proposed changes of zoning districts.
4. A local government which does have a land use plan certified by the Broward County Planning Council and is effective:

- (a) May grant an application for a development permit provided;
 - (1) The proposed development would be consistent with the applicable certified land use plan;
 - (2) The proposed development would be in compliance with local land development regulations;
 - (3) The development permit is granted in compliance with the “Development Review Requirements” subsection of this plan or with local land development regulations which meet or exceed the requirements of said subsection; and
 - (4) May adopt land development regulations, a land development code or amendments thereto, and amend zoning districts consistent with its certified land use plan.

F. Procedures for Formal Interpretations of the Broward County Land Use Plan

The Broward County Planning Council shall assist local governments with matters of interpretation of the Broward County Land Use Plan. Whenever a question of interpretation has not been resolved on an informal basis, the governing body of a local government may request in writing that the Broward County Planning Council issue a letter of interpretation on the matter.

Upon receipt of a letter of interpretation from the Broward County Planning Council, the governing body of a local government may request in writing that the Broward County Commission review such letter on any subject outside the scope of the Broward County Planning Council’s adopted rules and regulations regarding certification of local land use plans and Broward County Land Use Plan amendment processing and recommendation procedures or matters as contained within this plan regarding Section 6.06 of the Broward County Charter.

The Broward County Commission, within thirty (30) days after receipt of the request, shall review and either approve or approve with modifications of the Broward County Planning Council's letter of interpretation which shall then be binding on the Broward County Commission, on the Broward County Planning Council, on the local government and on any property owner given written notice and an opportunity to be heard on the matter. A written request to the Broward County Planning Council or the Broward County Commission pursuant to this section must contain the following information:

1. A statement of the question(s)
2. A statement of the facts necessary to answer the question(s); and
3. A statement of the position of the local government on the matter

G. Monitoring and Enforcement Procedures for the Broward County Land Use Plan

1. Local governments shall prepare and transmit to the Broward County Planning Council the information listed below within time periods as specified. This information is for the purposes of monitoring compliance with the Broward County Land Use Plan and for maintaining current countywide records of land development activities on which to base future planning. Information shall be transmitted in a format to be prescribed by the Broward County Planning Council;
 - (a) A quarterly summary of all permits issued for demolition of buildings; and
 - (b) A yearly summary regarding allocation of acreage proposed for commercial or residential uses within lands designated residential, commercial, industrial and employment center utilizing the "flexibility" provisions of the Broward County Land Use Plan as described within the Permitted Uses subsection of this plan, if certified within the local land use plan.

2. Upon determination by the Broward County Commission that a local government has granted development permits which are inconsistent with the requirements of the Broward County Land Use Plan, or fails to act in substantial compliance with the Broward County Land Use Plan, the Broward County Commission shall take such actions as may be necessary and proper to enforce the requirements of the Broward County Land Use Plan.

H. Definitions

The following definitions will be added to this section pursuant to **FLU Policy 15.4**:

- A. "Affordable Housing"
- B. "Agricultural Uses"
- C. "Airport Clear Zone"
- D. "Airport Facility"
- E. "Airport Obstruction"
- F. "Arterial Road"
- G. "Bicycle and pedestrian ways"
- H. "Collector Road"
- I. "Commercial Uses"
- J. "Community Park"
- K. "Conservation Uses"
- L. "Drainage Basin or Stormwater Basin"
- M. "Educational Uses"
- N. "Environmentally sensitive land"
- O. "Floodplains"
- P. "Goal"
- Q. "Group Home"
- R. "Hazardous Waste"
- S. "Historic Resources"
- T. "Industrial Uses"
- U. "Limited access facility"
- V. "Local road"
- W. "Low income families"
- X. "Low income person"
- Y. "Mass transit"
- Z. "Minerals"
- AA. "Mobile Home"
- BB. "Moderate income person"
- CC. "Natural drainage features"
- DD. "Natural reservations"
- EE. "Objective"
- FF. "Open spaces"

- GG. "Policy"
- HH. "Pollution"
- II. "Public access"
- JJ. "Recreation"
- KK. "Regional Park"
- LL. "Residential Uses"
- MM. "Right-of-way"
- NN. "Roadway functional classification"
- OO. "Stormwater"
- PP. "Urban character"
- QQ. "Urban infill"
- RR. "Very Low Income Person"
- SS. "Water recharge area"
- TT. "Water wells"
- UU. "Wetlands"

1. Action Plan – A program of transportation improvements designed to maintain and improve the capacity or reduce demand of roadway lines in heavily congested areas (Guidelines for the Development of Action Plans, Broward County, 1992).
2. Administrative Rules Document – means a publication containing rules, guidelines, procedures, and methodologies reviewed, revised, adopted and amended by the Broward County Planning Council and the Board of County Commissioners for the purpose of providing assistance and guidance to local governments and providing direction to City staff in implementing the Broward County Land Use Plan.
3. Affordable Housing – means housing for which monthly rents or monthly mortgage payments (including taxes and insurance) do not exceed 30 percent of an amount representing the percentage (very low = 50%; low = 80%; moderate = 120%) of the median income limits adjusted for family size for the households.
4. Agricultural Uses – means activities within land areas which are predominantly used for the cultivation of crops and livestock including cropland; pastureland; orchards; vineyards; nurseries; ornamental horticulture areas; groves; confined feeding operations; specialty farms; and silviculture areas.

5. Airport Clear Zone – means a designated area of land which is subject to peak aircraft noise and on which there is the highest potential of danger from airport operations.
6. Airport Facility – means any area of land or water improved, maintained or operated by a governmental agency for the landing and takeoff of aircraft, or privately owned paved runways of 4,000 or more feet in length, and any appurtenant area which is used for airport buildings, or other airport facilities or rights-of-way.
7. Airport Obstruction – means any structure, object of natural growth, existing condition or use of land which obstructs the airspace required for the flight of aircraft in landing or taking off at an airport or which otherwise increases the risk of danger to aircraft operations.
8. Amendment – means any change to an adopted comprehensive plan except for corrections, updates and modifications of the capital improvements element concerning costs, revenue services, acceptance of facilities or facility construction dates consistent with the plan as provided in Subsection 163.3177(3)(b), Florida Statutes, and corrections, updates or modifications of current costs in other elements, as provided in Section 163.3187(2), Florida Statutes.
9. Arterial Road – means a roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed. In addition, every United States numbered highway is an arterial road.
10. Bicycle and Pedestrian Ways – means any road, path or way which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded.
11. Broward County Land Use Plan – means the Future Land Use Plan Element for all of Broward County adopted by the Broward County Commission in conformance with the requirements of the Broward County Charter and the Local Government Comprehensive Planning and Land Development Regulation Act.

12. Broward County Trafficways Plan – means the plan promulgated by the Broward County Planning Council pursuant to Chapter 59-1154, Laws of Florida, as amended, and the Broward County Charter, which depicts a network of trafficways for Broward County (also known as the Broward County Planning Council Trafficways Plan).
13. Building Permit – means:
 - (a) Any permit for the erection or construction of a new building required by Section 301.1 of the South Florida Building Code, 1984, Broward Edition, as amended;
 - (b) Any permit for an addition to an existing building which would:
 1. Create one or more additional dwelling units; or
 2. Involve a change in the occupancy of a building as described in Section 104.7 of the South Florida Building Code, 1984, Broward Edition, as amended; and
 - (c) Any permit which would be required for the nonresidential operations included in Section 301.1(a) of the South Florida Building Code, 1984, Broward Edition, as amended.
14. Capital Budget – means the portion of each local government's budget which reflects capital improvements scheduled for a fiscal year.
15. Capital Improvement – means physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purpose of this rule, physical assets which have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements.

16. Certified Land Use Plan – means a local land use plan which has been certified by the Broward County Planning Council as being in substantial conformity with the Broward County Land Use Plan and which has been adopted by a unit of local government in conformance with the requirements of the Local Government Planning and Land Development Regulation Act.
17. Collector Road – means a roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local or arterial roads.
18. Commercial Uses – means activities within land areas which are predominantly connected with the sale, rental and distribution of products, or performance of services.
19. Community Park – means a type of park as defined within the Recreation and Open Space Data and Analysis Section II (E) (2).
20. Compact Deferral Area – means the geographic area which is “a two (2) mile band having a center line which is coincident with the center line of the congested link, extending parallel to the congested link for a distance of one-half (1/2) mile beyond each end point of the congested link.”
21. Comprehensive Plan – means a plan that meets the requirements of ss. 163.3177 and 163.3178, Florida Statutes.
22. Concurrency – means public facilities and services needed to support development shall be available consistent with concurrency requirements as per Section 163.3180, Florida Statutes (1993).
23. Concurrency Management System – means the provisions in the local government comprehensive plan including implementation regulations, encompassing the restrictions, methods, resources, timing and solutions intended to be compatible with and further compliance with the statutory requirement to provide public facilities and services needed to support development consistent with the concurrency requirements of Section 163.3180, Florida Statutes (1993).

24. Conservation Uses – means activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitats.
25. Consistent – means compatible with and furthers. Compatible with – means not in conflict with. Furthers means to take action in the direction of realizing the goals and policies. As applied to the local plan, a local plan shall be consistent with the state plan and the regional plan.
26. Developer – means any person, including a governmental agency, undertaking any development.
27. Development – The term “development” means:
 - (a) The carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into two or more parcels;
 - (b) The following activities or uses shall be taken for the purposes of this chapter to involve “development,” as defined in this section:
 1. A reconstruction, alteration of the size, or material change in the external appearance of a structure on land;
 2. A change in the intensity of use of land, such as an increase in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land;
 3. Alteration of a shore or bank of a seacoast, river, stream, lake, pond, or canal, including any “coastal construction” as defined in s.161.021;

4. Commencement of drilling, except to obtain soil samples, mining, or excavation on a parcel of land;
5. Demolition of a structure;
6. Clearing of land as an adjunct of construction; and
7. Deposit of refuse, solid or liquid waste, or fill on a parcel of land.

(c) The following operations or uses shall not be taken for the purpose of this chapter to involve “development” as defined herein:

1. Work by a highway or road agency or railroad company for the maintenance or improvement of a road or railroad tract, if the work is carried out on land within the boundaries of the right-of-way;
2. Work by any utility and other persons engaged in the distribution or transmission of gas or water, for the purpose of inspecting, repairing, renewing, or constructing on established rights-of-way any sewers, mains, pipes, cables, utility tunnels, powerlines, towers, poles, tracks, or the like;
3. Work for the maintenance, renewal, improvement, or alteration of any structure, if the work affects only the interior or the color of the structure or the decoration of the exterior of the structure;
4. The use of any structure or land devoted to dwelling uses or any purpose customarily incidental to enjoyment of the dwelling;
5. The use of any land for the purpose of growing plants, crops, trees, and other agricultural or forestry products; raising livestock; or for other agricultural purposes;

6. A change in use of land or structure from a use within a class specified in an ordinance or rule to another use in the same class;
 7. A change in the ownership or form of ownership of any parcel or structure; and
 8. The creation or termination of rights of access, riparian rights, easements, covenants concerning development of land, or other rights of land.
- (d) “Development,” as designated in an ordinance, rule, or development rule includes all other development customarily associated with it unless otherwise specified. When appropriate to the context, “development” refers to the act of developing to the result of development. Reference to any specific operation is not intended to mean that the operation or activity, when part of other operations or activities, is not development. Reference to particular operations is not intended to limit the generality of subsection (a).
28. Development Order – means any order granting, denying, or granting with conditions an application for a development permit.
 29. Development Permit – includes any building permit, zoning permit, plat approval, or rezoning, certification, variance, or other action having the effect of permitting development.
 30. Drainage Basin – means the area defined by topographic boundaries which contributes stormwater to a drainage system, estuarine waters, or oceanic waters, including all areas artificially added to the basin.
 31. Drainage Facilities – means a system of man-made structures designed to collect, convey, hold, divert or discharge stormwater, and includes stormwater sewers, canals, detention structures, and retention structures.

32. Educational uses – means activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education, including the areas of buildings, campus open space, dormitories, recreational facilities or parking.
33. Electrical Power Plant – means an electrical generating facility where electricity is produced for the purpose of supplying twenty-five mega watts (MW) or more to utility power systems.
34. Environmentally Sensitive Land – means those areas containing Natural Resources, as depicted in the Natural Resource Map Series of the City and Broward County Land Use Plans, which have been determined to be environmentally sensitive by the Broward County Board of County Commissioners. Policies which ensure the protection of Environmentally Sensitive Lands, consistent with the requirements of Section 163.3202 Florida Statutes, are located under Objective XI of the city’s land use plan.
35. Floodplains – means areas inundated during an identified flood event or identified by the National Flood Insurance Program as A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.
36. Goal – means the long-term end toward which programs and activities are ultimately directed.
37. Group Home – means a facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult Congregate Living Facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

38. Hazardous Waste – mean solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed.
39. Historic Resources – means all areas, districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by the City of Pembroke Pines as historically, architecturally, or archaeologically significant.
40. Improvements – may include, but are not limited to, street pavements, curbs and gutters, sidewalks, alley pavements, walkway pavements, water mains, sanitary sewers, storm sewers or drains, street names, signs, landscaping, permanent reference monuments, permanent control points, or any other improvement required by a local governing body.
41. Industrial Uses – means the activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.
42. Infrastructure – means those man-made structures which serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marines; navigation channels; bridges; and roadways.
43. Land Development Code – means the various types of regulations for the development of land within the jurisdiction of a unit of local government when combined into a single document.

44. Land Development Regulation – means ordinances enacted by governing bodies for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulations or any other regulations controlling the development of land.
45. Land Use – means the development that has occurred on the land, the development that is proposed by a developer on the land, or the use that is permitted or permissible on the land under an adopted comprehensive plan or element or portion thereof, land development regulations, or a land development code, as the context may indicate.
46. Level of Service – means an indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.
47. Limited Access Facility – means a roadway especially designed for through traffic, and over, from, or to which owners or occupants of abutting land or other persons have no greater than a limited right or easement of access.
48. Local Comprehensive Plan – means any or all local comprehensive plans or elements or portions thereof prepared, adopted, or amended pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act.
49. Local Road – means a roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property.
50. Low Income Families – means “lower income families” as defined under the Section 8 Assisted Housing Program, or families whose annual income does not exceed 80 percent of the median income for the area. The term “families” includes “households.”

51. Low Income Person – means one or more natural persons or a family, not including students, that has a total annual anticipated income for the household that does not exceed 80 percent of the median annual income adjusted for family size for the county. While occupying a rental unit, a Low Income Person’s annual anticipated gross income may increase to an amount not to exceed 140 percent of 80 percent of the applicable median income adjusted for family size.
52. Major Trip Generators or Attractors – concentrated areas of intense land use or activity that produces or attracts a significant number of local trip ends.
53. Mass Transit – means passenger services provided by public, private or non-profit entities such as the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, and local fixed route bus.
54. Mean High Water – means the average height of the high waters over a 19-year period. For shorter periods of observation, “mean high water” means the average height of the high waters after corrections are applied to eliminate known variations and to reduce the result to the equivalent of a mean 19-year value.
55. Mean High Water Line – means the intersection of the tidal plane of mean high water with the shore.
56. Mean Low Water – means the average height of the low waters over a 19-year period. For shorter periods of observation, “mean low water” means the average height of low waters after corrections are applied to eliminate known variations to reduce the result to the equivalent of mean 19-year value.
57. Mean Low Water line – means the intersection of the tidal plane of mean low water with the shore.
58. Minerals – means all solid minerals, including clay, gravel, phosphate rock, lime, shells (excluding live shellfish), stone, sand, heavy minerals, and any rare earths, which are contained in the soils or waters of the state.

59. Mining – means the removal of minerals from their site solely for commercial purposes which may include crushing, batching, mixing and forming of mined materials.
60. Mobile Home – means a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width, and which is built on a metal frame and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained herein. If fabricated after June 15, 1976, each section bears a U.S. Department of Housing and Urban Development label certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standards.
61. Moderate Income Person – means one or more natural persons or a family, not including students, that has a total annual anticipated income for the household that does not exceed 120 percent of the median annual income adjusted for family size for households within the county. While occupying a rental unit, a Moderate Income Person's annual anticipated gross income may increase to an amount not to exceed 140 percent of 120 percent of the applicable median income adjusted for family size.
62. Natural Drainage Features – means the naturally occurring features of an area which accommodate the flow of stormwater, such as streams, rivers, lakes and wetlands.
63. Natural Reservations – means areas designated for conservation purposes, and operated by agreement with or managed by a federal, state, regional or local government or non-profit agency such as: national parks, state parks, lands purchased under the Save Our Coast, Conservation and Recreation Lands or Save Our Rivers programs, sanctuaries, preserves, monuments, archaeological sites, historic sites, wildlife management areas, national seashores, and Outstanding Florida Waters.
64. Neighborhood Park – means a park which serves the population of a neighborhood and is generally accessible by bicycle or pedestrians ways.
65. Objective – means a specific, measurable, intermediate end that is achievable and marks progress toward a goal.

66. Open Spaces – means undeveloped lands suitable for passive recreation or conservation use.
67. Park – means a neighborhood, community, or regional park.
68. Planning Act – means the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 et al. seq., Florida Statutes.
69. Plat – means a map or delineated representation of the subdivision of lands, being a complete exact representation of the subdivision and other information in compliance with the requirement of all applicable sections of this element and of any local ordinances, and may include the terms “replat,” “amended Plat,” or “revised Plat.”
70. Policy – means the way in which programs and activities are conducted to achieve an identified goal.
71. Pollution – is the presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or man-made or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property.
72. Potable Water Facilities – means a system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains.
73. Principal Building – means a building which is occupied by, or devoted to, a principal use or an addition to an existing principal building which is larger than the original existing building. In determining whether a building is of primary importance, the use of the entire parcel shall be considered. There may be more than one principal building on a parcel.
74. Principal Use – means the primary use of a parcel of land as distinguished from secondary or accessory uses. There may be more than one principal or main use on a parcel of land.

75. Private Recreation Sites – means sites owned by private, commercial or non-profit entities available to the public for purposes of recreational use.
76. Public Access – means the ability of the public to physically reach, enter or use recreation sites including beaches and shores.
77. Public Buildings and Grounds – means structures or lands that are owned, leased, or operated by a government, such as civic and community centers, hospitals, libraries, police stations, fire stations, and government administration buildings.
78. Public Facilities – means major capital improvements, including, but not limited to, transportation, sanitary sewer, solid waste, drainage, potable water, educational, parks and recreational, and public health systems and facilities.
79. Public Recreation Sites – means sites owned or leased on a long-term basis by a federal, state, regional or local government agency for purposes of recreational use.
80. Public Utility – includes any public or private utility, such as, but not limited to, storm drainage, sanitary sewers, electric power, water service, gas service, or telephone line, whether underground or overhead.
81. Recertification – means a local land use plan which has previously been certified by the Broward County Planning Council, but because of amendments, de-certification, or amendment to the Broward County Land Use Plan, is no longer in conformity, and must be recertified by the Broward County Planning Council as being in substantial conformity with the Broward County Land Use Plan.
82. Recreation – means the pursuit of leisure time activities occurring in an indoor or outdoor setting.
83. Recreational Facility – means a component of a recreation site used by the public such as a trail, court, athletic field or swimming pool.

84. Regional Park – means acreage listed in the “Community and Regional Parks” subsection of the Plan Implementation Requirements Section of the Broward County Land Use Plan that is utilized by the Broward County Board of County Commissioners to meet the regional level parks requirement of the Broward County Land Use Plan.
85. Regional Road Network – means the roads contained within the Broward County Metropolitan Planning Organization’s adopted Year 2025 Highway Network, except for those roads functionally classified as city collector roads.
86. Resident Population – means inhabitants counted in the same manner utilized by the United States Bureau of the Census, in the category or total population. Resident population does not include seasonal population.
87. Residential Uses – means activities within land areas used predominantly for housing.
88. Right-of-Way – means land dedicated, deeded, used, or to be used for a street, alley, walkway, boulevard, drainage facility, access or ingress and egress, or other purpose by the public, certain designated individuals, or governing bodies.
89. Roadway Capacity – means the maximum volume of traffic which can be accommodated on a roadway at a given level of service.
90. Roadway Functional Classification – means the assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads, which may be subcategorized into principal, major or minor levels. Those levels may be further grouped into urban and rural categories.
91. Sanitary Sewer Facilities – means structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems.

92. Seasonal Population – means part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, migrant farm workers, and other short-term and long-term visitors.
93. Septic Tank – means an on-site sewage disposal system, consisting of a watertight receptacle constructed to promote separation of solid and liquid components of wastewater, to provide limited digestion of organic matter, to store solids, and to allow clarified liquid to discharge for further treatment and disposal in a soil absorption system.
94. Services – means the program and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social and other programs necessary to support the programs, public facilities, and infrastructure set out in the local plan or required by local, state, or federal law.
95. Solid Waste – means sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material, including solid; liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations.
96. Solid Waste Facilities – means structures or systems designed for the collection, processing or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems.
97. State Comprehensive Plan – means the goals and policies contained within the state comprehensive plan, s. 187.201, F.S.
98. State Land Planning Agency – means the Department of Community Affairs may be referred to in this part as “DCA.”
99. Stormwater – means the flow of water which results from a rainfall event.

100. Structure – means anything constructed, installed or portable, the use of which requires a location on a parcel of land. It includes a movable structure while it is located on land which can be used for housing, business, commercial, agricultural, or office purposes either temporarily or permanently. “Structure” also includes fences, billboards, swimming pools, poles, pipelines, transmission lines, tracks, and advertising signs.
101. Subdivision – means the platting of real property into two or more lots, parcels, tracts, tiers, blocks, sites, units, or any other division of land; and includes establishment of new streets and alleys, additions, and resubdivisions; and, when appropriate to the context, relates to the process of subdividing or to the lands or areas subdivided.
102. Substantial Conformity – refers to the Broward County Charter requirement contained in Article VI, Section 6.05 D & E that local governmental future land use plans shall be materially and pertinently compatible with and further the Broward County Land Use Plan in order to be certified or recertified.
103. Urban Character – means an area used intensively for residential, urban recreational, commercial, industrial, institutional, or governmental purposes or an area undergoing development for any of these purposes.
104. Urban Infill – means the development of vacant parcels in otherwise built-up areas where public facilities such as sewer systems, roads, schools, and recreation areas are already in place and the average residential density is at least five (5) dwelling units per acre, the average nonresidential intensity is at least a floor area ratio of 1.0, and vacant, developable land does not constitute more than 10 percent of the area.
105. Very Low Income Person – means one or more natural persons or a family, not including students, that has a total annual anticipated income for the household that does not exceed 50 percent of the median annual income adjusted for family size for households within the county. While occupying a rental unit, a Very Low-Income Person’s annual anticipated gross income may increase to an amount not to exceed 140 percent of 50 percent of the applicable median income adjusted for family size.

106. Vested Rights – means rights which have so completely and definitely accrued to or settled in a person, which it is right and equitable that government should recognize and protect, as being lawful in themselves, and settled according to then current law.
107. Water Recharge Areas – means land or water areas through which groundwater is replenished.
108. Water Wells – means wells excavated, drilled, dug, or driven for the supply of industrial, agricultural or potable water for general public consumption.
109. Wetlands – shall mean those areas which are inundated by water, with sufficient frequency to support, and normally do support an assemblage of organisms that is adapted to saturated or seasonally saturated soil conditions for growth and reproduction including, but not necessarily limited to swamps, marshes, bogs, sloughs, potholes, wet meadows, river flood plains, mud flats and wet prairies.

**V. FUTURE LAND USE ELEMENT -
APPENDIX - (Increased Office DRI
threshold Data and Analysis)**

1. EXECUTIVE SUMMARY

This impact analysis for this approximately 36 acre site was developed following Rule 9J-11.006, F.A.C. criteria for proposed comprehensive plan amendments. It covers impacts on sanitary sewer, potable water, drainage, traffic circulation, mass transit, natural and historic resources, and land use compatibility. The purpose of this analysis is to support an increase in DRI threshold intensity for office development on this approximately 36 acre site south of Pines Boulevard, east of I-75. Section 380.0651(3)(d)2, Florida Statutes, authorizes a local government in a county with a population greater than 500,000 to designate geographic areas which are highly suitable for increased DRI threshold intensity. Such a designation increases the development of regional impact office from 300,000 square feet of gross floor area to 600,000 square feet of gross floor area. This designation does not change the Future Land Use Map designation of any property nor does it change the uses or intensities of development authorized by the Future Land Use Element of the Comprehensive Plan. It only changes the circumstances under which proposed development in the designated area would have to under go regional impact review. For an area to qualify for designation as highly suitable for increased DRI office threshold intensity in accordance with Section 380.0651(3)(d)(2), Florida Statutes, and City of Pembroke Pines Comprehensive Plan Objective XX and implementing policy 20, the following criteria must be met:

- a. the area must be designated as Office Park by the City Land Use Plan and by the Broward County Land Use Plan;
- b. adequate public facilities or committed public facilities must be available to serve a more intense office use;
- c. the area must be proximate and accessible to I-75, a major arterial roadway, or mass transit facilities;
- d. the area must have a geographic configuration of appropriate depth and frontage to support more intense office development;
- e. consistency with the goals, objectives, and policies and other requirements of the City's Comprehensive Plan must be demonstrated; and
- f. data and analysis associated with applications for the designation of an area as suitable for more intense office development shall include a vegetation and wildlife analysis, the identification and description of any wetlands in the area, the identification of any pre- and post-development flood prone areas, and a public facilities analysis which demonstrates that the designation will be consistent with the City's concurrency requirements and as applicable, the County's concurrency requirements.

The 36 acre site is designated Office Park on both the City of Pembroke Pines and Broward County Land Use Plans. The site fronts I-75 and has access to State Road 820 (Pines Boulevard) a 200 foot major arterial. Broward County Mass Transit has service on Pines Blvd. Once the Pembroke Road overpass over I-75 is completed, service adjacent to the site will be provided at Pembroke Road. SW 145th Avenue between Pembroke Road and Pines Boulevard will be completed in late 2007 and will likely accommodate transit service operated by the City of Pembroke Pines. The site is large enough (36 acres) that the maximum Floor Area Ratio (FAR) allowed in the City of Pembroke Pines Comprehensive Plan will be adhered to.

The proposed increased threshold intensity is also consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan, specifically Objective XX of the Future Land Use Element. The purpose of this objective is to facilitate office development within areas highly suitable for more intense office uses by establishing policies, guiding principles, review procedures, and minimum requirements to govern the designation of areas in which the DRI (Development of Regional Impact) office threshold may be increased in accordance with Section 380.0651(3)(d)(2), Florida Statutes.

It is contemplated that the City will rezone the 36 acre site to the Planned Commercial District (PCD) zoning district to implement Objective XX of the Future Land Use Element. This district requires the developer to meet specific zoning criteria such as the requirement for design guidelines. The proposed guidelines establish site standards such as height and setbacks but also dictate architectural design. The adjacent commercial property to the north is zoned PCD.

The data analysis that follows focuses on the impact 600,000 square feet of office park would have on the existing and proposed public facilities and services. It covers impacts on sanitary sewer, potable water, drainage, traffic circulation, mass transit, natural and historic resources, and land use compatibility. The information here provided was obtained from various local and regional governmental sources including the City of Pembroke Pines Comprehensive Plan, South Broward Drainage District, Broward County Transportation Planning Division, Broward County Metropolitan Planning Organization, and Broward County Mass Transit Division.

The analysis will demonstrate that adequate public facilities exist to accommodate the increased development. Additionally, expanded public facilities have been committed by the City of Pembroke Pines, Broward County, and the Florida Department of Transportation. The analysis concludes that 600,000 square feet of office park on currently vacant land would have a minimal impact on the existing public facilities and services, but would not adversely affect the level of service of the city's public facilities and services. Expansion and improvement of public facilities is programmed in the City of Pembroke Pines Comprehensive Plan. The plan anticipates and provides for the availability of public services for this type of development. The results of the analysis are summarized herein:

Sanitary Sewer - The sanitary sewer plant servicing this area has a capacity of 9.5 MGD and has a committed demand of 6.64 MGD. The addition of 600,000 of office would result in an impact of 60,000 GPD which would increase the committed demand to 6.70 MGD. This leaves a surplus in plant capacity of 2.8 MGD.

Potable Water - The potable water source identified in the analysis has a plant design capacity of 18.3 MGD and has a current demand of 14.92 MGD. The South Florida Water Management District water use Permit No. 06-00135-W authorizes the allocation of 5478.55 million gallons annually and a maximum monthly allocation not to exceed 492.8 million gallons for the City of Pembroke Pines. This translates to approximately 15.01 millions gallons per day (MGD). The demand for the 600,000 square feet of office is approximately 60,000 GPD which results in a total demand of 14.98 MGD. This leaves a surplus in plant capacity of 3.32 MGD and 0.03 MGD surplus in consumptive use.

Drainage – Once developed, the site will meet the adopted level of service “C” for South Broward Drainage District (SBDD). The SBDD also has a master plan for this area that includes a secondary drainage canal along I-75 which will accommodate any new development drainage demand for this area. Thus, this site is not in, and will not be in, a flood prone area.

Solid Waste – Solid waste generated in Pembroke Pines is collected by All Service Refuse, Co. and hauled to the Reuter facility located in western Pembroke Pines, which is a transfer station. This facility has a design capacity of 5,600 tons per day, 168,000 tons per month, or 2,016,000 tons per year. Current demand on this facility totals 1,500 tons per day, or 45,000 tons per month or approximately 27 percent of design capacity. Solid waste is disposed of at the Chambers Landfill in Okeechobee, which has adequate capacity for a minimum of 75 years and can accept 5,000 tons per day. Currently, the landfill accepts 3,800 tons per day with a level of service of 5 lbs/capita/day. In 2005, per capita solid waste collection increased to 120 pounds per month.

Traffic Circulation – The 36 acre site lies within the South Central Transit Concurrency Area. The proposed 600,000 square foot development will obtain a satisfaction of transit concurrency certificate at the time of building permit in accordance with Broward County Comprehensive Plan Traffic Element Policies 3.4.5 and 3.4.6.

Mass Transit - The site is served by Broward County Mass Transit Route #7 and the City of Pembroke Pines Community Bus Service and upon completion of the Pembroke Road overpass transit service is planned at this location. There is no anticipated impact on the demand but development of the site could result in increased ridership.

Land Use - The proposed land use is consistent with the existing non-residential land uses which consist mainly of local government and utilities buildings, and commercial retail. There are no immediately adjacent residential land uses which would be adversely affected by the proposed office use.

2. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

A) SANITARY SEWER ANALYSIS:

1. *Identify whether the site is currently and/or proposed to be serviced by septic tanks.*

The vacant site is not served by septic tanks. Development of the site will include the installation of sanitary sewers. The construction of 145th Ave. abutting the site includes a forcemain and stubouts.

2. *Identify the sanitary sewer facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on plant capacity, and committed plan capacity.*

The site will be served by the City of Pembroke Pines Wastewater Treatment plant located at 13975 Pembroke Road. This plant has a design capacity of 9.5 MGD and a current and committed demand totaling 6.64 MGD. No increase in plant capacity is planned.

Policy 2.3 of the Sanitary Sewer sub element in the City of Pembroke Pines Comprehensive Plan adopts a level of service standard of 85 gallons per capita per day and 1,000 gallons an acre per day. The current level of service for the service area west of Flamingo Road is 6.8994 MGD (yearly ADF December 2003).

3. *Identify the change in demand on plant capacity resulting from this amendment. Provide calculations, including anticipated demand per square foot* or dwelling units.*

USE	SQ. FT.	DEMAND RATE	GPD
Proposed Office	600,000	X 0.1	60,000

The site is currently vacant and the 60,000 GPD will represent a new “real time commitment” on plant capacity. The Comprehensive Plan Utilities Element was prepared with the knowledge that the site would be developed; accordingly design capacity and demand projections accurately reflect development of the site. Using the 1000 gallons per acre per day rate results in 36,000 GPD.

4. *Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan. Provide demand projections and information regarding planned capacity expansions including year, identified funding sources and other relevant information.*

Table IE-1 Infrastructure Element 2002 Comprehensive Plan

* square footage numbers are for analytical purposes only

	2005	2010
Design Capacity	9.5 MGD	9.5 MGD
Projected ADF	7.26 MGD	9.12 MGD

5. *Provide information regarding existing and proposed trunk lines and lateral hookups to the amendment site.*

As part of the construction of SW 145th Avenue, a trunk line will be included that will run from near Pines Boulevard to Pembroke Road. The site would tie-in to the trunk line on SW 145th Avenue.

6. *Letter from utility verifying the information on items 1-5 above.*

Please see Exhibit G.

B) POTABLE WATER ANALYSIS:

1. *Provide the adopted level of service standard for the service area in which the amendment is located.*

Policy 2.3 of the Potable Water sub element of the City of Pembroke Pines Comprehensive Plan adopts a LOS standard of 106 gallons per capita per day and 1000 gallons an acre per day.

2. *Identify the facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and the South Florida Water Management District (SFWMD) permitted withdrawal.*

The area is served by the City of Pembroke Pines Water Treatment Plant at 7960 Johnson Street. The plant has a design capacity of 18,300,000 gpd (18.3 MGD). As of 2004, current average daily demand is 13.65 (raw) and 13.24 (treated). Current peak demand is 14.92 MGD (average month); committed capacity totals .099 MGD.

3. *Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, committed remaining capacity, remaining capacity and expiration date of the permit.*

This area is served by the City's two wellfields. Five wells are located at the Water Treatment Plant site and 4 wells are located 1 mile east of the water treatment plant. The South Florida Water Management District water use permit No. 06-00135-W issued on October 13, 2004 and with an expiration date of October 14, 2009 authorizes the continuation of an existing use of groundwater from the Biscayne Aquifer for public water supply use with an annual allocation of 5478.55 million gallons and a maximum monthly allocation not to exceed 492.8 million gallons. This translates to approximately 15.01 millions gallons per day (MGD).

4. *Identify the change in potable water demand resulting from this*

amendment - provide calculations including anticipated demand per square foot or dwelling unit.*

Potable Water Demand			
USE	SQ. FT.	DEMAND RATE	GPD
Proposed Office	600,000	X 0.1	60,000

The site is currently vacant and the 60,000 GPD will represent a new “real time commitment” on plant capacity. The Comprehensive Plan Utilities Element was prepared with the knowledge that the site would be developed; accordingly design capacity and demand projections accurately reflect development of the site. Using the 1000 gallons per acre per day rate results in 36,000 GPD.

5. *Identify the projected capacity and demand for the short and long range planning horizons as included within the adopted comprehensive plan - provide demand projections and information regarding planned plant capacity expansions including year, funding and other relevant information. If additional wellfields are planned, provide status including the status of any permit applications.*

Table IE-2 Infrastructure Element 2002 – Pembroke Pines Comprehensive Plan		
	2005	2010
Projected Demand (ADF)	19.0 MGD	19.0 MGD
Design Capacity	13.88 MGD	15.98 MGD

New regulations required the City to rethink its proposed plant expansion and implement an expansion to 18.3 MGD, which has been completed. No future expansions are contemplated at this time.

	1995	1996	2010
Design Capacity	12 MGD	18 MGD	24 MGD
Projected Demand	6.9 MGD	12 MGD	15 MGD
Funding Source - 1992 Bond Issue			

6. *Provide information regarding existing and proposed trunk lines and water main hookups to the amendment site.*

As part of the construction of SW 145th Avenue, a trunk line will be included that will run from near Pines Boulevard to Pembroke Road. The proposed site will tie in to the trunk line on SW 145th Avenue.

7. *Letter from utility verifying the information in items 1-6.*

Please see Exhibit G.

C) *DRAINAGE ANALYSIS:*

1. *Provide the adopted level of service standard for the service area in which the amendment is located.*

The adopted level of service for South Broward Drainage District's (SBDD) Basin S-3 is "C". The undeveloped site does not meet the current level of service; upon development the site will meet the adopted level of service standard "C".

2. *Identify the drainage systems serving the service area in which the amendment is located.*

Currently, this portion of Basin S-3 is served by SBDD Canal No. 4 (148th Avenue Canal). The drainage from this proposed site will flow through the overall development and then on to Canal No. 4, currently via the I-75 culvert to the Meadow Pines (Cobblestone) water management area. The canal flows south to the S-3 pump station. However, see # 3 below.

3. *Identify any planned drainage improvements, including year, funding sources and other relevant information.*

The South Broward Drainage District has a master plan for the area of this project that includes a proposed secondary canal along the east side of I-75 from the Washington Street Canal south to Pembroke Road. Flow will continue across Pembroke Road through an 84 inch culvert to be constructed by Broward County when they build the road. From there, the flow continues to the Monarch Lakes outfall canal.

4. *Indicate if a Surface Water Management Plan has been approved by, or an application submitted, to the SFWMD and/or any independent drainage district for the amendment site.*

The amendment area is within SBDD Basin S-3, which has an existing Surface Water Management Permit from SFWMD.

5. *Identify the permit number(s), or application number(s) if the project is pending for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.*

Application No. 040818-17, Permit No. 56-00095-15-S.

6. *If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties.*

The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land

elevation, one hundred year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

The developed areas within Basin S-3 currently meet the adopted level of service "C." Undeveloped areas, including this subject parcel will meet the adopted level of service once the properties are developed.

7. *Letter from the local drainage district serving the area in which the amendment is located verifying the information in items 1-5 above.*

Please see Exhibit H.

D) SOLID WASTE:

1. *Provide the adopted level of service standard for the service area in which the amendment is located.*

Policy 2.5 of the Solid Waste sub element of the City of Pembroke Pines Comprehensive Plan adopts a level of service standard of 5 lbs/capita/day.

2. *Identify the facilities serving the service area in which the amendment is located including the landfill/plant capacity, current demand on landfill/plant capacity and committed landfill/plant capacity.*

The Reuter Recycling Facility has a design capacity of 5,600 tons per day, 168,000 tons per month, or 2,016,000 tons per year. Current demand on this facility totals 1,500 tons per day, or 47,000 tons per month or approximately 27 percent of design capacity.

The Chambers Landfill in Okeechobee has adequate capacity for a minimum of 75 years and can accept 5,000 tons per day. Currently, the landfill accepts 3,800 tons per day with a level of service of 5 lbs/capita/day. In 2005, per capita solid waste collection increased to 120 pounds per month.

The initial design capacity of the Reuter Facility is 200,000 tons per year. At the point the facility is receiving 180,000 tpy, the facility may be expanded to handle 300,000 tpy.

The City's Comprehensive Plan projects the following demands:

DEMANDS		DESIGN CAPACITY	
1995*	2010	1995	2010
57,960 tpy	99,238 tpy	93,000 tpy	124,000 tpy

* Solid Waste Sub Element – 1999 EAR

3. *Identify the change in demand resulting from this amendment. Provide calculations including assumed demand per square foot* or dwelling unit.*

Solid Waste Demand	
Proposed (Office): 600,000 sq. ft. ÷ 100 = 6000 sq. ft. x 1 lbs. per day	6000 lbs. per day

The 600,000 square feet of office technically results in a real time demand of about 6000 lbs per day.

E) TRAFFIC CIRCULATION ANALYSIS

The 36 acre site lies within the South Central Transit Concurrency Area. The proposed 600,000 square foot development will obtain a satisfaction of transit concurrency certificate at the time of building permit in accordance with Broward County Comprehensive Plan Traffic Element Policies 3.4.5 and 3.4.6.

F) MASS TRANSIT ANALYSIS

1. *Identify the mass transit modes serving the amendment area.*

The City of Pembroke Pines is served by fixed route scheduled bus service operated by Broward County Mass Transit. The City provides intralocal (Community) service. The subject site itself is not currently serviced by Mass Transit.

2. *Identify the change in demand resulting from this amendment.*

The proposed office designation has no impact on demand. Development of vacant land could result in increased ridership on the Community Bus Service and perhaps County Mass Transit.

3. *Identify the existing and planned mass transit routes and scheduled service (headway) for the amendment area.*

This area of the City of Pembroke Pines is served by Broward County Mass Transit Route #7. This route provides 30-minute service along Hollywood/Pines Boulevard between U.S.1 and U.S.27. BCT Route 7 (Pines Blvd.) can be accessed with the appropriate sidewalk and multi-modal connections. The closest Route #7 bus stop is located at 136th Avenue. The site is also served by the City of Pembroke Pines Community Bus Service, which links with BCT Route #7 fixed-route service via the Pembroke Lakes Mall, located at the intersection of Pines Blvd. and Flamingo Road.

* square footage numbers are for analytical purposes only

Pembroke Road will be served by Route #5 to the Miramar NTC and possibly further out if demand warrants. Pembroke Road will also be extended over I-75, which will provide transit access to the proposed site. BCT Route 5 may be extended to serve this site and bus stops have already been planned.

Transit can also be directly provided by coordinating with the City of Pembroke Pines, using the community bus service. BCT recommends this approach and hopes that this project is well served by transit and multi-modal and alternative transportation modes. Recommend close coordination with the City of Pembroke Pines.

4. *Letter from service provider verifying the information in items 1-3 above.*

Please see Exhibit J.

5. *Describe how the proposed amendment furthers or is consistent with the concept of a "transit-oriented development".*

The development can be considered a transit-oriented development. It is within a mile of an intersection of two major transportation corridors, Pines Blvd. and I-75 and Pines Blvd. and Flamingo Rd. Its proximity to the main transit routes is consistent with potential increased ridership as the remaining land on the Pines Blvd. corridor is developed.

3. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resources(s) listed below, and if so, how they will protect or mitigate. Planning Council staff will request additional information from the Department of Planning and Environmental Protection and the Broward County Historical Commission regarding the impact on natural and historic resources. The applicant is encouraged to contact the individual review agencies to discuss these issues.

- A) *Historic sites or districts on the National Register of Historic Places or locally designated historic sites.*

None.

- B) *Archaeological sites listed on the Florida Master Site File.*

There is an archaeological site hugging the east I-75 right-of-way line north of Pembroke Road. This site location likely precludes it from being disturbed by development. However, before any work is done on the site the area surrounding the archeological site will be clearly delineated and identified with markers and provided with sufficient buffer so as to avoid any disturbance of the site in accordance to Florida regulations for the protection and preservation of Archeological sites.

C) *Wetlands:*

For decades, this 36 acre site has been part of a 167 acre improved pasture utilized for raising cattle. In 2005, this site was included within 167 acres of jurisdictional wetlands covered under Broward County Environmental Protection Department License No. DF06-1029. This license permits the filling of this 36 acre site and provides for off-site wetland mitigation as compensation of unavoidable impacts to wetlands.

D) *Local Areas of Particular Concern as identified within the Broward County Land Use Plan.*

The County has not identified the site as a LAPC.

E) *"Endangered" or "threatened species" or "species of special concern" or "commercially exploited" as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agricultural and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map:*

A review of the City Comprehensive Plan and Broward County EPD maps did not indicate any findings. Additionally, vegetation and wildlife impacts were analyzed as part of the dredge and fill permit review process by the United States Army Corps of Engineers (including review by the US Fish and Wildlife Service), South Florida Water Management District and Broward County Environmental protection Department.

F) *Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.*

A review of the City Comprehensive Plan and Broward County EPD maps did not indicate any findings. Additionally, vegetation and wildlife impacts were analyzed as part of the dredge and fill permit review process by the United States Army Corps of Engineers (including review by the US Fish and Wildlife Service), South Florida Water Management District and Broward County Environmental Protection Department.

G) *Well-fields - Indicate whether the amendment is located within a well-field protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 "Well-field Protection". If so, specify the affected zone and any provisions which will be made to protect the well-field.*

The site is not within a wellfield protection zone as identified by the Broward County Ordinance referenced above.

H) *Soils - Describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area's natural features.*

Soil in the area is of the Lauderhill Muck and Dania Muck sub-series. For decades, this 36 acre site has been part of a 167 acre improved pasture utilized for raising cattle. In 2005, this site was included within 167 acres of jurisdictional wetlands covered under Broward County Environmental Protection Department License No. DF06-1029. This license permits the filling of this 36 acre site and provides for off-site wetland mitigation as compensation of unavoidable impacts to wetlands.

- I) *Beach Access - Indicate if the amendment is oceanfront. If so, describe how public beach access will be addressed.*

The site is not on the oceanfront.

4. LAND USE COMPATIBILITY

Describe how the amendment is consistent with existing and proposed land uses in the area (including adjacent communities). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.

The proposed land use is consistent with existing non-residential land uses and other commercial land uses at the SE quadrant of I-75 and Pines Boulevard and at the intersection of Pembroke Road and SW 145th Avenue. There are no immediately adjacent residential uses. The closest residential communities are separated and buffered by either I-75 to the West, and SW 145th Avenue as well as 31.2 acres of marsh wetland to the east of the site.

5. CONSISTENCY WITH GOALS, OBJECTIVES, AND POLICIES OF THE CITY OF PEMBROKE PINES LAND USE PLAN

The proposed office park increased threshold intensity is consistent with a number of goals, policies and objectives of the City of Pembroke Pines Comprehensive Plan, including the following:

Future Land Use Element

IV. GOALS, OBJECTIVES AND POLICIES

GOAL

Continue to promote a distribution of land uses that will preserve and enhance the character of the City of Pembroke Pines by providing direction for development that balances the integration of land use, transportation, conservation of natural resources, public services, open space and recreational opportunities, safe and affordable housing opportunities, energy efficiency, and economic development.

OBJECTIVE II

A variety of employment opportunities should continue to be encouraged to balance the City's tax base, provide jobs and employment centers in close proximity to

affordable housing, and improve economic stability and mobility by giving special attention to the neediest and disadvantaged populations.

Policy 2.1 - Continue to expand the City's economic development efforts by identifying job base needs and encouraging the retention and designations for office and industrial uses.

Policy 2.2 - Continue to identify areas to attract major employers, small business enterprises, and high tech service based economic sectors.

Policy 2.5 - Continue to encourage the location of commercial, industrial and employment centers near public transportation facilities to improve access to employment opportunities.

OBJECTIVE VII

Continue to maintain a concurrency management system to assure the availability of facilities and services which meet the adopted level of service standards as identified in the City's Comprehensive Plan elements and land development regulations, as amended and updated, is concurrent with the impacts of new development.

Policy 7.1 - All facilities and services will either meet the adopted level of service standards identified in the comprehensive plan elements and land development regulations and are available concurrent with the impacts of development, or development orders and permits are specifically conditioned on the availability of the facilities and services necessary to serve the proposed development.

OBJECTIVE XII

New growth and development will continue to be permitted only where services are available and meet the level of service standards of the Comprehensive Plan and land development regulations, as amended and updated, thereby discouraging urban sprawl.

Policy 12.1 - Adequate drainage and stormwater management shall continue to be provided for all development in accordance with the level of service standards and criteria of the South Florida Water Management District, Central Broward Drainage District, South Broward Drainage District, Broward County Water Management Division, Broward County Department of Planning and Environmental Protection, and the City's Environmental Services Division.

Policy 12.3 - Safe and convenient on site traffic flow shall continue to be provided in accordance with the Comprehensive Plan and the land development regulations.

Policy 12.5 - Access control regulations will continue to protect the local, state, regional and the Broward County Trafficways Plan transportation systems.

Policy 12.8 - Regional and community facilities, except schools, shall continue to be located close to major traffic corridors and mass transit routes adequate to carry the volume of traffic generated by such facilities.

Policy 12.9 - Road rights-of-way sufficient to meet the requirements of Broward County Trafficways Plan shall continue to be conveyed to the public by deed or easement at the time of plat recordation.

OBJECTIVE XVIII

Develop and implement land use programs to encourage the elimination or reduction of existing incompatible land uses and prevent future incompatible land uses.

Policy 18.4 - The compatibility of existing and future land uses shall continue to be a primary consideration in the review, recommendations(s) and approval of amendments to the City of Pembroke Pines and Broward County Land Use Plans.

OBJECTIVE XX

Facilitate office development within areas highly suitable for more intense office uses by establishing policies, guiding principles, review procedures, and minimum requirements to govern the designation of areas in which the DRI (Development of Regional Impact) office threshold may be increased in accordance with Section 380.0651(d)(2), Florida Statutes.

Policy 20.1 – The City of Pembroke Pines may designate a specific area designated for office use according to the City and County Future Land Use Plans as highly suitable for increased DRI office threshold intensity in accordance with Section 380.0651(d)(2), Florida Statutes, consistent with the criteria in the Permitted Uses section of FLU, Data & Analysis Requirements, Section III (F)(3).

Policy 20.2 – Areas designated appropriate for increased DRI office threshold intensity will be required to submit design guidelines for city approval addressing roofs, entrances, windows, facades, building elevations/architectural treatments, awnings/canopies/overhangs, building materials, landscaping, open space, building height, lighting, paving materials, land use separation buffers, fences/walls, architectural designs for buildings facing residential buildings, screening of rooftop and/or mechanical equipment and lift stations, paint color options, and review process for amendments.

Policy 20.3 – Prior to site plan review of areas designated appropriate for increased DRI office threshold intensity, the City shall adopt land development regulations to implement Objective XX and its implementing policies.

Transportation Element

Policy 2.1.8.4 - Industrial, office, commercial and employment center uses shall be located with access to major transportation facilities, including roads....

Infrastructure Element (Natural Groundwater Aquifer Recharge)

Policy 2.3 - Continue to require the use of existing sanitary sewer facilities by all new development so as to discourage urban sprawl.

Policy 2.6 - All new development permits may be issued only when determined to be consistent with existing and programmed sanitary sewer facilities.

1. *Solid Waste*

Policy 4.6 - Continue to require the use of existing and programmed solid waste facilities so as to discourage urban sprawl.

Policy 4.8 - All new development permits shall continue to be issued only when determined to be consistent with existing and programmed solid waste facilities.

2. *Drainage*

Policy 6.3 - All new land use amendments shall be consistent with existing and programmed drainage facilities.

Policy 6.4 - All new development permits shall be consistent with existing and programmed drainage facilities.

3. *Potable Water*

Policy 8.5 - Continue to require the use of existing and programmed potable water facilities by all new development so as to discourage urban sprawl.

Policy 8.8 - All new development permits shall be issued only when determined to be consistent with existing and programmed potable water facilities.

6. CONSISTENCY WITH GOALS, OBJECTIVES, AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN

Objective 08.01.00 Coordinate future land uses with availability of regional and community facilities and services sufficient to meet the current and future needs of Broward County's population and economy without endangering its environmental resources.

Policy 8.01.04 In order to protect the health, safety, and welfare of Broward County's residents, development should not be permitted in those portions of Broward County with inadequate potable water and wastewater treatment facilities.

Policy 09.09.01 New development shall provide water storage capacity equal to that which existed under predevelopment conditions consistent with the water management regulations and plans of the South Florida Water Management District, Broward County

Environmental Quality Control Board, Broward County and independent drainage districts.

Policy 12.02.03

At the time of plat recordation rights-of-way shall be conveyed to the public by deed or easement sufficient to address the impact of development on transportation needs and to meet the requirements of the Broward County Trafficways Plan.

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EXHIBITS

Exhibit A	Site Location Map
Exhibit B	Sketch and Legal Description
Exhibit C	Current Land Use Designation Map
Exhibit D	Proposed Land Use Designation Map
Exhibit E	Current Zoning Designation Map
Exhibit F	Proposed Zoning Designation Map
Exhibit G	Utility Verification Letter
Exhibit H	Drainage Verification Letter
Exhibit I	Solid Waste Verification Letter
Exhibit J	Mass Transit Verification Letter

IMPACT ANALYSIS FOR OFFICE PARK INCREASED TRESHOLD INTENSITY

PREPARED BY



an Employee Owned Company

Calvin, Giordano & Associates, Inc.

EXCEPTIONAL SOLUTIONS

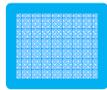
1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316
Phone: 954.921.7781 • Fax: 954.921.8807

Contact: Daniel J. Habibe, Planner
Hoyt Holden, AICP, Director of Planning

Project No. 02-2587.4

EXHIBIT A
SITE LOCATION MAP

Location Map



Site



SW 145th St.

EXHIBIT B
SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A PORTION OF TRACTS 54 THROUGH 56 LYING IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 40 EAST, AND A PORTION OF TRACTS 9 THROUGH 11 AND PORTIONS OF TRACTS 21 THROUGH 24, LYING IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 40 EAST AS SHOWN ON EVERGLADES SUGAR & LAND CO. SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 39 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 51 SOUTH, RANGE 40 EAST;

THENCE SOUTH 61°40'09" EAST, A DISTANCE OF 380.94 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 88075-2402 (LATEST REVISION DATE JANUARY, 1984);

THENCE SOUTH 01°45'44" EAST ON THE WEST LINE OF SOUTHERN BELL PEMBROKE PINES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGE 40 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND ITS SOUTHERLY PROJECTION, A DISTANCE OF 1,835.95 FEET;

THENCE SOUTH 68°17'56" WEST, A DISTANCE OF 126.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 761.29 FEET, THROUGH A CENTRAL ANGLE OF 03°35'20", AN ARC DISTANCE OF 47.69 FEET;

THENCE SOUTH 89°41'06" WEST, A DISTANCE OF 362.83 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 01°51'34" EAST, A DISTANCE OF 54.65 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 168.00 FEET, THROUGH A CENTRAL ANGLE OF 42°31'56", AN ARC DISTANCE OF 124.71 FEET;

THENCE SOUTH 44°23'31" EAST, A DISTANCE OF 24.85 FEET;

THENCE SOUTH 15°38'07" EAST, A DISTANCE OF 3.39 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, WHOSE RADIUS POINT BEARS SOUTH 47°17'14" WEST;

THENCE SOUTHERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 33.00 FEET, THROUGH A CENTRAL ANGLE OF 47°35'37", AN ARC DISTANCE OF 27.41 FEET;

THENCE SOUTH 36°19'10" WEST, A DISTANCE OF 17.34 FEET;

THENCE SOUTH 53°32'11" EAST, A DISTANCE OF 11.80 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, WHOSE RADIUS POINT BEARS SOUTH 53°32'07" EAST;

THENCE SOUTHERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 761.29 FEET, THROUGH A CENTRAL ANGLE OF 34°10'04", AN ARC DISTANCE OF 453.99 FEET TO A POINT OF REVERSE CURVE WITH A CURVE CONCAVE TO THE WEST;

THENCE SOUTHERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 8,363.19 FEET, THROUGH A CENTRAL ANGLE OF 05°35'50", AN ARC DISTANCE OF 817.00 FEET TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1647.00 FEET;

THENCE SOUTHERLY AND TO THE LEFT, THROUGH A CENTRAL ANGLE OF 27°42'00", AN ARC DISTANCE OF 796.26 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 19°48'26" EAST, A DISTANCE OF 304.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 1,453.00 FEET, THROUGH A CENTRAL ANGLE OF 05°24'51", AN ARC DISTANCE OF 137.30 FEET;

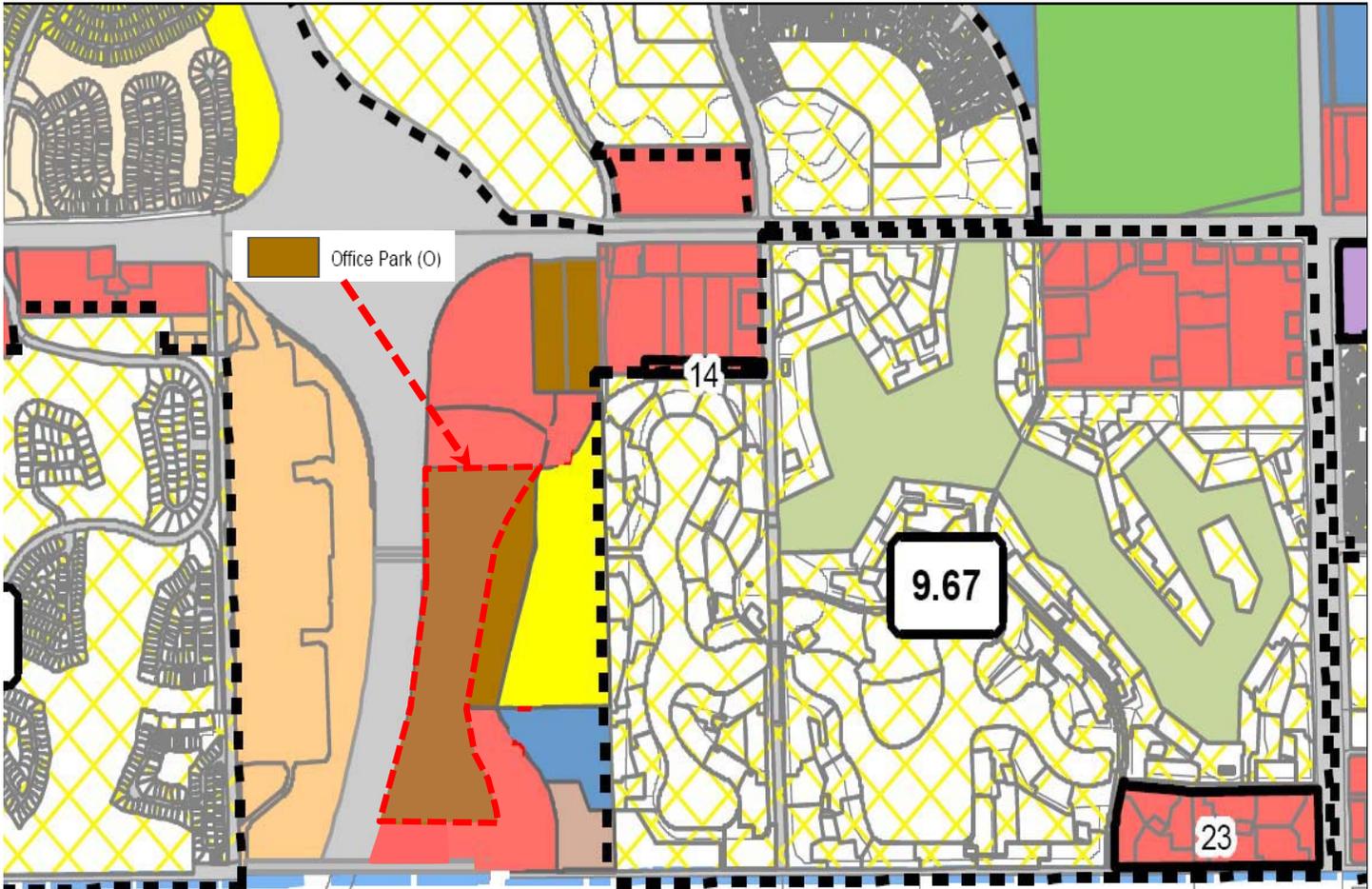
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 994.07 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 88075-2402, (LAST DATED JANUARY, 1984) SAID POINT BEING LOCATED ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, WHOSE RADIUS POINT BEARS NORTH 72°37'49" WEST THENCE NORTHERLY ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 7,874.44 FEET, THROUGH A CENTRAL ANGLE OF 19°09'39", AN ARC DISTANCE OF 2,633.35 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 02°32'33" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 71.74 FEET;

THENCE NORTH 89°41'06" EAST, A DISTANCE OF 555.30 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, AND CONTAINING A TOTAL NET AREA OF 1,571,922 SQUARE FEET, (36.086 ACRES), MORE OR LESS.

EXHIBIT C
CURRENT LAND USE DESIGNATION MAP

FUTURE LAND USE MAP

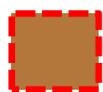


Non-Residential

- Commercial (C)
- Commercial Recreation (CR)
- Community Facilities (CF)
- Conservation-Natural Reservation (CNR)
- Employment Center (EC)
- Employment Center Low (ECL)
- Industrial (I)
- Office Park (O)
- Recreation and Open Space (ROS)
- Transportation (T)
- Utility (U)

Residential

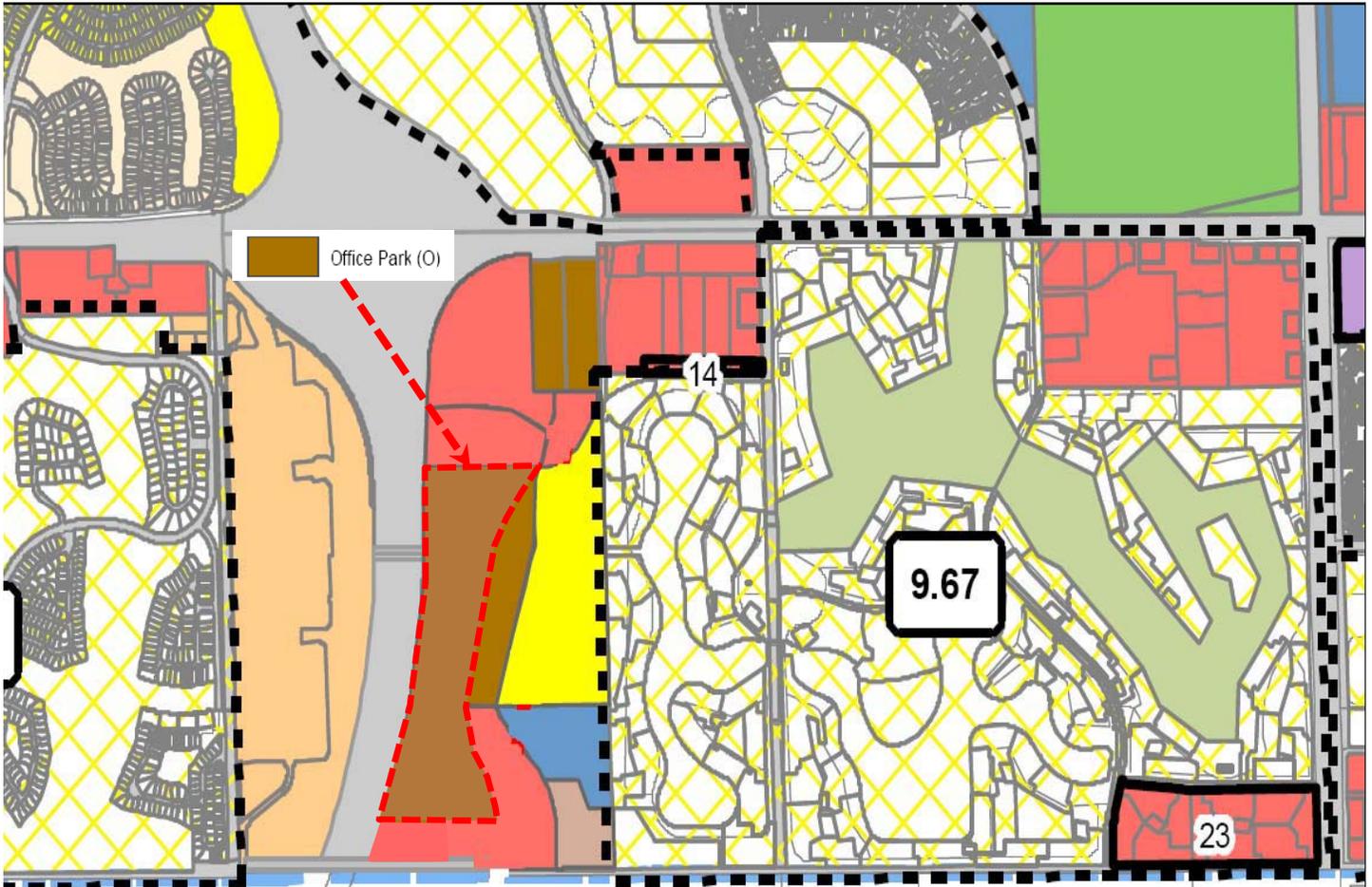
- Agriculture (A)
- Estate (E)
- Irregular (d.u./ac. noted on plan) (IRR)
- Local Activity Center (LAC)-(Mixed Use Designation)
- Low 2 (1-2 d.u./ac.) (L-2)
- Low 3 (2-3 d.u./ac.) (L-3)
- Low 5 (3-5 d.u./ac.) (L-5)
- Low Medium (5-10 d.u./ac.) (LM)
- Medium (10-16 d.u./ac.) (M)
- Medium High (16-25 d.u./ac.) (MH)
- Rural Ranches-County (RR)



Site

EXHIBIT D
PROPOSED LAND USE DESIGNATION MAP

FUTURE LAND USE MAP Proposed

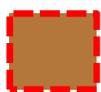


Non-Residential

- Commercial (C)
- Commercial Recreation (CR)
- Community Facilities (CF)
- Conservation-Natural Reservation (CNR)
- Employment Center (EC)
- Employment Center Low (ECL)
- Industrial (I)
- Office Park (O)
- Recreation and Open Space (ROS)
- Transportation (T)
- Utility (U)

Residential

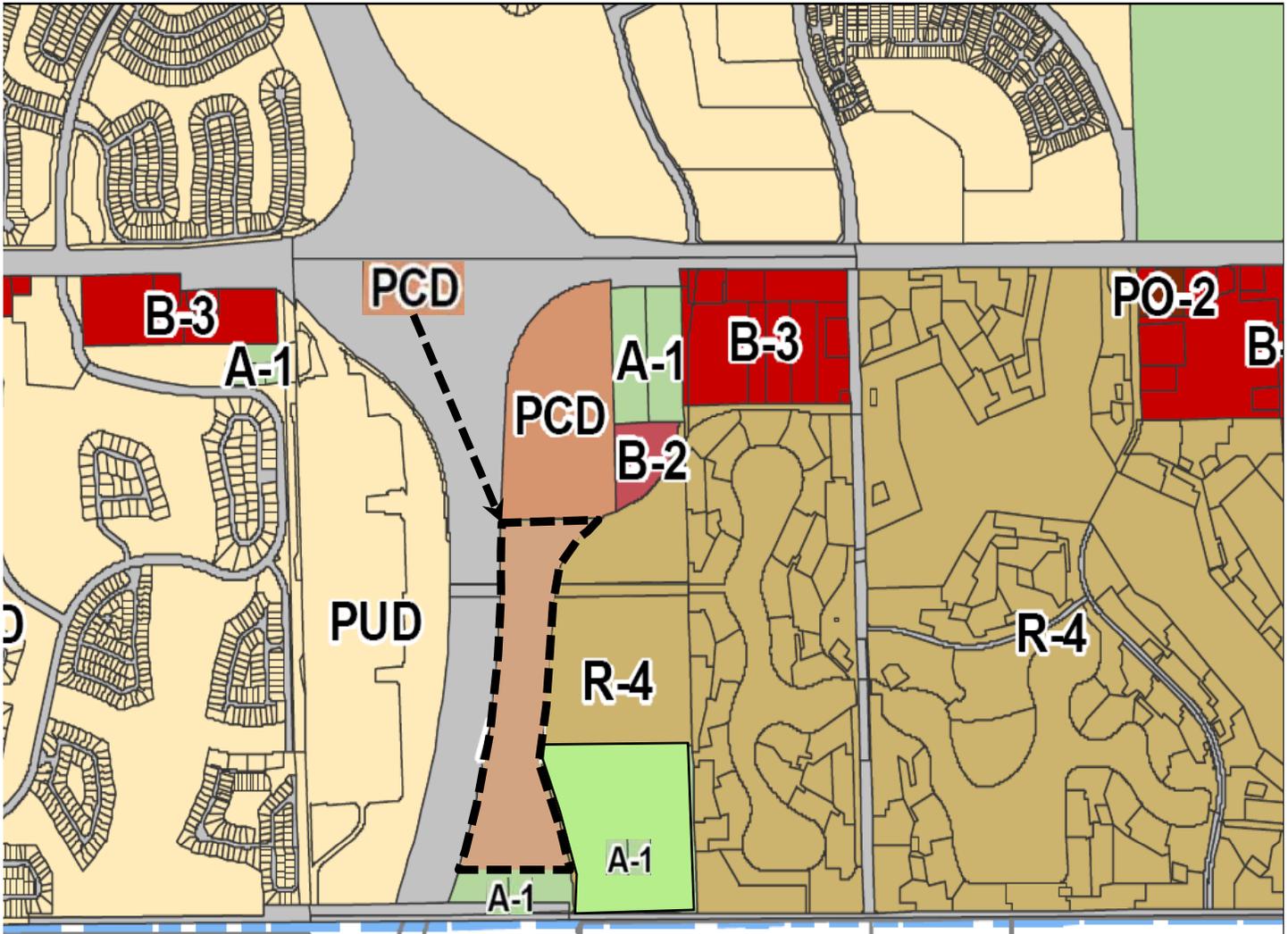
- Agriculture (A)
- Estate (E)
- Irregular (d.u./ac. noted on plan) (IRR)
- Local Activity Center (LAC)-(Mixed Use Designation)
- Low 2 (1-2 d.u./ac.) (L-2)
- Low 3 (2-3 d.u./ac.) (L-3)
- Low 5 (3-5 d.u./ac.) (L-5)
- Low Medium (5-10 d.u./ac.) (LM)
- Medium (10-16 d.u./ac.) (M)
- Medium High (16-25 d.u./ac.) (MH)
- Rural Ranchos-County (RR)



Site

EXHIBIT E
CURRENT ZONING DESIGNATION MAP

EXISTING ZONING MAP

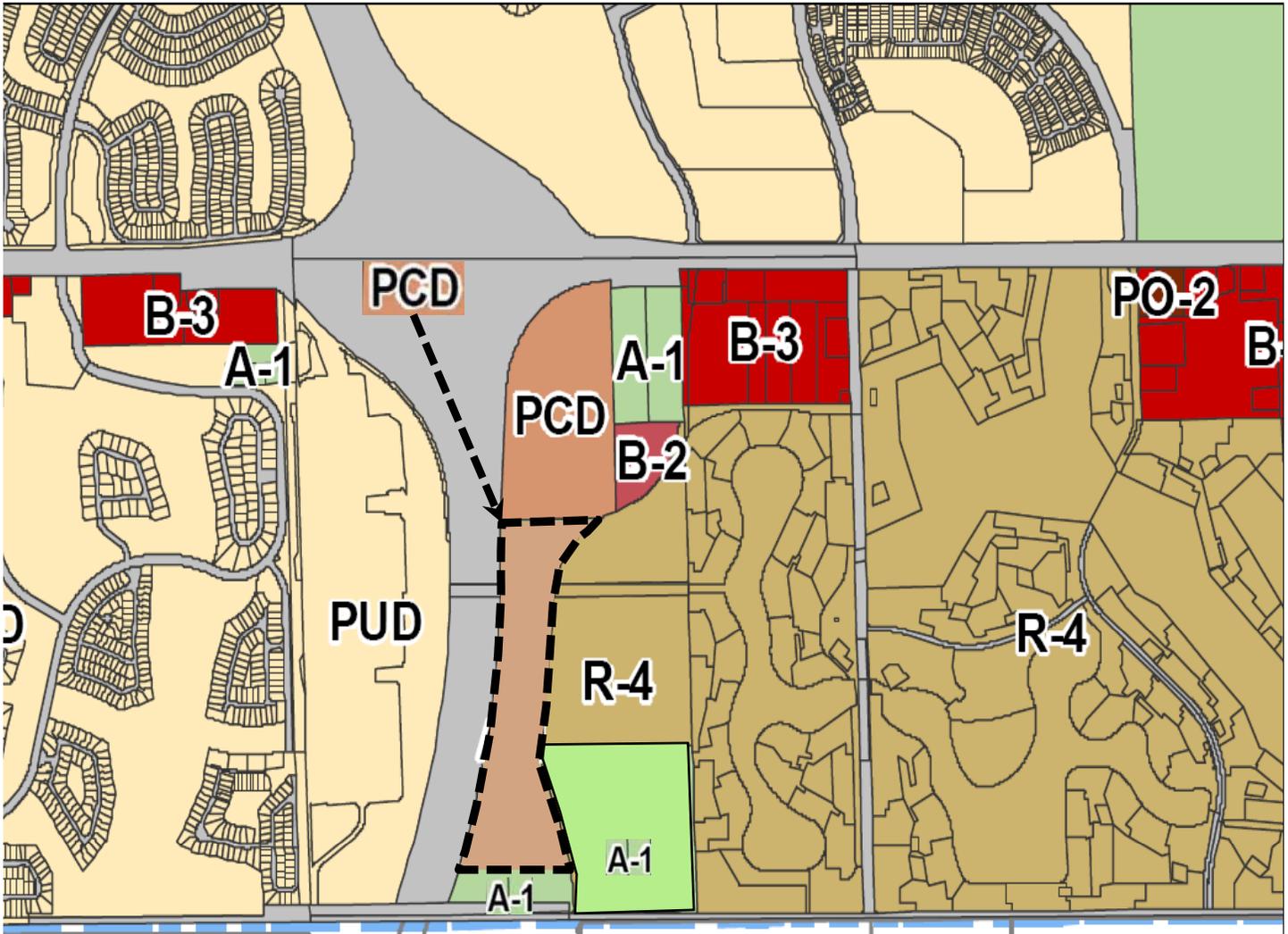


Site

Zoning Classifications			
A-1 Limited Agricultural	R1-C One Family Dwelling	R-4A Planned Apartment	B-3 General Business
A-3 Agricultural Utility	R1-P One Family Dwelling	R-6 Hotel	C-1 Commercial
A-5 Agricultural Excavation	RS-7 Single Family District	PUD Planned Unit Development	PO-1 Professional Office
A-6 Agricultural Disposal	R-1T Mobile Home Dwelling	MXD Mixed Use Development	PO-2 Professional Office
CF Community Facilities	R2-U Two Family Dwelling	PCD Planned Commercial Development	M-1 Light Industrial
E-1 Estate	TH-12 Townhouse District	B-1 Neighborhood Business	M-2 Medium Industrial
R1-A One Family Dwelling	R-3 Low Density Multiple	B-2 Community Business	M-3 General Industrial
R1-B One Family Dwelling	R-4 Apartment	B-2A Planned Business Center	M-4 Limited Heavy Industrial

EXHIBIT F
PROPOSED ZONING DESIGNATION MAP

PROPOSED ZONING MAP



Site

Zoning Classifications			
A-1 Limited Agricultural	R1-C One Family Dwelling	R-4A Planned Apartment	B-3 General Business
A-3 Agricultural Utility	R1-P One Family Dwelling	R-6 Hotel	C-1 Commercial
A-5 Agricultural Excavation	RS-7 Single Family District	PUD Planned Unit Development	PO-1 Professional Office
A-6 Agricultural Disposal	R-1T Mobile Home Dwelling	MXD Mixed Use Development	PO-2 Professional Office
CF Community Facilities	R2-U Two Family Dwelling	PCD Planned Commercial Development	M-1 Light Industrial
E-1 Estate	TH-12 Townhouse District	B-1 Neighborhood Business	M-2 Medium Industrial
R1-A One Family Dwelling	R-3 Low Density Multiple	B-2 Community Business	M-3 General Industrial
R1-B One Family Dwelling	R-4 Apartment	B-2A Planned Business Center	M-4 Limited Heavy Industrial

EXHIBIT G
UTILITY VERIFICATION LETTER

From: McLaughlin, Joe [jmlaughlin@ppines.com]
To: Daniel Habibe
Cc:
Subject: Duke Realty Office Park - Water and Sewer Impact Analysis

Sent: Fri 3/9/2007 12:57 PM

March 9, 2007

Dan,

The Environmental Services Division has no comments on the Duke Realty Office Park - Water and Sewer Impact Analysis.

Joe McLaughlin
City of Pembroke Pines

The City of Pembroke Pines is a public entity subject to Chapter 119 of the Florida statutes concerning public records. Email messages are covered under Chapter 119 and are thus subject to public records disclosure. All email messages sent and received are captured by our server and retained as public records.

EXHIBIT H
DRAINAGE VERIFICATION LETTER



SOUTH BROWARD DRAINAGE DISTRICT

March 12, 2007

Mr. Daniel Habibe
Calvin, Giordano & Associates, Inc.
1800 Eller Dr. Suite 600
Ft. Lauderdale, FL 33316

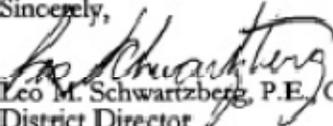
**Re: Duke Realty
Drainage Impact Analysis**

Dear Mr. Habibe:

On behalf of South Broward Drainage District (SBDD), I would like to take this opportunity to thank you for providing the District with information regarding this Land Use Plan Amendment. This project is located within the boundaries of South Broward Drainage District, more specifically, the S-3 Basin. The drainage analysis you have provided is correct.

If you have any questions, please call.

Sincerely,


Leo M. Schwartzberg, P.E., C.E.P.
District Director

LMS/pw

EXHIBIT I
SOLID WASTE VERIFICATION LETTER



RONALD KAPLAN
Associate General Counsel - South

WASTE MANAGEMENT
2700 NW 48TH STREET
POMPANO BEACH, FL 33073
954.984.2021
954.984.2057 FAX
rkaplan@wm.com

May 1, 2007

Calvin, Giordano & Associates, Inc.
1800 Eller Drive, Suite 600
Fort Lauderdale, FL 33316
Attention: Daniel Habibe

Re: Duke Realty –Pembroke Pines, FL

Dear Mr. Habibe:

I have reviewed your letter of March 19 with regard to the above proposed matter. As I understand the proposed project, a 600,000 sq. ft. office park would be constructed that would result in an increased solid waste demand of approximately 6000 lbs. per day. As you know, the City of Pembroke Pines has contracted to deliver its solid waste to our Reuter Recycling facility. Waste delivered to Reuter is disposed through the Waste Management system of facilities, including our Okeechobee Landfill. Okeechobee Landfill has a substantial remaining capacity that is greater than 50 years. The Reuter Recycling facility capacity is sufficient to manage the proposed demand from this project.

If you have any other questions, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Ronald M. Kaplan", written over a circular scribble.

RONALD M. KAPLAN
Associate General Counsel-South

Cc: J. Casagrande

EXHIBIT J
MASS TRANSIT VERIFICATION LETTER



OFFICE OF TRANSPORTATION – Service Development
1100 Park Central Boulevard, Suite 3500 • Pompano Beach, Florida 33064
954-357-8340 • FAX 954-978-1189

March 12, 2007

Daniel Habibe
Calvin, Giordano & Associates, Inc.
1800 Eller Drive, Suite 600
Fort Lauderdale, FL 33316

RE: Land Use Plan Amendment – **Verification of Mass Transit Services**
"DUKE REALTY - Pines Parcel" near SW 145th Ave - City of Pembroke Pines

Dear Mr. Habibe:

Broward County Transit (BCT) staff has reviewed your correspondence, dated March 5, 2007, regarding the Land Use Change Amendment – "Duke Realty - Pines Parcel" near SW 145th Ave", for current and planned bus service.

Broward County Transit (BCT) fixed-route bus service to the amendment area is currently provided on Pines Blvd (SR 820) by BCT Route 7. Route 7 currently operates on a frequency of thirty (30) minute intervals (headways) on weekdays and on Saturday and forty (40) minutes on Sunday.

Future bus service frequency improvements are programmed in the 5 year Transit Development Plan (TDP), and the 2030 Long Range Transportation Plan.

BCT staff anticipates an increase in the number of transit trips and transit demand as a result of this amendment. This demand can be met with the future transit improvements, including the extension of Pembroke Road. – Broward County Project # 5255 and transit service utilizing BCT Route 5 and City of Pembroke Pines Community Bus Services.

Please call me at 954-357-8351, if you require any additional information.

Sincerely,

David Daniels
Planner

VI. FUTURE LAND USE ELEMENT - APPENDIX - TABLES

**TABLE FLU-1
Existing Land Uses, 2005**

LAND USE	PERCENT	NET ACREAGE
Mobile Homes	0.5	121.9
Special Residential Facilities	0.8	181.8
Utility	1.1	248.8
Industrial	1.7	389.6
Commercial Recreation	2.7	600.3
Parks and Recreation	3.4	769.6
Community Facilities	3.5	789.6
Vacant	4.4	987.0
Commercial	6.4	1,437.5
Conservation	7.1	1,588.1
Transportation	11.1	2,490.0
Multi-Family	12.0	2,688.7
Single Family	45.2	10,148.0
Total	100.0	22,441

Source: City of Pembroke Pines Planning Division

Note: Total may not be exact due to rounding of numbers

**Table FLU-4
Existing and Proposed Level of Service Standards for City of Pembroke Pines Facilities**

Service/Facility	Existing Level of Service	Proposed Level of Service
Recreation and Open Space	10 acres/thousand population	10 acres/thousand population total with 7 acres/1000 in neighborhood and community parks and 3 acres/1000 in regional parks
Solid Waste	5 lbs/capita/day	5lbs/capita/day
Sanitary Sewer	85 Gallons/capita/day	93 Gallons/capita/day
Potable Water	82 Gallon/capita/day	84.8 Gallons/capita/day
Roads	"D"	"D"

Source: City of Pembroke Pines Planning Division, Growth Management Department

**Table FLU-5
Vacant Land Inventory, 2005**

LAND USE	PERCENT	NET ACREAGE
Agriculture	17.0	168.1
Commercial	16.1	159.2
Commercial Recreation	3.9	38.4
Community Facilities	0.0	0.1
Conservation	0.5	4.8
Employment Center Low	0.7	7.0
Estate	13.0	127.8
Industrial	18.7	184.4
Irregular Residential (9du/ac)	1.5	15.0
Local Activity Center	13.5	133.6
Low 5 Residential	4.7	46.8
Low Medium Residential	0.1	1.3
Medium Residential	0.1	1.3
Office Park	8.5	83.6
Rural Ranches	0.8	7.6
Transportation	0.8	8.1
Total	100.0	987.0

Source: City of Pembroke Pines Planning Division

**Table FLU-6
Vacant Land by Flexibility Zone, 2005**

Flex Zone	Total Acres	Percent
104	60.5	6.1
106	37.5	3.8
107	25.9	2.6
108	16.3	1.6
109	4.5	0.5
116	115.9	11.7
119	10.4	1.1
118A	7.0	0.7
118B	10.0	1.0
120	44.0	4.5
123A	114.5	11.6
123B	376.7	38.2
123C	163.8	16.6
Total	987.0	100.0

Source: City of Pembroke Pines Planning Division

TABLE FUL7
 CONSISTENCY MATRIX
 CHAPTER 187, STATE OF FLORIDA STRATEGIC REGIONAL POLICY PLAN (SRPPC)
 BROWARD COUNTY LAND USE PLAN, LAND USE AND TRANSPORTATION COMPREHENSIVE PLAN
 JULY 2001

STATE, REGIONAL AND COUNTY COMPREHENSIVE PLANS		CITY OF PEMBROKE PINES COMPREHENSIVE PLAN ELEMENTS									
CHAPTER 187 COMPREHENSIVE PLAN	STRATEGIC POLICY PLAN (SRPPC)	BROWARD LAND USE PLAN	LU GOALS OBJECTIVES & POLICIES	THE GOALS OBJECTIVES & POLICIES	THE GOALS OBJECTIVES & POLICIES	THE GOALS OBJECTIVES & POLICIES	THE GOALS OBJECTIVES & POLICIES	THE GOALS OBJECTIVES & POLICIES	THE GOALS OBJECTIVES & POLICIES	THE GOALS OBJECTIVES & POLICIES	THE GOALS OBJECTIVES & POLICIES
		POLICY 60401	POLICIES 1.1, 1.2, 1.3, 4.3, 4.4, 4.5, 11.1, 12.2, 8.11	POLICIES 2.2, 2.20, 2.44(1), 2.5, 2.51(1)	POLICY 222		POLICIES 1.1, 1.2, 1.4, 2.1, 2.2, 2.4, 3.1, 3.3, 3.4, 3.5, 4.1, 4.2, 8.43		POLICY 223		POLICIES 18.8, 31(9)
		GOAL 6.00.00 CONSERVATION USES									
		OBJECTIVE 6.01.00	OBJECTIVE 6.01.XI								
		POLICY 60101	POLICIES 1.13, 2.9, 3.3, 3.5, 3.6, 10.1, 10.2, 11.4, 11.5, 11.6, 12.1, 13.3, 13.5, 15.1	OBJECTIVE IX POLICIES 5.2, 5.3, 5.7, 5.8, 9.1, 9.2, 9.3, 9.5, 9.4			POLICIES 1.6, 2.4	OBJECTIVES I, X, V POLICIES 2.1, 2.6, 2.11, 2.12, 4.3, 4.7, 4.11, 4.15, 8.4, 8.18			POLICY 18
		POLICY 60102	POLICIES 1.13, 2.9, 3.3, 3.5, 3.6, 10.1, 10.2, 11.4, 11.5, 11.6, 12.1, 13.3, 13.5, 15.1	POLICIES 5.2, 5.3, 5.7, 5.8, 9.1, 9.2, 9.3, 9.5, 9.4			POLICIES 1.6, 2.4	POLICIES 2.1, 2.6, 2.11, 2.12, 4.3, 4.7, 4.11, 4.15, 8.4, 8.18			POLICY 18
		POLICY 60104	POLICY 11.3				POLICY 2.3	POLICIES 2.1, 2.6, 4.7, 4.10, 8.4, 8.14			POLICY 18
		POLICY 60105	POLICIES 3.5, 10.1, 12.1, 13.2, 13.3, 15.1	POLICIES 5.1, 5.3, 5.5, 5.7				POLICIES 2.1, 2.3, 2.5, 4.4, 4.7, 4.11, 4.15, 4.18, 4.19, 4.12, 8.4, 13			POLICY 18
		POLICY 60106	POLICY 11.7					POLICIES 2.1, 2.3, 2.5, 4.4, 4.7, 4.11, 4.15, 4.18, 4.19, 4.12, 8.4, 13			POLICY 18
		POLICY 60109	POLICIES 11.5, 11.6, 8.151					POLICY 2.12, 4.10, 8.4, 18			POLICY 18
		POLICY 60110	POLICIES 3.3, 11.4, 11.5, 8.151					POLICIES 2.1, 2.4, 7.4, 11, 4.15, 8.4, 18			POLICY 18
		POLICY 60202	POLICIES 2.3, 3.3, 3.5, 3.6, 11.2, 11.4, 11.5, 8.151	POLICIES 2.4, 8.2, 4.4(1)				POLICIES 2.12, 4.3, 4.4, 4.8, 4.11, 4.15, 4.18, 4.19			POLICY 18
		GOAL 8.00.00 PUBLIC FACILITIES AND PHASED GROWTH									
		POLICY 80101	POLICIES 1.3, 1.7, 1.15, 4.1, 4.3, 4.5, 7.1, 7.2, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 8.1, 8.2, 8.3, 8.4, 8.5, 8.6, 8.7, 8.8, 8.9, 8.10, 8.11, 8.12, 8.13, 8.14, 8.15, 8.16, 8.17, 8.18, 8.19, 8.20, 8.21, 8.22, 8.23, 8.24, 8.25, 8.26, 8.27, 8.28, 8.29, 8.30, 8.31, 8.32, 8.33, 8.34, 8.35, 8.36, 8.37, 8.38, 8.39, 8.40, 8.41, 8.42, 8.43, 8.44, 8.45, 8.46, 8.47, 8.48, 8.49, 8.50, 8.51, 8.52, 8.53, 8.54, 8.55, 8.56, 8.57, 8.58, 8.59, 8.60, 8.61, 8.62, 8.63, 8.64, 8.65, 8.66, 8.67, 8.68, 8.69, 8.70, 8.71, 8.72, 8.73, 8.74, 8.75, 8.76, 8.77, 8.78, 8.79, 8.80, 8.81, 8.82, 8.83, 8.84, 8.85, 8.86, 8.87, 8.88, 8.89, 8.90, 8.91, 8.92, 8.93, 8.94, 8.95, 8.96, 8.97, 8.98, 8.99, 9.00, 9.01, 9.02, 9.03, 9.04, 9.05, 9.06, 9.07, 9.08, 9.09, 9.10, 9.11, 9.12, 9.13, 9.14, 9.15, 9.16, 9.17, 9.18, 9.19, 9.20, 9.21, 9.22, 9.23, 9.24, 9.25, 9.26, 9.27, 9.28, 9.29, 9.30, 9.31, 9.32, 9.33, 9.34, 9.35, 9.36, 9.37, 9.38, 9.39, 9.40, 9.41, 9.42, 9.43, 9.44, 9.45, 9.46, 9.47, 9.48, 9.49, 9.50, 9.51, 9.52, 9.53, 9.54, 9.55, 9.56, 9.57, 9.58, 9.59, 9.60, 9.61, 9.62, 9.63, 9.64, 9.65, 9.66, 9.67, 9.68, 9.69, 9.70, 9.71, 9.72, 9.73, 9.74, 9.75, 9.76, 9.77, 9.78, 9.79, 9.80, 9.81, 9.82, 9.83, 9.84, 9.85, 9.86, 9.87, 9.88, 9.89, 9.90, 9.91, 9.92, 9.93, 9.94, 9.95, 9.96, 9.97, 9.98, 9.99, 10.00								
		POLICY 80102	POLICIES 7.8, 8.151					POLICIES 2.6, 7.8, 8.4, 8.6, 8.8, 8.9			POLICIES 18.21, 18.31
		POLICY 80103	POLICIES 11.7, 5.7, 7.8, 15.1	POLICIES 21.6, 11.9, 22.2, 40				POLICIES 2.6, 4.6, 6.4, 8.8, 8.9, 8.10, 8.11, 8.12, 8.13, 8.14, 8.15, 8.16, 8.17, 8.18, 8.19, 8.20, 8.21, 8.22, 8.23, 8.24, 8.25, 8.26, 8.27, 8.28, 8.29, 8.30, 8.31, 8.32, 8.33, 8.34, 8.35, 8.36, 8.37, 8.38, 8.39, 8.40, 8.41, 8.42, 8.43, 8.44, 8.45, 8.46, 8.47, 8.48, 8.49, 8.50, 8.51, 8.52, 8.53, 8.54, 8.55, 8.56, 8.57, 8.58, 8.59, 8.60, 8.61, 8.62, 8.63, 8.64, 8.65, 8.66, 8.67, 8.68, 8.69, 8.70, 8.71, 8.72, 8.73, 8.74, 8.75, 8.76, 8.77, 8.78, 8.79, 8.80, 8.81, 8.82, 8.83, 8.84, 8.85, 8.86, 8.87, 8.88, 8.89, 8.90, 8.91, 8.92, 8.93, 8.94, 8.95, 8.96, 8.97, 8.98, 8.99, 9.00, 9.01, 9.02, 9.03, 9.04, 9.05, 9.06, 9.07, 9.08, 9.09, 9.10, 9.11, 9.12, 9.13, 9.14, 9.15, 9.16, 9.17, 9.18, 9.19, 9.20, 9.21, 9.22, 9.23, 9.24, 9.25, 9.26, 9.27, 9.28, 9.29, 9.30, 9.31, 9.32, 9.33, 9.34, 9.35, 9.36, 9.37, 9.38, 9.39, 9.40, 9.41, 9.42, 9.43, 9.44, 9.45, 9.46, 9.47, 9.48, 9.49, 9.50, 9.51, 9.52, 9.53, 9.54, 9.55, 9.56, 9.57, 9.58, 9.59, 9.60, 9.61, 9.62, 9.63, 9.64, 9.65, 9.66, 9.67, 9.68, 9.69, 9.70, 9.71, 9.72, 9.73, 9.74, 9.75, 9.76, 9.77, 9.78, 9.79, 9.80, 9.81, 9.82, 9.83, 9.84, 9.85, 9.86, 9.87, 9.88, 9.89, 9.90, 9.91, 9.92, 9.93, 9.94, 9.95, 9.96, 9.97, 9.98, 9.99, 10.00			POLICIES 18.21, 18.31
		POLICY 80108	POLICY 12.7					POLICIES 2.6, 4.6, 6.4, 8.8, 8.9			POLICIES 18.21, 18.31
		POLICY 80110	POLICY 10.3					POLICIES 2.6, 4.6, 6.4, 8.8, 8.9			POLICIES 18.21, 18.31
		POLICY 80112						POLICIES 2.6, 4.6, 6.4, 8.8, 8.9			POLICIES 18.21, 18.31
		POLICY 80115	POLICIES 16, 18, 110, 116, 151, 182, 8.156					POLICIES 2.6, 4.6, 6.4, 8.8, 8.9			POLICIES 18.21, 18.31
		POLICY 80118	POLICIES 12.1, 13.3, 15.1					POLICIES 2.6, 4.6, 6.4, 8.8, 8.9			POLICIES 18.21, 18.31
		POLICY 80119	POLICIES 11.1, 12.8, 15.1					POLICIES 2.6, 4.6, 6.4, 8.8, 8.9			POLICIES 18.21, 18.31
		POLICY 80201	POLICIES 11.7, 8.8, 15.1					POLICIES 2.6, 4.6, 6.4, 8.8, 8.9			POLICIES 18.21, 18.31
		OBJECTIVE 8.00.00	OBJECTIVE XI					POLICIES 2.6, 4.6, 6.4, 8.8, 8.9			POLICIES 18.21, 18.31
		POLICY 80302	POLICY 10.3					POLICIES 2.6, 4.6, 6.4, 8.8, 8.9			POLICIES 18.21, 18.31
		POLICY 80303						POLICIES 2.6, 4.6, 6.4, 8.8, 8.9			POLICIES 18.21, 18.31
		POLICY 80305	POLICIES 12.8, 14.2	POLICY 2.18				POLICIES 2.6, 4.6, 6.4, 8.8, 8.9			POLICIES 18.21, 18.31
		POLICY 80309	POLICIES 10.1, 8.151					POLICIES 2.6, 4.6, 6.4, 8.8, 8.9			POLICIES 18.21, 18.31
		OBJECTIVE 8.00.00	OBJECTIVE VI					POLICIES 2.6, 4.6, 6.4, 8.8, 8.9			POLICIES 18.21, 18.31
		POLICY 80901	POLICY 7.1	POLICIES 21.1, 21.2, 8.22, 8.24				POLICIES 2.6, 4.6, 6.4, 8.8, 8.9			POLICIES 18.21, 18.31
		POLICY 80902	POLICIES 4.1, 1.21, 13.3, 8.151	POLICIES 21.1, 21.2, 8.22, 8.24				POLICIES 2.6, 4.6, 6.4, 8.8, 8.9			POLICIES 18.21, 18.31

TABLE F11.7
 CONSISTENCY MATRIX
 CHAPTER 187, STATE OF FLORIDA STRATEGIC REGIONAL POLICY PLAN (SRPP),
 BROWARD COUNTY LAND USE PLAN, PALM BEACH COUNTY AND ST. LUCIE COUNTY
 BROWARD COUNTY LAND USE PLAN, PALM BEACH COUNTY AND ST. LUCIE COUNTY
 JULY 2001

STATE, REGIONAL AND COUNTY COMPREHENSIVE PLANS		CITY OF PEMBROKE PINES COMPREHENSIVE PLAN ELEMENTS									
CHAPTER 187 COMPREHENSIVE PLAN	STRATEGIC POLICY PLAN (SRPP)	BROWARD LAND USE PLAN	ST. LUCIE GOALS OBJECTIVES & POLICIES	THE GOALS OBJECTIVES & POLICIES	THE GOALS OBJECTIVES & POLICIES	THE GOALS OBJECTIVES & POLICIES	THE GOALS OBJECTIVES & POLICIES	THE GOALS OBJECTIVES & POLICIES	THE GOALS OBJECTIVES & POLICIES	THE GOALS OBJECTIVES & POLICIES	THE GOALS OBJECTIVES & POLICIES
(16) LAND USE - POLICIES 1.3, 4, 5, 6 & 6	GOAL 21	POLICY 140202 POLICY 140204	POLICIES 16, 18, 6, 8, 9, 11, 182, 183, 184, POLICIES 14, 15, 16, 17, 18, 19, 151, 151.1, 151.1, 152, 183, 184, 8, 186	POLICIES 22.4, 8, 24.3(1)	POLICY 23	POLICY 18					
(17) URBAN AND DOWNTOWN REGENERATION - POLICY 16 (18) TRANSPORTATION - POLICY 16	GOAL 22	OBJECTIVE 14.02.00 POLICY 140304	OBJECTIVES 18, 18M POLICIES 15, 25, 8, 19, 2	OBJECTIVE 2.1 POLICIES 21.8, 21.8(2), 22.4, 8, 23, 2(6)	POLICIES 32.8, 31	POLICY 18					
(17) URBAN AND DOWNTOWN REGENERATION - POLICY 16 (18) TRANSPORTATION - POLICY 16	GOAL 22	POLICY 140306	POLICIES 7, 8, 8.1, 15, 1, 8, 185	POLICIES 21.8, 22.4, 23, 1(2), 8, 23, 1(2)	POLICIES 27.2, 27.2, 27.2, 27.2, 27.2, 32, 31.1	POLICIES 27.2, 27.2, 27.2, 27.2, 27.2, 32, 31.1	POLICIES 27.2, 27.2, 27.2, 27.2, 27.2, 32, 31.1	POLICIES 27.2, 27.2, 27.2, 27.2, 27.2, 32, 31.1	POLICIES 27.2, 27.2, 27.2, 27.2, 27.2, 32, 31.1	POLICIES 27.2, 27.2, 27.2, 27.2, 27.2, 32, 31.1	POLICY 18
(20) TRANSPORTATION - POLICY 13	GOAL 21	OBJECTIVE 14.04.00 GOAL 1404.00 PORT AND AIRPORT USES POLICY 140301 POLICY 140302 POLICY 140303	OBJECTIVE 18, POLICY 8.4 POLICIES 151, 8, 18.1 POLICIES 151, 8, 18.1 POLICIES 151, 8, 18.1	OBJECTIVE 2.4 POLICIES 21.8, 4(1), 22.1(2), 22.4, 8, 24.3(1)	OBJECTIVE 1, POLICIES 26, 8, 27	POLICIES 18, 8, 2.5 POLICIES 18, 8, 2.5 POLICIES 18, 8, 2.5					

WEBSITE COPY SHOULD BE ENLARGED TO 11 X17 (LEADER SIZE) FOR OPTIMAL VIEWING

Table FLU-8
List of Changes
2007

Element	Goal, Objective, Policy	Action	Required by
FLU			
	Goal	None	
	Objective I	None	
	Eval.Measure Objective I	None	
	1.1 - 1.13	None	
	1.13-1.15	updated for new time frame	EAR, DCA, State Statute
	1.16	None	
	Objective II	None	
	Eval. Measure Objective II	None	
	2.1 - 2.10	None	
	2.11	New Policy	EAR & SFRPC Policy 2.4
	Objective III	None	
	Eval. Measure Objective III	None	
	3.1 - 3.3	None	
	3.3	Correction of City Division name	EAR
	3.4	Provides for continuous updates to the maps after the county updates	EAR, DCA, State Statute
	3.5 and 3.6	None	
Objective IV	None		

Table FLU-8
List of Changes
2007

Element	Goal, Objective, Policy	Action	Required by
	Eval. Measure Objective IV	None	
	4.1 - 4.7	None	
	4.7	Provides for continuous updates to the maps after the county updates	EAR, DCA, State Statute
	Objective V	None	
	Eval. Measure Objective V	None	
	5.1 - 5.5	None	
	5.5	Deleted existing as it was completed, and replaced by existing 5.6	
	5.6	Was 5.7	EAR
	5.7	New Policy	EAR and SFRPC Policy 5.3
	5.8	New Policy	EAR, Rule 9J-5, FAC, Change No. 83
	5.9	New Policy	EAR and County Land Use Plan

Table FLU-8
List of Changes
2007

Element	Goal, Objective, Policy	Action	Required by
	5.10 & 5.11	New Policy	EAR
	5.12	New Policy	DCA, State Statute
	Eval. Measure Objective VI	None	
	6.1	None	
	6.2	updated for new time frame	EAR, DCA, State Statute
	6.3 & 6.4	None	
	Objective VII	None	
	Eval. Measure Objective VII	None	
	7.1 - 7.5	None	
	7.5	updated for new time frame	EAR, DCA, State Statute
	7.6	None	
	7.7	Updated	EAR
	7.8	None	
	Objective VIII	None	
	Eval. Measure for Objective VIII	None	
	8.1-8.5	None	
	8.5	update	EAR and County Land Use Plan

Table FLU-8
List of Changes
2007

Element	Goal, Objective, Policy	Action	Required by
	8.6	New Policy	EAR and SFRPC Policy 6.3
	8.7	New Policy	EAR and SFRPC Policy 11.5
	8.8	New Policy	EAR
	8.9	New Policy	EAR and County Land Use Plan
	Objective IX	Continuation and update	DCA, State Statute, and county land use plan
	Eval. Measure Objective IX	update	DCA, State Statute, and county land use plan
	9.1 & 9.2	None	
	9.3	Continuation and update	county land use plan
	9.4	New Policy	EAR and County Land Use Plan

Table FLU-8
List of Changes
2007

Element	Goal, Objective, Policy	Action	Required by
	Objective X	None	
	Eval. Measure Objective X	None	
	10.1-10.4	None	
	10.5	New Policy	EAR, SFRPC, State Statute 163 & 187
	Objective XI	None	
	Eval. Measure Objective XI	None	
	11.1 thru 11.10	None	
	11.11	New Policy	EAR and SFPRC Policy 14.9
	11.12	New Policy	EAR and SFRPC Policy 14.11
	Objective XII	None	
	Eval. Measure Objective XII	None	
	12.1	Correction of City Division name	
	12.2-12.11	None	
	12.11	Continuation	EAR, DCA, State Statute

Table FLU-8
List of Changes
2007

Element	Goal, Objective, Policy	Action	Required by
	Objective XIII	None	
	Eval. Measure Objective XIII	None	
	13.1	None	
	13.2	Continuation	EAR, DCA, State Statute
	13.3	Correction of City Division name	
	Objective XIV	update, recognizing primary implementation rests with County to improve air quality	EAR
	Eval. Measure Objective XIV	None	
	14.1 & 14.2	None	
	Objective XV	None	
	Eval. Measure Objective XV	None	
	15.1	update	EAR, DCA, State Statute
	15.2	None	
	15.3	Continuation	EAR, DCA, State Statute

Table FLU-8
List of Changes
2007

Element	Goal, Objective, Policy	Action	Required by
	15.4	Continuation	EAR, DCA, State Statute
	15.5	None	
	15.6	New Policy	EAR, Rule 9J-5, FAC, Change No. 83
	Objective XVI	None	
	Eval. Measure Objective XVI	None	
	16.1	None	
	Objective XVII	None	
	Eval. Measure Objective XVII	None	
	17.1 thru 17.3	None	
	Objective XVIII	None	
	Eval. Measure Objective XVIII	None	
	18.1 thru 18.8	None	
	Objective XIX	corrected roman numeral 19	EAR
	Eval. Measure Objective XIX	corrected roman numeral 19	EAR
	19.1 thru 19.4	None	

Table FLU-8
List of Changes
2007

Element	Goal, Objective, Policy	Action	Required by
	19.5	updated for new policies	EAR and County Land Use Plan
	19.6 thru 19.10	None	
	Objective XX	New Objective	City Staff
	Eval. Measure Objective XX	New Eval. Measure	City Staff
	20.1 thru 20.3	New Policy	City Staff
	Objective XXI	New Objective	EAR and County Land Use Plan
	Policy 21.1	New Policy	EAR and County Land Use Plan
	Objective XXII	New Objective	EAR and County Land Use Plan
	Policy 22.1	New Policy	EAR and County Land Use Plan
	Objective XXIII	New Objective	EAR and County Land Use Plan
	Eval. Meaure Objective XXIII	New Eval. Measure	EAR and County Land Use Plan

Table FLU-8
List of Changes
2007

Element	Goal, Objective, Policy	Action	Required by
	23.1 thru 23.5	New Policy	EAR and County Land Use Plan
TE			
	Goal 1.0	update	EAR & DOT recommendations
	Objective 2.1.	None	
	Eval. Measure Objective 2.1.	update	EAR & DOT recommendations
	2.1.1. (1)&(2)	new and replaces existing 2.1.1 (1, 4)	EAR, DOT, and County TE
	2.1.2. (1)&(2)	new and replaces existing 2.1.2.(1 & 2)	EAR, DOT, and County TE
	2.1.3.(1 thru 5)	New	EAR, DOT, and County TE
	2.1.4.	New Policy	EAR and County TE
	2.1.5.	New Policy	EAR and County TE
	2.1.6. (1 thru 11)	New Policy	EAR and County TE
	2.1.7.	New Policy	EAR and County TE

Table FLU-8
List of Changes
2007

Element	Goal, Objective, Policy	Action	Required by
	2.1.8	New Policy	EAR and County TE
	2.1.9.	New Policy	EAR and County TE
	2.1.10.	New Policy	EAR and County TE
	2.1.11.(1 thru 4)	New Policy	EAR and County TE
	2.1.11. (5 thru 7)	relocated existing Policy 2.1.2. (5 thru 7)	EAR and County TE
	2.2.11. (8 & 9)	replaces deleted policy 2.1.2. (8 & 9)	EAR and County TE
	2.2.11. (10 & 11)	New Policy	EAR and County TE
	2.1.12.	New Policy	EAR and County TE
	2.1.13.	Replaces Policy 2.1.4.	EAR and County TE
	2.1.14. (1 & 2)	Updates and continues previous Policy 2.1.5.	EAR and County TE
	2.1.15. (1 & 2)	Updates previous Policy 2.1.6.	EAR and County TE
	2.1.16.	Updates previous Policy 2.1.7.	EAR, DOT, and County TE

Table FLU-8
List of Changes
2007

Element	Goal, Objective, Policy	Action	Required by
	2.1.16.(1 & 2)	Updates and replaces previous Policy 2.1.7 (1 & 2)	EAR, DOT, and County TE
	2.1.16. (3 thru 8)	New Policy	EAR, DOT, and County TE
	2.1.17. (1)	New policy	EAR and County TE
	2.1.18. (1 thru 4)	Continues and replaces previous policy 2.1.8 (1 thru 4)	EAR and County TE
	2.1.18. (5)	New Policy	EAR and County TE
	2.1.19.(1 thru 4)	New Policy	EAR, DOT, and County TE
	2.1.20. (1 thru 6)	New Policy	EAR and County TE
	2.1.21.	New Policy	EAR and County TE
	Objective 2.2.	Updates policy	EAR, DOT, and County TE
	Eval. Measure 2.2.	Updates Eval. Measure	EAR
	2.2.1. (1 thru 4)	Updates Policy	EAR
	2.2.2. (1 & 2)	None	

Table FLU-8
List of Changes
2007

Element	Goal, Objective, Policy	Action	Required by
	2.2.2. (3 & 4)	Updates Policy	EAR, DOT, and County TE
	2.2.2. (5)	New Policy	EAR, DOT, and County TE
	2.2.3.	None	
	2.2.4.	Updates policy	EAR
	2.2.5. (1 thru 5)	New Policy	EAR, DOT, and County TE
	2.2.6.	New Policy	EAR, DOT, and County TE
	2.2.7.	New Policy	EAR and County TE
	2.2.8. (1 thru 6)	New Policy	EAR and County TE
	2.2.9.	New Policy	EAR and SFRPC Policy 6.3
	Objective 2.3.	None	
	Eval. Measure 2.3	None	
	2.3.1.	update	County TE
	2.3.2.	None	
	2.3.3.	New policy	County TE
	Objective 2.4.	updates policy	EAR, DCA, State Statute
	Eval. Measure 2.4.	None	

Table FLU-8
List of Changes
2007

Element	Goal, Objective, Policy	Action	Required by
	2.4.1.	Updates policy for new time frame and county TE	EAR, DCA, State Statute, County TE
	2.4.1.(1) & (2)	Correction of City Division name	EAR
	2.4.1. (3)	New Policy	EAR & County TE
	2.4.2.	Updates policy for new time frame and county TE	EAR & County TE
	2.4.2. (1 thru 3)	Correction of City Division name and updates policy	EAR & County TE
	2.4.2. (4)	New policy	EAR & DOT
	2.4.3. (1)	None	
	2.4.3. (2)	New policy	EAR
	2.4.4	None	
	2.4.4.(1)	Correction of City Division name and updates policy	EAR & County TE
	2.4.5.	New policy	EAR & County TE

Table FLU-8
List of Changes
2007

Element	Goal, Objective, Policy	Action	Required by
	Objective 2.5.	Updates Objective for new time frame	EAR, DCA, State Statute
	Eval. Measure Objective 2.5.	None	
	2.5.1.	None	
	2.5.1. (1)	Correction of City Division name	EAR
	2.5.1.(2)	None	
	2.5.1.(3 & 4)	New Policy	EAR & County TE
	2.5.2. (1 thru 3)	None	
	2.5.2. (4)	Update for new time frame	EAR, DCA, State Statute
	2.5.2.(5)	updates policy	EAR & County TE
	2.5.2. (6)	None	
	2.5.2. (7 thru 9)	New Policies	EAR & County TE
	2.5.3.	Updates policy for new time frame and county TE	EAR & County TE
	2.5.3. (1)	updates policy	EAR & County TE

Table FLU-8
List of Changes
2007

Element	Goal, Objective, Policy	Action	Required by
	2.5.3. (2) & (3)	Correction of City Division name and updates policy	EAR & County TE
	2.5.3. (4)	None	
	2.5.3. (5)	None	
	2.5.3. (6 thru 7)	New Policies	EAR & County TE
	2.5.3. (8)	New policy	EAR & DOT
	2.5.6.	New policy	EAR & DOT & County TE
	Objective 2.6.	Update for new time frame	EAR, DCA, State Statute
	Eval. Measure Objective 2.6.	Update for new time frame	EAR, DCA, State Statute
	2.6.1.	None	
	2.6.1. (1)	continue and update for new time frame	EAR, DCA, State Statute
	2.6.2. (2)	Correction of City Division name	EAR
	2.6.2. (3)	update policy	EAR & County TE
	2.6.2.	None	
	2.6.2. (1 and 2)	Correction of Division name	EAR

Table FLU-8
List of Changes
2007

Element	Goal, Objective, Policy	Action	Required by
	2.6.3.	Update for new time frame	EAR, DCA, State Statute
	2.6.3. (1)	New policy	EAR & County TE
	2.6.4.	New policy	EAR & County TE
	2.6.5.	New policy	EAR & County TE
HE			
	Goal	None	
	Objective I	None	
	Eval. Measure Objective I	Update for new time frame	EAR, DCA, State Statute
	1.1	None	
	1.2 (a thru d)	None	
	1.3	Update for new time frame	EAR, DCA, State Statute
	1.4 thru 1.7	None	
	1.8 thru 1.14	New Policy	EAR and County HE
	Objective II	Update for new time frame	EAR, DCA, State Statute
	Eval. Measure Objective II	None	
	2.1 thru 2.7	None	
	2.8	New Policy	EAR and County HE

Table FLU-8
List of Changes
2007

Element	Goal, Objective, Policy	Action	Required by
	Objective III	Update for new time frame	EAR, DCA, State Statute
	Eval. Measure Objective III	None	
	3.1	None	
	3.2	Update	EAR, DCA, State Statute
	3.3 thru 3.7	None	
	3.8	Update	EAR, DCA, State Statute
	3.9	Update	EAR, DCA, State Statute
	3.10	Update	EAR and County Land Use Plan
	3.11	continue policy	EAR, DCA, State Statute
	3.12	New Policy	EAR & SFRPC Policy 6.3
	3.13	New policy	EAR
	3.14 thru 3.18	New policies	EAR, County Land Use Plan and HE
	Objective IV	None	

Table FLU-8
List of Changes
2007

Element	Goal, Objective, Policy	Action	Required by
	Eval. Measure Objective IV	None	
	4.1 thru 4.3	None	
	4.4	continue policy	EAR, DCA, State Statute
	Objective V	None	
	Eval. Measure Objective V	None	
	5.1 & 5.2	None	
	Objective VI	None	
	Eval. Measure Objective VI	None	
	6.1	update and continue	EAR
	6.2	None	
	Objective VII	None	
	Eval. Measure Objective VII	None	
	7.1 & 7.2	None	
	7.3	continue policy	EAR
	7.4	New policy	EAR
	7.5	New Policy	EAR
CE			
	Objective I	None	
	Eval. Measure Objective I	None	
	1.1 thru 1.3	None	

Table FLU-8
List of Changes
2007

Element	Goal, Objective, Policy	Action	Required by
	Objective II	update for new time frame and State Statute	EAR, DCA, State Statute
	Eval. Measure Objective II	None	
	2.1 thru 2.7	None	
	2.8	update	EAR
	2.9 thru 2.11	None	
	2.12	update	EAR
	2.13	update	EAR, DCA, State Statute
	2.14	none	
	2.15 & 2.16	new policy	EAR, DCA, State Statutes, County CE
	Objective III	update for new time frame	EAR, DCA, State Statute
	Eval. Measure Objective III	None	
	3.1 & 3.2	None	
	Objective IV	update for new time frame	EAR, DCA, State Statute
	Eval. Measure Objective IV	None	
	4.1 thru 4.7	None	

Table FLU-8
List of Changes
2007

Element	Goal, Objective, Policy	Action	Required by
	4.8	update	EAR, DCA, State Statute
	4.9 thru 4.10	None	
	4.11	update for new time frame	EAR, DCA, State Statute
	4.12	none	
	4.13	update for new time frame	EAR, DCA, State Statute
	4.14	update for new time frame and agency name	EAR, DCA, State Statute
	4.15	Update for new time frame	EAR, DCA, State Statute
	4.16	None	
	4.17	update	EAR, DCA, State Statute
	4.18	Continuation	EAR, DCA, State Statute
	4.19 & 4.20	New Policy	EAR & SFRPC Policies 14.9 & 14.11
	4.21	New Policy	EAR & SFRPC Goal 15

Table FLU-8
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2007

Element	Goal, Objective, Policy	Action	Required by
	4.22	New Policy	LPA (P & Z)
IE	Goal	None	
	A. Objective I & Eval. Measure Objective I	updated for new time frame	EAR, DCA, State Statute
	A. Policies 1.1 & 1.2	None	
	A 1.3	updated for new time frame	EAR, DCA, State Statute
	A 1.4	Updated per SFRPC Policy 2.4	EAR & SFRPC
	A 1.5 thru 1.7	None	
	A. Objective II	updated for new time frame	EAR, DCA, State Statute
	A 2.1	None	
	A 2.2	Updated per SFRPC Policy 2.4	EAR & SFRPC
	A 2.3 thru 2.6	None	
	A 2.7	updated for new time frame	EAR
	A 2.8 thru 2.9	None	
	A 2.10	update	EAR
	A 2.11 thru 2.13	None	
	A 2.14	update	EAR

Table FLU-8
List of Changes
2007

Element	Goal, Objective, Policy	Action	Required by
	A 2.15	Continuation	EAR, DCA, State Statute
	B Objective III	updated for new time frame	EAR, DCA, State Statute
	B Eval. Measure Objective III	None	
	B Policies 3.1 thru 3.3	None	
	B Policy 3.4	Updated per SFRPC Policy 2.4	EAR & SFRPC
	B Objective IV & Eval. Measure Objective IV	None	
	B Policy 4.1	None	
	B Policy 4.2	updated for new time frame	EAR, DCA, State Statute
	B Policy 4.3	None	
	B Policy 4.4	Updated per SFRPC Policy 2.4	EAR & SFRPC
	B Policies 4.5 thru 4.8	None	
	B Policy 4.9	updated for new time frame	EAR

Table FLU-8
List of Changes
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Element	Goal, Objective, Policy	Action	Required by
	C Objective V and Eval. Measure Objective V	None	
	C Policy 5.1	Correction of City Division name	EAR
	C Policy 5.2 thru 5.3	None	
	C Policy 5.4	updated for new time frame	EAR
	C Policy 5.5	Updated per SFRPC Policy 2.4	EAR & SFRPC
	C Policy 5.6	Continuation	EAR, DCA, State Statute
	C Policy 5.7	Update	EAR, DCA, State Statute
	C Policy 5.8	None	
	C Objective VI	None	
	C Eval. Measure Objective VI	Correction of City Division name	EAR
	C Policies 6.1 thru 6.4	None	
	C Policy 6.5	updated for new time frame	EAR
	D Objective VII	None	

Table FLU-8
List of Changes
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Element	Goal, Objective, Policy	Action	Required by
	D Eval. Measure Objective VII	updated for new time frame	EAR, DCA, State Statute
	D Policy 7.1	None	
	D Policy 7.2	updated for new time frame	EAR, DCA, State Statute
	D Policy 7.3	Updated per SFRPC Policy 2.4	EAR & SFRPC
	D Policies 7.4 thru 7.6	None	
	D Policy 7.7	New	EAR, DCA, State Statute
	D Objective VIII & Eval. Measure Objective VIII	updated for new time frame	EAR, DCA, State Statute
	D Policy 8.1	None	
	D Policy 8.2	updated for new time frame	EAR, DCA, State Statute
	D Policies 8.3 thru 8.8	None	
	D Policy 8.9	updated for new time frame	EAR
	D Policy 8.10	Continuation	EAR, DCA, State Statute

Table FLU-8
List of Changes
2007

Element	Goal, Objective, Policy	Action	Required by
	E Objective IX and Eval. Measure for Objective IX	None	
	E Policy 9.1	None	
	E Policy 9.2	updated for new time frame	EAR
	E Policy 9.3	None	
	E Policy 9.4	updated for new time frame	EAR, DCA, State Statute
	E Policy 9.5	updated	EAR, DCA, State Statute
	E Policy 9.6	New	EAR, DCA, State Statute
CIE			
	Goal	None	
	Objective I and Eval. Measure Objective I	None	
	Policies 1.1 thru 1.2	None	
	Objective II and Eval. Measure Objective II	None	
	Policies 2.1 thru 2.2	None	
	Policy 2.3	Updated for SIS (LOS)	EAR, DCA, & DOT

Table FLU-8
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2007

Element	Goal, Objective, Policy	Action	Required by
	Policy 2.4	None	
	Policy 2.5	Updated	EAR, DCA & State Statute
	Policy 2.6	New	EAR, DCA & State Statute
	Objective III and Eval. Measure Objective III	None	
	Policies 3.1 thru 3.2	None	
	Objective IV and Eval. Measure Objective IV	None	
	Policies 4.1 thru 4.2	None	
	Policy 4.3	New	EAR, DCA & State Statute
	Objective V and Eval. Measure for Objective V	None	
	Policy 5.1	Updated	EAR, DCA & State Statute
	Policy 5.2	None	
	Policy 5.3	updated for new time frame	EAR, DCA, State Statute
	Policy 5.4	None	

Table FLU-8
List of Changes
2007

Element	Goal, Objective, Policy	Action	Required by
ICE			
	Goal	None	
	Objective I and Eval. Measure Objective I	update TAC	EAR
	Policy 1.1	update TAC	EAR
	Policy 1.2 thru 1.8	None	
	Objective II	None	
	Eval. Measure Objective II	Update TAC	EAR
	Policies 2.1 thru 2.9	None	
	Objective III and Eval. Measure Objective III	None	
	Policy 3.1	Update for SIS and correction to Division name	EAR and DOT
	Policies 3.2 thru 3.3	None	
	Policy 3.4	New	EAR, County and DOT
	Policy 3.5	New	EAR, County and DOT

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Element	Goal, Objective, Policy	Action	Required by
	Objective IV and Eval. Measure Objective IV	None	
	Policies 4.1 thru 4.4	None	
	Policy 4.5	Update TAC	EAR
	Policies 4.6 thru 4.9	None	
	Policy 4.10	Update TAC	EAR
	Policy 4.11	New (City's Education Advisory Board)	EAR
	Policy 4.13	New (City's Education Advisory Board)	EAR
	Objective V and Eval. Measure for Objective V	New	EAR, DCA & State Statute
	Policies 5.1 thru 5.4	New	EAR, DCA & State Statute
ROS			
	Goal	None	
	Objective I	updated for new time frame	EAR, DCA, State Statute
	Eval. Measure for Objective I	None	
	Policy 1.1	None	

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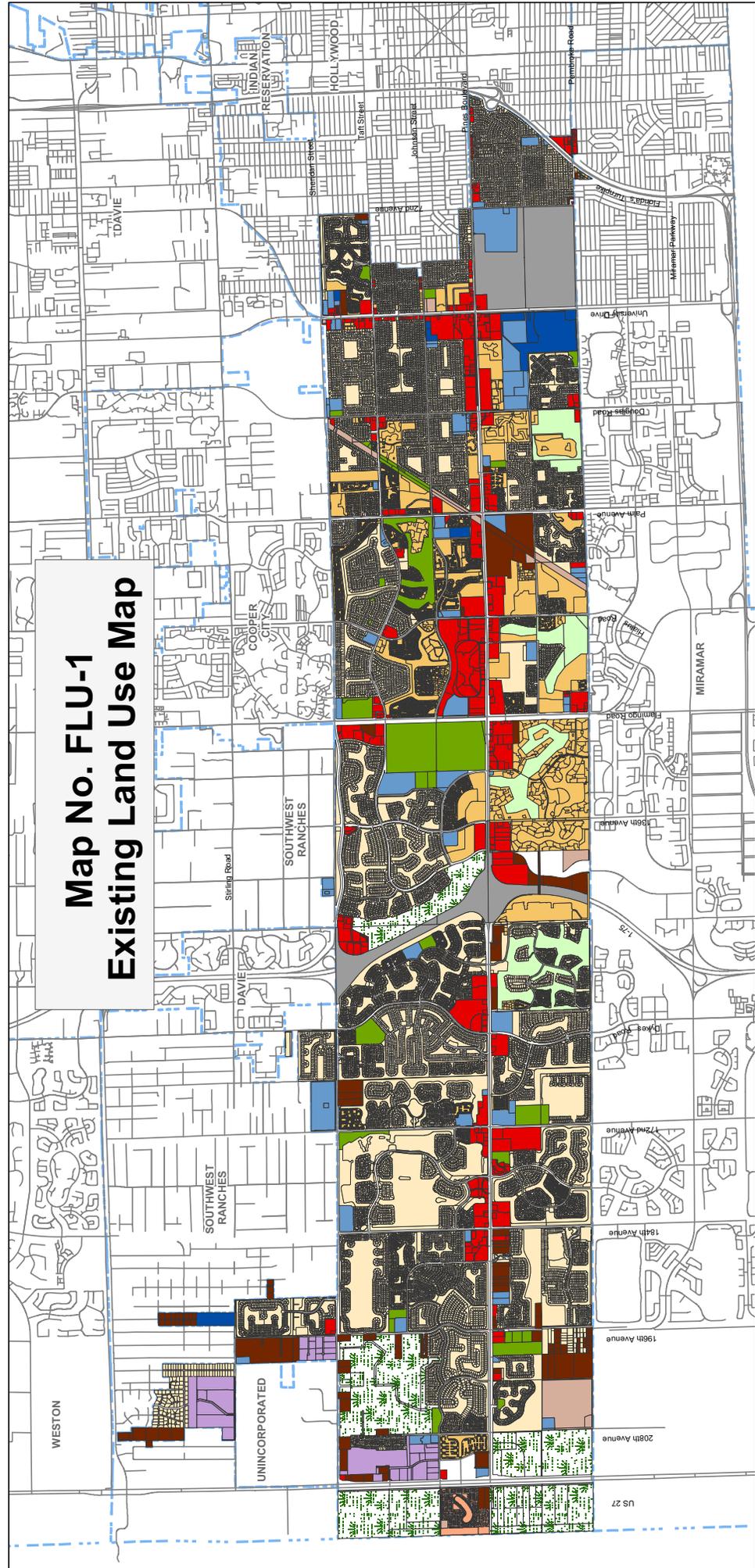
Element	Goal, Objective, Policy	Action	Required by
	Policy 1.2	Correction of City Division name	EAR
	Policies 1.3 & 1.4	None	
	Policy 1.5	New	Parks & Recreation Resolution 3127
	Policy 1.6	New	EAR
	Policy 1.7	New	EAR
	Objective II	updated for new time frame	EAR, DCA, State Statute
	Eval. Measure Objective II	None	
	Policies 2.1 & 2.2	None	
	Policy 2.3	Corrected Agency Name	EAR
	Policy 2.4	Updated	EAR, State Statute
	Objective III	updated for new time frame	EAR, DCA, State Statute
	Eval. Measure Objective III	None	
	Policies 3.1 & 3.2	None	

Table FLU-8
List of Changes
2007

Element	Goal, Objective, Policy	Action	Required by
	Policy 3.3	continue policy	EAR, DCA, State Statute
	Policy 3.4	None	
	Policy 3.5	updates policy	EAR
	Objective IV	updated for new time frame	EAR, DCA, State Statute
	Eval. Measure Objective IV	None	
	Policies 4.1 thru 4.5	None	

VII. FUTURE LAND USE ELEMENT - APPENDIX - MAPS

Map No. FLU-1 Existing Land Use Map



LAND USE	ACRES	%
Mobile Homes	121.9	0.5%
Special Residential Facilities	161.8	0.8%
Utilities	246.8	1.1%
Industrial	395.6	1.7%
Commercial Recreation	600.3	2.7%
Parks and Recreation	769.6	3.4%
Community Facilities	799.6	3.5%
Vacant	987	4.4%
Commercial	1437.5	6.4%
Conservation	1586.1	7.1%
Transportation	2490	11.1%
Multi-Family (6-25 d.u./acre)	2888.7	12.6%
Single Family (1-5 d.u./acre)	10148	45.2%
TOTAL	22441	100.00%

Existing Land Use Classifications

- Commercial (C)
- Commercial Recreation (R-1)
- Community Facilities (CF)
- Conservation (CN)
- Industrial (I)
- Mobile Homes (MH)
- Multi-Family (MF)
- Parks and Recreation (R-2)
- Single Family (SF)
- Special Residential Facilities (SRF)
- Transportation (T)
- Utility (U)
- Vacant (V)

Map Information

Map Title: FLU-1 Existing Land Use
 Created By: MESCO
 Verified By: Sharon Erickson
 Date: April 11, 2006
 Date Source: Broward County Parcel Map
 Location: S:\planning\gpl\gpl_projects\11x17\floridaindianmap0606
 File Name: 11x17floridaindianmap0606
 Map Appendix: Appendix 2
 Print Date: June 26, 2007

Map Revisions: _____
 Date: _____
 Revision: _____
 Checked By: _____

Disclaimer: The requester of this map acknowledges and accepts the limitations of the data shown, including the fact that the data is dynamic and in a constant state of change, correction and update.

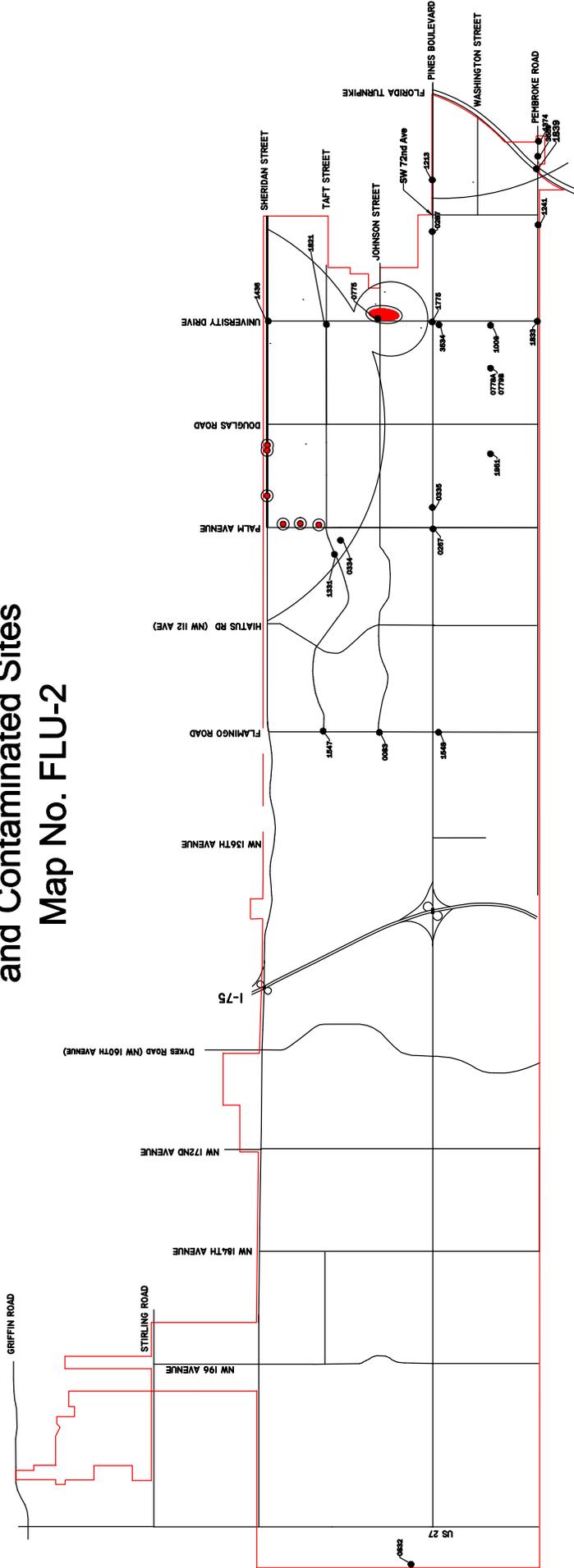
Show for Illustration Purpose:
 Municipal Boundaries
 Streets

0 0.5 1 1.5
Miles

1 inch equals 5,000 feet

City of Pembroke Pines
 Administrative Services Department
 Planning Division
 10000 Pines Boulevard
 Pembroke Pines, FL 33026
 954-435-6613
<http://www.ppinet.com>

City of Pembroke Pines Well Field Protection Zones and Contaminated Sites Map No. FLU-2



LEGEND

- MUNICIPAL BOUNDARIES
- WELL FIELD ZONE 1
- WELL FIELD ZONE 2
- WELL FIELD ZONE 3
- CONTAMINATED SITE

0.5 0 0.5 1 1.5 Miles

SOURCE: BROWARD COUNTY DNRP

City of Pembroke Pines
Administrative Services Department
Planning Division
10100 Pines Boulevard
Pembroke Pines, Florida 33026
(954) 435-6513
<http://www.pplines.com>

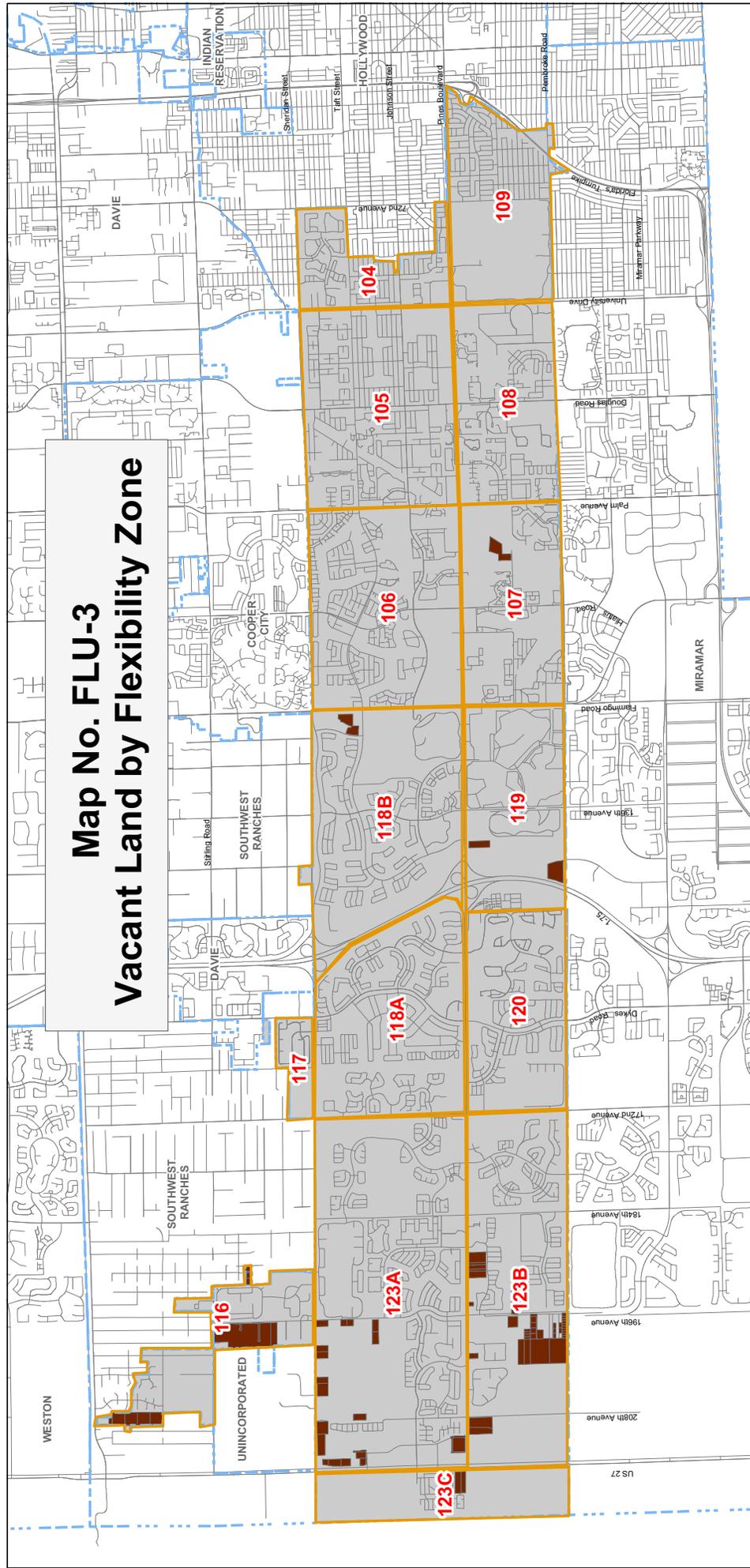
Title: FLU-2 City of Pembroke Pines Well Field Protection Zones
And Contaminated Sites
Source: City of Pembroke Pines Planning Division
Document Reference: S:\Planning\CADD\COMPLAN\FLU-2TB-APPX.dwg

Date	Revision	By	Checked By	Drawn By:	Checked By:

Drawn By: _____
Date: _____
Checked By: _____
Date: _____

Mile Station: _____
Date: July 22, 2002

Sheet _____ of _____



**Map No. FLU-3
Vacant Land by Flexibility Zone**

Legend

Flex Zone

Vacant Land

Map Information

<p>Map Title: FLU-3 Created By: MSNC Verified By: April 20, 2007 Date: April 20, 2007 Data Source: Broward County Comprehensive Plan Maps Location: S:\planning\ppp_gis\ppp_projects_GISCompPlans Appendix Map: Appendix Map 4 Print Date: May 31, 2007</p>	<p>Map Revisions Date Ordinance Revision</p>
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Disclaimer: The requester of this map acknowledges and accepts the limitations of the Data shown, including the fact that the Data is dynamic and it is a constant state of maintenance, correction and update.

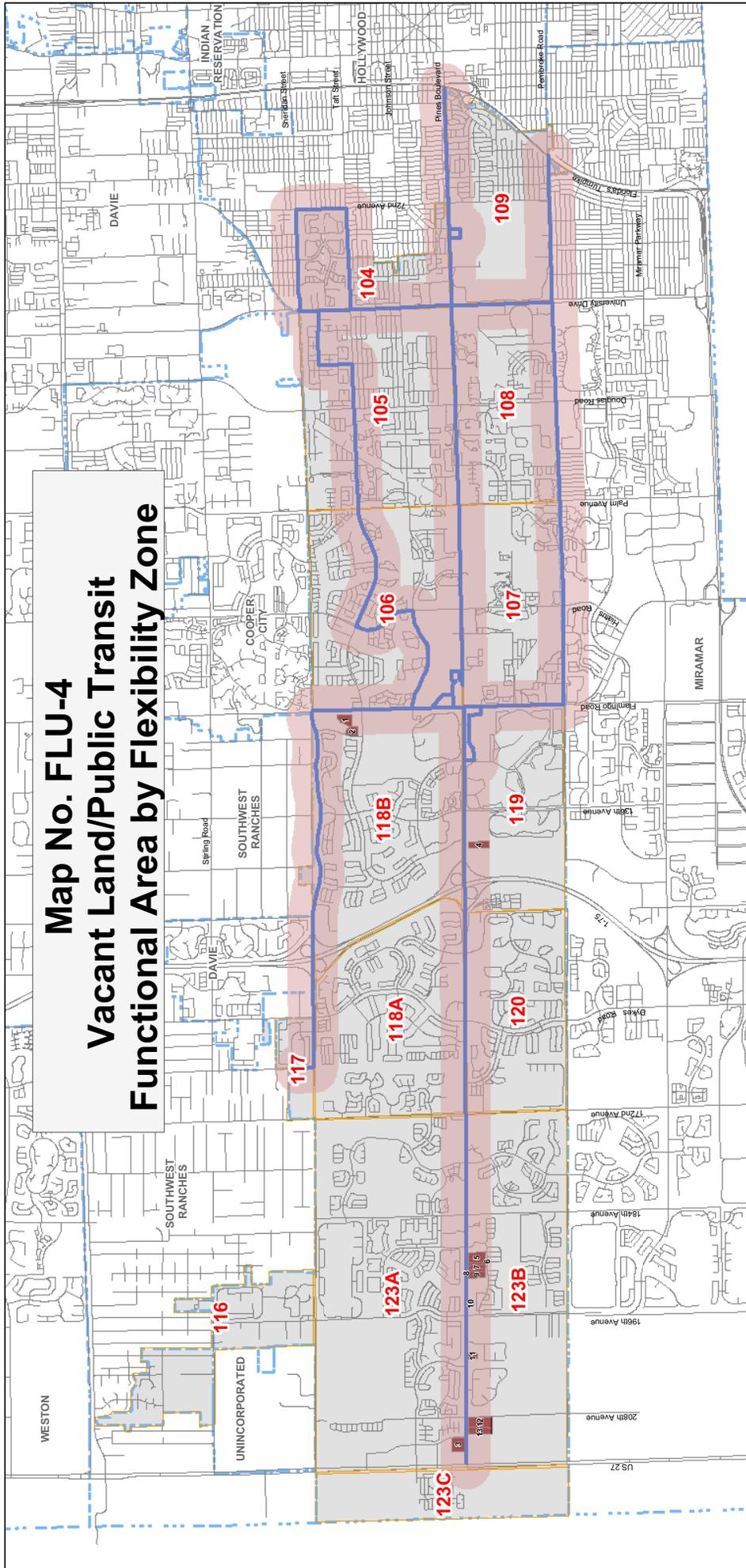
City/County
City Boundary
Sheet

0 0.5 1 1.5 Miles

1 inch equals 5,000 feet

City of Pembroke Pines
 Administrative Services Department
 Planning Division
 Pembroke Pines, Florida 33026
 954-465-6513
<http://www.pines.com>

Map No. FLU-4 Vacant Land/Public Transit Functional Area by Flexibility Zone



Legend

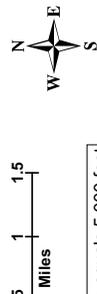
- Broward County Transit Routes
- Flexibility Zones
- Public Transit Functional Area
- Vacant Parcels

Map Information

Map Title: FLU-4	Map Revisions	Date	Outstanding	Revision
Created By: MS/NC				
Verified By: Shawn Williams				
Date: May 20, 2007				
Data Source: Broward County Comprehensive Plan Maps				
Location: S:\pwwp\ppl\jwg\proj\GIS\comp\flm				
Appendix Map: Appendix 5				
Print Date: June 5, 2007				

Streets
 Municipal Boundaries
 Peninsular Pines
 State of Florida

Disclaimer: The preparer of this map acknowledges and accepts the limitations of the Data shown, including the fact that the Data is dynamic and in a constant state of maintenance, correction and update.




 City of Pembroke Pines
 Administrative Services Department
 Planning Division
 10100 Pines Boulevard
 Pembroke Pines, Florida 33026
 P64-45-0613
<http://www.pppines.com>

MAP ID	FOLIO	Area	Flexibility Zone	Parcel Description
1	514010024960	8.4	118B	Flamingo Falls
2	514010024963	5.9	118B	Flamingo Falls
3	513915100010	11	123A	Chapel Trail
4	514015010030	8.3	119	Former Nursery
5	513913010290	11.2	123B	Waterman
6	513913010260	2.2	123B	Waterman
7	513913010091	4.5	123B	Waterman
8	513913010090	2.3	123B	Waterman
9	513913010100	6.9	123B	Sunshine
10	513914120010	1	123B	Braun
11	513914120010	2.7	123B	Plines 200
12	513915070011	14.5	123B	Chambers Plat II
13	513915060021	9.5	123B	Chambers Plat I

City of Pembroke Pines Natural Resources Map Lakes, Waterbodies and Soils Map No. FLU-5



Legend

- LAKES AND WATERBODIES
- SOIL BOUNDARY #5—IMMOKALEE—URBAN LAND—POMPANO ASSOCIATION
- SOIL BOUNDARY #6—IMMOKALEE—URBAN LAND ASSOCIATION
- SOIL BOUNDARY #7—HALLANDALE—MARGATE ASSOCIATION
- SOIL BOUNDARY #8—LAUDERHILL—DANIA ASSOCIATION
- SOIL BOUNDARIES LINE
- STREETS AND ROADS
- MUNICIPAL BOUNDARIES



FLU-Appendix-Maps-6

City of Pembroke Pines
Administrative Services Department
Planning Division
10100 Pines Boulevard
Pembroke Pines, Florida 33026
(954) 435-6513
<http://www.pplines.com>

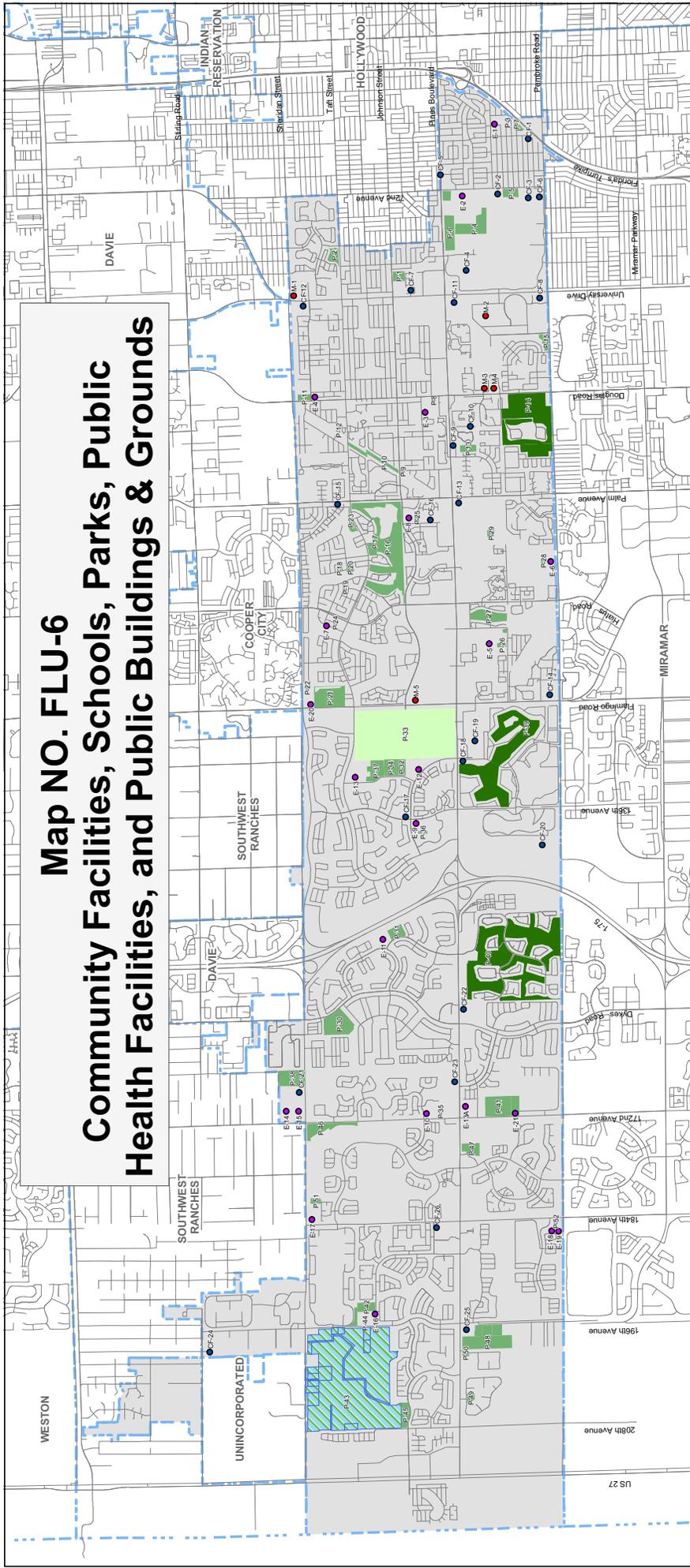


**FLU-5 City of Pembroke Pines Natural Resources Maps
Lakes, Waterbodies and Soils
City of Pembroke Pines Planning Division
S:\PLANNING\CADD\COMPLAN\FLU-5TB-APPX.dwg**

Title:
Source:
Document
Reference:

Date	Revision	By	Checked By	Drawn By:	Mike Henton
				Date:	June 5, 2002
				Checked By:	
				Date:	

Map NO. FLU-6 Community Facilities, Schools, Public Health Facilities, and Public Buildings & Grounds



- ### Recreation and Open Space
- Operated By, Number, Name**
- PRIVATE P-39, FAJANO LAKES COUNTRY CLUB (CY)
 - CITY P-38, ACADIC VILLAGE AND WETLANDS
 - PRIVATE P-40, GRAND PALMS GOLF COURSE
 - CITY P-41, PEMBROKE SPONS
 - CITY P-42, PEMBROKE SHORES
 - CITY P-43, CHAPEL TRAIL EAST PARK
 - WELANDS P-43, WELANDS MITIGATION BANK
 - CITY P-44, CHAPEL TRAIL ELEMENTARY
 - CITY P-45, ROSE PRIZE PARK
 - CITY P-46, SILVER LAKES PARK NORTH
 - CITY P-47, SILVER LAKES SOUTH PARK
 - CITY P-48, SW PINES MATURE PARK
 - CITY P-49, WALDEN LAKE PARK
 - CITY P-50, ALHAMBRA
 - CITY P-51, SILVER TRAIL MIDDLE
 - CITY P-52, CHARTER ELEMENTARY WEST CAMPUS

- ### Recreation and Open Space
- Operated By, Number, Name**
- CITY P-19, 111 AVENUE KIDDE PARK
 - CITY P-20, ASHLEY HALE PARK
 - CITY P-21, FLAMINGO PARK
 - CITY P-22, PINES CHARTER SCHOOL
 - CITY P-23, BEN FORENINO PARK
 - CITY P-24, PEMBROKE LAKES ELEMENTARY
 - CITY P-25, PAUL J. MAXWELL PARK
 - CITY P-26, PALM COVE ELEMENTARY
 - CITY P-27, MANTREE
 - CITY P-28, CHARTER SCHOOL
 - CITY P-29, CITY CENTER
 - CITY P-30, WILLIAM B. ARMS TRONG DREAM PARK
 - CITY P-31, TOWNGATE PARK
 - CITY P-32, WALTER C. YOUNG RESOURCE CENTER
 - CITY P-33, C. SMITH PARK
 - CITY P-34, PEMBROKE FALLS ADULT C. CENTER
 - CITY P-35, PARTNER RUN ELEMENTARY
 - CITY P-36, LAKESIDE ELEMENTARY
 - CITY P-37, CHARLES W. FLANAGAN HIGH

- ### Recreation and Open Space
- Operated By, Number, Name**
- CITY P-1, FLETOCHER PARK
 - CITY P-2, WALNUT CREEK PARK
 - CITY P-3, BROWARD COMMUNITY COLLEGE
 - CITY P-4, BROWARD COMMUNITY COLLEGE
 - CITY P-5, PAUL J. MAXWELL PARK
 - CITY P-6, PEMBROKE PINES RECREATION CENTER
 - CITY P-7, PINES VILLAGE COMMUNITY CENTER
 - CITY P-8, PINES MIDDLES SCHOOL
 - CITY P-9, JOHN S. FAHEY PARK
 - CITY P-10, LINAR PARK
 - CITY P-11, RAINBOW LAKES PARK
 - CITY P-12, HOLLYBROOK GOLF COURSE
 - CITY P-13, TANGLEWOOD PARK
 - CITY P-14, HOLLYBROOK GOLF COURSE
 - CITY P-15, CINNAMON LACE PARK
 - CITY P-16, PEMBROKE LAKES GOLF COURSE
 - CITY P-17, PEMBROKE LAKES RACQUET CLUB
 - CITY P-18, 108TH AVENUE KIDDE PARK

- ### Community Facilities
- CF-1, VILLAGE COMMUNITY CENTER
 - CF-2, US POST OFFICE
 - CF-3, US POST OFFICE
 - CF-4, NORTH RIVER AIRPORT
 - CF-5, US ARMY, NAVY, AIR FORCE & MARINES
 - CF-6, PEMBROKE PINES UTILITIES
 - CF-7, PEMBROKE PINES UTILITIES
 - CF-8, FIRE STATION #89
 - CF-9, POLICE STATION
 - CF-10, US DEPT. OF COMMERCE
 - CF-11, PEMBROKE PINES BRANCH POST OFFICE
 - CF-12, PEMBROKE PINES CITY HALL
 - CF-13, PEMBROKE PINES ANNEX POST OFFICE
 - CF-14, PEMBROKE PINES ANNEX POST OFFICE
 - CF-15, SOUTHWEST FOCAL POINT
 - CF-16, WALKER C. YOUNG RESOURCE CTR.
 - CF-17, FIRE STATION #89
 - CF-18, US POST OFFICE
 - CF-19, US POST OFFICE
 - CF-20, ACADIC VILLAGE
 - CF-21, PEMBROKE PINES ANNEX POST OFFICE
 - CF-22, FIRE STATION #91
 - CF-23, FIRE STATION #91
 - CF-24, FIRE STATION #91
 - CF-25, FIRE STATION #91
 - CF-26, POLICE STATION

- ### Educational Facilities
- E-1, PEMBROKE PINES ELEMENTARY
 - E-2, PEMBROKE PINES ELEMENTARY
 - E-3, PINES MIDDLE
 - E-4, PASADENA LAKES ELEMENTARY
 - E-5, PALM COVE ELEMENTARY
 - E-6, PEMBROKE PINES WEST CAMPUS
 - E-7, PEMBROKE LAKES ELEMENTARY
 - E-8, PINES LAKES ELEMENTARY
 - E-9, PINES LAKES ELEMENTARY
 - E-10, PANTRON RUN ELEMENTARY
 - E-11, SILVER TRAIL MIDDLE
 - E-12, YOUNG WALTER C. YOUNG
 - E-13, CHARTER ELEMENTARY WEST CAMPUS
 - E-14, CHARTER HIGH (ACADEMIC VILLAGE)
 - E-15, BROWARD COMMUNITY COLLEGE (ACADEMIC VILLAGE)
 - E-16, CHARTER TRAIL ELEMENTARY
 - E-17, CHARTER ELEMENTARY WEST CAMPUS
 - E-18, CHARTER MIDDLE
 - E-19, CHARTER ELEMENTARY WEST CAMPUS
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 - E-98, CHARTER ELEMENTARY WEST CAMPUS
 - E-99, CHARTER ELEMENTARY WEST CAMPUS
 - E-100, CHARTER ELEMENTARY WEST CAMPUS

Map Information

Map Title: FLU-6
 Created By: MSINC
 Verified By: Sharon Williams
 Date: April 20, 2007
 Data Source: Broward County
 Comprehensive Plan Maps
 Location: S:\pmap\gcp_maps\prop_m_2007\compmaps
 Appendix Map: Appendix Map 7
 Print Date: May 31, 2007

Map Revisions: _____
 Date: _____
 Ordinance: _____
 Revision: _____

Disclaimer: The responsibility of this map is to show the location and extent of the facilities shown. It does not constitute a warranty of accuracy or a constant state of maintenance, correction and update.

Scale: 1 inch equals 5,000 feet

Legend: City Road, City Boundary, Streets

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 Administrative Services Department
 Planning Division
 401 West University Blvd.
 Pembroke Pines, FL 33026
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