

**RECREATION AND OPEN SPACE ELEMENT  
OF THE CITY OF PEMBROKE PINES  
COMPREHENSIVE PLAN**

RULE 9J-5.014, FAC

City of Pembroke Pines, Florida

**SUPPORT DOCUMENT**

**RECREATION AND OPEN SPACE ELEMENT**

## Recreation and Open Space Table of Contents

	*Section	Page
<b>Support Document</b>		
I. Introduction.....	S.....	1
II. Data and Analysis Requirements.....	S.....	2
A. Neighborhood Parks .....		2
B. Community Parks.....		3
C. Regional and County.....		4
D. Golf Courses.....		5
E. Overview.....		6
1. Neighborhood Parks.....		8
2. Community Parks.....		8
F. Current/Future Needs.....		9
1. Land Requirements.....		9
2. Facility Requirements.....		10
3. Update to Goals, Objectives and Policies Section.....		12
4. Summary.....		12
III. Appendix – Tables.....	AT .....	1
Table ROS –1 – 2007 Park Sites by Flex Zone.....	AT .....	2
Table ROS – 2 – Projected Park Needs by Year, 2005-2025.....	AT.....	3
Table ROS – 3 – Park Acres Provided by Flexibility & TAZ Zones East and West of Flamingo Road.....	AT.....	4
Table ROS – 4 – Park Sites by Flexibility Zone with Amenities 2007.....	AT.....	5
IV. Appendix – Maps.....	AM .....	1
Map ROS –2 – Urban Greenways and Natural Reservations Map.....	AM .....	2
<b>Adoption Document</b>		
V. Goals, Objectives and Policies	A	1-5

\*Section Legend

S - Support Document

A - Adoption Document AT – Appendix – Tables

AM – Appendix - Maps

## RECREATION AND OPEN SPACE ELEMENT

## Recreation and Open Space List of Tables and Maps

**\*Section Page**

### **Tables**

Table ROS –1 – 2007 Park Sites by Flex Zone.....	AT .....	2
Table ROS – 2 – Projected Park Needs by Year, 2005-2025.....	AT.....	3
Table ROS – 3 – Park Acres Provided by Flexibility & TAZ Zones East and West of Flamingo Road.....	AT.....	4
Table ROS – 4 – Park Sites by Flexibility Zone with Amenities 2007.....	AT.....	5

### **Maps**

Map ROS –2 – Urban Greenways and Natural Reservations Map.....	AM .....	2
-------------------------------------------------------------------	----------	---

### **\*Section Legend**

AT – Appendix – Tables

AM – Appendix - Maps

# RECREATION AND OPEN SPACE ELEMENT SUPPORT DOCUMENT

## I. INTRODUCTION

The Recreation and Open Space Element (ROS) of the City of Pembroke Pines is intended to provide for a comprehensive system of public and private recreational and open space sites and facilities within the City which is available to the public. The following will outline the existing recreational facilities within the community and it will also identify the types of recreational activities which are provided by these individual sites. The Support Document which includes the data and analysis Requirements section identifies the recreation and open space resources and analyzes the demand for the resources. The Adoption Document which includes the Goals, Objectives, and Policies section follows the Support Document, and will help insure commitment to long term programs. All of the objectives of the ROS are followed by an evaluation measure. The evaluation measures which were previously located in the Monitoring Section of the adopted Comprehensive Plan were relocated and either retained or updated. The proposed changes to the ROS consist of updates to both the Data and Analysis, and the Goals, Objectives, and Policies sections that address the recommendations included in the City's Evaluation and Appraisal Report (EAR), adopted February 2006, and Chapter 163, State Statutes.. The element contains several policies which were part of the Academic Village Amendment which was adopted by the City Commission on August 18, 1999, by Ordinance No. 1309 (DCA Reference No. 99-1). Proposed Policy 1.5 has been added pursuant to Resolution No. 3127, adopted on February 17, 2007.

Proposed Objective V, Evaluation Measure Objective V, and Policies 5.1 through 5.4 have been added for consistency with Broward County's adopted objective and implementing policies on open space and land use plan amendment applications that propose reductions in open space and /or golf course closings.

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

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

## II. DATA AND ANALYSIS REQUIREMENTS

Park data including acres, classification, entity operating facility, and amenities are provided by Table ROS-4, Park Sites by Flex Zone, 2007 (see ROS Appendix Tables).

### A. Neighborhood Parks

1. Maxwell Park  
1200 S.W. 72nd Avenue
2. Fletcher Park  
7900 Johnson Street
3. Rainbow Lakes Park  
N.W. 92nd Avenue and N.W. 19th Street
4. Tanglewood Park  
9500 NW 1<sup>st</sup> Street
5. Ashley Hale Park  
N.W. 106th Terrace and N.W. 18th Place
6. 108<sup>th</sup> and 111<sup>th</sup> Avenue Kiddie Parks  
NW 108<sup>th</sup> Avenue and 19<sup>th</sup> Place & NW 111<sup>th</sup> Avenue and 18<sup>th</sup> Place
7. John S. Fahey Park  
Johnson Street at N.W. 98th Avenue
8. Cinnamon Place Park  
Pembroke Road at N.W. 86th Avenue
9. Rose Price Park  
901 NW 208<sup>th</sup> Avenue
10. Walnut Creek Park  
7701 Taft Street
11. Pines Village Community Center  
6700 SW 13<sup>th</sup> Street
12. Pines Charter Elementary and Middle Schools  
12350 Sheridan Street (Central Campus)

13. Ben Fiorendino Park  
10211 Taft Street
14. City Center (Future Open Space Area)  
Palm Avenue and Washington Street
15. Pines Charter Elementary School  
10801 Pembroke Road (East Campus)
16. Towngate Park  
901 NW 155<sup>th</sup> Avenue
17. Pembroke Falls Aquatic Center  
1361 NW 129<sup>th</sup> Avenue
18. Silver Lakes North Park  
2300 NW 172<sup>nd</sup> Avenue
19. Walnut Creek Park  
7701 Taft Street
20. Walden Lakes Park  
20460 SW 1<sup>st</sup> Street
21. Alhambra Park  
100 SW 198<sup>th</sup> Terrace

B. Community Parks

1. Pines Recreation Center  
7400 Pines Boulevard
2. Pasadena Park  
8814 Pasadena Boulevard
3. Taft-Johnson Linear Park and Dog Park  
Taft to Johnson Streets at N.W. 98th Avenue
4. Flamingo Park  
1900 N.W. 122 Terrace

5. Pembroke Lakes Racquet Club  
10500 Taft Street
6. Walter C. Young Human Resource Center Park  
501 NW 129<sup>th</sup> Avenue
7. Chapel Trail East  
Taft Street & N.W. 196<sup>th</sup> Avenue
8. Raintree Park (Future Park Site)  
Washington Street and Palm Avenue
9. Spring Valley Park  
1700 NW 160<sup>th</sup> Avenue
10. Academic Village Wetlands and Park  
172<sup>nd</sup> Avenue and Sheridan Street
11. Pembroke Shores  
501 SW 172<sup>nd</sup> Avenue
12. Silver Lakes South Park  
17601 SW 2<sup>nd</sup> Street
13. Southwest Pines Nature Park  
196<sup>th</sup> Avenue & Pines Boulevard

C. Regional and County Parks

1. Chapel Trail Preserve  
NW 196<sup>th</sup> Avenue and Sheridan Street

This park is located within the Chapel Trail Planned Unit Development and is 459 acres of wetland preserve area. Amenities include canoe rental and exercise trail.

2. CB Smith Park  
900 N. Flamingo Road

This is a 320 acre active regional park within the Broward County Park System. Facilities include water slides, tube rides, miniature golf course, driving range, paddle boat rides, canoeing, bicycling, roller skating, tennis, racquetball, camping, beach areas, amphitheater for outdoor concerts, picnic areas, and passive open space.

3. Brian Piccolo (City of Cooper City)  
9501 Sheridan Street

This 180 acre active park within the Broward County Park System is located outside the City boundaries, however, since the park is regional in nature, it serves the park demands of more than the city in which it is located. The park includes facilities for in-line skating, skateboarding, and BMX bicycles, baseball/softball field, basketball (full court), concession area, football/soccer field, grills, horseshoes, jogging path, passive open areas, picnic tables, playground, racquetball, shelters/pavilions, tennis courts and volleyball.

#### D. Golf Courses

1. Hollybrook  
900 South Hollybrook Drive

Hollybrook has two golf courses, an eighteen (18) hole par 72 PGA Championship golf course and an eighteen (18) hole, par 3, 1577 yard Executive course located on 126 acres. Course is not open to public and privately operated.

2. Flamingo Lakes Country Club at Century Village  
701 SW Flamingo West Drive

This is an eighteen (18) hole golf course located on 134 acres. Course is open to the public and privately operated.

3. Hollywood Lakes Country Club (Grand Palms)  
110 Grand Palms Drive

One eighteen (18) hole golf course and one nine (9) hole course located on 257 acres. Courses are open to the public and privately operated.

4. Pembroke Lakes Golf Course  
10500 Taft Street

The City of Pembroke Pines owns an eighteen (18) hole golf course located on Taft Street. The course is 104 acres in size and also contains a driving range, clubhouse facilities and meeting rooms. Ownership of a golf course by a community is unique in Broward County as there are only a couple of courses which are in municipal ownership countywide

The Raintree Golf Course has been deleted from the data and analysis section due to its anticipated closure pursuant to recently approved development applications for the area.

Map FLU-6 (City of Pembroke Pines Community Facilities, Schools, Parks, Public Health Facilities and Public Buildings and Grounds) replaces the Recreation and Open Space Map which appears in the 1990 Recreation and Open Space Element pursuant to ROS Policy 3.3.

#### E. Overview

The City of Pembroke Pines had experienced substantial growth since its incorporation in 1961. Although the rate of growth has slowed significantly since 2005, Broward County staff projects a growth rate of four (4) percent from 2005 to 2010, two (2) percent from 2010 to 2015 and from 2015 to 2020, and one (1) percent from 2020 to 2025. The City of Pembroke Pines will continue to be responsible for ensuring an adequate level of neighborhood and community parks for the community. Broward County government will continue to be responsible for the provision of adequate regional parks. Broward County and the City will continue to obtain the park and recreational requirements through the platting process. The platting of land within Broward County is mandated by the Broward County Land Use Plan and the Broward County Charter and is a means by which all new development is reviewed in terms of its impacts on required services before being approved. The City's platting and site plan review processes will continue to be used to ensure that the level of service standard for parks and recreation is being achieved (See HE Policy 2.2 and ROS Policy 2.1). Meeting park and recreational requirements is one of the service requirement items which must be reviewed and approved by the City and the County before issuance of building permits.

Broward County requires three acres/1,000 population of regional parks to comply with its standards. The City's 1990 adopted Comprehensive Plan required ten (10) acres/1,000 for regional, neighborhood and community parks to insure an adequate supply of recreational facilities for the existing and new residents of the community. Most vacant property within the City of Pembroke Pines will continue to be required to comply with both the platting and site plan review processes to insure that the amount of needed recreational facilities to meet the growing population will continue to be provided (See ROS Policies 2.1 and 4.3).

The City amended the 1990 adopted Comprehensive Plan level of service standard to a total of 10 acres of parks per thousand which is to be achieved by the City providing 7 acres per thousand in neighborhood and community parks, and the county providing 3 acres per thousand in regional parks. As mentioned in the 1990 Comprehensive Plan and verified by the EAR, the provision of neighborhood and community parks is primarily the function of the City, while the provision of regional parks is the function of Broward County, although the City operates the Chapel Trail Preserve/Wetlands Bank which is considered a regional park due to its size and ability to serve the open space demands of more than the City's residents. There continues to be two primary forms of recreation within the City of Pembroke Pines - public and private. The City's Parks and Recreation Department provides public recreational opportunities such as tennis, volleyball, baseball, jogging, golfing, tennis courts and the like.

The City's Parks and Recreation Department provides both active and passive outdoor recreational programs, as well as indoor recreational activities such as dance classes, exercise classes and martial arts classes. Additional programs include a Preschool program for children ages three to five years old; After-School Care program for children in kindergarten through the fifth grade; and Kid's Day Off programs for children in grades kindergarten through fifth grade. The Department offers Winter Break Camps, Spring Break Camps, and a Summer Program for ages six to fifteen years of age. The Department also offers a wide variety of events throughout the year including Pines Day, holiday events, jazz concerts, teen concerts, teen dances, pet events, garden shows, and car shows. The above-mentioned programs can improve economic mobility and employment access for the neediest and disadvantaged populations (See FLU Policy 2.3).

The Pembroke Pines Senior Housing Complex offers a variety of active and passive recreational opportunities for the City's senior population, many of which are also transportation disadvantaged. The Center offers many recreational and educational activities during the day, including computer classes, arts and crafts, ceramics, billiards, a food lab, a free-lending library, and dancing.

The City of Pembroke Pines primarily provides two types of recreational facilities - neighborhood parks and community parks. With the exception of the City's Chapel Trail Preserve and Wetlands Bank, Broward County is responsible for providing regional type parks. Neighborhood and community parks are further defined as follows and by Policy 4.5 of the Goals, Objectives, and Policies section of this element:

1. Neighborhood Parks

A neighborhood park is typically a park which is convenient to a neighborhood and is located along streets where people can walk or bicycle without encountering heavy traffic. Generally a neighborhood park serves the population of a neighborhood with a radius of 1/2 mile and it should have at least two (2) acres for each 1,000 population. Park size is typically 5 - 10 acres serving a typical population size of 5,000 people. In designing neighborhood parks they should be responsive to the character of the neighborhood and incorporate elements of both passive and active type recreation. Typical facilities located in a neighborhood park include recreation buildings, multipurpose courts, sports fields, picnic areas and free-play areas.

2. Community Parks

A community park is a park which is generally located on a major street. It is designed to serve the needs of 4 - 6 neighborhoods with a radius of up to 3 miles and a service population of up to 25,000 people. A minimum of 20 acres is recommended for a community park. When a community park can be located adjacent to a middle school or senior high school, a minimum of 5 acres is recommended. Fewer acres are required in these instances because the City can join into an agreement with the Broward County School Board to utilize the school ball fields and open areas for recreational needs during non-school hours. The community park offers a wide range of program facilities for all individuals and families. Typical facilities at a community park will include swimming pools, ball fields, tennis courts, play areas, picnic areas and multi-purpose courts.

## F. Current/Future Needs

### 1. Land Requirements

In accordance with ROS Policies 3.3 and 4.4, this section has been updated during the 2006/2007 EAR preparation process.

The City has chosen to update the ROS information during the 2006/2007 EAR preparation process so that the 2000 US Census results could be utilized as well as any annexed area data in reassessing needs, especially for the eastern portion of the City which was identified by the 1990 Comprehensive Plan as an area that was deficient in terms of providing adequate park and recreational land.

The EAR, adopted February 2006, included three tables (ROS-1 – 2005 Park Sites by Flex Zone, ROS-2 – Projected Park Needs by Year, 2005-2025, and ROS-3 (Park Acre Deficits/Surpluses by Flexibility Zone)). The adopted EAR recommended that the above mentioned Tables replace Tables I through IX from the adopted 1990 and 1994 Comprehensive Plan Recreation and Open Space Element. Since the adoption of the EAR, Planning Division staff has performed additional analysis with respect to the data included in ROS-3. The purpose of the table was to analyze if there are existing deficiencies and/or surpluses in the eastern and western portions of the city; however, the park needs were based on the future build-out population figures that were derived from the City of Pembroke Pines land use plan map which exceeds the most recently adopted population projections provided by the County Staff and utilized within the adopted EAR. As mentioned in the adopted EAR, developers rarely build at maximum capacity or density of the future land use map and historically, existing development has occurred at lower densities than the maximum shown on the future land use plan map.

In addition to the above, several parks have been added to the list compiled in 2005. Therefore, both Tables ROS-1 and ROS-3 have been updated since the adoption of the EAR, and a new Table (ROS-4) is added to this section.

## 2. Facility Requirements

The analyses used to determine existing deficiency or surplus should be qualified by the requirements and assumptions relied upon in the analyses. The Broward County land use plan requires municipalities to determine if there are any existing deficiencies based on the adopted level of service and existing and projected population on a citywide basis and not by specific areas of the city. Based on the county requirements for determining deficiencies or surpluses, Tables ROS-2 and ROS-3 show there is a surplus of park acres provided citywide for the existing and projected populations.

Since the county requirements are utilized to determine existing deficiencies or surpluses on a citywide basis, the analysis for the eastern and western portions of the city was not based on the county requirements but rather on the park classification (regional, golf course, wetlands) and park operation data (entity responsible for operating the park). Updated Table ROS-1 shows park acreage by flexibility zone for the areas east and west of Flamingo Road. Table ROS-1 shows both total and net acres east and west of Flamingo Road. The table also shows that a majority of the regional parks and privately run golf courses are located west of Flamingo Road which can contribute to the perception that there are significant deficiencies in park acreage east of Flamingo road. With the exception of the Chapel Trail Nature Preserve, the City does not operate these facilities, and therefore, net acres were based on subtracting the three regional parks (Brian Piccolo, Chapel Trail Nature Preserve, and CB Smith Park), and the three privately run golf courses (Hollybrook, Flamingo Lakes Country Club at Century Village, and Grand Palms Country Club). The Pembroke Lakes Golf Club was not subtracted as it is owned by the City and is land used commercial recreation according to the future land use plan map. Utilizing the above methodology, Table ROS-1 shows 326.4 net acres east of Flamingo Road, and 293 acres west of Flamingo Road.

Updated Table ROS-3 is based on the existing population figures provided by Broward County staff pursuant to the adopted EAR and the county requirements for analysis to determine deficiencies or surpluses. County requirements allow cities to account for up to 15 percent of the required recreation and open space acreage to be golf courses, regardless of public or private ownership/operation. Based on the existing population figures and county required methodology, Table ROS-3 shows that 1,068 acres are required citywide. The County requires that only 160 acres of the total 621 golf course acres in the city can be counted toward meeting required open space needs. Each golf course was assigned a proportionate fair share contribution based on the acreage of the golf course in relation to the total golf course acres. It is important to note that the largest golf courses in terms of acres are located west of Flamingo Road. Utilizing the county's methodology, Table ROS-3 shows that there are 281 net acres east of Flamingo Road and 384 acres west of Flamingo Road. In addition, Table ROS-3 shows that the net acres west of Flamingo Road increases significantly once the regional parks and the wetlands bank are added to the total park acres allowed to be counted toward meeting the adopted level of service (461 net acres with regional parks east of Flamingo and 1,163 net acres with regional parks and wetlands west of Flamingo).

Therefore, the Planning Division relies on updated ROS-1 to accurately portray the existing conditions east and west of Flamingo Road and finds that there is an equitable balance of city run parks both east and west of Flamingo Road and that there are no deficiencies citywide.

According to the 2006 adopted EAR, the county is projecting continued growth in population for the City of Pembroke Pines through the year 2025. The provision of recreation and open space should be monitored on an annual basis to ensure that recreation and open space needs are met, with priority given to areas undergoing redevelopment. Therefore, ROS Proposed Policy 4.6 provides for the Planning Division to prepare annual reports to the Local Planning Agency that includes an analysis of recreation and open space needs, existing facilities and services, and options to increase the amount of recreation and open space areas with particular emphasis given to areas undergoing redevelopment.

### 3. Update to Goals, Objectives and Policies Section

As stated earlier in the element, the majority of this section has been updated to reflect the continuation of objectives and policies that were adopted by the 1990 and 1999 Comprehensive Plan and the update to the planning horizons in accordance with the recommendations of the adopted EAR and Chapter 163, State Statutes. Although proposed ROS Policy 1.7 was recommended for addition to the element by the adopted EAR as a means of addressing any deficiencies identified east of Flamingo Road, enhancing public access to all parks is of benefit to all the city residents and therefore, is included with the EAR amendments.

### 4. Summary

The City of Pembroke Pines continues to be committed to ensuring the provision of 7 acres per thousand in neighborhood and community parks, with the county providing 3 acres per thousand in regional parks. The updated analysis notes that there are no deficiencies occurring citywide, and that once the regional parks and privately operated golf courses were subtracted from the net acreage data, the distribution of neighborhood and community parks operated by the City are equitably balanced both east and west of Flamingo Road. ROS Policy 4.4 addresses the identification of any future deficiencies based upon the analysis of new data during the next EAR process. Should deficiencies be identified during the next EAR process, the City will examine and identify strategies to reduce the deficiency such as the City entering into additional agreements with the Broward County School Board for utilization of the playfields on school sites within the area(s) of concern (See ROS Policy 4.4). Proposed Policy 4.6 further provides for the Planning Division to prepare an annual report to the Local Planning Agency that includes an analysis of recreation and open space needs, existing facilities and services, and options to increase the amount of recreation and open space areas as land becomes available with particular emphasis given to areas undergoing redevelopment activities.

In terms of neighborhood and community park acreage requirements citywide, the community is provided services in excess of level of service standards outlined in the City's Future Land Use, Infrastructure, and Recreation and Open Space Elements for existing and future development. Data on the provision of regional parks as provided by Broward County has also been updated with these EAR amendments

### **III. RECREATION AND OPEN SPACE ELEMENT - APPENDIX - TABLES**

**Table ROS-1  
2007 Park Sites By Flex Zone**

East of Flamingo	Acres	West of Flamingo	Acres	Comment
Fletcher	7.0	Academic Village	17.0	
Walnut Creek	8.0	Towngate	10.0	
Rainbow Lakes	3.0	Spring Valley	36.0	
Fahey	1.5	CB Smith	320.0	
Pasadena School	10.0	Walter C. Young	9.0	
Taft Linear Park	22.0	Pembroke Meadows	12.0	
Ashley Hale	3.0	Flamingo Lakes Country Club	134.0	
Taft Mini Park	2.0	Grand Palms Country Club	257.0	
Charter School	2.0	Pembroke Shores	41.0	
Flamingo	35.0	Chapel Trail Park System	19.0	
Pembroke Lakes Racquet Club	9.0	Rose Price Park	12.0	
Pembroke Lakes Golf Club	104.0	Silver Lakes North	11.5	
Raintree	20.0	Chapel Trail Nature Preserve	459.0	
Tanglewood	7.0	Walden Lakes	4.0	
Cinnamon Place	6.0	Silver Lakes South	21.0	
Maxwell Park	7.0	SW Pines Nature and Rec.	61.0	
Village Community Center	2.5	Alhambra	2.0	
Pines Recreation Center	33.0	Panther Run Elementary	4.5	
City Center	2.5	Flanagan High	17.0	
Ben Fiorendino Park	5.0	Chapel Trail Elementary	1.0	
Brian Piccolo Park	180.0	Lakeside Elementary	2.0	
Broward Community College	25.0	Silver Trail Middle	3.0	
Pembroke Pines Elementary	2.0	Charter Middle West	1.0	
Pines Middle School	1.0			
Palm Cove Elementary	3.5			
Pembroke Lakes Elementary	2.0			
Pines Lake Elementary	3.0			
Pines Charter	0.4			
Hollybrook	126.0			
<b>Total Acres E. of Flamingo</b>	<b>632.4</b>	<b>Total Acres W. of Flamingo</b>	<b>1,454.0</b>	
<b>Brian Piccolo Park</b>	<b>-180</b>	<b>CB Smith</b>	<b>-320.0</b>	<b>County Park</b>
		<b>Chapel Trail Nature Preserve</b>	<b>-450.0</b>	<b>Wetlands</b>
<b>Hollybrook</b>	<b>-126.0</b>	<b>Century Village Golf Course</b>	<b>-134.0</b>	<b>Private Ownership</b>
		<b>Grand Palms Country Club</b>	<b>-257.0</b>	<b>Private Ownership</b>
<b>Subtotal</b>	<b>-306.0</b>	<b>Subtotal</b>	<b>-1,161.0</b>	
<b>Net Acres E. of Flamingo</b>	<b>326.4</b>	<b>Net Acres W. of Flamingo</b>	<b>293.0</b>	

Source: City of Pembroke Pines Planning Division and Parks and Recreation Department, 2007

**Table ROS-2**  
**Projected Park Needs by Year, 2005-2025**

Year	Population	Park Acres Needed	Park Acres Provided	Surplus/(Deficit)
2005	157,711	1,104	1,424	320
2010	165,134	1,156	1,632	476
2015	168,815	1,182	1,623	441
2020	171,789	1,203	1,623	420
2025	173,548	1,215	1,623	408

**Source: City of Pembroke Pines Planning Division, 2007**

Table ROS-3 (Park Acres Provided By Flexibility and TAZ Zones East and West of Flamingo Road per County Requirements)

TAZ Zone	Flex Zone	Existing Population	*Park Acres Provided (City Run and 160 Acres of golf course)*	**Golf Acres Not Counted Toward Park Requirements	***Regional Parks	Total Park Acres Allowed to be Counted Toward Meeting Adopted Level of Service Per County Requirements
<b>East of Flamingo Road</b>						
709, 828, 829	104	7,719	15		0	15
804, 805, 826, 827, 830, 831	105	18,399	38		0	38
806, 807, 823, 824, 825, 832	106	19,654	86	77	180	266
833, 847	107	14,628	28		0	28
803, 848, 849, 850	108	11,702	45	94	0	45
796, 797, 798, 799, 800, 801, 802	109	6,639	69		0	69
<b>Total</b>	<b>109</b>	<b>78,741</b>	<b>281</b>	<b>171</b>	<b>180</b>	<b>461</b>
<b>West of Flamingo Road</b>						
599, 814	116	1,885	0	0		0
812	117	609	17	0		17
818, 819, 820, 821, 822	118	25,328	90	0	320	410
834, 835	119	10,155	35	99		35
836, 837	120	6,597	107	191		107
138, 815, 816, 817, 838, 899	123	29,233	135	0	459	594
<b>Total</b>	<b>123</b>	<b>73,807</b>	<b>384</b>	<b>290</b>	<b>779</b>	<b>1,163</b>
<b>Total Acres Counted Toward County Req.</b>						
						<b>1,623</b>
<b>Total Acres Citywide</b>						<b>2,084</b>
<b>Total Required Acres</b>						<b>1,068</b>
<b>Total Surplus</b>						<b>555</b>
<b>Total Golf Course Acreage</b>						<b>621</b>
<b>*Total City Run Acreage and 160 acres of Golf Course 32 Acres (Hollybrook) 27 Acres (Pembroke Lakes), 35 Acres (Century Village), 66 Acres (Grand Palms)</b>						
						<b>160</b>
<b>**77 Acres(Hollybrook), 94 Acres (Pembroke Lakes), 290 Acres (Century Village and Grand Palms</b>						
						<b>461</b>
<b>***Wetlands bank, Brian Piccolo, and CB Smith Park</b>						
						<b>959</b>

Source: City of Pembroke Pines Planning Division and Broward County, 2007



## **IV. RECREATION AND OPEN SPACE ELEMENT - APPENDIX - MAPS**

