

**CITY OF PEMBROKE PINES PROPOSED  
EVALUATION AND APPRAISAL REPORT**

**NOVEMBER 2005**

**CITY OF PEMBROKE PINES, FLORIDA**

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# **EXECUTIVE SUMMARY AND CONCLUSIONS, CITY OF PEMBROKE PINES EAR 2005**

The EAR recommendations and conclusions are summarized in this section of the EAR.

## **Population growth and changes in land area**

According to population figures prepared by Broward County (see Page 1 of EAR Section II, Analyze Issues), the City's population grew from 137,992 in 2000 to 157,711 in 2005, an increase of 12.5 percent. The 2025 projected population is 173,548. The City's land area grew from 22,176 to 22,441 acres since the adoption of the last EAR. No significant additional annexation is anticipated.

It was determined that updates to the City's Water and Wastewater facilities/services tables are needed with respect to the Taft Street Baptist Church property as well as with respect to the proposed 10 Year Water Supply Work Plan which will be submitted during the 2006 amendment cycle along with proposed amendments to the Future Land Use, Infrastructure, Conservation, Intergovernmental, and Capital Improvement elements.

## **Vacant Land**

There has been a significant reduction in available vacant residential land and a significant increase in available vacant nonresidential land from 1995 to present. The future land use plan has the capacity for an additional 1,352 units at build-out. Using the US Census American Community Survey Profile 2003 data for average household size (2.61) and the projected number of dwelling units at build out, a maximum of 3,529 additional residents can be accommodated. Based on projected population and available vacant land data, a capacity deficit of 1,492 units is projected for 2010, and 1,341 units in 2015.

## **Infrastructure needs**

The City has been successful at maintaining adopted levels of service for sanitary sewer and potable water; however, the Infrastructure Element's Water and Wastewater demand tables require updating with respect to annexed land (Taft Street Baptist Church), and the 10 Year Water Supply Work Plan. Adopted levels of service have been maintained and adequate capacity is available with the City's solid waste service providers; however, the EAR recommends that the data and analysis section be updated to provide more specific information on the expansion of the Reuter Facility or service provision options available to maintain the adopted level of service for the community during the next five (short term) and ten year (long term) planning horizons (2010 and 2015). Levels of service for drainage facilities have been maintained; therefore, the EAR recommends that the objectives and policies be continued and updated for the next five and ten year planning horizons.

# **EXECUTIVE SUMMARY AND CONCLUSIONS, CITY OF PEMBROKE PINES EAR 2005**

Significant updating of the entire Transportation Element is recommended not only with respect to infrastructure needs but also in addressing recreation and open space needs; school location coordination; evaluation requirements concerning transportation concurrency exemption areas, transportation concurrency management areas, multi-modal transportation districts, and transportation concurrency methodologies; major issues relating to coordination in developing transit oriented land use patterns, pedestrian, bikeway and greenway connections; provision of public transportation amenities; improvements currently under construction on Pines Boulevard in the vicinity of Pembroke Lakes Mall; and in assessing the successes and shortcomings related to each element.

The City has been successful in providing adequate recreation and open space facilities and services citywide; however, a deficit in facilities and services was identified for the eastern portion of the City. Mitigation of this deficit includes joint use agreements with the Broward County School Board for use during non-school hours, and the reduction of sidewalk links that are not connected to public school sites in the eastern portion of the city.

In general, recommendations relating to the Capital Improvement Element include an update to the goals, objectives and policies section providing for the changes required in the 2005 Growth Management Legislation and capital improvement program.

## **Comprehensive Plan Information Update**

The EAR recommends that FLU Map No. 9 (City of Pembroke Pines Community Facilities, Schools, Parks, Public Health Facilities, and Public Buildings and Grounds) be updated during the EAR amendment process with the applicable information added to the data and analysis section of the FLU.

## **Location of Development**

The City has experienced improvements in the location of development that is consistent with the city's land use plan map. There have been significantly less changes in the land use map since the adoption of the EAR when compared to the changes in the land use map adopted prior to the adoption of the EAR.

## **School Locations/Coordination**

Since the date of the last EAR, coordination with the Broward County School Board has improved considerably due to the recently enacted Interlocal Agreement between the city and the school board. This coordination is expected to improve and continue with the implementation of the 2005 legislation relating to school concurrency. The EAR recommends an update to TE Policy 2.5.3 to improve bicycle access to public schools by reducing the number of bicycle/pedestrian links that do not provide connections to the City's public school sites. In addition, the EAR recommends updating the data and

# EXECUTIVE SUMMARY AND CONCLUSIONS, CITY OF PEMBROKE PINES EAR 2005

analysis section and Table ICE-1 of the Intergovernmental Coordination Element with respect to the current interlocal agreement and any amendments to the interlocal agreement pursuant to the 2005 legislation.

## Regional Water Supply Plan

The City's 10 year Water Supply Work plan will be submitted during the 2006 amendment cycle along with proposed amendments to the Future Land Use, Infrastructure, Conservation, Intergovernmental Coordination and Capital Improvement elements. Pursuant to the new provisions of Section 163.3191 (2)(l), an updated work plan will be adopted within 18 months after the South Florida Water Management District approved its Regional Water Supply Plan. Also included in the above will be data on the status of water quality in the City's wellfields along with issues relating to the effects of saltwater intrusion on groundwater resources pursuant to IE Policy 9.5.

## Major Issues

### 1. Managing and Directing Population Growth

Broward County is in the process of transmitting amendments to its future land use plan relating to changes in flexibility zone policies as a method to increase the supply of housing units to accommodate the projected population growth.

**Recommendation:** *Add a policy to the future land use element for the preparation of a report to present to the local planning agency in order to assess the various methods of increasing the number of housing units after adoption by the County.*

### 2. Coordination in Developing Transit Oriented Land Use Patterns (TOLUP's)

#### Recommendations:

*Update TE Policy 2.1.3., with the EAR amendments to reflect that the City should coordinate with the county to investigate and implement the use of concurrency mitigation options adopted by the county and amend the City's comprehensive plan accordingly.*

*The City will add policies providing for evaluation requirements concerning transportation concurrency exemption areas, transportation concurrency management areas, multi-modal transportation districts, and transportation concurrency methodologies*

# EXECUTIVE SUMMARY AND CONCLUSIONS, CITY OF PEMBROKE PINES EAR 2005

*The City should coordinate closely with the County regarding TOLUP's, and if necessary, adopt changes to the goals, objectives and policies sections of the Future Land Use, Transportation, Housing, and Capital Improvement Elements consistent with the County's adopted amendments either with the EAR amendments or after adoption of the county's amendments, whichever occurs first.*

### 3. School Coordination

#### **Recommendations:**

*The City should coordinate with the county in adopting any needed changes to the land use plan and land development regulations providing alternative means of assessing school impact fees.*

*Amend existing policies in the Future Land Use (FLU) and Intergovernmental Coordination Elements (ICE) adding the City's Education Advisory Board in coordination efforts in establishing joint processes for collaborative planning and decision making on population projections and public school citing and expansion of facilities, to improve public education facility services and to accomplish coordination among the respective local comprehensive plans and the long range plans of the Broward County School Board.*

*Add a policy to both the FLU and ICE providing for the Planning Division to coordinate with and inform the City's Education Advisory Board on Development Review Committee agenda items.*

### 4. Water Supply 10 Year Work Plan

As noted previously in this summary, the City's 10 year Water Supply Work plan will be submitted during the 2006 amendment cycle along with proposed amendments to the Future Land Use, Infrastructure, Conservation, Intergovernmental Coordination and Capital Improvement elements. Pursuant to the new provisions of Section 163.3191 (2)(l), an updated work plan will be adopted within 18 months after the South Florida Water Management District approved its Regional Water Supply Plan. Also included in the above will be data on the extent to which the City has been successful in identifying alternative and traditional water supply projects, and the status of water quality in the City's wellfields along with issues relating to the effects of saltwater intrusion on groundwater resources pursuant to IE Policy 9.5.

# EXECUTIVE SUMMARY AND CONCLUSIONS, CITY OF PEMBROKE PINES EAR 2005

## 5. Affordable Workforce Housing

The County is in the process of amending its land use plan to provide for some mechanisms to increase the supply of affordable housing.

**Recommendation:** *Add a policy to the future land use element for the preparation of a report to present to the local planning agency in order to assess the various methods of increasing the number of affordable housing units after adoption by the County.*

## 6. Regional and Local Activity Centers and other mixed use land use designations

The county is in the process of amending its land use plan to provide for amendments to the RAC, LAC, and other mixed use categories.

**Recommendation:** *The City will continue to coordinate with the County during the county's EAR amendment process and adopt amendments to the future land use plan consistent with the county's amendments.*

## 7. Pedestrianway, Bikeway and Greenway Connections

### **Recommendations:**

*Coordinate with Broward County's Greenway program to investigate the feasibility of adding Sheridan Street in the vicinity of the Chapel Trail Preserve as a future trail to the greenway system.*

*Add a policy to the Transportation Element providing for the City's Environmental Services Division to research the feasibility of constructing sidewalks within canal rights-of-way as part of a safe and efficient recreational transportation network.*

*Update the data and analysis sections of the City's Transportation Element with respect to current improvements along Pines Boulevard in the vicinity of the Pembroke Lakes Mall, and recommended and or adopted improvements identified by the multimodal corridor study for Pines Boulevard as prepared by the county's MPO, September 2004.*

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## 8. Provision of Public Transportation Amenities (Shelters/Benches)

**Recommendation:** *Update the data and analysis sections of the City's Transportation Element with respect to any recommended and adopted improvements identified by the multimodal corridor study for Pines Boulevard as prepared by the county's MPO, September 2004.*

### **Relevant Changes to the State Comprehensive Plan, applicable State Statutes (163, including whether the criteria adopted pursuant to s. 163.3177(6) (a) were successful in achieving compatibility with military installations), Chapter 9J-5, FAC, and the South Florida Regional Planning Council Strategic Regional Policy Plan**

All of the necessary amendments to address changes in Chapter 163 are related to the amendments for the Long Range Water Supply Plan. In accordance with Table EAR-1 and the associated addendum, an amendment is not required pursuant to s. 163.3191(2)(n) or s. 163.3177(6)(a) since there are no existing military installations in the City of Pembroke Pines. Similar to Table EAR-1, all of the necessary amendments to address changes in the State Comprehensive Plan (Chapter 187, State Statutes) are related to the amendments for the Long Range Water Supply Plan, and updates to the Transportation Element pursuant to Senate Bill 360 as recommended by the SFRPC during their review of the proposed EAR

In accordance with Table EAR-3 and the associated addendum, the only amendment required is to the Intergovernmental Coordination Element (ICE) Objectives and Policies section to ensure intergovernmental coordination between the City and the School Board for the purpose of establishing requirements for public school concurrency (Rule 9J-5.015(3)(b)). The EAR further recommends that the data and analysis section of the ICE be updated during the EAR amendment process to reflect the recently passed 2005 Growth Management Legislation's requirements with respect to school concurrency.

Pursuant to Table EAR-4 and its associated addendum, 13 amendments are needed to address the changes to the South Florida Regional Planning Council's Strategic Regional Policy Plan. Seven of the thirteen amendments are related to the Long Range Water Supply Work Plan amendments. The remaining six amendments are needed to address Goal/Policy Numbers 2.4, 5.3, 6.3, 11.5, 14.9, and 14.11.

### **Assessment of Successes and Shortcomings related to each element of the plan**

#### 1. Future Land Use Element (FLU)

The FLU has been generally successful in implementing the policies needed to achieve the element's goals and objectives. The major shortcoming of this element has been in implementing policies that provide for the updating of LDR's.

# EXECUTIVE SUMMARY AND CONCLUSIONS, CITY OF PEMBROKE PINES EAR 2005

## **Recommendations:**

*Place a high priority on the update of the LDR's by setting the timetable for implementation of the affected policies during the next short term planning horizon (2010).*

*Add a new policy to the FLU providing for the Planning Division to coordinate with and inform the City's Education Advisory Board on Development Review Committee agenda items, and to coordinate with the Board in establishing joint processes for collaborative planning and decision making on population projections and public school citing and expansion of facilities, to improve public education facility services and to accomplish coordination among the respective local comprehensive plans and the long range plans of the Broward County School Board.*

## 2. Transportation Element (TE)

In general, the TE was not as successful in implementing policies needed to achieve the element's goals and objectives; however, it is important to note that the majority of policies in the TE provide for the City to coordinate in County and State initiated programs. This is due to the fact that the majority of the roadway network and public transit network is run by either the State of Florida or Broward County.

The 1999 adopted Transportation Element data and maps for the roadway segments either projected to reach overcapacity or near overcapacity based on traffic volume data was provided by Broward County. Since updated roadway condition tables from Broward County were made available in March 2005 and not included in the County's EAR analysis; they are not included in this report.

## **Recommendations:**

*Place a high priority on the update of the LDR's by setting the timetable for implementation of the affected policies during the next short term planning horizon.*

*Update TE Policy 2.1.3., with the EAR amendments to reflect that the City should coordinate with the county to investigate and implement the use of concurrency mitigation options adopted by the county and amend the City's comprehensive plan **and LDR's** accordingly.*

# EXECUTIVE SUMMARY AND CONCLUSIONS, CITY OF PEMBROKE PINES EAR 2005

*Update the TE to add policies to provide evaluation requirements concerning transportation concurrency exemption areas, transportation concurrency management areas, multi-modal transportation districts, and transportation concurrency methodologies*

*The City should coordinate closely with the County regarding TOLUP's and propose amendments to the Future Land Use, Transportation, and Housing Elements either with the EAR amendments or after adoption of the county amendments, whichever comes first.*

*Update the City's Transportation Element and if necessary Capital Improvement Element data and analysis sections along with any necessary EAR amendments identified in this report after Broward County updates the County's Transportation Element data and analysis, and maps.*

*Update the data and analysis sections of the Transportation Element with respect to current improvement projects along Pines Boulevard in the vicinity of the Pembroke Lakes Mall, as well as the September 2004 final report on the Pines Boulevard Multimodal Corridor Study, prepared for the Broward County MPO. The purpose of the study was to develop a congestion management plan for the stretch of the roadway from US 27 in Pembroke Pines to S.R. A1A in Hollywood.*

*Add a policy to the Transportation Element providing for the City's Environmental Services Division to research the feasibility of constructing sidewalks within canal rights-of-way as part of a safe recreational transportation network.*

*Add a new policy for the City to consult with DOT and cooperatively develop a plan to mitigate impacts where TCEAs, TCMAs, and MMTDs will impact the Strategic Intermodal System.*

*Add a new policy requiring TCEA's to meet new standards on mobility, design, urban infill, etc.*

*Update the data and analysis requirements sections and associated maps of the Transportation Element with respect to Broward County's Greenway Program.*

### **3. Housing Element (HE)**

The HE has been generally successful in implementing the policies needed to achieve the element's goals and objectives. Most significantly, the City was successful at reducing affordable housing needs by adding affordable housing units to the city's housing inventory.

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***Recommendation:** Incorporate the most current data from the Florida Data Clearinghouse in the Housing Element's data and analysis sections including an update of the tables in the appendix section during the EAR amendment process, and that the identified policies be continued into the next five and ten year planning horizons.*

## **4. Infrastructure Element (IE)**

In general, the IE has been successful in implementing policies needed to achieve element goals and objectives.

The water and wastewater facility analysis will be updated for the next 5 and 10 year planning horizons, and included with the 10 Year (Long Range) Water Supply Work Plan which will be submitted during the 2006 amendment cycle along with proposed amendments to the Future Land Use, Infrastructure, Conservation, Intergovernmental Coordination, and Capital Improvement elements. Also included in the above will be data on the extent to which the City has been successful in identifying alternative and traditional water supply projects, and the status of water quality in the City's wellfields along with issues relating to the effects of saltwater intrusion on groundwater resources, pursuant to IE Policy 9.5.

### **Recommendations:**

*Place a high priority on the update of the LDR's by setting the timetable for implementation of the affected policies during the next short term planning horizon.*

*Update the data and analysis section of the Infrastructure Element with the EAR amendments to provide more specific information on expansion of the Reuter Facility or service provision options available to maintain the adopted level of service for the community during the next five and ten year timeframes.*

## **5. Recreation and Open Space Element (ROS)**

In general, the ROS has been successful in implementing policies needed to achieve element goals and objectives; however, additional policies are needed to address the deficits identified for the eastern portion of the City.

# EXECUTIVE SUMMARY AND CONCLUSIONS, CITY OF PEMBROKE PINES EAR 2005

## **Recommendations:**

*Place a high priority on the update of the LDR's by setting the timetable for implementation of the affected policies during the next short term planning horizon.*

*Tables ROS-1, 2, and 3 should replace the previously adopted Tables I thru IX (adopted 1994) in the update of the Data and Analysis section of the Recreation and Open Space Element during the EAR amendment process.*

*Update the data and analysis section of the Recreation and Open Space element with respect to facility descriptions of all park sites identified in ROS-1.*

*Update TE Policy 2.4.4. (1) and TE Policy 2.6 with respect to the next five and ten year planning horizons*

*Update TE Policy 2.5.3. to reduce the number of bikeway/pedestrian links that does not provide connections to the City's park system, public school sites, and recreational transportation network.*

## **7. Conservation Element (CE)**

In general, the CE been successful in implementing policies needed to achieve element goals and objectives.

### **Recommendations:**

*Coordinate with the City of Hollywood to determine if it is financially feasible to convert from septic tank to sanitary sewer service and include the report in the next EAR.*

*In addition, amendments will be proposed to the goals, objectives and policies section of this element with the 10 Year Water Supply Work Plan.*

## **8. Capital Improvement Element (CIE)**

The CIE has been successful in implementing polices needed to achieve element goals and objectives.

### **Recommendations:**

*Update the element's data and analysis as well as goals, objectives and policies section with respect to the 2005 growth management legislation during the EAR amendment process which requires the city to submit the*

# EXECUTIVE SUMMARY AND CONCLUSIONS, CITY OF PEMBROKE PINES EAR 2005

*adopted CIP annually as an amendment to the CIE. A copy of the most recently adopted CIP is included in the Appendix of this report.*

*In addition, amendments will be proposed to the goals, objectives and policies section of this element with the 10 Year Water Supply Work Plan.*

## **9. Intergovernmental Coordination Element (ICE)**

In general, the ICE has been successful in implementing policies needed to achieve element goals and objectives.

### **Recommendations:**

*Update the ICE as well as other affected elements during the EAR amendment process on the status of the TAC and interlocal agreement with the Broward County School Board.*

*Amend existing policies in the ICE adding the City's Education Advisory Board in coordination efforts in establishing joint processes for collaborative planning and decision making on population projections and public school citing and expansion of facilities, to improve public education facility services and to accomplish coordination among the respective local comprehensive plans and the long range plans of the Broward County School Board.*

*Add a new policy to the ICE providing for the Planning Division to coordinate with and inform the City's Education Advisory Board on Development Review Committee agenda items.*

*Add a new policy for the City to consult with DOT and cooperatively develop a plan to mitigate impacts where TCEAs, TCMAs, and MMTDs will impact the Strategic Intermodal System.*

*In addition to the above, amendments will be proposed to the goals, objectives and policies section of this element with the 10 Year Water Supply Work Plan.*

### **General Recommendations for each element:**

*Update all applicable objectives and policies for the next short and long term planning horizons (see list of objectives and policies for updating – EAR Appendix-Lists).*

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*Update all references to the City's Engineering Division to the City's  
Environmental Services Division.*

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## I. INTRODUCTION

### A. Profile

The City of Pembroke Pines was incorporated in 1960. The City consists of 34.25 square miles located in Southwest Broward County. It is situated six miles southwest of Fort Lauderdale/Hollywood International Airport, 16 miles north of Miami, and 35 miles south of Boca Raton. Adjacent to Pembroke Pines are the cities of Miramar, Hollywood and Cooper City, and the towns of Davie and Southwest Ranches.

The table below provides existing land use data for the City:

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
<b>Total</b>	<b>100.0</b>	<b>22,441</b>

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

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

Pembroke Pines is home to three university campuses, one community college with two campuses, three high schools, six middle schools, and thirteen elementary schools. These include four Charter Elementary Schools, two Charter Middle Schools, and one Charter High School, which are all owned and operated by the City of Pembroke Pines. At the Florida State University (FSU) Charter School campus (Sheridan Street and 172<sup>nd</sup> Ave), the City of Pembroke Pines Charter School has partnered with FSU to produce the Pembroke Pines Charter School Florida State University Campus and elementary school facility which is a

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Professional Development School to promote learning, research and collaboration.

## B. Purpose

The purpose of the Evaluation and Appraisal Report (EAR) is to evaluate the progress in implementing the City's comprehensive plan since the adoption of the last EAR in September 1996, and EAR based amendments in December 1999. The evaluation also assesses the degree to which the comprehensive plan has responded to changes in state, regional, and local policies on planning and growth management as well as changing conditions and trends. Other components of the evaluation include the identification of major issues for the community, past actions taken by the City in implementing the comprehensive plan, the successes or shortcomings of the comprehensive plan in achieving plan objectives as they relate to the major issues, and the identification of any actions or corrective measures needed in addressing any identified shortcomings. Another important purpose of the EAR is to ensure effective intergovernmental coordination.

### 1. **Changes to State Statutes (Chapter 163), State Comprehensive Plan (Chapter 187.201), State Administrative Rules (9J-5), and the South Florida Regional Planning Council Strategic Policy Plan**

See Appendix – Tables, EAR Tables 1 through 4, and associated addendums.

### 2. **Identification of Major Issues**

Chapter 163.3191, F.S., requires local governments in the preparation of their EAR to identify major issues for the community, with input from state agencies, regional agencies, adjacent local governments, and the public. On September 9, 2004, the City's Local Planning Agency conducted a preliminary scoping meeting with staff to identify the major issues to be included in the Evaluation and Appraisal Report (EAR) of the local comprehensive plan. Local officials from abutting municipalities as well as state, county and regional agencies were invited to attend. On September 23, 2004, the City's Local Planning Agency passed a motion to conduct a second scoping meeting at the staff level only. On November 19, 2004, City staff conducted the second and final scoping meeting during which time the City staff received positive feedback on the issues identified by the City's Local Planning Agency. Local officials from abutting municipalities as well as state, county and regional agencies were invited to attend the second and final scoping meeting. Both meetings were advertised not only in the Sun-Sentinel display ad section but also in the City's Inside News newspaper, which is the city's bi-monthly newspaper mailed to all of its residents and businesses. Inside News contains articles regarding each of the City's departments and

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their efforts to provide residents with timely and useful information. A list of the agencies invited to attend is included in the Appendix.

The following major issues were identified:

- a. Managing and Directing Population Growth
- b. Coordination in Developing Transit Oriented Land Use Patterns
- c. School Facility Coordination
  1. Use of Advisory Boards
- d. Water Supply – 10 Year Work Plan
- e. Affordable Housing
- f. Regional and Local Activity Centers and other mixed use land use designations
- g. Pedestrianway, Bikeway, and Greenway connections
- h. Provision of Public Transportation Amenities

These issues are analyzed in Section II of this report.

### 3. Past Actions of Local Government

Chapter 163.3191(1) (c), F.S. requires local governments to include in the EAR an audit of actions taken to implement its comprehensive plan. On September 4, 1996, the City Commission of the City of Pembroke Pines adopted the Evaluation and Appraisal Report (EAR) prepared by Berryman and Hennigar, July 1996.

The City of Pembroke Pines chose to adopt the EAR based plan amendments after the adoption of the EAR. Based on the recommendations of the EAR and revised state requirements, seven elements were updated and one new element (Transportation) was prepared. The following seven elements were updated pursuant to the above:

1. Future Land Use Element;
2. Housing Element;
3. Infrastructure Element;
4. Conservation Element;
5. Recreation and Open Space Element; and
6. Capital Improvements Element
7. Monitoring and Public Participation Procedures

In general, the majority of the EAR based adopted policies proposed either updates to the land development regulations or to the City's map series included in the Comprehensive Plan. Many of the goals, objectives, and policies included in the 1990 adopted Comprehensive Plan were retained and continued beyond the original planning period and were reworded to add references to appropriate state, county and city codes.

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The City of Pembroke Pines prepared a new “Transportation Element” which incorporates the previously adopted Traffic Circulation, Mass Transit, and Port/Aviation Elements. The “Transportation Element” follows the update to the Future Land Use Element. Chapter 163, F.S. and Rule 9J-5, FAC, require that the City prepare a “Transportation Element” that places special emphasis on a transportation network that includes multiple modes of transportation and their connections to one another. The majority of the objectives and policies of this element consist of the City in a coordinating role with other governmental agencies at the county and state levels in order to assist in linking the various forms of transportation facilities and services.

On December 15, 1999, the City Commission adopted the Comprehensive Plan update and new “Transportation Element” by Ordinance No. 1324.

On December 20, 2000, the City Commission adopted the update to the City's Intergovernmental Coordination Element (ICE) pursuant to Chapter 163, FS and Rule 9J-5.014, FAC (Ordinance No. 1362). In addition to the ICE, Ordinance No. 1362 provided for amendments to the Permitted Uses of the Future Land Use Element (FLU) with respect to the Agricultural land use designation and FLU policies that were added pursuant to the requirements of the Broward County Planning Council during the recertification review process.

On September 5, 2001, the City Commission adopted Ordinance No. 1379, which changed the land use on two parcels of property from Estate Residential (County and City) to Conservation – Natural Reservation (City).

On December 19, 2001, the City Commission adopted Ordinance No. 1392, which consisted of amendments to the Future Land Use, Infrastructure, Conservation, and Intergovernmental Coordination Elements pursuant to the requirements of the Broward County Planning Council Provisional Recertification Report of April 26, 2000.

On December 18, 2002, the City Commission adopted Ordinance No. 1433, providing for the creation of the Employment Center – Low land use designation. Ordinance No. 1433 also provided the mechanisms to create individual Regional Activity Center districts and intensity standards for the Employment Center – Low and Regional Activity Center designations.

On August 4, 2004, the City Commission adopted Ordinance No. 1491, which consisted of amendments to the Future Land Use Element pursuant to the requirements of the Broward County Planning Council Provisional Recertification Report of August 29, 2003, as well as amendments to the Housing and Transportation Elements. Ordinance No. 1491 also provided for the creation of and intensity standards for the Local Activity Center and Conservation-Natural Reservation land use designations.

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On August 4, 2004, the City Commission adopted Ordinance No. 1490, changing the land use for a 43 acre parcel from Agriculture to Estate.

## 4. Achieved Objectives

Chapter 163.3191(2)(g), F.S., requires local governments to include in the EAR an assessment of whether the plan objectives within each element, as they relate to major issues, have been achieved. EAR Table 5, Appendix-Tables, summarizes this assessment and is analyzed in detail in Section II of this report.

### C. Summary of the Public Participation Program and Activities in Preparing the EAR.

On September 9, 2004, the City's Local Planning Agency conducted a preliminary scoping meeting with staff to identify the major issues to be included in the Evaluation and Appraisal Report (EAR) of the local comprehensive plan. Local officials from abutting municipalities as well as state, county and regional agencies were invited to attend. On September 23, 2004, the City's Local Planning Agency passed a motion to conduct a second scoping meeting at the staff level only. On November 19, 2004, City staff conducted the second and final scoping meeting during which time the City staff received positive feedback on the issues identified by the City's Local Planning Agency. Local officials from abutting municipalities as well as state, county and regional agencies were invited to attend the second and final scoping meeting. Both meetings were advertised not only in the Sun-Sentinel display ad section but also in the City's Inside News newspaper, which is the city's bi-monthly newspaper mailed to all of its residents and businesses. Inside News contains articles regarding each of the City's departments and their efforts to provide residents with timely and useful information. A list of the agencies invited to attend is included in the Appendix.

A letter of understanding for the EAR scope of work was submitted to the Florida Department of Community Affairs (DCA) on November 22, 2004 and the City received DCA support to commence the scope of work in their correspondence of February 4, 2005 (see Appendix-Correspondence).

The City's Local Planning Agency, in accordance with Chapter 163.3191, F.S., has prepared this proposed report in conformity with the public participation procedures as required by s. 163.3181, F.S. The City's Local Planning Agency conducted a public hearing on September 22, 2005 for the purpose of reviewing the proposed EAR and making recommendations to the City Commission. The City Commission conducted a public hearing on October 19<sup>th</sup>, 2005 for the purpose of transmitting the proposed EAR to the South Florida Regional Planning Council and other required review agencies (see Resolution No. 3017, Appendix).

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- D. Section 163.3177(60(a) – Adoption of criteria coordinating land uses in close proximity to Military Installations

Since there are no military installations in the City of Pembroke Pines, this requirement does not apply to the City.

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## II. ANALYZE ISSUES

### A. Population Growth and Changes in Land Area

The population estimates in the adopted comprehensive plan prepared by the Shimberg Center for Affordable Housing, University of Florida and the Florida Department of Community Affairs (See Appendix-Tables), identifies the 2000 population as 110,284 and the projected 2010 population as 150,736. More recent projections have been developed by Broward County Staff with input from Pembroke Pines staff and are provided below:

<b>YEAR</b>	<b>POPULATION</b>
2000	137,992
2005	157,711
2010	165,134
2015	168,815
2020	171,789
2025	173,548

**Source: Broward County**

Below are the population projections for the same time period from the Florida Housing Data Clearinghouse, University of Florida (FHDC, UFL):

<b>YEAR</b>	<b>POPULATION</b>
2000	137,056
2005	165,235
2010	198,230
2015	230,041
2020	258,946
2025	287,360

**Source: FHDC, UFL**

With the exception of the analysis of the major issue pertaining to affordable housing, the EAR will utilize the projections prepared by Broward County. Since the adoption of the last EAR, the City's land area increased from 22,176 to 22,441 acres due to annexations. Data and analysis for the increase in land area is reflected in the City's adopted comprehensive plan, with the exception of the recently annexed Taft Street Baptist Church property. No other annexations have

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taken place since the update of the Future Land Use Element Data and Analysis Section.

The data and analysis of the annexations concluded that the City was able to sufficiently supply the required infrastructure to support the additional population. In addition, the City noted that the annexed area data, with the exception of the Taft Street Baptist church property was included in the 10-Year projected wastewater and water use tables of the Infrastructure Element. **These tables will be updated for the next 5 and 10 year planning horizons (2010 and 2015), and included with the 10 Year (Long Range) Water Supply Work Plan which will be submitted during the 2006 amendment cycle along with proposed amendments to the Future Land Use, Infrastructure, Conservation, Intergovernmental Coordination, and Capital Improvement elements.**

The Taft Street Baptist Church Property, a 1.5 acre site that is presently developed with a church facility is not anticipated to have significant impacts on the City's capacity to provide adequate water and wastewater treatment services. The preliminary draft of the City's 10 Year Work Plan and proposed improvements funded by the adopted 2005 Capital Improvement Plan (see appendix-misc) indicate that with funded improvements, there will be adequate capacity of wastewater and water use facilities to serve the projected population during the next 5 and 10 year planning timeframes. Significant additional annexations are not likely due to the lack of available unincorporated adjacent sites.

Further analysis of population will be included within the analysis portion of the major issues section of the EAR.

**The City will be submitting amendments and supporting data and analysis to update all applicable Comprehensive Plan objectives and policies for the next 5 and 10 year planning horizons.** A list of objectives and policies that require updating for the 5 and 10 year planning horizons is included in the Appendix-Lists section.

## B. Vacant Land

Tables EAR-8, 9, 10, and 11(Appendix-Tables) provide an inventory of existing land uses, vacant land, vacant land by Flexibility Zone for 2005, and projected dwelling units based on land use of vacant land. The previously adopted EAR provided an inventory of existing land uses (Table 4.1 Existing Land Use, at date of EAR – Appendix-Tables). Since the adoption of the EAR, single family uses increased from approximately 40 to 45 percent. Multi-family uses increased from approximately 7 to 12 percent. Mobile Home uses remained the same percentage. Special Residential Facilities increased from .02 to .5 percent. Commercial Uses increased from approximately 4 to 6.5 percent. Industrial Uses increased from .21 to 1.7 percent. Agricultural uses decreased from .42 to zero percent. Commercial Recreation uses decreased from approximately 3.5 to 3 percent. Parks and

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Recreation uses increased from approximately 2.6 to 3.5 percent. Conservation uses increased from approximately 2 to 7 percent. Utilities uses increased from approximately .2 to 1 percent. Community Facilities uses remained the same. Transportation uses and Roads decreased from approximately 20 to 11 percent. Vacant land decreased from approximately 16.5 to 4.5 percent. Based on the above, the greatest percentage increase from 1995 to 2005 occurred with single family and multi-family uses and the greatest percentage decrease from 1995 to 2005 occurred in the reduction of vacant land. From 1995 to 2005, the City grew from 21,100 acres to 22,441 acres or approximately 6 percent in land area. Developed land accounts for approximately 96 percent of the City's total land area.

Table EAR-9 provides an inventory of vacant land by type of land use designation. In 1999, vacant land consisted of 2,561 acres or 11.5 percent of the City's total land area and vacant residential land uses (including agricultural uses) accounted for the majority (73 percent) of total vacant land while vacant nonresidential land uses accounted for 27 percent of total vacant land. In 2005, vacant land consists of 987 acres or 4.4 percent of the City's total land area and vacant nonresidential uses account for the majority (64 percent) of total vacant land while vacant residential land uses account for 36 percent of total vacant land. The greatest percentage of vacant land occurs in the industrial land use category (18 percent) followed by agriculture (17 percent), and commercial (16 percent).

In general, the above mentioned data indicates a significant reduction in available vacant residential land and a significant increase in available vacant nonresidential land from 1995 to present. Further discussion of the reduction in available vacant residential land is discussed in the major issues section of this report.

Table EAR-10 provides an inventory of vacant land by Flexibility Zone. The 1999 adopted Housing Element included an analysis of vacant land by Flexibility Zone. In 1999, 10.6 percent of the vacant land was located in the Flexibility Zones east of Flamingo Road. In 2005, 14.6 percent of the vacant land is located in the Flexibility Zones east of Flamingo Road. In general, between 1995 and 2005, the majority of the vacant land continues to be located in Flexibility Zones west of Flamingo Road.

Table EAR-11 provides the projected dwelling units based on land use designation of available vacant land. Table EAR -11 indicates that 602 additional units can be added to the housing stock based on the future land use designation of available vacant land. However, the vacant property designated Local Activity Center currently proposes 750 dwelling units. Therefore, the future land use plan has the capacity for an additional 1,352 units at build-out. Using Broward County's population estimates, the 2010 projected population is 165,134, which adds approximately 7,423 more residents (2,844 households) in Pembroke Pines.

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The 2015 projected population is 168,815, which adds approximately 3,501 more residents (1,341 households) in the city.

Using the US Census American Community Survey Profile 2003 data for average household size (2.61) and the projected number of dwelling units at build out, a maximum of 3,529 additional residents can be accommodated. Based on projected population and available vacant land data, a capacity deficit of 1,492 units is projected for 2010, and 1,341 units in 2015.

## C. Infrastructure Needs

The City's infrastructure service area consists of the entire City of Pembroke Pines.

### 1. Sanitary Sewer and Potable Water

The provision of wastewater disposal within the City of Pembroke Pines is divided into two segments: eastern Pembroke Pines, serving that area east of Flamingo Road; and western Pembroke Pines, serving the balance of the community west of Flamingo Road. The operational responsibilities for the treatment and disposal of wastewater continue to be shared between two cities. The eastern portion of Pembroke Pines is served by the City of Hollywood regional facility. The balance of the City of Pembroke Pines is served by a facility which is owned and operated by the City of Pembroke Pines. The collection infrastructure is owned and maintained by the City of Pembroke Pines except for a portion of southeastern Pembroke Pines which is served by Broward County Utilities.

The City has been successful in provided needed infrastructure with respect to sanitary sewer and potable water facilities and services.

**As previously noted, the water and wastewater facility analysis will be updated for the next 5 and 10 year planning horizons, and included with the 10 Year (Long Range) Water Supply Work Plan which will be submitted during the 2006 amendment cycle along with proposed amendments to the Future Land Use, Infrastructure, Conservation, Intergovernmental Coordination, and Capital Improvement elements. Also included in the above will be data on the status of water quality in the City's wellfields along with issues relating to the effects of saltwater intrusion on groundwater resources, pursuant to IE Policy 9.5.**

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In addition, further analysis is provided in the Major Issue – Water Supply 10 Year Work Plan section of this report.

## 2. 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. This facility has an initial design capacity of 548 tons per day, 16,667 tons per month, or 200,000 tons per year. Current demand on this facility totals 16,174.85 tons per month or approximately 97% of design capacity. At the point the facility is receiving 180,000 tpy, the facility may be expanded to handle 300,000 tpy. Funding of this expansion is undetermined at the present time. **The data and analysis section of the Infrastructure Element will be updated with the EAR amendments to provide more specific information on expansion of the Reuter Facility or service provision options available to maintain the adopted level of service for the community during the next five and ten year timeframes.**

Solid waste is disposed of at the Chambers Landfill in Okeechobee. The last EAR concluded that the Chambers Landfill had adequate capacity for at least 20 years. The current level of service provided by the facility is 5.0 lbs./capita/day. 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 for collection services runs until January 31, 2007, with an option to renew.

The Reuter Inc. plant was constructed under full compliance with all Florida Department of Environmental Protection standards, and as previously noted, is a transfer facility which will provide the recycling of all waste within the community. Adequate capacity is currently available and the City will continue to coordinate with the contracted Solid Waste providers to maintain the adopted level of service for the community during the next five and ten year planning horizons.

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## 3. Drainage

All of the City of Pembroke Pines is situated within the South Broward Drainage District except for a portion of the northeastern part of the City (bounded on the north by Sheridan Street, on the south by Taft Street, on the west by University Drive and on the east by SW 72<sup>nd</sup> Avenue – also known as the annexed Waldrep property) which is situated in the Central Broward Water Control District, and a portion of the southeastern part of the City (including the southern half of Sections 14, 51, 41 and the northwest corner of Sections 23, 51, 41) which are under the Broward County Water Management Division. In accordance with IE Policy 5.5, the City will continue to coordinate with the South Florida Water Management District, South Broward Drainage District, and Central Broward Water Control District to maintain the City's level of service, to prioritize replacement needs, and to correct any facility deficiencies when they arise. Drainage issues as they relate to the ten year water supply work plan will be discussed further in the analysis of major issues section of this report.

## 4. Transportation

The multi-modal transportation network within the community is comprised of local, county and state trafficway/roadway facilities, Broward County public transit facilities, a city run community shuttle bus facility, and pedestrianway/bicycleway/greenway network. The two roadways in the City of Pembroke Pines on the Florida Intrastate Highway System (FIHS) include the Florida Turnpike from Pembroke Road to Pines Boulevard, and Interstate 75 from Pembroke Road to Sheridan Street. The North Perry Airport is located within the City boundaries; however, it is owned and operated by Broward County and is not included in this analysis.

The data and analysis section of the last adopted Transportation Element will require significant updating with respect to the County and Florida Interstate Highway System (FIHS) data relating to level of service standards, peak hour volumes, feasible options for volumes that exceed capacity to the State and County networks, current improvement projects along Pines Boulevard in the vicinity of the Pembroke Lakes Mall, the County's greenway network program, and the MPO's Hollywood/Pines Multimodal Corridor study (September 2004).

The City of Pembroke Pines adopted level of service (LOS) standards in the 1999 Comprehensive Plan's Transportation Element. These LOS standards have not changed since the adoption of the EAR amendments in 1999, and are applied to the trafficway/roadway and public transit networks. The Data and Analysis concluded that in 1999, the City did not have a need to provide for concurrency exemption techniques in order to maintain the adopted level

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of service; however it included a recommendation based on TE Policy 2.1.3., that the City investigates the use of concurrency exemption techniques during this EAR process.

Since the majority of the City's principle and minor arterials are state and county roads, and the mass transit system is primarily run by Broward County, only concurrency exemption techniques that have been deemed acceptable to the County and State should be examined for applicability to the City's roadway network. Thus far, the county's concurrency exemption techniques have been applied to infill development and redevelopment areas. There are no designated infill development or redevelopment areas in the City.

Pursuant to the Broward County 2004 EAR sufficiency remedial responses on transportation concurrency exemption areas, the county has initiated at the request of the County Commission, an amendment to revise the concurrency management system for transportation from a roadway based system of improvements to a transit oriented system. With the implementation of a transit based concurrency system, the county proposes to eliminate the transportation concurrency exemption area. In addition, the county's adopted EAR provides for proposed amendments to the Broward County Land Use Plan, Transportation Element, and Housing Element for the purpose of implementing transit oriented land use patterns (TOLUP's) and identifies Pines Boulevard as a priority transit corridor. The County's MPO prepared a multimodal corridor study for Pines and Hollywood Boulevard. The City will coordinate with the County during the EAR and LDR amendment processes to address applicable Transit Oriented Concurrency requirements.

In addition to the above, Senate Bill 360 includes two new evaluation requirements concerning transportation concurrency exemption areas, transportation concurrency management areas, multimodal transportation districts, and transportation concurrency methodologies and standards.

**Therefore, the EAR recommends that the City update TE Policy 2.1.3., with the EAR amendments to reflect that the City should coordinate with the county to investigate and implement the use of concurrency mitigation options adopted by the county and amend the City's comprehensive plan and LDR's accordingly. The EAR recommends that the City coordinates closely with the County regarding TOLUP's and propose amendments to the Future Land Use, Transportation, and Housing Elements either with the EAR amendments or after adoption of the county amendments, whichever comes first. The EAR further recommends the addition of a new policy for the City to consult with DOT and cooperatively develop a plan to mitigate impacts where TCEAs, TCMAs, and MMTDs will impact the Strategic Intermodal**

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**System, and a new policy requiring TCEA's to meet new standards on mobility, design, urban infill, etc.**

**The EAR recommends that the data and analysis sections of the City's Transportation Element be updated with respect to the current improvements along Pines Boulevard in the vicinity of the Pembroke Lakes Mall, and recommended improvements identified by the multimodal corridor study for Pines Boulevard as prepared by the county's MPO, September 2004.**

The adopted Transportation Element identified the below roadway segments that were projected to be overcapacity by 2002:

Pines Boulevard – From Flamingo Road to Hiatus Road  
Pines Boulevard – From Hiatus Road to Palm Avenue  
Pines Boulevard – From Palm Avenue to Douglas Road  
Pines Boulevard – From Douglas Road to University Drive  
Johnson Street – From NW 103<sup>rd</sup> Avenue to Palm Avenue  
Johnson Street – From Palm Avenue to University Drive  
Johnson Street – From University Drive to NW 76<sup>th</sup> Avenue  
Sheridan Street – From Palm Avenue to Douglas Road  
Sheridan Street – From Douglas Road to University Drive  
University Drive – From Pines Boulevard to Sheridan St.

According to the adopted Transportation Element, none of the above were funded for improvements by the County in either the short (2005) or long (2010) term planning horizons. None of the above segments were included in the Broward County Completed Roadway Capacity Increase Projects (1996-2004, See Table EAR-15, Appendix-Tables).

According to Figure 4 of Broward County's EAR Sufficiency Responses, intersection improvements were completed at Taft Street and Flamingo Road, Taft Street and Douglas Road, Taft Street and 136<sup>th</sup> Avenue, Sheridan Street and Douglas Road, Sheridan Street and 172<sup>nd</sup> Avenue, Sheridan Street and 196<sup>th</sup> Avenue, Douglas and Pembroke Roads, Douglas Road and Sheridan Street, 172<sup>nd</sup> Avenue and Pines Boulevard, 184<sup>th</sup> and Pines Boulevard, 196<sup>th</sup> Avenue and Sheridan Street, 196<sup>th</sup> Avenue and Pines Boulevard, Pembroke Road and Palm Avenue, Pembroke and Hiatus Roads, and Pembroke and Flamingo Roads (EAR Map No. 1 – Appendix). Additional safety improvements to Pines Boulevard in the vicinity of the Pembroke Lakes Mall are currently under construction. Design plans are final for road improvements to Sheridan Street from 172<sup>nd</sup> to 196<sup>th</sup> Avenues and are currently in the permit stage of construction. Details of these improvements and the Flamingo Road/Pines Boulevard intersection plans will be provided with the update to the Transportation Element data and analysis sections during the EAR amendment process.

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According to the County's 2004 EAR Sufficiency Remedial Response Map Figure 3, the following road segments were overcapacity in 2003 (EAR Map No. 2 – Appendix) and are projected to be overcapacity, some with reduced level of service in 2025 (EAR Map No 3 – Appendix):

Pines Boulevard – From SW 72<sup>nd</sup> Avenue to 136<sup>th</sup> Avenue and from I-75 to Dykes Road

Johnson Street – From SW 72<sup>nd</sup> to Palm Avenue

Sheridan Street – From Flamingo Road to Dykes Road, and from SW 172<sup>nd</sup> Avenue to 196<sup>th</sup> Avenue

University Drive from Sheridan Street to Pines Boulevard  
SW 72<sup>nd</sup> from Pembroke Road to Pines Boulevard

Pembroke Road from University Drive to Flamingo Road

196<sup>th</sup> Avenue from Sheridan Street to Pembroke Road

184<sup>th</sup> Avenue from Sheridan Street to Pembroke Road

Pembroke Road, from University to Flamingo Road was expanded from 2 lanes to 4 lanes in 2005, and the improvements were constructed and funded by Broward County.

**The 1999 adopted Transportation Element data and maps for the roadway segments either projected to reach overcapacity or near overcapacity based on traffic volume data was provided by Broward County. Updated roadway condition tables from Broward County were made available in March 2005; however, they were not included in the County's EAR analysis, and since the majority of overcapacity roads in the City are state and county roads, the EAR recommends that the City's Transportation Element and if necessary Capital Improvement Element data and analysis sections be updated along with any necessary EAR amendments identified in this report after Broward County updates the County's Transportation Element data and analysis, and maps. In addition to the above, the EAR recommends that the data and analysis sections of the Transportation Element be updated with respect to the September 2004 final report on the Pines Boulevard Multimodal Corridor Study, prepared for the Broward County MPO. The purpose of the study is to develop a congestion management plan for the stretch of the roadway from US 27 in Pembroke Pines to S.R. A1A in Hollywood.**

According to the Broward County Completed Roadway Capacity Increase Projects (Table EAR-15, Appendix-Tables), two lanes were added to both SW 184<sup>th</sup> SW 196<sup>th</sup> Avenues in 1997; however, these two segments are identified as overcapacity according to the County's 2004 EAR Sufficiency Remedial Response Map Figure 3, which shows overcapacity road segments in 2003. TE Policies 2.14 and 2.1.5. address the actions the City intends to

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take to alleviate overcapacity roadways; however, since the majority of overcapacity roads are state and county roads, our role is typically limited to coordination with the agencies who are primarily responsible for improving these roads. The same applies to the public transit system which is run by Broward County with the exception of the City's community shuttle service.

The City's community bus service is coordinated with Broward County Transit (BCT) and is designed to operate in conjunction with BCT routes in the service area, which covers western Pines only. Connection with BCT includes routes 3, 5, 7, and 23. Service is offered to the general public Monday through Saturday from 7 AM to 7:37 PM. The five community buses begin daily service at various times and at different points along the 2-fixed-routes. The Gold route, which provides service from the Southwest Focal Point Senior Center to the Walmart at Pines Boulevard and 184<sup>th</sup> Avenue, is based on a thirty minute service frequency with an increase in frequency on portions of the routes along Pines Boulevard from 136<sup>th</sup> Avenue to 172<sup>nd</sup> Avenue, and 178<sup>th</sup> Avenue to 184<sup>th</sup> Avenue.

Hourly service is provided for the Green route, which provides service from US 27 and Johnson Street (Holly Lakes Clubhouse), to 184<sup>th</sup> Avenue and Pines Boulevard to the Pembroke Lakes Mall. Increases in service frequency are available on portions of the route along Pines Boulevard from 136<sup>th</sup> Avenue to 172<sup>nd</sup> Avenue and from 178<sup>th</sup> Avenue to 184<sup>th</sup> Avenue. Public transit services are discussed further in the major issue analysis section of this report.

The 1999 adopted Transportation Element identified the following areas in need of expanded sidewalks.

Flamingo Road between Pembroke Road and Sheridan Street  
Sheridan Street between Douglas Road and Flamingo Road  
University Drive between Sheridan Street and Pembroke Road  
Pines Boulevard between SW 64<sup>th</sup> Avenue and SW 196<sup>th</sup> Avenue  
Hiatus Road between Sheridan Street and Pembroke Road  
Dykes Road between Pines Boulevard and NW 12<sup>th</sup> Street  
NW 172<sup>nd</sup> Avenue between Pines Boulevard and NW 9<sup>th</sup> Street  
NW 184<sup>th</sup> Avenue between Johnson Street and NW 9<sup>th</sup> Street  
Taft Street between NW 108<sup>th</sup> Avenue and NW 118<sup>th</sup> Avenue

Table EAR-6 (see Appendix-Tables) is a comprehensive list of existing and missing sidewalk links for all the major roads in the City. The data from this table is intended to replace the 1999 data above in its entirety and **the EAR recommends that it be included in the update of the data and analysis section and maps of the transportation element during the EAR amendment process.** Table EAR-6 identifies a total of 77 sidewalk

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segments along the city's major roadways. Multi-use paths for both pedestrians and bicycles are not provided along any of the listed segments.

Sidewalks are provided along 66 percent or 51 of the 77 segments. The data indicates that the City has reduced the number of missing sidewalk links by at least 25 percent since 1999 in accordance with TE Policy 2.5.3.; however, sidewalks are missing along 26 segments of the sidewalk system, and multi-use bicycle and pedestrian paths are not provided along any of the major roadways in the City. Seven of the twenty-six segments without sidewalks are located along canal rights-of-way (West side of Palm Ave. and Flamingo Rd, east side of 196<sup>th</sup> Avenue between Pembroke and SW 5<sup>th</sup> Street, east side of University Drive between Sheridan Street and Pembroke Road, the south side of Sheridan Street between University Drive and 94<sup>th</sup> Avenue, north side of Taft Street between NW 81<sup>st</sup> Avenue and NW 88<sup>th</sup> Avenue, and the north side of Taft Street between NW 93<sup>rd</sup> Avenue and NW 104<sup>th</sup> Avenue). All construction within canal rights-of-way must be processed and permitted through the appropriate drainage and South Florida Water Management districts. Coordination with the appropriate drainage and South Florida Water Management District will be necessary. **The EAR recommends that a policy be added to the Transportation Element providing for the City's Environmental Services Division to research the feasibility of constructing sidewalks within canal rights-of-way as part of a safe recreational transportation network.**

Thirteen of the twenty six segments without sidewalks are adjacent to vacant land and the construction of sidewalks is anticipated to occur concurrent with the development of the affected properties. Two of the thirteen links are located adjacent to the Chapel Trail Preserve (196<sup>th</sup> Avenue between NW 17<sup>th</sup> Street and Sheridan Street (City) and Sheridan Street between NW 196<sup>th</sup> Avenue and US 27 (County)).

The following six missing sidewalk segments are located adjacent to developed property: West side of Douglas Road between Pembroke Road and Pines Boulevard (County), East side of 136<sup>th</sup> Avenue from SW 10<sup>th</sup> Street to Sheridan Street (City), West side of 172<sup>nd</sup> Avenue between SW 10<sup>th</sup> Street and SW 2<sup>nd</sup> Street (City), west side of 196<sup>th</sup> Avenue between Pembroke Road and SW 5<sup>th</sup> Street (County), North side of Pembroke Road between 72<sup>nd</sup> and University Drive (State Road and adjacent to North Perry Airport), and the north side of Pembroke Road between SW 145<sup>th</sup> Avenue and Flamingo West Drive (City).

Potential problems with the construction of sidewalks along these roads include the financial ability to acquire adequate rights-of-way. The Transportation Element data requirements section mentions that right-of-way is the major cost for many transportation improvement projects and typically, acquisition of needed land should have taken place prior to

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development. After development occurs, the process of acquiring rights-of-way is significantly complex with respect to legal property right issues, and much less economically feasible. To accommodate the impacts of new development, right-of-way is dedicated by developing parcels during the platting process. Another potential problem to address is that three of the six segments are either State or County roads.

The City continues to allocate approximately \$100,000 annually to repair existing sidewalks and replace missing sidewalk links; however, most of the annual budget continues to be spent in repairing existing sidewalks due to the damages caused by construction, storms, landscaping and utility installations. The Environmental Services Division anticipates this trend to be reversed as the pace of development slows down where the majority of budget monies spent will be toward the replacement of missing sidewalk links. Further discussion on missing sidewalk links is located in the major issues section of this report.

The data and analysis in the adopted Transportation Element should be updated with respect to Broward County's Greenway Program. In establishing priorities for the replacement of missing sidewalk links, the County's Greenway program should be considered. **Therefore, the EAR recommends that the data and analysis requirements sections and associated maps of the Transportation Element be updated with respect to Broward County's Greenway Program.**

## 5. Recreation and Open Space

Table ROS-1 (1995 Park Sites By Flex Zone) has been updated in 2005 and is located in the Appendix-Tables section of this report. Data and analysis submitted with the 1999 EAR amendments and update of the City's Comprehensive Plan provided that the next EAR will include an analysis of the provision of recreation and open space facilities by Flexibility Zone. It also stated that the level of service adopted by the City (7 acres per thousand population) was being maintained or exceeded. Utilizing the population projections in this report, the adopted level of service is projected to be exceeded in the provision of recreation and open space services for the projected population city-wide through 2025. See Tables ROS-1(appendix), ROS-2 below, and ROS-3 (appendix-tables).

**The EAR recommends that Tables ROS-1, 2, and 3 replace all of the previously adopted Tables I thru IX (adopted 1994) in the update of the Data and Analysis section of the Recreation and Open Space Element during the EAR amendment process. In addition, the data and analysis section of the Recreation and Open Space element should be updated with respect to facility descriptions of all park sites identified in ROS-1.**

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**Table ROS-2 (Park Needs by Year)**

Year	Population	Park Acres Needed	Total City Park Acres Provided	Surplus/(Deficit)
2005	157,711	1,104	1,438	334 Acres
2010	165,134	1,156	1,438	282 Acres
2015	168,815	1,182	1,438	256 Acres
2020	171,789	1,202	1,438	236 Acres
2025	173,548	1,215	1,438	223 Acres

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

The data indicates that while there is a surplus of city provided park acres based on the adopted level of service of 7 acres per thousand population through 2025, there are deficiencies in park acres provided in the eastern sections of the City east of Flamingo Road. The City's recently adopted Local Activity Center is located in Flexibility Zone 107, and proposed a minimum of 2.5 acres of park and open space uses which will help reduce the deficiency within that Flexibility Zone. A feasible mitigation option for the deficiencies is to investigate the sharing of existing public school facilities and parks in the eastern section of the city through joint use agreements with the Broward County School Board for use during non-school hours. Due to the lack of available vacant land east of Flamingo Road, mitigation options also include the improvement of sidewalk/bikeway links by reducing the number of links that are not connected.

TE Policy 2.4.2(2) states that the Engineering Division (now Environmental Services Division) shall continue to require safe and interconnected pedestrianways within educational facilities, recreation and open space areas, and employment centers. TE Policy 2.4.4.(1) states that The City's Engineering Division shall work with the City's Parks and Recreation Department, the Broward County Metropolitan Planning Organization, the Broward County Bicycle Coordinator, the Broward County Pedestrian Coordinator, and adjacent municipalities to jointly develop a Broward County Recreational Traffic Plan (BCRTP) by December 2001. The BCRTP shall link together, to the extent feasible, greenways, bikeways, and equestrian trails.

TE Policy 2.6 states that the City of Pembroke Pines shall provide for an energy efficient recreational traffic network through participation with Broward County in the development of a recreational transportation network plan that focuses on non-motorized vehicles by December 2001. TE Policy 2.5.3. states that by 2002, the City of Pembroke Pines will reduce the number of bikeway/pedestrianway links that do not provide connections to the overall transportation network by 25 percent. This topic will be discussed further in the major issues section of this report.

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**The EAR recommends that TE Policy 2.4.4. (1) and TE Policy 2.6 be updated with respect to the next five and ten year planning horizons, and TE Policy 2.5.3. be updated to reduce the number of bikeway/pedestrian links that do not provide connections to the City's park system, public school sites, and recreational transportation network. In addition, all references to the City's Engineering Division in all Comprehensive Plan Elements should be changed to reflect the City's Environmental Services Division.**

**In general, the EAR recommends an update of the data and analysis and the goals, objectives, and policies sections of the Capital Improvement Element during the EAR amendment process providing for the changes required in the 2005 Growth Management Legislation with respect to the five-year capital improvement program.**

D. Comprehensive Plan Information update.

The City's adopted comprehensive plan provided for information to be updated during this EAR process with respect to the South Florida State Hospital property, the identification of all public educational facilities in the city, an analysis of existing park uses in the eastern section of the City of Pembroke Pines, an update regarding the condition of the housing stock and demolition needs. The existing park use analysis is provided above.

The City has platted approximately 116 acres of the 290 acres known as the South Florida State Hospital property, generally located on the northwest corner of Pembroke Road and University Drive. The plans for the 116 acres includes a 276,000 square foot community facility, and, on a minimum of 8 acres, an 800 Sleeping Room Special Residential Facility Category 3. Construction on the 800 sleeping room special residential facility is completed and future plans involve expansion of that facility to 1600 sleeping rooms. Further discussion of this facility is provided in the major issues section of this report (affordable housing). The City has updated the list of educational facilities (see appendix-lists).

**The EAR recommends that these facilities be identified further by updating FLU Map No. 6 (City of Pembroke Pines Community Facilities, Schools, Parks, Public Health Facilities, and Public Buildings and Grounds) during the EAR amendment process.**

**The EAR recommends that all of the information updated above (South Florida State Hospital, Public Educational Facilities, and analysis of existing park uses in the eastern section of the city) is included in the data and analysis sections of the Future Land Use, Recreation and Open Space, and Capital Improvement Elements during the EAR amendment process.**

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The US Census Bureau 2003 American Community Survey indicates a lower bound estimate of 0 units lacking complete plumbing and kitchen facilities, and 7 units with no telephone service available. When comparing the above data with information provided to the City's Unsafe Structures Board, there are presently no substandard units in need of demolition.

### **E. Location of Development**

As depicted on the existing land use and future land use maps, the City has been successful in accommodating future growth and development that is consistent with the city's comprehensive plan. A review of land use plan amendments from the date of the EAR based amendments in 1999 to present (See Table EAR-7 – Appendix-Tables) suggests that out of the 13 amendments, 4 were small scale or less than 10 acres in size and 4 were annexation related where the land use change did not result in any changes in intensity or density from the unincorporated county land use plan. Two of the four regular amendments greater than 10 acres in size were reductions in land use intensity, from Estate to Conservation, essentially leaving only two significant amendments from 1999 to today (Ordinance No.s 1330 and 1510) affecting 179 total acres which is .7 percent of the total land area in the City.

The previously adopted EAR concluded that 31 land use plan amendments were adopted in the five years prior to the adoption of the 1996 EAR, affecting 3,560.5 acres, or about 17 percent of the total land area in the City at that time. Furthermore, the majority of the amendments reduced the amount of land for industrial, office park, and agricultural uses and increased land designated Low Density residential (3 dwelling units per acre).

One of the two significant amendments mentioned above that took place from 1999 to present resulted in a change of land use from agriculture to estate reducing the amount of land for agriculture by 30 acres or .1 percent of the total land area in the City. The City finds this change consistent with the comprehensive plan. The City of Pembroke Pines is an urbanized city and the reduction of agriculturally designated lands has taken place since the city's incorporation and this pattern is expected to continue.

The other significant amendment mentioned above changes the land use on the City Center property from Employment Center to Local Activity Center. The City also finds this change consistent with the comprehensive plan since it implements the comprehensive plan objectives IX and XIX which encourage mixed use developments. With 4.4 percent of vacant land available and with the unlikely scenario of annexing additional lands into the City, future opportunities to provide additional sustainable mixed use local or regional activity centers are not expected. The City Center project is anticipated to provide housing, retail, cultural, community, and office facilities with no reduction in employment

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opportunities that would have been available under the previous employment center designation.

### F. School Locations/Coordination

Since the date of the last EAR, coordination with the Broward County School Board has improved considerably due to the recently enacted Interlocal Agreement between the city and the school board. This coordination is expected to improve significantly with the enactment of the 2005 legislation relating to school concurrency. Coordinating land use with school facilities has been an issue in the past for the majority of municipalities in the county as demonstrated by the existence of overcrowded schools throughout the county, including the majority of public school facilities in the City of Pembroke Pines. Unlike the majority of municipalities in the county, the City of Pembroke Pines is unique in its efforts at alleviating and mitigating facility overcrowding with the construction of seven Charter School facilities and Preschool.

The City will continue to implement the Interlocal Agreement by recommending that impacts of development on needed school facilities are mitigated by methods deemed acceptable to the Broward County School Board. The City's Future Land Use Element contains an objective and implementing policies which encourage the location of schools near urban areas and to collocate them with parks, libraries and community facilities to the extent possible. FLU Objective V and the implementing policies were also adopted to further efforts at providing adequate sites for school facilities, ensuring compatibility between adjacent land uses and school facility sites, reviewing and incorporating criteria as adopted by the school board in the planning and siting of school facilities, the establishment of joint processes for collaborative planning and decision making on population projections and public school siting, consideration of individual and cumulative impacts of land use plan amendments on existing and planned public elementary and secondary education facilities, and providing safe pedestrian and bicycle access to public schools. **As mentioned previously in this report, the EAR recommends that TE Policy 2.5.3. be updated to reduce the number of bikeway/pedestrian links that do not provide connections to the City's public school sites, and recreational transportation network.**

The interlocal agreement also provides for the school board to have a non-voting member on the City's Planning and Zoning Board and for the City to advise the school board of any development applications that result in an increase in residential density. Coordination of the City's Comprehensive Plan with existing public schools and those identified in applicable educational facilities plans will continue. **The EAR recommends updating the data and analysis section and Table ICE-1 of the Intergovernmental Coordination Element with respect to the interlocal agreement.** Further discussion of school coordination is located in the major issues section of this report.

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## G. Regional Water Supply Plan.

As mentioned in the Infrastructure Needs Section of this report, the water and wastewater facility analysis will be updated for the next 5 and 10 year planning horizons, and included with the 10 Year (Long Range) Water Supply Work Plan, consistent with the South Florida Water Management District's Regional Water Supply plan. The City's 10 Year (Long Range) Water Supply Work Plan will be submitted during the 2006 amendment cycle along with proposed amendments to the Future Land Use, Infrastructure, Conservation, Intergovernmental Coordination, and Capital Improvement elements. Pursuant to the new provisions of Section 163.3191 (2)(1), a policy will be added to provide for an updated work plan to be adopted within 18 months after the South Florida Water Management District approved its Regional Water Supply Plan. Also included in the above will be data on the status of water quality in the City's wellfields along with issues relating to the effects of saltwater intrusion on groundwater resources, pursuant to IE Policy 9.5.

In addition, further analysis is provided in the Major Issue – Water Supply 10 Year Work Plan section of this report.

## H. Major Local Issues and Objective Assessment

### 1. Managing and Directing Population Growth

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. During the EAR Amendment process, the data and analysis sections of both the Future Land Use and Housing Elements projected an increase in household size due to migration from Dade County to the city after Hurricane Andrew. 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 grew to 157,711 or 13 percent since 2000. The County's population grew from 1,621,387 in 2000, to 1,790,180 in 2005, or 9 percent since 2000. The City of Pembroke Pines experienced more significant rates of growth from 1990 to 1995 (34 percent) while during this same time period, the County's population grew by about 8 percent. Although the City's rate of growth currently exceeds the county's rate of growth, the differences in the two rates have been significantly reduced.

As mentioned previously in the vacant land assessment portion of this report, the city's Future Land Use Plan has capacity for an additional 1,352 units at build-out which is likely to occur before 2010, leaving a capacity deficit of 1,492 units in 2010, and 1,341 units in 2015, assuming

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vacant land will be developed at maximum capacity. Historically, existing development has occurred at lower densities than the maximum shown on the Land Use Plan, therefore, it is likely there will be a greater deficit than that projected above.

In 2000, developed residential parcels contained 55,296 housing units; however the land use plan allows for a maximum of 73,906 units on the same land. Therefore, approximately 18,600 fewer units have been built than are planned under the Land Use Plan. Citywide development has been constructed at only 75 percent of the capacity allowed under the land use plan. The Broward County Land Use Plan provides for the use of flexibility and reserve units. Flexibility Units represents the difference in allowable units between the county's land use plan and the city's. There are no flexibility units available in the city. Currently, the future land use plan permits a maximum of 396 reserve units for all the flex zones in the city; however, current policies only permit for the use of reserve units that are available within each flexibility zone and not on a citywide basis. Broward County is in the process of amending its land use plan to allow for the use of reserve units on a citywide basis by collapsing all the existing flexibility zones into one or a few receiving zones.

**It should be noted that the above mechanism will need to be established and adopted in the county's comprehensive plan prior to city adoption. The County is in the process of amending its land use plan to provide for updated flex zone policies. Therefore, the EAR recommends that a policy be added to the future land use element to prepare a study to present to the local planning agency in order to assess the various methods of increasing the number of housing units after adoption by the County.**

### **Social, Economic, Environmental and Land Use Policy Impacts**

Section 163.3191(2) (e), F.S., requires that the potential social, economic, and environmental impacts of the identified major issues be addressed in the EAR.

The projected deficit of available housing units has several significant social, economic and environmental impacts. In fact, although the city does not have a deficit as of today, the current housing market reflects many of the same impacts that are projected to occur in the future in terms of the price of housing, amount of available affordable housing, volume of home sales, commuting distance to work, migration of the workforce to other areas in South Florida and the resulting loss of the workforce population, and the economic impacts associated with all of the above.

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When demand exceeds supply, the price of housing increases. Increases in median household income have not kept pace with escalating housing prices. In 1993, the average price of all homes and condominiums sold in Broward County was \$105,210. By 2002, the average price had risen 73 percent to \$181,591. During the same time period, median household income in Broward had only risen by 36 percent. Therefore, in nine years, housing costs in Broward increased at approximately twice the rate of household income. The average sales price of a new single family home in Broward County in 2003 was \$383,000 and for all housing types, \$206,012. This trend is expected to continue as projected deficits in housing units are realized in the city and the county in 2010.

The city's population growth forecast for 2010 cannot be accommodated without an increase in allowable residential densities, a relaxation of existing limitations for mixed use developments in the commercial and employment center land use categories, conversion of vacant nonresidential land to residential use, maximizing the capacity of the future land use plan, and policies to promote and direct redevelopment activities to areas which maximize the existing infrastructure and transportation network. Broward County's adopted EAR mentions another potential method of accommodating the future population by adding a policy and amending the LDR's to permit accessory dwellings either attached to the existing single family home or as a separate structure on the same lot to provide accommodations for extended family members without considering the accessory unit as an increase in density.

### **2. Coordination in Developing Transit Oriented Land Use Patterns (TOLUP)**

This major issue involves coordinating with Broward County to strengthen the integration of land use densities and intensities with the transportation network. As noted previously, the City's projected population for 2010 and 2015 cannot be accommodated without mechanisms to increase allowable residential density. One of the mechanisms is to maximize the capacity of the future land use plan and to promote and direct redevelopment activities to areas which maximize the existing infrastructure and transportation network. The TOLUP is a mechanism identified in Broward County's EAR to coordinate increases in residential density with public transit services, increased levels of walking, bicycling, reduced vehicle miles traveled, improved air quality, economic and community revitalization and preservation of neighborhood character. According to the County's EAR, implementation of TOLUP's will require amendments to the County's Future Land Use Plan, Transportation Element, and Housing Element goals, objectives and policies. In addition, the County's EAR refers to the adoption of a transit corridor overlay district with specific guidelines for development, increased residential densities, and transit oriented principles. TOLUP's is a useful mechanism

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for reducing the affordable housing needs, and for the City's future redevelopment plans.

**The EAR recommends that the City update TE Policy 2.1.3., with the EAR amendments to reflect that the City should coordinate with the county to investigate and implement the use of concurrency mitigation options adopted by the county and amend the City's comprehensive plan and LDR's accordingly. The EAR also recommends that the City coordinate closely with the County regarding TOLUP's, and if necessary, adopt changes to the goals, objectives and policies sections of the Future Land Use, Transportation, Housing, and Capital Improvement Elements consistent with the County's adopted amendments either with the EAR amendments or after adoption of the county's amendments, whichever occurs first.**

## **Social, Economic, Environmental and Land Use Policy Impacts**

Section 163.3191(2) (e), F.S., requires that the potential social, economic, and environmental impacts of the identified major issues be addressed in the EAR.

Although the City of Pembroke Pines has a multimodal transportation network, the primary component of the network continues to be the roadway network and the use of the automobile. The social, economic and environmental impacts in the provision of TOLUP's are discussed below. It will improve the multimodal network by linking population growth and increased residential densities to the public transit system, bikeways and pedestrianways, increasing mobility for the transportation disadvantaged and those in need of affordable housing. Employers benefit by the improved access of existing and potential employees to the workplace and reduction in the commute time and distance to the workplace. Reducing the reliance on automobile usage can reduce the negative effects on air quality and energy consumption.

### 3. School Coordination

Pursuant to Chapter 163.3191 (1) (k), F.S., local governments are required to provide an assessment of "the success or failure of the coordination of the future land use map and associated planned residential development with public schools and their capacities, as well as the joint decision making processes engaged in by the local government and the school board in regard to establishing population projections and the planning and siting of public school facilities." This section of the EAR addresses past coordination efforts and activities by the city, the county, and the current status of the interlocal agreement with the Broward County School Board

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as required by Section 163.3177, as well as proposed efforts and activities by the City with respect to the City's Education Advisory Board.

The primary responsibility in the provision of public school facilities has been and continues to be with the Broward County School Board. Since 1981, school impact fees have been assessed by the county during the plat review process in accordance with the Broward County Land Development Code (LDC). The City's role is typically one of coordination with the school board and the county during the platting process. According to the County's EAR, the County's LDC requires all new plats to pay impact fees or dedicate school sites in lieu of impact fees. The fees are assessed per residential units and vary based upon the type of residential development and number of bedrooms (also known as the student generation rates). The primary purpose of the fees was to link new residential development with the provision of new public elementary and secondary school facilities.

After concerns that the fees were not keeping up with actual costs of construction, the School Board prepared impact fee studies in 1993 and 1997, which resulted in substantial upward revisions to the county's impact fee schedule. A new student generation rate study is currently underway that could result in additional upward revisions to the county's impact fee schedule.

According to the County's EAR, Broward County's impact fee provisions have made a substantial contribution to meeting school needs countywide. However, current fee revenues represent only a small portion of the School Board facility appropriations. Revenues from impact fees are anticipated to decline due to the reduction in vacant unplatted lands citywide and countywide. As mentioned previously, impact fees are assessed only at platting and nearly all of the city and county is platted. Most redevelopment will take place on already platted parcels or parcels exempt from platting. For this reason, the County is considering amending their land use plan to provide for assessment of impact fees during the building permit stage of development. Coordination with the County during the platting process is already established by the land use plan and land development regulations. **The EAR recommends that the City coordinate with the county in adopting any needed changes to the land use plan and land development regulations providing alternative means of assessing school impact fees.**

Information on joint decision-making processes and the interlocal agreement was also provided in Section F of this report. In April, 2003, the City of Pembroke Pines entered into an agreement with the Broward County School Board addressing public school facility planning, as required by Section 163.3177 and 1013.33, F.S. Per the statutory

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requirements, a joint working group was established and comprised of staff representing the city, the county, the school board and the other 25 municipalities. Specific areas of concern include population and student projections, development trends, school needs, collocation and joint use opportunities, and infrastructure improvements needed to support schools and safe student access. The agreement also provides for procedures for coordinating plan amendments, zoning changes, and development approvals that result in increases in residential densities, as well as the establishment of an oversight board to monitor the agreement. The City is required to provide the school board with an annual report on growth and development trends and will participate on the School Board's site selection committee, if needed.

The joint working group has already met several times and has agreed to meet on a regular basis during the year. Discussions are currently in process regarding the appointment of the oversight committee. The requirements of the interlocal agreement have resulted in improved communications with the school board that had been lacking in the past. This coordination is expected to improve significantly with the enactment of the 2005 legislation relating to school concurrency.

In addition to the above mentioned working groups and committees, the City established the Education Advisory Board which held a meeting on August 1, 2005 to discuss and identify the Board's goals. All of the goals provide for the increased involvement of the City in the provision of various public school facility services. Below is a list of the Board's Goals:

1. Establish a Municipal Volunteer/Mentor Program for city employees in public schools located in the city;
2. Develop, print, and distribute a brochure detailing all educational opportunities; from preschool through post secondary schools available in the city;
3. Determine whether the number of School Resource Officers serving the elementary schools located in the city can be increased;
4. Investigate how the city can assist in providing for the healthcare needs of students attending public schools located in the city during school hours; and
5. Investigate how the city can assist in providing workforce development for the students attending public schools located in the city.

Although the above goals are not examples of coordination directly related to land use and population projections, they represent a significant departure from traditional practices of City involvement in the county provision of public school services. The above goals can only enhance

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the county's services and the public's awareness of educational opportunities available to them.

**The EAR recommends amendments to existing policies in the Future Land Use (FLU) and Intergovernmental Coordination Elements (ICE) adding the City's Education Advisory Board in coordination efforts in establishing joint processes for collaborative planning and decision making on population projections and public school citing and expansion of facilities, to improve public education facility services and to accomplish coordination among the respective local comprehensive plans and the long range plans of the Broward County School Board. In addition, the EAR also recommends a new policy to both the FLU and ICE providing for the Planning Division to coordinate with and inform the City's Education Advisory Board on Development Review Committee agenda items.**

## **Social, Economic, Environmental and Land Use Policy Impacts**

Section 163.3191(2) (e), F.S., requires that the potential social, economic, and environmental impacts of the identified major issues be addressed in the EAR.

The social, economic and environmental benefits of a quality education are universally accepted. The effective provision of education facilities and services has significantly positive impacts on the public health, safety, welfare, economy, environment, and social fabric of our community. The City has demonstrated its commitment to improving these services through the city's charter schools as well as the newly formed Education Advisory Committee. The City will continue to coordinate with the school board to improve the delivery of public school facilities and services.

### 4. Water Supply 10 Year Work Plan

The 2002 Florida State Legislature expanded the local government comprehensive requirements to strengthen coordination of water supply planning and local land use planning. One of the most significant new requirements is a 10 Year Water Supply Facilities Work Plan. The work plan must project the local government's needs for at least a 10-year period, identify and prioritize the water supply facilities and sources of water that will be needed to meet those needs, and include needed improvements in the 5-Year Capital Improvement Program (CIP) of the Capital Improvement Element. The 2005 legislation better coordinates local government water supply plans with water management district's regional water supply plans and establishes a closer link between water supply and development decisions by requiring adequate water supplies no

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later than certificate of occupancy. Pursuant to the new provisions of Section 163.3191 (2)(1), a policy will be added to provide for an updated work plan to be adopted within 18 months after the South Florida Water Management District approved its Regional Water Supply Plan. The Work Plan will also include an analysis of the extent to which the City has been successful in identifying alternative and traditional water supply projects.

As mentioned throughout this report, the City's 10 Year (Long Range) Water Supply Work Plan will be submitted during the 2006 amendment cycle along with proposed amendments to the Future Land Use, Infrastructure, Conservation, Intergovernmental Coordination, and Capital Improvement elements. Also included in the above will be data on the status of water quality in the City's wellfields along with issues relating to the effects of saltwater intrusion on groundwater resources, pursuant to IE Policy 9.5.

## **Social, Economic, Environmental and Land Use Policy Impacts**

Section 163.3191(2) (e), F.S., requires that the potential social, economic, and environmental impacts of the identified major issues be addressed in the EAR.

The inability of available potable water supplies to meet projected demand poses a significant threat to not only municipal economies and natural resources but also to the region's economy and natural resources.

### 5. Affordable Workforce Housing

As noted in the analysis of the Housing Element (Section J of this report) the data indicates that our current affordable housing deficits or needs are significantly less than what was projected for 2005. However, there is no dispute that the demand for affordable housing is significantly greater than the supply of affordable housing. In fact, the demand for all types of housing exceeds the supply which has led to the current crisis that affects the entire region. As previously noted in this section of the report increases in median household income have not kept pace with escalating housing prices. In 1993, the average price of all homes and condominiums sold in Broward County was \$105,210. By 2002, the average price had risen 73 percent to \$181,591. During the same time period, median household income in Broward had only risen by 36 percent. Therefore, in nine years, housing costs in Broward increased at approximately twice the rate of household income. The average sales price of a new single family home in Broward County in 2003 was \$383,000 and for all housing types, \$206,012. This trend is expected to

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continue as projected deficits in housing units are realized in the city and the county in 2010. While these increases have positive implications for the City's tax base, they have negative implications for both the existing and potential workforce populations and therefore, on the economy.

Housing cost burden is defined by the Florida Housing Data Clearinghouse (FHDC) as the percentage of household income spent for mortgage or gross rent. According to HUD programs, households spending more than 30 percent of income for these housing costs are considered to be "cost-burdened." Households spending more than 50 percent are considered to be "severely cost burdened." According to the FHDC, housing is generally considered to be affordable if the household pays less than 30 percent of income on housing.

The implementation section of the future land use element contains definitions for very low income and low income persons. The FHDC provides housing needs assessments for the City of Pembroke Pines. As mentioned in Section J (3) of this report, the EAR recommends that the data and analysis of the Housing Element be updated with respect to all of the FHDC data. To summarize and assess future housing needs in the city, this section of the EAR will analyze a portion of the FHDC data. Future housing needs citywide for all income levels has been discussed in Section H (1) – Managing and Directing Population Growth. This section provides a summary of housing needs for the workforce population, low income, and very low income populations and a summary of units constructed since the last adopted EAR.

Table EAR-14 below provides total household information from 2005 to 2025.

<b>Year</b>	<b>Households</b>
2005	62,183
2010	74,863
2015	88,475
2020	102,973
2025	117,865

**Source: FHDC, UFL**

Tables EAR 12 and 13 (Appendix-Tables) provide information on the number of severely cost burdened households with incomes less than 80 percent of the area median income (AMI) by tenure, and the construction need for low income households by income as a percentage of AMI. In 2005, approximately 10 percent of the City's total households are severely cost burdened. In 2010, 10.4 percent of the City's total households are projected to be severely cost burdened. In 2015, 10.5 percent of the City's

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total households are projected to be severely cost burdened. In 2020, 10.6 percent of the City's total households are projected to be severely cost burdened, and in 2025, 10.7 percent of total households are projected to be severely cost burdened. The data indicates a significantly slow rate of growth of households projected to be severely cost burdened from 2005 to 2025.

According to Table EAR-13, Construction Need for Low Income Households, from 2002 to 2010, a total of 7,005 units are projected to be needed for households with incomes less than 80 percent of AMI. An additional 5,000 units are projected to be needed in 2015, with 5648 additional units in 2020, and 6,107 additional units in 2025. As mentioned previously in the vacant land assessment and Section H (1) of this report, the City's future land use plan has capacity for an additional 1,352 units at build-out, assuming vacant land will be developed at maximum capacity. Based on the above, there are significant capacity deficits for affordable housing units. In addition, of the 1,352 units available, only 750 units will be located within the public transit functional area level of service standard.

Section J of this report provides an assessment of successes and shortcomings related to the housing element. It is concluded in this section that the City's affordable housing needs have been reduced since the adoption of the EAR amendments, however, as demonstrated above, there remain significant deficits in the ability to reduce the existing and projected needs due to the lack of available vacant land.

While the above demonstrates that significant affordable housing needs continue into the year 2025, the City has taken actions to reduce this need. since the adoption of the EAR in 1996. These efforts include the following:

<b>Project</b>	<b>No. of Units</b>	<b>Income Type</b>
DGN Towers	95	Low
St. Boniface Gardens	96	Low
SW Focal Point Housing	190	Section 8 Eligible
Pines Health Park	800	Section 8 Eligible

A total of 1,181 affordable housing units have been constructed since the adoption of the EAR in 1996. The City anticipates the construction of additional affordable housing units in the future with the expansion of DGN Towers, Pines Health Park, and within the City's Local Activity Center (City Center), demonstrating continued efforts to reduce the affordable housing needs of the City, which is a major objective of the City's Housing Element.

## **CITY OF PEMBROKE PINES, PROPOSED EAR 2005**

As mentioned previously in this report, the County is in the process of adopting amendments to the land use plan providing for mechanisms that can be used to increase opportunities to reduce the affordable housing needs through mixed use land use categories. TOLUP's, and other concurrency mitigation policies.

**It should be noted that all of the above mechanisms will need to be established and adopted in the county's comprehensive plan prior to city adoption. The County is in the process of amending its land use plan to provide for some of these mechanisms. Therefore, the EAR recommends that a policy be added to the future land use element to prepare a study to present to the local planning agency in order to assess the various methods of increasing the number of housing units as adopted by the county or by the next amendment cycle, whichever occurs first.**

### **Social, Economic, Environmental and Land Use Policy Impacts**

Section 163.3191(2) (e), F.S., requires that the potential social, economic, and environmental impacts of the identified major issues be addressed in the EAR.

The projected deficit of available affordable housing units has several significant social and economic impacts with the most significant being the migration of the workforce to other areas in South Florida and the resulting loss of the workforce population, and the economic impacts associated with all of the above.

The city's population growth and affordable housing need forecast for 2010 cannot be accommodated without an increase in allowable residential densities, a relaxation of existing limitations for mixed use developments in the commercial and employment center land use categories, conversion of vacant nonresidential land to residential use, maximizing the capacity of the future land use plan, and policies to promote and direct redevelopment activities to areas which maximize the existing infrastructure and transportation network. Broward County's adopted EAR mentions another potential method of accommodating the future population by adding a policy and amending the LDR's to permit accessory dwellings either attached to the existing single family home or as a separate structure on the same lot to provide accommodations for extended family members without considering the accessory unit as an increase in density.

## CITY OF PEMBROKE PINES, PROPOSED EAR 2005

6. Regional and Local Activity Centers and other mixed use land use designations

Mixed uses are permitted in the City and County Land Use Plans through the Regional and Local Activity Center (RAC and LAC) land use designations, and the application of flexibility utilizing reserve units. As the City continues to increase in population and housing needs, mixed uses provide opportunities for employment, housing and essential services or sustainable communities within areas that can be accessed by walking or taking public transit. Currently, no land within the city is designated regional activity center.

The City Center property is designated Local Activity Center and consists of approximately 146 acres. It is proposed to consist of 133,000 square feet of retail uses, 340,000 square feet of office uses, 120,000 square feet of community facility uses, 425 high rise dwelling units, 325 townhouse units, 150 hotel rooms, and 2.5 acres minimum parks and open space uses. The proposed LAC will also include a designation of the area as a Chapter 380, F.S. Regional Activity Center and Regional Development District subject to an amendment of the South Florida Strategic Regional Policy Plan. Both of these designations allow for increased Development of Regional Impact thresholds, which would allow the proposed development to occur without having to undergo the Chapter 380, F.S. DRI review process. An amendment to the LAC's development plan text is in the early transmittal stages to add 250 additional high rise units with a reduction in office square feet to accommodate 250 affordable housing units.

With only 4.4 percent of the city vacant, and the minimum parcel size requirements for the RAC and/or LAC categories, it is unlikely that any available vacant land will be designated RAC or LAC in the near future. However, that may change with the onset of redevelopment activities in the city in the distant future. The County's EAR provides an analysis of the two categories with recommendations designed to be more successful in achieving each designation's objective of furthering the development of intense mixed use centers. In addition, the County's EAR provides recommendations for transit oriented land uses (TOLUP's), flexibility rule provisions, and other mixed use categories as previously mentioned in this report.

**It should be noted that all of the above mechanisms to implement mixed use developments will need to be established and adopted in the county's comprehensive plan prior to city adoption. The county is in the process of amending its land use plan to provide for some of these mechanisms and amendments to the RAC and LAC categories. The**

# CITY OF PEMBROKE PINES, PROPOSED EAR 2005

**City will continue to coordinate with the County during the county's EAR amendment process and adopt amendments to the future land use plan consistent with the county's amendments.**

## **Social, Economic, Environmental and Land Use Policy Impacts**

As previously noted, the city's population growth forecast for 2010 cannot be accommodated without the adoption of several mechanisms currently being considered for adoption by the County, including a relaxation of existing limitations for mixed use developments in the commercial and employment center land use categories.

The social, economic and environmental impacts in the provision of TOLUP's are discussed below, It will improve the multimodal network by linking population growth and increased residential densities to the public transit system, bikeways and pedestrianways, increasing mobility for the transportation disadvantaged and those in need of affordable housing. Employers benefit by the improved access of existing and potential employees to the workplace and reduction in the commute time and distance to the workplace. Reducing the reliance on automobile usage can reduce the negative effects on air quality and energy consumption.

### 7. Pedestrianway, Bikeway and Greenway Connections

A detailed analysis of Pedestrianway, Bikeway and Greenway connections is provided in Section C (Infrastructure Needs) (4). Table EAR-6 (see Appendix-Tables) is a comprehensive list of existing and missing sidewalk links that identifies a total of 77 sidewalk segments along the city's public roadways. Sidewalk connections are missing along 26 of the 77 segments of the sidewalk system and specifically delineated multi-use bicycle and pedestrian paths are not provided along any of the connections; however many connections have paved shoulders which are striped and used as a bicycle path. Fifty percent of the missing sidewalk links are adjacent to vacant land and the construction of sidewalk links is anticipated to take place concurrent with the development of the affected properties.

Two of the missing connections to the sidewalk system are located adjacent to the Chapel Trail Preserve on 196<sup>th</sup> Avenue and Sheridan Street. The City has completed improvements to the preserve that includes a picnic area, boardwalk, and canoe riding facilities. **The EAR recommends coordinating with Broward County's Greenway program to investigate the feasibility of adding Sheridan Street in the vicinity of the preserve as a future trail to the greenway system.**

## CITY OF PEMBROKE PINES, PROPOSED EAR 2005

Approximately 30 percent of the missing sidewalk links are located along canal rights-of-way. All construction within canal rights-of-way must be processed and permitted through the appropriate drainage district and the South Florida Water Management District. All of the missing links along canal rights-of-way occur in the portions of the city from Flamingo Road to the city's eastern limits. As mentioned previously in this report, there are deficiencies in park acres provided in the eastern sections of the city. One of the options discussed to mitigate the deficiency is to reduce the number of sidewalk links connecting the east and west portions of the city. **The EAR recommends that a policy be added to the Transportation Element providing for the City's Environmental Services Division to research the feasibility of constructing sidewalks within canal rights-of-way as part of a safe and efficient recreational transportation network.**

The remaining 20 percent of the missing sidewalk links are located adjacent to developed property. One half of these are segments along either State of County roads. Typically, rights-of-way are dedicated to a jurisdiction during the platting process, prior to the construction of development. Potential problems with the construction of sidewalks along these roads include the financial ability to acquire rights-of-way after development has occurred. After development occurs, the process of acquiring rights-of-way is significantly complex with respect to legal property right issues and compensation costs to the city.

The County MPO's multimodal corridor study for Pines and Hollywood Boulevard recommends the construction of a sidewalk along the west side of Palm Avenue north and south of Pines Boulevard; along the west side of Douglas Road south of Pines Boulevard; and along the east side of University Drive, north of Pines Boulevard. The study also recommended the construction of bicycle lanes on both sides of Pines Boulevard from 155<sup>th</sup> Avenue to the eastern limits of the City and into the City of Hollywood to NW 83<sup>rd</sup> Avenue. **The EAR recommends that the data and analysis sections of the City's Transportation Element be updated with respect to recommended and or adopted improvements identified by the multimodal corridor study for Pines Boulevard as prepared by the county's MPO, September 2004.**

The Broward County Greenway System is a fully funded countywide network of safe bicycle and equestrian paths, nature trails and waterways. The system is designed to provide opportunities for recreation, restoration and enhancement of native vegetation and wildlife habitat, and alternative modes of transportation. Two corridors (Flamingo Road and Hiatus Road) within the City have been identified for the county's greenway system and are currently in the design phase. Two other corridors (Pines Boulevard and the FPL easement) are identified as future trails. The trail on

## CITY OF PEMBROKE PINES, PROPOSED EAR 2005

Flamingo Road will link the greenway system to the only regional park located within the City's boundaries (CB Smith Park). Flamingo Road Trail users will be able to take advantage of the park's water park, trails, picnic and active recreational uses.

### **Social, Economic, Environmental and Land Use Policy Impacts**

A fully connected system of sidewalks, bicycle paths, and greenways has positive social, economic and environmental impacts on the community. Throughout this report, the desire to link development with modes of transportation other than the automobile has been stressed as a mechanism that can be used to link population growth and increased residential densities to the public transit system, bikeways and pedestrianways, increasing mobility for the transportation disadvantaged and those in need of affordable housing. In addition to the above, sidewalk connectivity is very important to the success of a multimodal transportation network that emphasizes public transit. Employers benefit by the improved access of existing and potential employees to the workplace and reduction in the commute time and distance to the workplace. Reducing the reliance on automobile usage can reduce the negative effects on air quality and energy consumption.

#### 8. Provision of Public Transportation Amenities (Shelters/Benches)

Currently, bus stops and benches are provided at 165 locations throughout the City (see list of bus bench locations –Appendix-Lists). At the present time, the city has contracted with a company for the construction of shelters at approximately 50 of the 165 locations. Shelter construction should be completed in the near future at the 50 locations. An additional 50 shelters is anticipated to be constructed in the next two years. The locations for the shelters are determined by the contracted service provider based on bus stop usage or ridership. As ridership increases, the need for shelters will also increase.

As discussed previously in this report, the county is considering amendments to its concurrency management system for transportation from a roadway based system of improvements to a transit oriented system. However, this transition is currently in its development stages and at this time would only affect the portion of the city east of I-75. Thus far amendments to the county's comprehensive plan providing for transit oriented concurrency management have not been adopted. **The City will coordinate with the County during the EAR and LDR amendment processes to address applicable Transit Oriented Concurrency requirements.** Concurrency action plans to mitigate the impact of the development on the transit network may include the construction of shelters, park and ride parking areas, and other bus stop amenities. Another factor that may

# CITY OF PEMBROKE PINES, PROPOSED EAR 2005

hasten the transition is the current events surrounding the supply and price of gas across the country prior to and following the impacts of Hurricane Katrina on August 29, 2005.

According to the Broward County MPO multimodal corridor study for Pines and Hollywood Boulevard (prepared September 5, 2005), bus benches and trash receptacles are basic transit infrastructure that should be provided at all bus stops. Bus shelters provide protection to transit patrons from environmental elements such as rain, sun, and wind. Bus stop amenities can foster a positive attitude about transit services. The study also states that since bus shelters are more costly than benches, they are recommended at bus stops with 25 or more passenger boardings. Five additional bus shelters are proposed by the study and all are located east of Flamingo Road. The study showed a relationship between lower bus ridership and the lack of access paths or sidewalk connectivity to the bus stop. It should be noted that the majority of improvement costs related to the recommendations and proposed projects of this study depends on federal funding sources; however, its implementation will also require funding from the city, the county, and the state.

**The EAR recommends that the data and analysis sections of the City's Transportation Element be updated with respect to any recommended and adopted improvements identified by the multimodal corridor study for Pines Boulevard as prepared by the county's MPO, September 2004.**

## **Social, Economic, Environmental and Land Use Policy Impacts**

The benefits of providing accessible bus shelters, benches and other amenities is the reduction in the public's reliance on the automobile for transportation, the successful provision of a multimodal transportation and recreational transportation system, increased opportunities to provide affordable housing, and increase in air quality and energy efficiency.

- I. Relevant Changes to the State Comprehensive Plan, applicable State Statutes (163, including whether the criteria adopted pursuant to s. 163.3177(6) (a) were successful in achieving compatibility with military installations), Chapter 9J-5, FAC, and the South Florida Regional Planning Council Strategic Regional Policy Plan.

Tables EAR 1 thru 4 (See Appendix-Tables) list the changes to Chapter 163, Chapter 187 (the State Comprehensive Plan), Rule 9J-5, FAC, and the South Florida Strategic Regional Policy Plan, respectively. Also provided in the appendix are the associated addendums to each table which lists only the amendments needed to address the changes. In addition, a summary of the changes required is provided below.

# CITY OF PEMBROKE PINES, PROPOSED EAR 2005

All of the necessary amendments to address changes in Chapter 163 are related to the amendments for the Long Range Water Supply Plan, and changes to the transportation element pursuant to Senate Bill 360 and as recommended by the SFRPC in their review of the city's proposed EAR. In accordance with Table EAR-1 and the associated addendum, an amendment is not required pursuant to s. 163.3191(2)(n) or s. 163.3177(6)(a) since there are no existing military installations in the City of Pembroke Pines. Similar to Table EAR-1, all of the necessary amendments to address changes in the State Comprehensive Plan (Chapter 187, State Statutes) are related to the amendments for the Long Range Water Supply Plan. **In accordance with Table EAR-3 and the associated addendum, the only amendment required is to the Intergovernmental Coordination Element (ICE) Objectives and Policies section to ensure intergovernmental coordination between the City and the School Board for the purpose of establishing requirements for public school concurrency (Rule 9J-5.015(3)(b)). The EAR further recommends that the data and analysis section of the ICE be updated during the EAR amendment process to reflect the recently passed 2005 Growth Management Legislation's requirements with respect to school concurrency.**

Pursuant to Table EAR-4 and its associated addendum, 13 amendments are needed to address the changes to the South Florida Regional Planning Council's Strategic Regional Policy Plan. Seven of the thirteen amendments are related to the Long Range Water Supply Work Plan amendments. The remaining six amendments are needed to address Goal/Policy Numbers 2.4, 5.3, 6.3, 11.5, 14.9, and 14.11.

In general, the City has done extremely well in ensuring that the comprehensive plan addresses changes in applicable State Statutes, Florida Administrative Code Rules, the State Comprehensive Plan, and the South Florida Regional Planning Council's Strategic Regional Policy Plan. The recent update of the South Florida Regional Planning Council's Strategic Regional Policy Plan provides a justification for the greater percentage of amendments needed to address the plan when compared to the number of amendments needed to address the changes in state laws, rules and the state comprehensive plan.

## J. Assessment of Successes and Shortcomings related to each element of the plan.

### 1. **Future Land Use Element (FLU)**

Since the date of the last EAR amendments in 1999, the City adopted eight new objectives and implementing policies for a total of 19 objectives and 123 policies.

Only 6 of the 123 policies (three policies under Objective I (1.13, 1.14, and 1.15), one policy under Objective VI, one policy under Objective VII, and one policy under Objective IX) were not implemented and require updating for the next five and ten year planning horizons. Seven of the

# CITY OF PEMBROKE PINES, PROPOSED EAR 2005

policies were implemented within the specified planning horizon and are recommended to be deleted, continued or replaced.

In addition to the above, the City has adopted intensity standards for all non-residential land use designations. Based on the above, the FLU has been very successful at implementing policies to achieve City objectives, especially with respect to encouraging mixed uses, and at ensuring the comprehensive plan addresses changes in applicable State Statutes, the State Comprehensive Plan, Rules of the Florida Administrative Code and the South Florida Regional Planning Council's Strategic Regional Policy Plan. The main shortcoming has been in updating land development regulations during the specified planning horizons. **The EAR recommends that a high priority be placed on the update of the LDR's, by setting the timetable for implementation of the affected policies during the next short term planning horizon (2010).**

## 2. Transportation Element (TE)

Since the date of the last EAR amendments in 1999, the City has not adopted any new objectives and implementing policies. The TE contains 6 objectives and 24 implementing policies.

Policy 2.1.2. (9), refers to the amendment of LDR's relating to the City's concurrency management system by December 2002. Policy 2.5.2. (4) refers to the amendment of LDR's by 2003, requiring the provision of bicycle racks at all community facilities. Since these two policies have not been implemented to date, **the EAR recommends that a high priority be placed on the update of the LDR's, by setting the timetable for implementation of the affected policies during the next short term planning horizon.**

One objective and four policies (Objective 2.6, Policies 2.1.3., 2.1.4, 2.2.2. (4), and 2.6.3.) are related to County and State programs that require the City's coordination and participation. These policies should be updated not only respect to the next 5 and 10 year planning horizons, but also with respect to County and State programs that have been continued, reevaluated, modified, or discontinued.

Two objectives and three policies (Objective 2.4 and 2.5, Policies 2.4.1., 2.4.2, 2.4.4., and 2.6.1.) should be updated for the next five and ten year planning horizons.

Policy 2.5.2.(2) was implemented during the specified planning horizon and is recommended for updating in order to continue to include a representative from Broward County Transit on the City's Development Review Committee.

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The following recommendations for the TE were previously mentioned in the Infrastructure Needs section of this report.

**The EAR recommends that the City update TE Policy 2.1.3., with the EAR amendments to reflect that the City should coordinate with the county to investigate and implement the use of concurrency mitigation options adopted by the county and amend the City's comprehensive plan and LDR's accordingly. The EAR recommends that the City coordinates closely with the County regarding TOLUP's and propose amendments to the Future Land Use, Transportation, and Housing Elements either with the EAR amendments or after adoption of the county amendments, whichever comes first. The EAR recommends a new policy for the City to consult with DOT and cooperatively develop a plan to mitigate impacts where TCEAs, TCMA's, and MMTDs will impact the Strategic Intermodal System, and a new policy requiring TCEA's to meet new standards on mobility, design, urban infill, etc.**

**The EAR also recommends that the data and analysis sections of the City's Transportation Element be updated with respect to current improvement projects along Pines Boulevard in the vicinity of the Pembroke Lakes Mall, Sheridan Street, and the recommended improvements identified by the multimodal corridor study for Pines Boulevard as prepared by the county's MPO, September 2004.**

The 1999 adopted Transportation Element data and maps for the roadway segments either projected to reach overcapacity or near overcapacity based on traffic volumes were provided by Broward County. Updated roadway condition tables from Broward County were made available in March 2005; however, they were not included in the County's EAR analysis, and since the majority of overcapacity roads in the City are state and county roads, **the EAR recommends that the City's Transportation Element data and analysis section be updated along with any necessary EAR amendments identified in this report after Broward County updates the County's Transportation Element data and analysis, and maps.**

**The EAR recommends that a policy be added to the Transportation Element providing for the City's Environmental Services Division to research the feasibility of constructing sidewalks within canal rights-of-way as part of a safe recreational transportation network.**

**The EAR recommends that the data and analysis requirements and sections and associated maps of the Transportation Element be updated with respect to Broward County's Greenway Program.**

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Based on the above recommendations, it is evident that the Transportation Element is in need of significant updates to the data and analysis, and goals objectives and policies sections as well as the map series. However, it should be noted that the majority of the updating is contingent upon the update of the County's Transportation Element.

### 3. **Housing Element (HE)**

Since the date of the last EAR amendments in 1999, the City adopted eight new policies for a total of 7 objectives and 36 policies. One objective (II) and policy (1.3) should be continued and updated for the next five and ten year planning horizons. One evaluation measure (Objective I) should be updated for the next five and ten year planning horizon. Two policies (4.4 and 7.3) were implemented during the specified planning horizon, and are recommended for continuation into the next five and ten year planning horizons. Policy 6.1 should be updated with respect to the next five and ten year planning horizons, and revised to state that group homes and foster care facility uses will continue to be consistent with Chapter 419, State Statutes. Policies 3.8 and 3.9 should be updated with respect to the next five and ten year planning horizons, as well as consistency with the South Florida Regional Planning Council's Strategic Regional Policy Plan.

The evaluation measure for Objective 1 states that the affordable housing need will be reduced by 5 percent by 2005. Table 3-14 (See Appendix-Tables) of the adopted housing element projected a deficit in owner occupied units for households with incomes 30 percent of AMI in 2005 of 4,437 units. Current data by the Florida Data Housing Clearinghouse reflects a deficit of 1,982 units. Table 3-14 projected a deficit in owner occupied units for households with incomes of 50 percent of AMI in 2005 of 7,050 units. Current data by the Florida Data Housing Clearinghouse reflects a deficit of 1,217 units. Table 3-14 projected a deficit in owner occupied units for households with incomes 80 percent of AMI in 2005 of 8,157 units. Current data by the Florida Data Housing Clearinghouse reflects a deficit of 984 units.

Table 3-14 of the adopted Housing Element projected a deficit in renter occupied units for households with incomes 30 percent of AMI in 2005 of 1,248 units. Current data by the Florida Data Housing Clearinghouse reflects a deficit of 1,196 units. Table 3-14 projected a deficit in renter occupied units for households with incomes of 50 percent of AMI in 2005 of 2,851 units. Current data by the Florida Data Housing Clearinghouse reflects a deficit of 808 units. Table 3-14 projected a deficit in renter occupied units for households with incomes 80 percent of AMI in 2005 of 2,585 units. Current data by the Florida Data Housing Clearinghouse reflects a deficit of 256 units.

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Table 3-15 of the adopted Housing Element projected for 2005 a total need or deficit of 3,737 affordable renter occupied housing units for all household income ranges and 16,045 affordable owner occupied housing units. Current 2005 data by the Florida Data Housing Clearinghouse shows a need for 2,260 affordable renter occupied housing units for all household income ranges and 4,183 affordable owner occupied housing units for all income ranges.

Based on the above, the 2005 projected deficits/needs for affordable owner occupied housing units identified in Tables 3-14 and 3-15, exceeded the actual needs by 11,862 units, while the projected 2005 deficits/needs for affordable renter occupied housing units exceeded the actual needs by 1,477 units. In general, our current affordable housing deficits or needs are significantly less than what was projected for 2005.

Table 3-14 of the adopted housing element projected a deficit in owner occupied units for households with incomes 30 percent of AMI in 2010 of 5,448 units. Data by the Florida Data Housing Clearinghouse reflects a projected deficit of 2,430 units in 2010 for households with incomes 30 percent or less of AMI. Table 3-14 projected a deficit in owner occupied units for households with incomes of 50 percent of AMI in 2010 of 8,965 units. Data by the Florida Data Housing Clearinghouse reflects a projected deficit of 1,471 units in 2010 for households with incomes between 30 and 50 percent of AMI. Table 3-14 projected a deficit in owner occupied units for households with incomes between 50 and 80 percent of AMI of 11,304 units. Data by the Florida Data Housing Clearinghouse reflects a projected deficit of 1,190 units in 2010 for households with incomes between 50 and 80 percent of AMI.

Table 3-14 of the adopted Housing Element projected a deficit in renter occupied units for households with incomes 30 percent of AMI in 2010 of 1,528 units. Data by the Florida Data Housing Clearinghouse reflects a projected deficit of 1,435 units in 2010 for households with incomes 30 percent or less of AMI. Table 3-14 projected a deficit in renter occupied units for households with incomes of 50 percent of AMI in 2010 of 3,476 units. Data by the Florida Data Housing Clearinghouse reflects a projected deficit of 966 units in 2010 for households with incomes between 30 and 50 percent of AMI. Table 3-14 projected a deficit in renter occupied units for households with incomes 80 percent of AMI in 2010 of 3,501 units. Data by the Florida Data Housing Clearinghouse reflects a projected deficit of 307 units in 2010 for households with incomes between 50 and 80 percent of AMI.

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Table 3-15 of the adopted Housing Element projected for 2010 a total need or deficit of 5,450 affordable renter occupied housing units for all household income ranges and 23,908 affordable owner occupied housing units. Projected 2010 data by the Florida Data Housing Clearinghouse shows a need for 2,708 affordable renter occupied housing units for all household income ranges and 5,091 affordable owner occupied housing units for all income ranges.

Based on the above data, since the adoption of the Housing Element in 1999, the City's projected 2010 deficits in affordable renter occupied housing units have been reduced by at least 50 percent. In addition, the City's projected 2010 deficits in affordable owner occupied housing units have been reduced by at least 78 percent. Additional discussion of affordable housing needs and data analysis is discussed in the major issues section of this report. While the data indicates a reduction in affordable housing needs, it is very important that the city maintains its efforts to reduce affordable housing needs during the next five and ten year planning horizons.

In general, the Housing Element has been successful in reducing the affordable housing needs of the City of Pembroke Pines and this success is expected to continue into the next five and ten year planning timeframes. **In addition, the EAR recommends that the most current data from the Florida Data Clearinghouse be incorporated in the Housing Element's data and analysis sections including an update of the tables in the appendix section during the EAR amendment process and that the identified policies be continued into the next five and ten year planning horizons.**

#### 4. Infrastructure Element (IE)

Since the date of the last EAR amendments in 1999, the City has adopted only one new policy (9.6). Policies 2.7, 4.9, 5.4, 6.5, and 8.9 refers to the update or amendment of LDR's relating to criteria in the review of land use plan amendments, level of service standards for infrastructure, and the City's concurrency management system by 2003. Since these policies have not been implemented to date, **the EAR recommends that a high priority be placed on the update of the LDR's, by setting the timetable for implementation of the affected policies during the next short term planning horizon.**

Policies 2.10 (relating to inventory of septic tanks), 2.15, 4.2 (in part), 5.6, 8.10 and 9.2 have been implemented within the specified planning horizon and are recommended to be continued into the next five and ten year planning horizons. Policy 4.2 was not implemented with respect to

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commercial recycling activities. Unlike with solid waste trash collection, commercial facilities are permitted to contract with any recycling company and commercial facility recycling is not required. The City has no way of knowing which companies are being contracted for commercial recycling activities or which commercial facilities are taking part in recycling activities. **The EAR recommends that Policy 4.2 be updated to continue to implement educational programs for residential recycling and to research the feasibility of providing educational programs for commercial recycling.**

With the exception of updating LDR's, the majority of policies has been implemented and is recommended to continue into the next five and ten year planning horizons. The City has maintained and is expected to continue to maintain the adopted level of service standards for infrastructure. The addendums to Table EAR -1, EAR-2, and EAR-4, which identify amendments needed to address changes in State Statutes, State Comprehensive Plan, and South Florida Strategic Regional Policy Plan, provides for the update of the IE data and analysis and goals, objectives and policies sections with the 10 Year Water Supply Work Plan amendments that will be adopted by the City in accordance with DCA's adoption deadline schedule, currently December 2006.

### 5. Recreation and Open Space Element (ROS)

Since the date of the last EAR amendments in 1999, no additional policies were adopted. With the exception of Policies 3.3 and 3.5, all of the ROS objectives and policies are recommended to be updated for the next five and ten year planning horizons. Policy 3.3 has been implemented and the information is included in this report, therefore, this policy should be revised to update the data on an annual basis. Policy 3.5 states that the City will update the land development regulations incorporating the revised level of service standards as adopted in the ROS and a definition of open space. To date, Policy 3.5 has not been implemented and therefore, **the EAR recommends that a high priority be placed on the update of the LDR's, by setting the timetable for implementation of the affected policies during the next short term planning horizon.**

With the exception of updating LDR's, the majority of policies has been implemented and is recommended to continue into the next five and ten year planning horizons. The City has maintained and is expected to continue to maintain the adopted level of service standards for the provision of recreation and open space services.

# CITY OF PEMBROKE PINES, PROPOSED EAR 2005

## 5. Conservation Element (CE)

Since the date of the last EAR amendments in 1999, no additional policies were adopted. With the exception of Policy 2.8 and 4.8, all of the policies continue to be implemented and are recommended to be updated for the next five and ten year planning horizons. Policy 2.8 was implemented in part regarding the preparation of a septic tank location inventory list; however, a feasibility report on converting these locations from septic tank to sanitary sewer has not been prepared. Over 80 percent of the locations are located in the City of Hollywood's service area. Although the data indicates there is available capacity to serve the area, the financial feasibility of converting these locations to sanitary sewer has not been researched. **Therefore the EAR recommends coordinating with the City of Hollywood to determine if it is financially feasible to convert these locations from septic tank to sanitary sewer service and include the report in the next EAR.** Policy 4.8 was implemented with respect to the completion of the city map and the identification of areas of natural reservations.

Based on the above, the CE has been very successful at implementing policies to achieve City objectives, and this success is expected to continue into the next five and ten year planning horizons. In addition, the element is expected to have continued success at protecting regional natural resources with the additional policies relating to the 10 Year Water Supply Work Plan, which will be adopted by the city in accordance with DCA's adoption deadline schedule, currently December 2006.

## 6. Capital Improvement Element (CIE)

Since the date of the last EAR amendments in 1999, two policies (2.5 and 5.4) were added providing a concurrency management system for infrastructure improvements with the exception of transportation (transportation concurrency policies are located in the TE), and the continuation of using local option fuel tax proceeds for transportation expenditures. Policy 5.3 was implemented and is recommended to be revised to provide for the data to be updated during each EAR process.

In general, the CIE has been successful in implementing policies to achieve City objectives. The CIE will be updated with respect to the 10-Year Water Supply Plan, which will be adopted by the city in accordance with DCA's adoption deadline schedule. **The EAR recommends that the element's data and analysis as well as goals, objectives and policies section be updated with respect to the 2005 growth management legislation during the EAR amendment process which requires the city to submit the adopted CIP annually as an amendment to the CIE.**

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A copy of the most recently adopted CIP is included in the Appendix of this report.

## 7. Intergovernmental Coordination Element (ICE)

Since the update to the ICE, adopted December 20, 2000, no new objectives or policies have been added. All of the policies are recommended to be retained. **The EAR recommends that all interlocal agreements executed after 12/20/2000, including the interlocal agreement with the Broward County School Board be included in the update to Tables ICE 1 thru 3. In addition, the EAR recommends the update of Table ICE-5 (DRI's). The EAR also recommends a new policy for the City to consult with DOT and cooperatively develop a plan to mitigate impacts where TCEAs, TCMAs, and MMTDs will impact the Strategic Intermodal System.**

In general, the ICE has been successful in implementing policies to achieve city objectives. The ICE, along with other comprehensive plan elements, contains references to the Technical Advisory Committee (TAC) which was disbanded in 2004.

**The EAR recommends updating the ICE as well as other affected elements during the EAR amendment process on the status of the TAC and interlocal agreement with the Broward County School Board.**

## APPENDIX LISTS

City of Pembroke Pines EAR – Scoping Meeting Letter Address list

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**LIST OF OBJECTIVES AND POLICIES TO BE UPDATED**  
**EVALUATION AND APPRAISAL REPORT 2005**

**FUTURE LAND USE ELEMENT**

**Policy 1.13** - By 2003, update land development regulations providing criteria for the review of land use plan amendments that includes an analysis which demonstrates compatibility with the surrounding neighborhood, availability of essential municipal and other governmental services, and protection of natural resources.

*ACTION NEEDED: UPDATE FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS*

**Policy 1.14** - By 2003, update land development regulations to require a minimum open space requirement for all zoning districts and to consider the need for different criteria for new development and redevelopment efforts.

*ACTION NEEDED: UPDATE FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS*

**Policy 1.15** - By 2003, update land development regulations providing for intensity standards for all non-residential future land use category uses.

*ACTION NEEDED: UPDATE FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS*

**Policy 3.4** - By 2001, the City will update its map series to include water bodies consistent with the Broward County map series.

*ACTION NEEDED: REVISE POLICY TO REFLECT THAT UPDATES TO THE EXISTING MAP WILL CONTINUE CONSISTENT WITH THE BROWARD COUNTY MAP SERIES.*

**Policy 4.7** - By 2001, the City will update its map series to include the location of community facilities, schools, parks, public health facilities, and public buildings and grounds.

*ACTION NEEDED: REVISE POLICY TO REFLECT THAT UPDATES TO THE EXISTING MAP WILL CONTINUE ON AN AS NEEDED BASIS.*

**Policy 5.5** - The City will incorporate Policies 5.1 and 5.2 above (formerly FLU Policies 4.7 and 4.8 adopted 12/2000) into the City's Intergovernmental Coordination Element, which will be submitted to the Florida Department of Community Affairs (DCA) after submittal of the Broward County Intergovernmental Coordination Element (previously submitted to DCA as part of the school collocation amendment DCA reference No. 99PSI).

*ACTION NEEDED: SINCE THE POLICY WAS IMPLEMENTED, THE POLICY SHOULD BE CONTINUED*

**Policy 6.2** - By 2002, prepare a report that identifies land development regulations and administrative rules that should be updated and/or reformatted, and that prioritizes needs in accordance with a feasible schedule for recommendation by the Planning and Zoning Board and adoption by the City Commission.

*ACTION NEEDED: UPDATE FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS*

**Policy 7.5** - By 2003, the City will update the land development regulations to reflect changes to the level of service standards in conformance with those identified in the Comprehensive Plan elements.

*ACTION NEEDED: UPDATE FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS*

**Policy 7.7** - The City will conduct a vacant land analysis in coordination with the Transportation Element, and submit it along with the updated Intergovernmental Coordination Element in July 2000, 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.

*ACTION NEEDED: SINCE THE POLICY WAS IMPLEMENTED, THE POLICY SHOULD BE REPLACED WITH RECOMMENDED POLICIES RELATING TO THE PROVISION OF AFFORDABLE HOUSING*

**Objective IX.** Continue to encourage the use of innovative land development regulations such as planned unit development and mixed use development districts, and encourage mixed land use development techniques by adopting, before the end of 1999, the proposed changes to the permitted uses section of the Future Land Use Element in the commercial, employment center, and employment center - low designations consistent with the policies of the Broward County Land Use Plan. The use of mixed use development districts shall also be encouraged within designated Local and Regional Activity Centers consistent with the rules and procedures contained within the Local and Regional Activity Center Permitted Uses subsections of the City's Land Use Plan, and the Plan Implementation Requirements section of the Broward County Land Use Plan.

*ACTION NEEDED: UPDATE POLICY AND EVALUATION MEASURE WITH RESPECT TO ADOPTING CHANGES TO THE PERMITTED USES SECTION SINCE THIS ASPECT OF THE POLICY HAS BEEN IMPLEMENTED, REVISE OBJECTIVE TO PROVIDE FOR THE CITY TO CONTINUE TO ENCOURAGE MIXED USE DEVELOPMENT DISTRICTS*

**Policy 9.3** - Land development regulations will be established by 2003 which implement the proposed permitted uses section of the Comprehensive Plan which permits the mixing of land uses in the commercial, employment center, employment center – low, and local and regional activity center designations. In addition, by 2005, the City will review applicable Broward County land development regulations that may be adopted in the future as well as other agency land development regulations which provide specific requirements for internal capture of trips and further define the characteristics of mixed use development as stated in Policy 9.2, as a model for amending the City's land development regulations.

*ACTION NEEDED: PROVIDE FOR THE CONTINUATION OF THE POLICY WITH RESPECT TO IMPLEMENTING THE PERMITTED USES SECTION RELATING TO MIXED USE DEVELOPMENTS SINCE LDR'S WERE ADOPTED IN ACCORDANCE WITH THE PLANNING HORIZON, AND UPDATE THE SECOND PORTION OF POLICY RELATING TO THE BROWARD COUNTY LAND DEVELOPMENT REGULATIONS WITH RESPECT TO THE NEXT 5 AND 10 YEAR PLANNING HORIZONS*

**Policy 15.4** - The City will update the Implementation and Definitions sections of the Future Land Use Element consistent with the Broward County Land Use Plan, Chapter 163, Florida Statutes, and Rule 9J-5.003, Florida Administrative Code, and land development regulations pursuant to the update of the Future Land Use Element during the next EAR process

*ACTION NEEDED: MODIFY POLICY TO PROVIDE FOR THE CONTINUED UPDATE OF THE IMPLEMENTATION AND DEFINITIONS SECTIONS CONSISTENT WITH THE BROWARD COUNTY LAND USE PLAN, CHAPTER 163, FLORIDA STATUTES, RULE 9J-5.003, FLORIDA ADMINISTRATIVE CODE, AND ANY LAND DEVELOPMENT REGULATIONS ADOPTED PURSUANT TO THIS EAR REPORT*

**Objective IXX** And **Evaluation Measure Objective IXX** contain a typo for the Roman numeral 19

*ACTION NEEDED: CORRECT TYPOGRAPHICAL ERROR BY REPLACING IXX WITH XIX.*

## TRANSPORTATION ELEMENT

**Policy 2.1.2.** The concurrency management system shall provide that a development order or permit may be issued only when a roadway exceeds its adopted LOS standard provided one or more of the following mitigation measures apply:

1. The proposed development is within a compact deferral area but does not place any trips on the overcapacity link. A compact deferral area is defined by Broward County as the geographic area which is a two (2) mile band having a centerline which is coincident with the centerline 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.
2. There is an approved action plan to accommodate the traffic impact of the development.
3. The necessary improvements to provide LOS “D” are under construction at the time a permit is issued.
4. The necessary improvements to provide LOS “D” are the subject of a binding executed contract for the construction of the facilities.
5. The necessary improvements for the LOS “D” have been included in the first two (2) years of the adopted State or County 5-year schedule of transportation improvements and the applicable government entity makes a determination that a binding contract for the implementation of said improvements will be executed no later than the final day of the second fiscal year of the original schedule.
6. The necessary improvements for the LOS “D” have been included in the first two (2) years of the City's adopted 5-year schedule of transportation improvements and the City has entered into an interlocal agreement with the County, which interlocal agreement will include assurances by the City, upon which the County may rely, that at the time a development permit is issued, the necessary facilities and services are the subject of a binding executed contract which provides for the commencement of the actual construction of the required facilities or the provision of services within one year of the issuance of a building permit.
7. The necessary facilities and services for LOS “D” are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes, or an agreement or that road improvements required by a Development of Regional Impact (DRI) development order shall not be considered for concurrency determinations for the property outside the DRI boundaries unless conditions 3., 4., 5., or above apply.
8. The approved development would not cause deterioration below the 110 percent maintain level of service.
9. **By December 2002, amend LDR’s to implement above policies affecting the issuance of a development order or permit when a roadway exceeds the adopted LOS standard.**

*ACTION NEEDED: UPDATE POLICY 2.1.2. (9) WITH RESPECT TO NEXT 5 AND 10 YEAR PLANNING HORIZONS*

**Policy 2.1.3.** The City of Pembroke Pines, by December 2002, will examine the use of various concurrency exemption techniques such as TCEA's, De Minimus Impact, Urban Redevelopment projects, and Developments that promote public transportation. Results of the examination will be included in the next EAR along with recommendations for amendments to the Transportation Element.

*ACTION NEEDED: UPDATE POLICY WITH RESPECT TO THE FOLLOWING EAR RECOMMENATION: The EAR recommends that the City update TE Policy 2.1.3., with the EAR amendments to reflect that the City should coordinate with the county to investigate and implement the use of concurrency mitigation options adopted by the county and amend the City's comprehensive plan accordingly. In addition, the EAR recommends that the City coordinates closely with the County regarding TOLUP's and propose amendments to the Future Land Use, Transportation, and Housing Elements either with the EAR amendments or after adoption of the county amendments, whichever comes first.*

**Policy 2.1.4.** The City of Pembroke Pines in coordination with the Broward County Transportation Planning Division, FDOT and other municipalities, shall conduct a study on constrained roadway facilities. The study, which shall identify constrained facilities, propose adequate LOS standards for those identified constrained facilities, and recommend appropriate actions to improve mobility on the constrained roadways, shall be completed by December 2001. The study findings shall be implemented through a Transportation Element amendment.

*ACTION NEEDED: UPDATE FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS AS WELL AS ANY RELATED AMENDMENTS ADOPTED BY BROWARD COUNTY INCLUDING TOLUP'S.*

**Policy 2.2.2. (4).** By 2002, in coordination with Broward County and FDOT, modify and restructure the transportation planning process to enhance the relationship between land use and transportation planning. Examples of such restructuring could include coordinating the impact of land use decisions on the FIHS and participating in corridor designation studies for incorporation in the comprehensive plans pursuant to TE Policy 2.1.7.(1).

*ACTION NEEDED: UPDATE FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS AS WELL AS ANY RELATED AMENDMENTS ADOPTED BY BROWARD COUNTY INCLUDING TOLUP'S.*

**Objective 2.4.** The City of Pembroke Pines shall continue to participate in cooperative intergovernmental plans and programs that will improve safety by 2002.

*ACTION NEEDED: UPDATE FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS*

**Policy 2.4.1.** By 2002, coordinate with Broward County to provide a safe transportation roadway network through implementation of, but not limited to, the following programs, activities, or actions:

1. The Engineering Division shall continue to maintain land development regulations that control the connections and access points of driveways and roads to roadways as prescribed by either the Florida Department of Transportation (FDOT) Highway Access Manual, the City Land Development Code, and the City of Pembroke Pines Engineering Department Standard Details and Procedural Manual, as amended (January 1997).
2. The Engineering Division shall continue to maintain land development regulations governing on-site traffic flow, parking, and signage.

*ACTION NEEDED: UPDATE FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS*

**Policy 2.4.2.** By 2002, coordinate with Broward County in the provision of a safe bikeway network that reduces the injury rate through implementation of, but not limited to, the following programs, activities, or actions:

1. The Engineering Division shall continue to maintain land development regulations requiring sidewalks for new development and redevelopment.
2. The Engineering Division shall continue to require safe and interconnected pedestrianways within educational facilities, recreation and open space areas, and employment centers.
3. The Engineering Division shall coordinate with the Broward County Bicycle Coordinator to identify high frequency bicycle and pedestrian crash locations; to develop strategies for improving the safety of those locations; to adopt and implement those safety strategies; and to monitor those locations.
4. The City will continue to provide pedestrian and non-motorized vehicle facilities to separate pedestrian movement from automobiles and other traffic.

*ACTION NEEDED: UPDATE FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS*

**Policy 2.4.4.** The City of Pembroke Pines shall provide a safe recreational transportation network that is coordinated with Broward County's recreational network through implementation of, but not limited to, the following programs, activities, or actions:

1. The City's Engineering Division shall work with the City's Parks and Recreation Department, the Broward County Metropolitan Planning Organization, the Broward County Bicycle Coordinator, the Broward County Pedestrian Coordinator, and adjacent municipalities to jointly develop a Broward County Recreational Traffic Plan (BCRTP) by December 2001. The BCRTP shall link together, to the extent feasible, greenways, bikeways, and equestrian trails.

*ACTION NEEDED: UPDATE FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS. ALL OBJECTIVE AND POLICY REFERENCES TO THE CITY'S ENGINEERING DIVISION SHOULD BE CHANGED TO THE CITY'S ENVIRONMENTAL SERVICES DIVISION*

**Objective 2.5.** The City of Pembroke Pines shall continue to participate in cooperative intergovernmental plans and programs that will, by 2002, improve convenience through an increase in transportation facilities availability that includes the provision of efficient public transit services based upon existing and proposed major trip generators and attractors and safe and convenient public transit terminals.

*ACTION NEEDED: UPDATE FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS*

**Policy 2.5.2. (2)** Membership on the City's Development Review Committee will be amended by 2000 to consist of a representative from BCt.

*ACTION NEEDED: SINCE THE POLICY WAS IMPLEMENTED, THE POLICY SHOULD PROVIDE FOR THE MEMBERSHIP TO CONTINUE*

**Policy 2.5.2. (4)** The City will amend the LDR's by 2003 to require the provision of bicycle racks at all community facilities.

*ACTION NEEDED: UPDATE FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS*

**Policy 2.5.3.** By 2002, the City of Pembroke Pines will reduce the number of bikeway/pedestrianway links that do not provide connections to the overall transportation network by 25 percent and coordinate these activities with those of the countywide bikeway and pedestrianway networks through implementation of, but not limited to, the following programs, activities, and actions:

1. Through its membership in the MPO, continue to maintain and improve the bikeways/pedestrianways network through inclusion of bikeways and pedestrianways in road construction projects and through greenways, as shown in Map ROS-2.
2. The Engineering Division will work with the Broward County Bicycle Coordinator and Pedestrian Coordinator to improve access to public transit through the provision of bicycle and pedestrian facilities.
3. The Engineering Division will work with the Bicycle Coordinator and the Pedestrian Coordinator in connecting the City's predominantly recreational oriented bikeway and pedestrianway network with the County's nonrecreational and recreational bikeway and pedestrianways networks.
4. The City of Pembroke Pines shall encourage compact mixed use developments as a land use strategy for promoting walking and biking through the mixed use provisions proposed for the City's Land Use Plan Element.

*ACTION NEEDED: UPDATE FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS AND AS RECOMMENDED BY THE EAR TO INCLUDE REDUCING LINKS THAT ARE NOT CONNECTED TO THE RECREATIONAL TRANSPORTATION NETWORK*

**Objective 2.6.** The City of Pembroke Pines shall continue to participate in cooperative intergovernmental plans and programs that will, by 2002, improve energy efficiency.

*ACTION NEEDED: UPDATE POLICY AND ASSOCIATED OBJECTIVE EVALUATION MEASURE FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS AS WELL AS ANY RELATED AMENDMENTS ADOPTED BY BROWARD COUNTY INCLUDING TOLUP'S.*

**Policy 2.6.1.** The City of Pembroke Pines in coordination with Broward County, shall provide for an energy efficient roadway network through implementation of, but not limited to, the following programs, activities, or actions:

1. Through participation in the MPO, address single occupant vehicle issues through transportation demand management (TDM) strategies, such as parking management strategies, flex work hours, and shuttle services by 2002; and
3. Through participation in the MPO, work to reduce per capita vehicle miles traveled (VMT) below the year 2002 projected daily per capita VMT of 19.42 by implementing TDM strategies.

*ACTION NEEDED: UPDATE POLICY AND ASSOCIATED OBJECTIVE EVALUATION MEASURE FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS*

**Policy 2.6.3.** The City of Pembroke Pines shall provide for an energy efficient recreational traffic network through participation with Broward County in the development of a recreational transportation network plan that focuses on non-motorized vehicles by December 2001.

*ACTION NEEDED: UPDATE POLICY AND ASSOCIATED OBJECTIVE EVALUATION MEASURE FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS AS WELL AS ANY RELATED AMENDMENTS ADOPTED BY BROWARD COUNTY*

## **HOUSING ELEMENT**

**Evaluation Measure Objective I** - Reduce affordable housing needs by 5 percent by 2005, for the City's very low, low, and moderate income households.

*ACTION NEEDED: UPDATE EVALUATION MEASURE FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS AND ANY EAR RECOMMENDATIONS.*

**Policy 1.3** - Continue to participate in partnerships with the private and non-profit sectors to improve coordination among the participants involved in affordable housing production through the year 2005.

*ACTION NEEDED: UPDATE POLICY FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS*

**Objective II.** Continue to improve residential neighborhoods through the elimination of substandard housing wherever it may occur in the future so that the number of substandard housing units is reduced by 25 percent through the year 2005, continued code enforcement activities relating to property maintenance, and the structural and aesthetic improvement of existing housing through the year 2005.

*ACTION NEEDED: UPDATE OBJECTIVE FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS*

**Policy 3.8** - Based upon a vacant land assessment which will be submitted to DCA in July 2000, in accordance with FLU Policy 6.7, the City will designate sufficient sites at sufficient densities to accommodate, as much as possible, the need for affordable housing, mobile and manufactured homes, and adequate sites in residential areas for group homes and foster care facilities licensed or funded by the Florida Department of Children and Families.

*ACTION NEEDED: UPDATE POLICY FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS AS WELL AS CONSISTENCY WITH THE SOUTH FLORIDA STRATEGIC REGIONAL POLICY PLAN AND EAR RECOMMENDATIONS CONCERNING AFFORDABLE HOUSING*

**Policy 3.9** - Recommendations regarding density increases, amendments to the future land use plan map and future land use categories will be included within the vacant land assessment which will be submitted to DCA in July 2000, in accordance with FLU Policy 7.7.

*ACTION NEEDED: UPDATE POLICY FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS AS WELL AS CONSISTENCY WITH THE SOUTH FLORIDA STRATEGIC REGIONAL POLICY PLAN AND EAR RECOMMENDATIONS CONCERNING AFFORDABLE HOUSING*

**Policy 4.4** - The City will analyze the condition of the housing stock in 2005 to identify any needs relating to the demolition of housing. Identified needs for demolition will be prioritized and addressed by an amendment to the policies of the Housing Element.

*ACTION NEEDED: THIS REPORT CONTAINS AN ANALYSIS OF THE CONDITIONS OF THE HOUSING STOCK; THEREFORE THE POLICY SHOULD BE UPDATED TO REFLECT THAT THE CONDITION OF THE HOUSING STOCK SHOULD CONTINUE DURING EACH EAR PROCESS*

**Policy 6.1** - By 2004, the City will amend, in appropriate residential zoning categories, land development regulations providing criteria for group home and foster care facility uses.

*ACTION NEEDED: UPDATE POLICY FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS AND REVISE TO STATE THAT GROUP HOMES AND FOSTER CARE FACILITY USES IN RESIDENTIAL ZONING CATEGORIES SHALL CONTINUE TO BE CONSISTENT WITH CHAPTER 419, STATE STATUTES.*

**Policy 7.3** - By 2001, the City will provide to residents and individuals employed in the City access to information pertaining to countywide programs to aid in job training, day care facilities, English language courses and high school equivalency (GED) which are currently provided by the following agencies:

- \*Florida Department of Children and Families
- \*Broward Community College
- \*Broward County Division of Human Resources
- \*Broward County Public Schools

*ACTION NEEDED: POLICY WAS IMPLEMENTED; THEREFORE IT SHOULD BE UPDATED PROVIDING FOR ITS CONTINUATION*

## **INFRASTRUCTURE ELEMENT**

**OBJECTIVE I.** Insure the adequate treatment of sewage within the community at the time of building permit issuance by maintaining the adopted level of service through the year 2005.

*ACTION NEEDED: UPDATE OBJECTIVE AND ITS EVALUATION MEASURE FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS*

**Policy 1.3** - Since sanitary sewer facilities have been determined to be available to serve the future population, monitor service demand and capacity in 2005 and again in 2010 so as to identify any unforeseen facility deficiencies.

*ACTION NEEDED: UPDATE POLICY FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS*

**Policy 2.7** - LDR's will be updated by 2003 to reflect criteria in reviewing land use plan amendments for consistency with existing and programmed sanitary sewer facilities.

*ACTION NEEDED: UPDATE POLICY FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS*

**Policy 2.10** - By 2003, prepare an inventory of septic tank locations in the City and prepare a report on the feasibility of converting from septic tanks to sanitary sewer as a means to protect ground water quality.

*ACTION NEEDED: AN INVENTORY OF SEPTIC TANK LOCATIONS WAS PREPARED AND THAT PORTION OF THE POLICY SHOULD BE DELETED. THE PORTION OF THE POLICY REGARDING THE REPORT ON THE FEASIBILITY OF CONVERTING FROM SEPTIC TANKS TO SANITARY SEWER SHOULD BE UPDATED WITH RESPECT TO THE NEXT 5 AND 10 YEAR PLANNING HORIZONS AND ADDING AN EVALUATION MEASURE FOR ITS IMPLEMENTATION.*

**Policy 2.15** - The City will update the infrastructure map which shows potable water, sanitary sewer, groundwater, floodplains, and solid waste facilities by December 2001.

*ACTION NEEDED: REVISE POLICY TO REFLECT THAT UPDATES TO THE EXISTING MAP WILL CONTINUE CONSISTENT WITH THE BROWARD COUNTY MAP SERIES.*

**Policy 4.2** - By 2004, the City will establish and implement a citywide education program for commercial and residential recycling activities to achieve the state's 30 percent waste reduction target.

*ACTION NEEDED: UPDATE POLICY FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS*

**Policy 4.9** - LDR's will be updated by 2003 to reflect criteria in reviewing land use plan amendments for consistency with existing and programmed solid waste facilities.

*ACTION NEEDED: UPDATE POLICY FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS*

**Policy 5.4** - By 2003, update LDR's to reflect the drainage level of service standards as amended.

*ACTION NEEDED: UPDATE POLICY FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS*

**Policy 5.6** - The City will update the map series for the drainage facilities in accordance with the Broward County maps and as provided by the drainage districts upon completion of the Broward County maps and no later than 2001 as an amendment to the Infrastructure Element.

*ACTION NEEDED: REVISE POLICY TO REFLECT THAT UPDATES TO THE EXISTING MAP WILL CONTINUE TO BE CONSISTENT WITH THE BROWARD COUNTY MAP SERIES AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT AND DRAINAGE DISTRICT INFORMATION*

**Policy 6.5** - LDR's will be updated by 2003 to reflect criteria in reviewing land use plan amendments for consistency with existing and programmed drainage facilities.

*ACTION NEEDED: UPDATE POLICY FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS*

**Policy 7.2** - Since potable water facilities have been determined to be available to serve the future population, monitor service demand and capacity in 2005 and again in 2010 so as to identify any unforeseen facility deficiencies.

*ACTION NEEDED: UPDATE POLICY FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS*

**Policy 8.9** - LDR's will be updated by 2003 to reflect criteria in reviewing land use plan amendments for consistency with existing and programmed potable water facilities

*ACTION NEEDED: UPDATE POLICY FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS*

**Policy 8.10** - The City will update the infrastructure map which shows potable water, sanitary sewer, groundwater and solid waste facilities by December 2001

*ACTION NEEDED: REVISE POLICY TO REFLECT THAT UPDATES TO THE EXISTING MAP WILL CONTINUE AS NEEDED*

**Policy 9.2** - The City will update the LDR's by 2003 to provide that no land use amendments will be approved which violate the Broward County Wellfield Protection Ordinance.

*ACTION NEEDED: UPDATE POLICY FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS*

## **RECREATION AND OPEN SPACE ELEMENT**

**OBJECTIVE I.** Continue to maintain current standards of public access to all recreational facilities and open space or publicly owned natural areas *through the year 2005* (Previously submitted with Academic Village Amendment – DCA Reference No. 99-1).

*ACTION NEEDED: UPDATE OBJECTIVE FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS*

**OBJECTIVE II.** Public and private resources will continue to be utilized through the year 2005 to meet the level of service standards of the Recreation and Open Space Element to ensure that the recreational demands of the community are met.

*ACTION NEEDED: UPDATE OBJECTIVE FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS*

**OBJECTIVE III.** Continue to ensure that park and recreational land and facilities are adequately and efficiently provided by maintaining the level of service standards outlined in the Recreation and Open Space Element through the year 2005.

*ACTION NEEDED: UPDATE OBJECTIVE FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS*

**Policy 3.3** - By 2005, the City will update the data relating to recreation and open space needs for the City with special emphasis on the eastern portion of the City, as recommended by the EAR. The update of recreation and open space needs will be provided in the next EAR and will incorporate the recently annexed area data which will be completed by 2001. The data will also include the addition of regional park to the definitions section of the Future Land Use Element. Any deficiencies identified in the update will be addressed by an amendment to the policies of the Recreation and Open Space Element.

*ACTION NEEDED: THIS REPORT CONTAINS THE UPDATE TO RECREATION AND OPEN SPACE NEEDS WITH SPECIAL EMPHASIS ON THE EASTERN PORTION OF THE CITY; THEREFORE, THE POLICY SHOULD BE REVISED TO UPDATE THE DATA ON AN ANNUAL BASIS. IN ADDITION, THE DEFINITION OF REGIONAL PARK WAS ADDED TO THE IMPLEMENTATION SECTION OF THE FUTURE LAND USE ELEMENT AND THEREFORE, THAT PORTION OF THE POLICY SHOULD BE DELETED.*

**Policy 3.5** - By 2003, the City will update the land development regulations incorporating the revised level of service standards as identified in the Parks and Recreation Element and a definition of open space.

*ACTION NEEDED: UPDATE POLICY FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS*

**OBJECTIVE IV.** Continue to ensure the provision of open space by public agencies and private enterprise by maintaining the level of service standards outlined in the Recreation and Open Space Element through the year 2005.

*ACTION NEEDED: UPDATE OBJECTIVE FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS*

## **CONSERVATION ELEMENT**

**OBJECTIVE I.** Continue to protect, maintain or improve air quality in the City through 2005 in accordance with Broward County standards.

*ACTION NEEDED: UPDATE OBJECTIVE FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS*

**OBJECTIVE II.** Conserve, appropriately use and protect the quantity and quality of water resources within the community through 2005 in accordance with Broward County standards.

*ACTION NEEDED: UPDATE OBJECTIVE FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS*

**Policy 2.8** - By 2003, prepare an inventory of septic tank locations in the City and prepare a report on the feasibility of converting from septic tanks to sanitary sewer as a means to protect ground water quality

*ACTION NEEDED: AN INVENTORY OF SEPTIC TANK LOCATIONS WAS PREPARED AND THAT PORTION OF THE POLICY SHOULD BE DELETED. THE PORTION OF THE POLICY REGARDING THE REPORT ON THE FEASIBILITY OF CONVERTING FROM SEPTIC TANKS TO SANITARY SEWER SHOULD BE UPDATED WITH RESPECT TO THE NEXT 5 AND 10 YEAR PLANNING HORIZONS AND ADDING AN EVALUATION MEASURE FOR ITS IMPLEMENTATION.*

**OBJECTIVE III.** Conserve, appropriately use and protect minerals and soils in the City through the year 2005.

*ACTION NEEDED: UPDATE OBJECTIVE FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS*

**OBJECTIVE IV.** Conserve, protect, maintain or improve native vegetative communities, wildlife habitats, wetlands, and marine habitats through 2005 in accordance with Broward County and City of Pembroke Pines standards.

*ACTION NEEDED: UPDATE OBJECTIVE FOR THE NEXT 5 AND 10 YEAR PLANNING HORIZONS*

**Policy 4.8** - Continue to coordinate with the Broward County Department of Planning and Environmental Protection, South Florida Water Management District, and other entities in the implementation of land development regulations which insure protection of existing natural reservations identified in the Recreation and Open Space Element and as identified by the City's map series which is scheduled to be updated by 2001.

*ACTION NEEDED: REVISE POLICY TO REFLECT THAT UPDATES TO THE EXISTING MAP WILL CONTINUE TO BE CONSISTENT WITH THE BROWARD COUNTY MAP SERIES*

**Policy 4.11** - Wetland vegetative communities included on parcels designated “natural reservations” shall be restored, conserved and protected or used for water management purposes *in accordance with the criteria of the Broward County Department of Planning and Environmental Protection, the South Florida Water Management District, the US Army Corps of Engineers, and other entities through the year 2005* (Previously submitted with Academic Village Amendment – DCA Reference No. 99-1).

*ACTION NEEDED: UPDATE POLICY WITH RESPECT TO THE NEXT 5 AND 10 YEAR PLANNING HORIZONS*

**Policy 4.13** - *Continue to reduce the spread of exotic plants such as mealeleuca, brazilian pepper and noxious aquatic vegetation and restore or enhance degraded natural areas in accordance with the criteria of the Broward County Department of Planning and Environmental Protection, the South Florida Water Management District, the US Army Corps of Engineers, and other entities through the year 2005* (Previously submitted with Academic Village Amendment – DCA Reference No. 99-1).

*ACTION NEEDED: UPDATE POLICY WITH RESPECT TO THE NEXT 5 AND 10 YEAR PLANNING HORIZONS*

**Policy 4.14** - The City shall protect listed animal species and/or native habitat of listed *species in accordance with the Florida Game and Fresh Water Commission, as amended, by updating Chapters 91 and 156, the City’s land development regulations no later than 2003, to include a reference to the list* (Previously submitted with Academic Village Amendment – DCA Reference No. 99-1).

*ACTION NEEDED: UPDATE POLICY WITH RESPECT TO THE NEXT 5 AND 10 YEAR PLANNING HORIZON*

**Policy 4.15** - Historically significant wetland areas identified in the *City’s map series contained in the Recreation and Open Space Element as “Natural Reservations” shall continue to be restored and protected from urban redevelopment in accordance with the criteria of the Broward County Department of Planning and Environmental Protection, the South Florida Water Management District, the US Army Corps of Engineers, and other entities through the year 2005* (Previously submitted with Academic Village Amendment – DCA Reference No. 99-1).

*ACTION NEEDED: UPDATE POLICY WITH RESPECT TO THE NEXT 5 AND 10 YEAR PLANNING HORIZON*

## **CAPITAL IMPROVEMENT ELEMENT**

**POLICY 5.3.** By 2005, the City will update the data relating to public education and health facilities during the next EAR process.

*ACTION NEEDED: SINCE THE DATA WAS UPDATED, THE POLICY SHOULD BE REVISED TO PROVIDE FOR THE DATA TO BE UPDATED DURING EACH EAR PROCESS*

**EDUCATIONAL FACILITY SITES  
AUGUST 2005**

FLEX ZONE	NAME OF FACILITY	SITE NO.	LOCATION
109	PEMBROKE PINES ELEMENTARY	E-1	6700 SW 9TH STREET
109	BROWARD COMMUNITY COLLEGE	E-2	7200 PINES BLVD.
105	PINES MIDDLE	E-3	200 NW DOUGLAS RD.
105	PASADENA LAKES ELEMENTARY	E-4	8801 PASADENA BLVD.
107	PALM COVE ELEMENTARY	E-5	11601 WASHINGTON ST.
107	CHARTER ELEMENTARY EAST CAMPUS	E-6	10801 PEMBROKE ROAD
106	PEMBROKE LAKES ELEMENTARY	E-7	11251 TAFT STREET
106	PINES LAKES ELEMENTARY	E-8	10300 JOHNSON STREET
118	LAKESIDE ELEMENTARY	E-9	900 NW 136TH AVE.
118	PANTHER RUN ELEMENTARY	E-10	801 NW 172ND AVE.
118	SILVER PALMS ELEMENTARY	E-11	1209 NW 155TH AVE.
118	WALTER C. YOUNG MIDDLE	E-12	901 NW 129TH AVE.
118	CHARLES W. FLANAGAN HIGH CHARLES W. FLANAGAN HIGH ANNEX PORTABLES	E-13 E-13A	12800 TAFT STREET SE CORNER 172ND AND PINES BLVD.
117	CHARTER HIGH (ACADEMIC VILLAGE)	E-14	17189 SHERIDAN STREET
117	BROWARD COMMUNITY COLLEGE (ACADEMIC VILLAGE)	E-15	172ND AVE AND SHERIDAN STREET
123	CHAPEL TRAIL ELEMENTARY	E-16	19595 TAFT STREET
123	SILVER TRAIL MIDDLE	E-17	18300 SHERIDAN STREET
123	CHARTER ELEMENTARY WEST CAMPUS	E-18	1680 SW 184TH AVENUE
123	CHARTER MIDDLE	E-19	18500 PEMBROKE ROAD
106	CHARTER ELEMENTARY/MIDDLE CENTRAL CAMPUS	E-20	12350 SHERIDAN STREET

**PEMBROKE PINES LOCATIONS LIST**

Monday, August 16, 2004 10:06:22 AM

*TOTAL LOCATIONS FOR PEMBROKE PINES 165*

PNS - 002 PINES BLVD.-NW 70TH AVE.-SECR-BS  
PNS - 004 PINES BLVD.-SW 71ST AVE.-SWCR-BS  
PNS - 006 PINES BLVD.-SW 72ND AVE.-SECR-BS  
PNS - 008 PINES BLVD.-N/S-100' W. OF MCARTHUR PKWY.-BS  
PNS - 010 PINES BLVD.-S/S-150' W. OF MCARTHUR PKWY.-BS  
PNS - 012 PINES BLVD.-S/S-OPP NW 76 AVE-BS  
PNS - 014 PINES BLVD.-N/S-100' W OF NW 77 WAY-BS  
PNS - 016 PINES BLVD.-S/S-7700 BLK.-BS  
PNS - 018 PINES BLVD.-7800 BLK.-S/SIDE-BS  
PNS - 019 PINES BLVD.-7871 BLK.-N/S-FR. OUTBACK-BS  
PNS - 020 PINES BLVD.-7969 BLK.-N/S-W. OF OUTBACK-BS  
PNS - 022 PINES BLVD.-UNIVERSITY DR.-NECR-BS  
PNS - 024 PINES BLVD.-50' W. OF UNIVERSITY DR.-S/SIDE-BS-FR. ALBERTSON'S  
PNS - 026 PINES BLVD.-N/S-250' W OF UNIVERSITY DR.-BS  
PNS - 028 PINES BLVD.-83RD AVE.-SECR-BS  
PNS - 029 PINES BLVD.-83RD AVE.-E. OF NECR-BS  
PNS - 030 PINES BLVD.-75' W. OF NW 83 AVE-N/S-BS  
PNS - 032 PINES BLVD.-S/S-100' E. OF NW 86TH AVE.-BS  
PNS - 034 PINES BLVD.-NW 86 AVE.-NWCR-BS  
PNS - 036 PINES BLVD.-150' E OF DOUGLAS RD.-S/SIDE-BS  
PNS - 038 PINES BLVD.-N/S-100' W. OF DOUGLAS RD.-BS  
PNS - 040 PINES BLVD.-N/S-500' W. OF DOUGLAS RD.-BS  
PNS - 040-A PINES BLVD.-100' W. OF DOUGLAS RD.-N/SIDE-BS  
PNS - 042 PINES BLVD.-S/S-500' W. OF DOUGLAS RD.-BS  
PNS - 044 PINES BLVD.-N/S-300' W OF PALM CIRCLE-OPP POL. STAT-BS  
PNS - 044-A PINES BLVD.-S/S-300' W. OF PALM CIRCLE-BS  
PNS - 046 PINES BLVD.-S/S-200' W. OF 96 AVE-BS  
PNS - 048 PINES BLVD.-N/S-50' W OF NW 98 AVE-BS

**PEMBROKE PINES LOCATIONS LIST**

Monday, August 16, 2004 10:06:22 AM

PNS - 050 PINES BLVD.-N/S-300' E. OF PALM AVE.-BS  
PNS - 052 PINES BLVD.-S/S-400' E OF PALM AVE-BS  
PNS - 054 PINES BLVD.-N/S-100' W. OF PALM AVE.-BS-OUTSIDE SHELT.  
PNS - 055 PINES BLVD.-150' W. OF PALM AVE.-S/S-BS  
PNS - 056 PINES BLVD.-N/S-500' W OF PALM AVE-ENT TO CTR-@ LIGHT-BS  
PNS - 058 PINES BLVD.-S/S-500' W OF PALM AVE-ENT TO CTR-@ LIGHT-BS  
PNS - 060 PINES BLVD.-S/S-100' E. OF NW 106 AVE-BS  
PNS - 062 PINES BLVD.-NW 106TH AVE.-NWCR-BS  
PNS - 064 PINES BLVD.-NW 108 AVE-100' E. OF NECR-NBS  
PNS - 066 PINES BLVD.-S/S-50' W. OF NW 108TH AVE.-BS  
PNS - 068 PINES BLVD.-500' E. OF HIATUS RD.-S/SIDE-BS  
PNS - 070 PINES BLVD.-N/S-100' W. OF HIATUS RD.-BS  
PNS - 072 PINES BLVD.-S/S-500' W OF HIATUS RD.-BS  
PNS - 074 PINES BLVD.-N/S-75' W OF NW 114 AVE-BS  
PNS - 076 PINES BLVD.-300' E. OF 118 AVE.-N/S-BS  
PNS - 078 PINES BLVD.-E. OF SW 118 TERR.-S/S-BS  
PNS - 080 PINES BLVD.-E. OF FLAMINGO RD.-S/S-BS  
PNS - 082 PINES BLVD.-100' W. OF FLAMINGO-N/S-BS-FR. CB SMITH PARK  
PNS - 084 PINES BLVD.-1000' W OF FLAMINGO RD.-S/S-BS  
PNS - 086 PINES BLVD.-1000' W. OF FLAMINGO RD.-N/SIDE-BS  
PNS - 088 PINES BLVD.-1500' W. OF FLAMINGO RD.-S/SIDE-NBS  
PNS - 090 PINES BLVD.-2000' W. OF FLAMINGO RD.-S/SIDE-NBS  
PNS - 092 PINES BLVD.-S/S-75' E. OF NW 129 AVE-BS  
PNS - 094 PINES BLVD.-N/S-75' W. OF NW 129TH AVE.-BS  
PNS - 096 PINES BLVD.-136TH AVE-SECR-BS  
PNS - 098 PINES BLVD.-13601 BLK.-N/S-FR. AUTONATION-BS  
PNS - 099 PINES BLVD.-13600 BLK.-N/S-FR. AUTONATION-BS  
PNS - 100 PINES BLVD.-145 AVE-S/S-FR. BJS WHOLES. CLUB-BS  
PNS - 101 PINES BLVD.-145TH AVE.-SECR-WEST BENCH

**PEMBROKE PINES LOCATIONS LIST**

Monday, August 16, 2004 10:06:22 AM

PNS - 102 PINES BLVD.-S/S-150' E OF NW 150 AVE(GRAND PALMS AVE )-BS  
PNS - 104 PINES BLVD.-N/S-100' W OF NW 155 AVE(TOWNGATE DR)BS  
PNS - 106 PINES BLVD.-100' E. OF 158TH AVE.-S/SIDE-BS  
PNS - 108 PINES BLVD.-15801 BLK.-N/SIDE-BS  
PNS - 110 PINES BLVD.-S/S-50' E. OF DYKES RD.(160TH AVE.)-BS  
PNS - 112 PINES BLVD.-100' W. OF DYKES RD.(160TH AVE.)-N/SIDE-BS  
PNS - 114 PINES BLVD.-S/S-500' W. OF DYKES RD.-(160TH AVE.)BS  
PNS - 116 PINES BLVD.-N/S-75' W OF NW 163 AVE-BS  
PNS - 118 PINES BLVD.-100' E OF 168TH AVE-S/SIDE-BS  
PNS - 120 PINES BLVD.-100' W OF 168TH AVE-N/SIDE-BS  
PNS - 122 PINES BLVD.-100' E OF 172ND AVE-S/SIDE-BS  
PNS - 124 PINES BLVD.-100' W. OF 172ND AVE-N/SIDE-BS  
PNS - 128 PINES BLVD.-100' E OF 178TH AVE.-S/SIDE-BS  
PNS - 130 PINES BLVD.-100' W OF 178TH AVE-N/SIDE-BS  
PNS - 132 PINES BLVD.-180TH AVE.-N/SIDE-BS  
PNS - 134 PINES BLVD.-100' W OF 180TH AVE -N/SIDE-BS  
PNS - 140 PINES BLVD.-100' E OF 184TH AVE-S/SIDE-BS  
PNS - 140-A PINES BLVD.-100' E. OF 184TH AVE.-S/SIDE-BS  
PNS - 142 PINES BLVD.-100' W. OF 184TH AVE.-N/SIDE-BS  
PNS - 142-A PINES BLVD.-100' W. OF 184TH AVE.-N/SIDE-BS  
PNS - 144 PINES BLVD.-100' E OF 186TH AVE.-S/SIDE-BS  
PNS - 146 PINES BLVD.-100' W. OF 186TH AVE.-N/SIDE-BS  
PNS - 148 PINES BLVD.-100' E OF 19000 BLK.-S/SIDE-BS  
PNS - 150 PINES BLVD.-100' E OF 196TH AVE.-S/SIDE-BS  
PNS - 150-A PINES BLVD.-196TH AVE.-N/SIDE-BS  
PNS - 152 PINES BLVD.-100' E OF 198TH TERR-S/SIDE-BS  
PNS - 154 PINES BLVD.-100' W OF 202ND AVE.-N/SIDE-BS  
PNS - 158 PINES BLVD.-100' E OF 208TH AVE.-S/SIDE-BS  
PNS - 160 PINES BLVD.-100' W OF 208TH AVE.-N/SIDE-BS

**PEMBROKE PINES LOCATIONS LIST**

Monday, August 16, 2004 10:06:22 AM

PNS - 162 N. UNIVERSITY DR.-450' S. OF SHERIDAN ST.-E/S-BS  
PNS - 164 N. UNIVERSITY DR-W/S-100' N OF PASADENA BLVD.-BS  
PNS - 166 N. UNIVERSITY DR-E/S-PASADENA BLVD.-NBS  
PNS - 168 N. UNIVERSITY DR-W/S-200' S OF PASADENA BLVD.-BS  
PNS - 170 N. UNIVERSITY DR-W/S-300' N OF TAFT ST-BS  
PNS - 172 N. UNIVERSITY DR.-50' N. OF TAFT ST.-E/SIDE-BS  
PNS - 174 N. UNIVERSITY DR-W/S-50' S. OF TAFT ST-BS  
PNS - 178 N. UNIVERSITY DR-NW 13 ST-NECR-NBS  
PNS - 180 N. UNIVERSITY DR.-NW 13TH ST.-SWCR-BS  
PNS - 182 N. UNIVERSITY DR.-JOHNSON ST.-NWCR-BS  
PNS - 184 N. UNIVERSITY DR-150' S. OF JOHNSON-W/S-BS  
PNS - 186 N. UNIVERSITY DR-W/S-300' S OF ENT TO PEM. COMMONS-BS  
PNS - 188 UNIVERSITY DR-1500' N. OF PINES BLVD.-W/S-FR. FRIDAY'S-BS  
PNS - 190 S. UNIVERSITY DR-300 BLK.-W/S-FR. ED MORSE CADILLAC  
PNS - 192 S. UNIVERSITY DR-900 BLK-FR ENT SCHOOL BUS YARD-BS  
PNS - 194 S. UNIVERSITY DR.-ENT. TO STATE HOSPITAL-E/S-BS  
PNS - 196 S. UNIVERSITY DR-150' S OF ENT TO STATE HOSPITAL-W/S-BS  
PNS - 199 HIATUS RD.-200' S. OF JOHNSON ST.-W/SIDE-BS  
PNS - 200 HIATUS RD.-E/S-100' N. OF JOHNSON ST.-BS  
PNS - 202 HIATUS RD.-E/S-100' S. OF TAFT ST.-BS  
PNS - 202-A HIATUS RD.-100' S. OF TAFT ST.-W/SIDE-BS  
PNS - 203 TAFT ST.-NW 77TH WAY-SECR-BS  
PNS - 204 TAFT ST.-E. OF NW 79TH AVE.-S/SIDE-BS  
PNS - 205 TAFT ST.-E. OF UNIVERSITY DR.-S/S-BS  
PNS - 206 TAFT ST.-N/S-100' E. OF UNIVERSITY DR.-BS  
PNS - 208 TAFT ST.-N/S-80' W. OF DOUGLAS RD.-BS  
PNS - 210 TAFT ST.-W. OF DOUGLAS RD.-S/SIDE-BS  
PNS - 212 TAFT ST.-N/S-80' W. OF NW 91ST AVE.-BS  
PNS - 220 TAFT ST.-S/S-100' E. OF PALM AVE.-BS

**PEMBROKE PINES LOCATIONS LIST**

Monday, August 16, 2004 10:06:22 AM

PNS - 222 TAFT ST.-N/S-100' W. OF PALM AVE.-BS  
PNS - 224 TAFT ST.-N/S-80' W. OF NW 103RD AVE.-BS  
PNS - 226 TAFT ST-S/S-OPP. NW 103RD AVE.-BS  
PNS - 228 TAFT ST-S/S-50' W OF ST CHARLES PLACE-BS  
PNS - 232 TAFT ST-S/S-OPP. NW 107TH AVE.-BS  
PNS - 234 TAFT ST.-N/S-150' W. OF NW 108TH AVE.-BS  
PNS - 238 TAFT ST.-N/S-75' E. OF NW 110TH AVE.-BS  
PNS - 240 TAFT ST.-S/S-75' W. OF 110TH AVE.-BS  
PNS - 242 TAFT ST-N/S-250' E OF HIATUS RD.-OPP MCDONALD'S-BS  
PNS - 244 TAFT ST-S/S-200' E OF HIATUS RD.-FR MCD'S-BS  
PNS - 246 FLAMINGO RD.-200' S. OF SHERIDAN ST.-W/SIDE-BS  
PNS - 247 FLAMINGO RD.-S. OF SHERIDAN ST.-SECR-BS  
PNS - 248 FLAMINGO RD.-50' N. OF TAFT ST.-E/S-BS  
PNS - 250 FLAMINGO RD.-150' S. OF TAFT ST.-W/SIDE-BS  
PNS - 252 FLAMINGO RD.-W/S-150' S OF JOHNSON ST-BS  
PNS - 254 FLAMINGO RD.-1500' S. OF JOHNSON ST.-E/S-NORTH BENCH  
PNS - 256 FLAMINGO RD.-1500' S. OF JOHNSON ST.-E/S-FR. HOSPITAL  
PNS - 258 FLAMINGO RD.-100' N. OF PINES BLVD.-E/SIDE-BS  
PNS - 260 FLAMINGO RD.-E/S-50' N. OF WASHINGTON ST.-BS  
PNS - 262 FLAMINGO RD.-W/S-OPP. WASHINGTON ST.-BS  
PNS - 264 PEMBROKE RD.-N/S-200' E. OF SW 66 AVE-BS  
PNS - 272 PEMBROKE RD.-N/S-65' W. OF SW 69TH AVE.-BS  
PNS - 274 PEMBROKE RD.-S/S-150' E. OF ACAPULCO DR.-BS  
PNS - 275 PEMBROKE RD.-N/S-W OF DESOTA DR.-BS  
PNS - 276 PEMBROKE RD.-N/S-75' W. OF ISLAND DR.-BS  
PNS - 284 JOHNSON ST.-N/S-100' W. OF HIATUS RD.-BS  
PNS - 288 JOHNSON ST.-S/S-1000' W OF HAITUS RD.-OPP COLONY PT-BS-(IN SHELTE  
PNS - 292 JOHNSON ST.-200' E. OF NW 123RD AVE.-N/SIDE-BS  
PNS - 294 JOHNSON ST.-S/S-300' E. OF FLAMINGO RD.-BS

**PEMBROKE PINES LOCATIONS LIST**

Monday, August 16, 2004 10:06:22 AM

PNS - 296 JOHNSON ST.-S/S-200' E. OF FLAMINGO RD.-BS  
PNS - 300 SHERIDAN ST.-JUST W. OF FLAMINGO-S/SIDE-BS  
PNS - 302 SHERIDAN ST.-JUST E. OF 136TH AVE.-S/SIDE-BS  
PNS - 304 SHERIDAN ST.-JUST E. OF 146TH AVE.-S/SIDE-BS  
PNS - 306 SHERIDAN ST.-150' E. OF DYKES RD.-S/SIDE-BS  
PNS - 308 SHERIDAN ST.-100' W. OF DYKES RD.-N/SIDE-BS  
PNS - 310 SHERIDAN ST.-200' E. OF NW 163RD AVE.-S/SIDE-BS  
PNS - 312 SHERIDAN ST.-1/4 MI. E. OF 172ND AVE.-N/SIDE-BS  
PNS - 314 SHERIDAN ST.-170TH AVE.-S/SIDE-BS  
PNS - 316 SHERIDAN ST.-300' E. OF NW 172ND AVE.-S/SIDE-BS  
PNS - 318 SHERIDAN ST.-100' E. OF SW 172ND AVE.-N/SIDE-BS  
PNS - 322 DOUGLAS RD.-E/S-150' S. OF PINES BLVD.-BS  
PNS - 324 DOUGLAS RD.-E/S-1000' S. OF PINES BLVD.-OPP. HOLLYBROOK-BS  
PNS - 326 DOUGLAS RD.-E/S-WASHINGTON ST.-BS  
PNS - 328 PASADENA BLVD.-EAST OF UNIV. DR.-N/S-FR. APT. COMPLEX-NBS  
PNS - 330 PASADENA BLVD.-N/S-125' W. OF UNIVERSITY DR.-BS  
PNS - 332 PASADENA BLVD.-JUST W. OF UNIVERSITY DR.-S/S-FR. DINER-BS  
PNS - 336 FRONTAGE RD.-S/S-OPP. AMOCO-12500 BLK.  
PNS - 338 SW 129 AVE-E/S-200' S OF PINES BLVD.-BS  
PNS - 340 SW 136TH AVE.-200 FT. S. OF PINES BLVD.-E/SIDE-BS  
PNS - 342 SW 136TH AVE.-W/S-200' S. OF PINES BLVD.-BS

## APPENDIX MISCELLANEOUS



STATE OF FLORIDA  
**DEPARTMENT OF COMMUNITY AFFAIRS**

*"Dedicated to making Florida a better place to call home"*

JEB BUSH  
Governor

THADDEUS L. COHEN, AIA  
Secretary

February 4, 2005

Mr. David H. Frank  
Administrative Services Director  
10100 Pines Boulevard  
Pembroke Pines, Florida 33026

Dear Mr. Frank:

The Department of Community Affairs has reviewed your letter of November 22, 2004, which outlined the scope of work and major issues list for the City of Pembroke Pines' Evaluation and Appraisal Report (EAR). The Department agrees with the proposed scope of work, but wishes to point out that the requirement under § 163.3191(2)(d), Florida Statutes, is to assess the location of existing development in relation to the location of development as anticipated in the comprehensive plan *as amended by the most recent evaluation and appraisal report update amendments*.

The Department also agrees that the following major issues, as identified in Exhibit A to your letter, will form a good basis for preparing the City's EAR: (a) managing and directing population growth; (b) coordination in developing transit-oriented land use patterns; (c) school coordination; (d) water supply 10-year work plan; (e) affordable housing; (f) mixed-use land use designations; (g) pedestrianway/bikeway/greenway connections to transportation and recreational networks; and (h) provision of public transportation amenities. We recommend that your discussion of the affordable housing issue include an analysis of feasible approaches to addressing affordable housing need.

In addition to the major issues, please note that the City must also address in its EAR the items listed in § 163.3193(2)(a)-(m), Florida Statutes, as applicable. We would like to call your attention particularly to the following:

- The update for population projections required under § 163.3191(2)(a), Florida Statutes, should include 5- and 10-year planning timeframes.
- The City should use these population projections to forecast the community infrastructure needs for the 5- and 10-year planning timeframes.

**2555 SHUMARD OAK BOULEVARD • TALLAHASSEE, FLORIDA 32399-2100**  
Phone: (850) 488-8466/Suncom 278-8466 FAX: (850) 921-0781/Suncom 291-0781  
Internet address: <http://www.dca.state.fl.us>

CRITICAL STATE CONCERN FIELD OFFICE  
2796 Overseas Highway, Suite 212  
Marathon, FL 33050-2227  
(305) 289-2402

COMMUNITY PLANNING  
2555 Shumard Oak Boulevard  
Tallahassee, FL 32399-2100  
(850) 488-2356

EMERGENCY MANAGEMENT  
2555 Shumard Oak Boulevard  
Tallahassee, FL 32399-2100  
(850) 413-9969

HOUSING & COMMUNITY DEVELOPMENT  
2555 Shumard Oak Boulevard  
Tallahassee, FL 32399-2100  
(850) 488-7956

Mr. David H. Frank  
February 4, 2005  
Page 2 of 2

- The City should prepare recommended intensity standards for all of its nonresidential future land use categories and, for its mixed-use future land use categories, a recommended percentage distribution among the mix of uses, or other objective measurement.

We look forward to receiving the City's EAR. If you have any questions or need additional assistance, please get in touch with Paul Darst, reviewing planner at (850) 922-1764 or email: paul.darst@dca.state.fl.us.

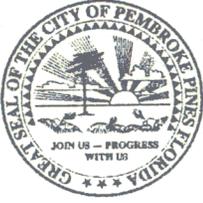
Sincerely,



Charles Gauthier, AICP  
Chief, Office of Comprehensive Planning

CG/pd

cc: Ms. Carolyn Dekle, Executive Director, South Florida Regional Planning Council



# City of Pembroke Pines

Frank C. Ortis, Mayor  
Ben Fiorendino, Vice-Mayor  
Charles F. Dodge, City Manager

William B. Armstrong, Commissioner  
Angelo Castillo, Commissioner  
Iris A. Siple, Commissioner

*mailed 11-22-04*  
November 22, 2004

Mr. Charles Gauthier, AICP,  
Chief of Comprehensive Planning  
State of Florida Department of Community Affairs  
Division of Community Planning  
2555 Shumard Oak Boulevard  
Tallahassee, Florida 32399-2100

Dear Mr. Gauthier:

On September 9, 2004, the City of Pembroke Pines Local Planning Agency conducted a preliminary scoping meeting with staff to identify the major issues to be included in the Evaluation and Appraisal Report (EAR) of the local comprehensive plan. The EAR is due to be adopted by January 1, 2006. Local officials from abutting municipalities as well as state, county and regional agencies were invited to attend. On September 23, 2004, the City's Local Planning Agency passed a motion to conduct a second scoping meeting at the staff level only. On 11/19/2004, City staff conducted the second and final scoping meeting during which time the City staff received positive feedback on the issues identified by the City's Local Planning Agency. Local officials from abutting municipalities as well as state, county and regional agencies were invited to attend the second and final scoping meeting.

The attached proposed scope of work and major issue list will form the basis for the 2006 City of Pembroke Pines EAR. The City will also address the required issues identified in Section 163.3191(2) Florida Statutes.

The City of Pembroke Pines proposes that this letter and the accompanying attachment will serve as the Letter of Understanding between the Department of Community Affairs and the City of Pembroke Pines. If you have any questions or comments regarding the 2006 City of Pembroke Pines EAR, please contact Sharon Emelock, Associate Planner at 954-435-6513.

Sincerely,

  
David H. Frank  
Administrative Services Director

DHF/sle

Enc.

10100 Pines Boulevard • Pembroke Pines, Florida 33026 • 954-435-6513

S:\Planning\STAFFREP\Sharon\activeapplications\EARscopingworkshops\letterofunderstandingEAR2006.doc

## City of Pembroke Pines Evaluation and Appraisal Report Scope of Work

1. The City of Pembroke Pines will provide a summary of data and analysis comparing current conditions of the Comprehensive Plan with conditions at the time of the EAR adoption in 1995. To the extent possible, tables, maps, and illustrations will be used. This data and analysis will include at a minimum:
  - a. Population growth and changes in land area, including annexation; (s. 163.3191(2) (a) F.S.) ✓
  - b. Extent of vacant and undevelopable land; (s. 163.3191(2)(b) F.S.) and ✓
  - c. Location of existing development in relation to location of development as anticipated in the City of Pembroke Pines Land Use Plan (s. 163.3191(2) (d)F.S.) *as of adoption of EAR-based amendments* ←
2. The City of Pembroke Pines will identify the extent to which those services with level of service standards outlined in the City of Pembroke Pines Comprehensive Plan do not currently meet the standards. The City of Pembroke Pines will analyze and evaluate the ability to fund newly or expanded infrastructure necessary to correct the deficiencies and/or sustain concurrency management systems through the capital improvements element, and to provide for future growth at acceptable levels of service (s. 163.3191(2) (c) F.S.). *OK*
3. The City of Pembroke Pines will evaluate relevant changes in growth management laws (State Comprehensive Plan, the requirements of Chapter 163, Part II, the minimum criteria contained in Chapter 9J-5, Florida Administrative Code, and the Strategic Regional Policy Plan for South Florida) since the adoption of the EAR in 1995 for consistency with the City of Pembroke Pines Comprehensive Plan. Based on this assessment, plan revisions may be recommended (s. 163.3191(2) (f) F.S.). ✓
4. The City of Pembroke Pines will assess the successes and shortcomings of each Comprehensive Plan Element using the monitoring measures contained in each element. Successes and shortcomings will be briefly summarized in narrative format on an element-by-element basis using tables, illustrations and maps to the extent possible (s. 163.3191(2) (h) F.S.).
5. The City of Pembroke Pines will briefly summarize the public participation program and activities undertaken during the preparation of the EAR (s. 163.3191(2) (j) F.S.). ✓

## **6. Major Issues**

For purposes of the City of Pembroke Pines 2005 EAR submittal, eight major issues will be analyzed (Items A-H). The issues will be reviewed for their potential social, economic, and environmental impacts (s. 163.3191(2) (e) F.S.). The City of Pembroke Pines will evaluate the plan objectives within each element as they relate to the major issues; and identify, where appropriate, unforeseen or unanticipated changes in circumstances, which have resulted in problems or opportunities with respect to the major issues identified in that element, and the social, economic, and environmental impacts of the issue (s.163.3191 (2) (g) F.S.). The City of Pembroke Pines will identify and summarize actions or corrective measures, including plan amendments necessary to address the major issues. Such identification shall include, as appropriate, new population projections, new revised planning timeframes, a revised future conditions map or map series, an updated capital improvements element, and any new and revised goals, objectives and policies for major issues identified within each element (s. 163.3191(2)(i) F.S.).

### **A. Managing and Directing Population Growth**

The City of Pembroke Pines will review the Comprehensive Plan to address projected population which is anticipated to grow to 173,199 (Source: Broward County projections) by 2025. The City recognizes that the supply of vacant land is decreasing, with build-out anticipated before 2015. Some redevelopment may be needed in order to accommodate growth and meet the future demand for housing. The City will analyze the Comprehensive Plan to determine if sufficient capacity exists to provide for the number of housing units needed to accommodate the projected growth (s. 163.3191 (2)(a) and (i), F.S.).

## **B. Coordination in Developing Transit Oriented Land Use Patterns**

The City of Pembroke Pines will coordinate with Broward County in the review of the transportation system and existing land use designations with regards to establishing transit oriented land use patterns (TOLUP's), proposed transit improvements, and current regulations which will permit the type of development that encourages TOLUP's. The City will coordinate with the County in defining the current Level of Service (LOS) of both roadway and transit infrastructure based on data collected for items such as the transit development plan, roadway capacity report and others which are the basis for identifying gaps of service. The City will identify current trends in growth, land use patterns, and whether these existing conditions can support the encouragement of TOLUP's. Finally, the City will recommend changes to the existing land use designations in conjunction with transit projects that further the use of TOLUP's (s. 163.3191(2) (e) F.S.).

## **C. School Coordination**

The City of Pembroke Pines will evaluate the success or failure of coordinating future land uses and residential development with the capacity of existing and planned public and charter schools, and coordinating the planning and siting of new schools (s. 163.3191(2)(k) F.S).

### **Advisory Boards**

The City of Pembroke Pines will evaluate the utilization of advisory boards as a method to enhance coordination activities with the Broward County School Board (s. 163.3192 (2) (e) F.S).

#### **D. Water Supply – 10-Year Work Plan**

On June 2, 2004, the City Commission of the City of Pembroke Pines passed proposed Ordinance No. 2004-14 on first reading, and a motion to transmit to the Florida Department of Community Affairs, certain amendments to the Goals, Objectives and Policies of the Future Land Use, Infrastructure, Conservation, Intergovernmental Coordination, and Capital Improvements Elements of the Comprehensive Plan, which are designed to strengthen the coordination between water supply planning and land use development planning. The City's proposed Water Supply Facilities Work Plan projects water use needs for an 18-year period, exceeding the minimum planning period by 8 years. The State of Florida passed legislation after June 2, 2004, which resulted in the State's recommendation that the work plans be put on hold until after the East Coast Regional Water Supply Work plan is adopted to ensure consistency between the City's Work Plan and the East Coast Regional Water Supply Work Plan. The City will re-evaluate its work plan in relation to the adopted East Coast Regional Water Supply Work Plan, make all necessary revisions to the City's Work Plan and proposed comprehensive plan amendments, and transmit the City's Work Plan no later than the submittal of the EAR (s. 163.3191(2)(i) F.S.).

#### **E. Affordable Housing**

The City of Pembroke Pines will address workforce (affordable) housing as it relates to the City's land limitations, future land use plan limitations, service/infrastructure limitations, and economic limitations. This will include housing needs relative to cost burdens, housing conditions and locational criteria. The City will review the supply of adequate, safe, and sanitary housing in suitable neighborhoods, with the additional consideration of housing for special needs populations. The City will review the availability of affordable housing in a range of housing and tenure types, that are affordable to all income segments of the City's population (including very low, low, and moderate income persons) and consistent with Federal, State and County housing and housing related laws and regulations (s. 163.3191 (2)(e) F.S.). The City will also participate in the regional housing strategies identified by the South Florida Regional Planning Council to help alleviate the affordable housing problem in South Florida.

*no sale  
10/2/04*

**F. Regional and Local Activity Centers and other mixed use land use designations.**

As the City continues to increase in population, and redevelopment becomes a necessary component to accommodating the projected growth in population, the City will be reviewing mixed use developments as the appropriate mechanism to provide opportunities for the location of employment, housing, and essential needs and services within areas that can be accessed by walking or taking public transit. The City will review existing goals, objectives, and policies and permitted uses within its mixed use land use designations as well as Broward County's recommendations for changes to the existing provisions and new options (s. 163.3161 (2) (e) F. S.).

**G. Pedestrianway/Bikeway/Greenway Connections to the transportation and recreational networks.**

The City of Pembroke Pines will review the status of the availability of the pedestrianway/bikeway, and greenway networks to serve existing and future land uses and to provide links to other modes of public transportation, the recreation network, as well as to major public transit attractors. The City will review existing coordination efforts with Broward County in improving existing connections to the multi-modal transportation network in examining the need for additional facilities (S. 163.3191(2)(e) F.S.).

**H. Provision of Public Transportation Amenities (Bus Shelters and Benches)**

The City of Pembroke Pines will review the Broward County Transit inventory of existing amenities, evaluate the need for additional facilities including park and ride lots, bus shelters and benches, and coordinate with Broward County Transit in the provision of additional facilities (S. 163.3191(2)(e) F.S.).

**PROPOSED RESOLUTION NO. 2004-R-49**

**RESOLUTION NO. 3017**

**A RESOLUTION OF THE CITY OF PEMBROKE PINES, FLORIDA, REQUESTING THAT THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS DELEGATE SUFFICIENCY REVIEW OF THE CITY'S COMPREHENSIVE PLAN EVALUATION AND APPRAISAL REPORT TO THE SOUTH FLORIDA REGIONAL PLANNING COUNCIL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City adopted its amended comprehensive plan pursuant to the requirements of Chapter 163, Part II, Florida Statutes, which is otherwise known as the "Local Government Comprehensive Planning and Land Development Regulation Act", ("the Act"); and

**WHEREAS**, the City is preparing the Evaluation and Appraisal Report on its comprehensive plan pursuant to the requirements of the Act and the requirements of Rules 9J-5 and 9J-33, Florida Administrative Code; and

**WHEREAS**, the Act defines the state land planning agency as the Florida Department of Community Affairs ("the Department"); and

**WHEREAS**, Section 163.3191(8), Florida Statutes provides that the state land planning agency may delegate the review of reports to the appropriate regional planning council; and

**WHEREAS**, the Department has entered into a contract with the State of Florida Regional Planning Council ("the Council") to delegate the authority to the Council to provide sufficiency reviews of Evaluation and Appraisal Reports

**PROPOSED RESOLUTION NO. 2004-R-49**

**RESOLUTION NO. 3017**

pursuant to a written request from local governing body and approved by a majority of its membership; and

**WHEREAS**, the City desires that its Evaluation and Appraisal Report be reviewed for sufficiency pursuant to Rule 9J-5, Florida Administrative Code by the South Florida Regional Planning Council; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA THAT:**

Section 1. The foregoing "WHEREAS" clauses are hereby ratified as true and correct and incorporated herein.

Section 2. The City Commission of the City of Pembroke Pines, Florida, hereby requests that the Florida Department of Community Affairs delegate sufficiency review of the City's Evaluation and Appraisal Report on it's comprehensive plan to the South Florida Regional Council pursuant to Section 163.3191(8), Florida Statutes.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or

PROPOSED RESOLUTION NO. 2004-R-49

RESOLUTION NO. 3017

invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 5. This Resolution shall become effective immediately upon its passage and adoption.

**PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, THIS 5th DAY OF January, 2005.**

CITY OF PEMBROKE PINES, FLORIDA

ATTEST:

*Judith A. Neugent*  
JUDITH A. NEUGENT, CITY CLERK

BY:

*Frank Ortis*  
MAYOR FRANK ORTIS

ORTIS AYE

ARMSTRONG AYE

CASTILLO AYE

FIORENDINO AYE

SIPLE AYE

APPROVED AS TO FORM:

*Norman Miller 1/5/05*  
OFFICE OF THE CITY ATTORNEY

**CITY OF PEMBROKE PINES, FLORIDA**  
**CAPITAL IMPROVEMENT PROGRAM (5 YRS.)**  
**GENERAL FUND**

		<u>IN PRESENT VALUE AS REVISED BY DEPT DIRECTORS</u>				
SOURCE OF FUNDING		2004-2005	2005-2006	2006-2007	2007-2008	2008-2009
<b>Community Services</b>						
(3) Van Replacements	Revenues	280,000	280,000	280,000	280,000	280,000
Phase #2 - Senior Housing - 400 apartments	Revenue Bond	35,000,000	-	-	-	-
<b>Administrative Services</b>						
Vehicle Replacements	Revenues	39,000	45,000	15,000	36,000	18,000
Computer Equipment	Revenues	-	-	-	-	-
Office Equipment	Revenues	27,850	10,000	15,000	15,000	15,000
Other Equipment	Revenues	20,000	15,000	15,000	13,000	13,000
Copy Machines	Revenues	19,300	19,000	-	-	-
<b>Police</b>						
Vehicles	Revenues	1,823,929	1,375,000	1,500,000	1,625,000	1,750,000
Radios	Revenues	101,600	59,000	59,000	59,000	75,000
Motorcycle	Revenues	33,000	21,000	21,000	21,000	25,000
Weapons	Revenues	20,000	10,000	12,000	12,000	15,000
Computer System	Revenues	952,400	850,000	1,050,000	1,200,000	1,200,000
<b>Fire Department</b>						
Vehicles - 1 per year	Asmt Fees	23,000	23,000	23,000	23,000	23,000
Ladder Truck	Asmt Fees	-	-	-	-	-
Fire Engine	Asmt Fees	350,000	-	350,000	-	-
Life Pak 12	Asmt Fees	56,000	56,000	56,000	56,000	-
Rescue Vehicle	Asmt Fees	-	155,000	155,000	-	-
Command Vehicle	Asmt Fees	60,000	-	-	-	60,000
Air System	Asmt Fees	75,000	-	-	-	-
CAD Laptops	Asmt Fees	93,550	-	72,000	72,000	-
Rescue Palm Computers	Asmt Fees	34,550	-	50,000	-	-
CAD Servers	Asmt Fees	50,000	-	-	50,000	-
F.D. File Servers	Asmt Fees	-	-	-	50,000	-
CAD Work Stations	Asmt Fees	21,500	12,500	12,500	12,500	12,500
Station 99 Refurbishment	Asmt Fees	150,000	-	-	-	-
Radios	Asmt Fees	-	-	100,000	-	-
Communications Upgrade	Asmt Fees	-	200,000	-	-	-
Rescue Lt. Vehicle	Asmt Fees	-	35,000	-	-	-
Turnout Gear	Asmt Fees	136,000	136,000	136,000	136,000	136,000
AED's	Asmt Fees	27,000	27,000	27,000	27,000	27,000

**CITY OF PEMBROKE PINES, FLORIDA**  
**CAPITAL IMPROVEMENT PROGRAM (5 YRS.)**  
**GENERAL FUND (continued)**

		IN PRESENT VALUE AS REVISED BY DEPT DIRECTORS				
SOURCE OF FUNDING		2004-2005	2005-2006	2006-2007	2007-2008	2008-2009
<b>Building Department</b>						
Vehicle Replacements	Revenues	33,000	33,000	33,000	33,000	33,000
Computer Equipment	Revenues	20,427	22,500	22,500	8,500	8,500
Office Equipment	Revenues	49,200	-	-	-	-
Other Equipment	Revenues	30,000	15,000	15,000	15,000	15,000
Copy Machines	Revenues	26,000	15,000	-	-	-
<b>Information Technology</b>						
Micro-computers/Upgrades	Revenues	70,000	100,000	100,000	100,000	100,000
Computer Programs/Software & Systems Mo	Revenues	100,000	100,000	100,000	100,000	100,000
Replace Mainframe	Revenues	-	-	40,000	-	-
Network Servers	Revenues	20,000	15,000	20,000	15,000	20,000
Vehicles	Revenues	-	15,000	-	-	15,000
Data Storage	Revenues	-	25,000	-	25,000	-
Printers	Revenues	10,000	10,000	10,000	50,000	10,000
Switches and Hubs	Revenues	15,000	10,000	10,000	15,000	10,000
Disaster Recovery Equipment	Revenues	15,000	15,000	15,000	15,000	15,000
<b>Recreation</b>						
Vehicles	Revenues	273,000	170,000	175,000	175,000	175,000
Heavy Equipment-Park & Rec & Golf	Revenues	130,000	140,000	135,000	120,000	130,000
Park Acquisitions/Development/ Improvements	Debt & Revenues	2,530,208	800,000	950,000	950,000	850,000
Playground Equipment	Revenues	100,000	100,000	100,000	100,000	100,000
Other Equipment	Revenues	100,000	100,000	100,000	100,000	100,000
<b>General Government Buildings</b>						
Vehicles & Heavy Equipment	Revenues	53,000	36,000	36,000	36,000	36,000
<b>Grounds Maintenance</b>						
Vehicles & Heavy Equipment	Revenues	72,000	54,000	48,000	72,000	60,000
<b>Purchasing</b>						
Vehicles & Heavy Equipment	Revenues	20,000	-	20,000	-	25,000
<b>TOTAL GENERAL FUND</b>		<b>\$43,060,514</b>	<b>\$5,104,000</b>	<b>\$5,878,000</b>	<b>\$5,617,000</b>	<b>\$5,452,000</b>

**CITY OF PEMBROKE PINES, FLORIDA**  
**CAPITAL IMPROVEMENT PROGRAM (5 YRS.)**  
**ROAD & BRIDGE FUND**

		<u>IN PRESENT VALUE AS REVISED BY DEPT DIRECTORS</u>				
SOURCE OF FUNDING		2004-2005	2005-2006	2006-2007	2007-2008	2008-2009
<b>Streets &amp; Sidewalks</b>						
Vehicles & Heavy Equipment	Revenues	36,000	85,000	54,000	36,000	50,000
Road, Sidewalk & Drainage Improvements	Add'l Local Option Gas Tax	497,333	489,860	504,556	519,693	550,000
<b>TOTAL ROAD &amp; BRIDGE FUND</b>		<b>\$533,333</b>	<b>\$574,860</b>	<b>\$558,556</b>	<b>\$555,693</b>	<b>\$600,000</b>

**CITY OF PEMBROKE PINES, FLORIDA**  
**CAPITAL IMPROVEMENT PROGRAM (5 YRS.)**  
**UTILITY FUND**

		<u>IN PRESENT VALUE AS REVISED BY DEPT DIRECTORS</u>				
SOURCE OF FUNDING		2004-2005	2005-2006	2006-2007	2007-2008	2008-2009
<b>Wastewater System</b>						
Wastewater Treatment Plant Odor Control	Sewer Connect	-	-	-	-	-
Lift Station Replacement	Revenues	50,000	50,000	50,000	50,000	50,000
Forcemain Replacement	Revenues	100,000	100,000	100,000	100,000	100,000
Sewer Replacement	Revenues	100,000	100,000	100,000	100,000	100,000
Wastewater Master Plan	Sewer Connect	250,000	250,000	250,000	250,000	250,000
SCADA Upgrade	Revenues	-	-	100,000	-	-
Heavy Equipment/Vehicles	Revenues	50,000	50,000	75,000	75,000	75,000
Sub Total for Wastewater		<u>\$550,000</u>	<u>\$550,000</u>	<u>\$675,000</u>	<u>\$575,000</u>	<u>\$575,000</u>
<b>Water System</b>						
Water Treatment Plant #3	Water Connect	8,000,000	8,000,000	-	-	-
Heavy Equipment/Vehicles	Water Connect	50,000	50,000	75,000	75,000	75,000
Raw Waste Well	Water Connect	1,500,000	-	-	-	-
Water Master Plan	Water Connect	250,000	250,000	250,000	250,000	250,000
Water Main Replacement	Revenues	250,000	250,000	250,000	250,000	250,000
Sub Total for Water		<u>\$10,050,000</u>	<u>\$8,550,000</u>	<u>\$575,000</u>	<u>\$575,000</u>	<u>\$575,000</u>
<b>TOTAL UTILITY FUND</b>		<u><b>\$10,600,000</b></u>	<u><b>\$9,100,000</b></u>	<u><b>\$1,250,000</b></u>	<u><b>\$1,150,000</b></u>	<u><b>\$1,150,000</b></u>

**CITY OF PEMBROKE PINES, FLORIDA  
DISPOSITION OF ITEMS SHOWN IN LAST REPORT**

	<b>Source of Funding</b>	<b>2003-2004</b>	<b>Revised Nature of Disposition of Items</b>
<b>Community Services</b>			
(3) Van Replacements	Revenues	210,000	Cancelled
<b>Administrative Services</b>			
Vehicle Replacements	Revenues	45,000	\$36,000 in 2003-04 Budget
Computer Equipment	Revenues	21,500	\$3,999 in 2003-04 Budget
Office Equipment	Revenues	15,000	\$2,150 in 2003-04 Budget
Other Equipment	Revenues	7,000	Postponed until 2004-05 Budget
Copy Machines	Revenues	15,000	\$3,700 in 2003-04 Budget
<b>Police</b>			
Vehicles	Revenues	1,125,000	\$558,156 in 2003-04 Budget
Radios	Revenues	55,000	\$8,400 in 2003-04 Budget
Motorecycle	Revenues	19,000	\$5,000 in 2003-04 Budget
Weapons	Revenues	10,000	Postponed until 2004-05 Budget
Computer System	Revenues	475,000	\$22,600 in 2003-04 Budget
<b>Fire Department</b>			
Vehicles - 1 per year	Asmt Fees	23,000	Cancelled
Ladder Truck	Bond issue	850,000	\$900,000 to be appropriated in 2003-04 when bond is issued.
Fire Engine	Asmt Fees	-	
Life Pak 12	Asmt Fees	56,000	\$78,000 in 2003-04 Budget
Rescue Vehicle	Asmt Fees	135,000	\$155,000 in 2003-04 budget
Command Vehicle	Asmt Fees	-	
CAD Laptops	Asmt Fees	72,000	\$50,450 in 2003-04 Budget
Rescue Palm Computers	Asmt Fees	50,000	\$15,450 in 2003-04 Budget
CAD Servers	Asmt Fees	50,000	Postponed until 2004-05 Budget
F.D. File Servers	Asmt Fees	25,000	Cancelled
CAD Work Stations	Asmt Fees	12,500	\$3,500 in 2003-04 Budget
Station 99 Refurbishment	Asmt Fees	150,000	Postponed until 2004-05 Budget
Radios	Asmt Fees	-	\$11,900 in 2003-04 Budget
Extraction Equipment	Asmt Fees	50,000	\$44,000 in 03-04 Budget
Communications Upgrade	Asmt Fees	-	\$92,560 in 2003-04 Budget
Rescue Lt. Vehicle	Asmt Fees	-	
Turnout Gear	Asmt Fees	100,000	\$160,000 in 2003-04 Budget/Exp -not Capital per se.

**CITY OF PEMBROKE PINES, FLORIDA**  
**DISPOSITION OF ITEMS SHOWN IN LAST REPORT**

	Source of Funding	2003-2004	Revised Nature of Disposition of Items
<b>Building Department</b>			
Vehicle Replacements	Revenues	165,000	Cancelled
Computer Equipment	Revenues	35,000	\$23,073 in 2003-04 Budget
Office Equipment	Revenues	20,000	\$800 in 2003-04 Budget
Other Equipment	Revenues	15,000	Postponed until 2004-05
Copy Machines	Revenues	26,000	Postponed until 2004-05
<b>Information Technology</b>			
Micro-computers/Upgrades	Revenues	18,000	\$92,413 in 2003-04 Budget
Computer Programs/Software & Systems Mod.	Revenues	100,000	\$146,300 in 2003-04 Budget
Replace Mainframe	Revenues	-	
Vehicles	Revenues	-	
Data Storage	Revenues	-	
<b>Recreation</b>			
Vehicles	Revenues	200,000	\$15,000 in 2003-04 Budget, & \$113,000 Postponed until 2004-05
Heavy Equipment	Revenues	120,000	\$97,100 in 2003-04 Budget
Park Acquisitions/Development/Improvements	Debt & Revenues	2,850,000	\$354,000 in 2003-04 Budget & \$1,026,489 in 2002-03 Budget
Playground Equipment	Revenues	100,000	\$125,000 in 2003-04 Budget
Other Equipment	Revenues	100,000	\$291,275 in 2003-04 Budget
<b>General Government Buildings</b>			
Vehicles & Heavy Equipment	Revenues	36,000	\$19,000 in 2003-04 Budget
<b>Grounds Maintenance</b>			
Vehicles & Heavy Equipment	Revenues	36,000	\$162,000 in 2003-04 Budget
<b>Purchasing</b>			
Vehicles & Heavy Equipment	Revenues	12,000	\$15,000 in 2003-04 Budget
<b>TOTAL GENERAL FUND</b>		<b>\$6,454,000</b>	

**CITY OF PEMBROKE PINES, FLORIDA**  
**DISPOSITION OF ITEMS SHOWN IN LAST REPORT**

Source of Funding	2003-2004	Revised Nature of Disposition of Items
<b>Road &amp; Bridge Fund</b>		
<b>Streets &amp; Sidewalks</b>		
Vehicles & Heavy Equipment	Revenues 36,000	\$246,500 in 2003-04 Budget
Road, Sidewalk & Drainage Improvements	Add'l Local 461,741 Option Gas Tax	\$440,000 in 2003-04 Budget
<b>TOTAL ROAD &amp; BRIDGE FUND</b>		<b><u>\$497,741</u></b>
<b>Utility Fund</b>		
<b>Wastewater System</b>		
Wastewater Treatment Plant Odor Control	Sewer Connect 250,000	\$800,000 in 2003-04 Budget
Lift Station Replacement	Revenues 50,000	\$0 budgeted in 2003-04 Budget
Forcemain Replacement	Revenues 100,000	\$0 budgeted in 2003-04 Budget
Sewer Replacement	Revenues 100,000	\$0 budgeted in 2003-04 Budget
Wastewater Master Plan	Sewer Connect 250,000	\$1,100,000 in 2003-04 Budget
Upgrade	Revenues -	\$850,000 in 2003-04 Budget
Heavy Equipment/Vehicles	Revenues 50,000	\$438,000 in 2003-04 Budget
Sub Total for Wastewater		<b><u>\$800,000</u></b>
<b>Water System</b>		
Water Treatment Plant #3	Water Connect -	\$250,000 in 2003-04 Budget
Heavy Equipment/Vehicles	Water Connect 50,000	\$172,500 in 2003-04 Budget
Raw Waste Well	Water Connect 1,500,000	\$1,050,000 in 2003-04 Budget
Water Master Plan	Water Connect 250,000	\$575,000 in 2003-04 Budget
Water Main Replacement	Revenues 250,000	\$0 budgeted in 2003-04 Budget
Sub Total for Water		<b><u>\$2,050,000</u></b>
<b>TOTAL UTILITY FUND</b>		<b><u>\$2,850,000</u></b>

## APPENDIX TABLES

**Table EAR-1  
Changes to Chapter 163, F.S.**

Changes to Chapter 163, F.S. 1999 - 2004		163, F.S. Citations	N/A	Addressed (where/how)	Amendment Needed by Element
<b>1999</b>					
92	Required that ports and local governments in the coastal areas, which has spoil disposal responsibilities, identify dredge disposal sites in the comp plan	163.3178(7)	X		No
93	Exempted from the twice-per-year limitation certain port related amendments for port transportation facilities	163.3187(1)(h)	X		No
94	Requirement for rural counties to base their future land use plans and the amount of land designated industrial on data regarding the need for job creation and other economic information	163.3177(6)(a)	X		No
95	Added Growth Policy Act to Ch. 163, Part II to promote urban infill and redevelopment	163.2511,163.25,14,163.2517,163.2520,163.2523,163.2526	X		No
96	Required that all comp plans comply with the school siting requirements by October 1, 1999.	163.3177(6)(a)		FLU Objective V & Policies 5.1, 5.2 and 5.3	No
97	Made Transportation Facilities subject to concurrency	163.3180(1)(a)		TE Objective 2.1 & Policies 2.1.1 & 2.1.2	No
98	Required use of professionally accepted techniques for measuring level of service for cars, trucks, transit, bikes, and pedestrians.	163.3180(1)(b)		TE Data Requirements Section (B)	No
99	Excludes public transit facilities from concurrency requirements	163.3180(4)(b)		TE Objective 2.1 does not include public transit facilities	No
100	Allowed multi-use DRI's to satisfy the transportation concurrency requirements when authorized by a local comprehensive plan under limited circumstances	163.3180(12)	X		No
101	Allowed multi-modal transportation districts in areas where priorities for the pedestrian environment are assigned by the plan	163.3180(15)	X		No
102	Exempted amendments for urban infill and redevelopment areas, public school concurrency from the twice-per-year limitation	163.3187(1)(h) and (i) now (i) and (j)	X		No
103	Defined brownfield designation and added the assurance that a developer may proceed with development upon receipt of a brownfield designation	163.3220(2)	X		No

**Table EAR-1  
Changes to Chapter 163, F.S.**

Changes to Chapter 163, F.S. 1999 - 2004		163, F.S. Citations	N/A	Addressed (where/how)	Amendment Needed by Element
<b>2000</b>					
104	Repealed Section 163.3184(11)(c), F.S., that required funds from sanction for non-compliant plans into the Growth Management Trust Fund	163.3184(11)(c)	X		No
105	Repealed Section 163.3187(7), F.S., that required consideration of an increase in the annual total acreage threshold for small scale plan amendments and a report by DCA	163.3187(7)	X		No
106	Repealed Sections 163.3191(13) and (15), F.S.		X		No
107	Allowed small scale amendments in areas of critical state concern to be exempt from the twice-per-year limitation only if they are for affordable housing	163.3187(1)(c)1.e	X		No
108	Added exemption of sales from local option surtax imposed under Section 212.054, F.S., as examples of incentives for new development within urban infill and redevelopment areas	163.2517(3)(j)2	X		No
<b>2001</b>					
109	Created the rural land stewardship area program	163.3177(11)(d)	X		No
<b>2002</b>					
110	Required that all agencies that review comprehensive plan amendments and rezoning include a nonvoting representative of the district school board	163.3174		Ordinance No. 1466	No
111	Required coordination of local comprehensive plan with the regional water supply plan	163.3177(4)(a)		Will be addressed in amendment to be submitted to DCA 2nd round 2006	Yes, amendments will be adopted by 12/2006 to comply with Chapter 163 requirements on the regional water supply plan
112	Plan amendments for school-siting maps are exempt from s. 163.3187(1)'s limitation on frequency	163.3177(6)(a)	X		No

**Table EAR-1  
Changes to Chapter 163, F.S.**

Changes to Chapter 163, F.S. 1999 - 2004		163, F.S. Citations	N/A	Addressed (where/how)	Amendment Needed by Element
113	Required that by adoption of the Ear, the sanitary sewer, solid waste, drainage, potable water and natural groundwater aquifer recharge element consider the regional water supply plan and include a 10-year work plan to build the identified water supply facilities	163.3177(6)(c)		Will be addressed in amendment to be submitted to DCA 2nd round 2006	Yes, amendments will be adopted by 12/2006 to comply with Chapter 163 requirements on the regional water supply plan
114	Required consideration of the regional water supply plan in the preparation of the conservation element	163.3177(6)(d)		Will be addressed in amendment to be submitted to DCA 2nd round 2006	Yes, amendments will be adopted by 12/2006 to comply with Chapter 163 requirements on the regional water supply plan
115	Required that the ICE include relationships, principles and guidelines to be used in coordinating comp plan with regional water supply plans	163.3177(6)(h)		Will be addressed in amendment to be submitted to DCA 2nd round 2006	Yes, amendments will be adopted by 12/2006 to comply with Chapter 163 requirements on the regional water supply plan
116	Required the local governments adopting a public educational facilities element execute an inter-local agreement with the district school board, the county, and non-exempting municipalities	163.3177(6)(h)4	X		No
117	Required that counties larger than 100,000 population and their municipalities submit an interlocal service delivery agreements report to DCA by 1/1/2004. Each local government is required to update its ICE based on the findings of the report. DCA will meet with affected parties to discuss and ID strategies to remedy any deficiencies or duplications	163.3177(6)(h)6,7, & 8		City data was submitted to County and made part of County report submitted to DCA by 1/1/2004. City is awaiting further direction from DCA or County to remedy any deficiencies or duplications	No, City will update ICE Tables 1, 2 and 3 of Data and Analysis Section if required.
118	Required local governments and special districts to provide recommendations for statutory changes for annexation to the legislature by 2/1/2003	163.3177(6)(h)9		ICE Policy 1.4	No

**Table EAR-1  
Changes to Chapter 163, F.S.**

Changes to Chapter 163, F.S. 1999 - 2004		163, F.S. Citations	N/A	Addressed (where/how)	Amendment Needed by Element
119	Added a new section 163.31776 that allows a county, to adopt an optional public educational facilities element in cooperation with the applicable school board	163.31776	X		No
120	Added a new section 163.31777 that requires local governments and school boards to enter into an inter-local agreement that addresses school siting, enrollment forecasting, school capacity, infrastructure and safety needs of schools, schools as emergency shelters, and sharing of facilities	163.31777		Agreement entered into 4/2/03	No
121	Added a provision that the concurrency requirement for transportation facilities may be waived by plan amendment for urban infill and redevelopment areas	163.3180(4)(c)	X		No
122	Expanded the definition of "affected persons" to include property owners who own land abutting a change to a future land use map.	163.3184(1)(a)		City will add definition to FLU Implementation Section with EAR amendments	No
123	Expanded the definition of "in compliance" to include consistency with Section 163.31776(public educational facilities element)	163.3184(1)(b)	X		No
124	Streamlined the timing of comp plan amendment review	163.3184(3), (4), (6), (7), & (8)	X		No
125	Required that local governments provide a sign-in form at the transmittal hearing and at the adoption hearing for persons to provide their names and addresses	163.3184(15)(c)		Provided at transmittal and adoption hearings for all amendments	No
126	Exempted amendments related to providing transportation improvements to enhance life safety on "controlled access major arterial highways" from the limitation on the frequency of plan amendments contained in s 163.3187(1)	163.3187(1)(k)	X		No
127	Required EAR's to include (1) consideration of the appropriate regional water supply plan, and (2) an evaluation of whether past reductions in land use densities in coastal high hazard areas have impaired property rights of current residents where redevelopment occurs	163.3191(2)(l) & (m)	(2)	Will be addressed in amendment to be submitted to DCA 2nd round 2006	Yes, amendments will be adopted by 12/2006 to comply with Chapter 163 requirements on the regional water supply plan
128	Allowed local governments to establish a special master process to assist local governments with challenges to local development orders for consistency with the comp plan	163.3215	X		No

**Table EAR-1  
Changes to Chapter 163, F.S.**

Changes to Chapter 163, F.S. 1999 - 2004		163, F.S. Citations	N/A	Addressed (where/how)	Amendment Needed by Element
129	Created the Local Government Comprehensive Planning Certification Program to allow less state and regional oversight of comprehensive plan process if the local government meets certain criteria	163.3246	X		No
130	Added a provision to Section 380.06(24), Statutory Exemptions, that exempts from the requirements for developments of regional impact, any water port or marina development if the relevant local government has adopted a "boating facility siting plan or policy" (which includes certain specified criteria) as part of the coastal management element plan. The adoption of the boating facility siting plan or policy is exempt from the limitation on the frequency of plan amendments contained in s 163.3187(1)	163.3187(1)	X		No
131	Prohibited a local government, under certain conditions, from denying an application for development approval for a requested land use for certain proposed solid waste management facilities	163.3194(6)	X		
<b>2003</b>					
132	Creates the Agricultural Lands and Practices Act	163.3162	X		No
133	Changes "State Comptroller" references to "Chief Financial Officer"	163.3167(6)	X		No
134	Provides for certain airports to abandon DRI orders	163.3177(6)(k)	X		No
135	Amended to conform to the repeal of s. 235.185 and the enactment of similar material in s. 1013.35	163.3177(1)(b)(2)-(3)	X		No
136	Amended to conform to the repeal of ch. 235 and the enactment of similar material in ch. 1013	163.31777(1)(c ), (2)(e) -(f), (3)(c ), (4), (6)(b)		Interlocal Agreement entered into 4/2/03	No
<b>2004</b>					
137	(10): Amended to conform to the repeal of the Florida High-Speed Rail Transportation Act, and the creation of the Florida High-Speed Rail Authority Act; (13) Created to require local governments to identify adequate water supply sources to meet future demand. (14) Created to limit the effect of judicial determinations issued subsequent to certain development orders pursuant to adopted land development regulations.	163.3167	(10) & (14)	(13) Will be addressed in amendment to be submitted to DCA 2nd round 2006	Yes, amendments will be adopted by 12/2006 to comply with Chapter 163 requirements on the regional water supply plan

**Table EAR-1  
Changes to Chapter 163, F.S.**

Changes to Chapter 163, F.S. 1999 - 2004		163, F.S. Citations	N/A	Addressed (where/how)	Amendment Needed by Element
138	(1) Provides legislative findings on the compatibility of development with military installations (2) Provides for the exchange of information relating to proposed land use decisions between counties and local governments and military installations (3) Provides for responsive comments by the commanding officer or his/her designee (4) Provides for the county or affected local government to take such comments into consideration (5) Requires the representative of the military installation to be an ex-officio, nonvoting member of the county's or local government's land planning or zoning board (6) Encourages the commanding officer to provide information on community planning assistance grants		X		No
139	163.3177(6)(a), (c), (10)(1), (11)(d)(1-4), (11)(d)(6)(j), (11)(c), (11)(f)	163.3177	X		No
140	(1) Provides legislative findings with respect to the shortage of affordable rentals in the state (2) Provides definitions (2) Provides definitions (3) Authorizes local governments to permit accessory dwelling units in areas zoned for single family residential use based upon certain findings (4) Provides for certain accessory dwelling units to apply toward satisfying the affordable housing component of the housing element in a local government's comprehensive plan (5) Requires the DCA to report to the Legislature	Creates 163.31771	X	Not at this time; however, can be addressed in LDR's if required	Not at this time
141	Amends the definition of "in compliance" to add language referring to the Wekiva Parkway and Protection Act.	163.3184(1)(b)	X		No
142	(1)(m): Created to provide that amendments to address criteria or compatibility of land uses adjacent to or in close proximity to military installations do not count toward the limitation on frequency of amending comprehensive plans (1)(n): Created to provide that amendments to establish or implement a rural land stewardship area do not count toward the limitation on frequency of amending comprehensive plans.	163.3187	X		No
143	Created to provide that evaluation and appraisal reports evaluate whether criteria in the land use element were successful in achieving land use compatibility with military installations.	163.3191(2)(n)	X		No

**Table EAR-1  
Changes to Chapter 163, F.S.**

Changes to Chapter 163, F.S. 1999 - 2004		163, F.S. Citations	N/A	Addressed (where/how)	Amendment Needed by Element
144	Senate Bill 360 adds evaluation requirements concerning TCEAs, TCMAAs, and MTDs including transportation concurrency methodologies	163.319(2)			Yes, amendments to the TE and ICE will be added during the EAR amendment process.

**Addendum to Table EAR-1, Chapter 163, F.S. Changes, Amendments Needed**

Change No.	Statute Change	Statute No.	AmendmentType(s)
111	Required coordination of local comprehensive plan with the regional water supply plan	163.3177(4)(a)	Regional Water Supply
113	Required that by adoption of the Ear, the sanitary sewer, solid waste, drainage, potable water and natural groundwater aquifer recharge element consider the regional water supply plan and include a 10-year work plan to build the identified water supply facilities	163.3177(6)(c)	Regional Water Supply
114	Required consideration of the regional water supply plan in the preparation of the conservation element	163.3177(6)(d)	Regional Water Supply
115	Required that the ICE include relationships, principles and guidelines to be used in coordinating comp plan with regional water supply plans	163.3177(6)(h)6,7, & 8	Regional Water Supply
127	Required EAR's to include (1) consideration of the appropriate regional water supply plan, and (2) an evaluation of whether past reductions in land use densities in coastal high hazard areas have impaired property rights of current residents where redevelopment occurs	163.3191(2)(l) & (m)	Regional Water Supply
137	(10): Amended to conform to the repeal of the Florida High-Speed Rail Transportation Act, and the creation of the Florida High-Speed Rail Authority Act; (13) Created to require local governments to identify adequate water supply sources to meet future demand. (14) Created to limit the effect of judicial determinations issued subsequent to certain development orders pursuant to adopted land development regulations.	163.3167	Regional Water Supply
144	Senate Bill 360 adds evaluation requirements concerning TCEAs, TCMAs, and MTDs including transportation concurrency methodologies	163.319(2)	Transportation Element and Intergovernmental Coordination Element

Table EAR-2 Changes to State Comprehensive Plan, Chapter 187, Florida Statutes

Goal	Policy	N/A	Addressed (where/how)	Amendment Needed by Element
1(a)		X		No
1(b)	1 thru 26	X		No
2(a)		X		No
2(b)	1 thru 11	X		No
3(a)		X		No
3(b)	1 thru 8	X		No
	9		TE Policy 2.5.2. (1)	No
	10		TE Policy 2.5.2. (1)	No
	11	X		No
	12		TE Policy 2.5.2. (1)	No
13	X		No	
4(a)			FLU Objective II, HE Goal, and HE Objective I	No
4(b)	1		FLU Objective VIII, FLU Policies 2.3, 8.2 and 19.4, and HE Policies 1.2, 1.4, 3.11, and 7.1	No
	2	X		No
	3		FLU Objective VIII, FLU Policies 2.3, 8.2 and 19.4, and HE Policies 1.2, 1.4, 3.11, and 7.1	No
	4		HE Policy 1.2	No
5(a)		X		No
	2(a-e)	X		No
5(b)		X		No
	2(a-d)	X		No
5(c)		X		No
	2(a-e)	X		No
	2(f)		FLU Objective IV, and FLU Policies 1.2 and 4.1	No
	2(g)	X		No
5(d)		X		No
	2(a-c)	X		No
6(a)		X		No
6(b)	1 thru 22	X		No
	23		FLU Objective XVII and FLU Policies 17.1 and 17.3	No
7(a)			FLU Objective III, FLU Policies 3.5, 3.6, 10.1, 10.2, 10.3, 12.1 and 13.3, CE Policies 2.2, 2.4, 2.5, 2.6, 2.15, 2.16, 4.11, 4.15, and 4.16, IE Goal, IE Objective XIII, and IE Policies 5.2, 5.3, 5.8, 8.5, 8.6, 8.7, 8.8, and 8.9.	Yes, amendments will be adopted by 12/2006 to comply with Chapter 163 requirements on the regional water supply plan
7(b)	1		CE Policies 2.6 and 2.13	Yes, amendments will be adopted by 12/2006 to comply with Chapter 163 requirements on the regional water supply plan
	2		CE Policies 2.6 and 2.13	Yes, amendments will be adopted by 12/2006 to comply with Chapter 163 requirements on the regional water supply plan
	3			Yes, amendments will be adopted by 12/2006 to comply with Chapter 163 requirements on the regional water supply plan
	4		CE Goal, CE Policies 4.11 and 4.15, IE policy 5.2, and ROS Policy 1.4	Yes, amendments will be adopted by 12/2006 to comply with Chapter 163 requirements on the regional water supply plan
7(b)	5		FLU Policy 10.2 and CE Policy 4.16	Yes, amendments will be adopted by 12/2006 to comply with Chapter 163 requirements on the regional water supply plan
	6		CIE Policy 2.3 and IE Policy 5.3	No
	7	X		No
	8		FLU Objective XIII, FLU Policy 13.1, IE Policy 5.3, CE Policy 4.7, and CIE Policy 2.3	No
	9		CE Policy 2.6 and CIE Policy 2.3	No
	10		FLU Objective III, FLU Policies 3.5 and 10.3, IE Goal, IE Policies 5.2, 5.3, and 2.10, CE Policies 2.6 and 2.8, and CIE Policy 2.3	Yes, amendments will be adopted by 12/2006 to comply with Chapter 163 requirements on the regional water supply plan
	11		IE Policies 8.1, 8.2, and 8.4, and CE Policies 2.2, 2.3, 2.4, 2.5, and 2.11	No
	12		IE Policies 5.3 and 5.8, and CIE Policy 2.3	No

Table EAR-2 Changes to State Comprehensive Plan, Chapter 187, Florida Statutes

Goal	Policy	N/A	Addressed (where/how)	Amendment Needed by Element	
	13		IE Objective II and IE Policy 2.8	No	
	14		ROS Policy 1.4	No	
8 (a and b)		X		No	
9 (a)			CE Goal and IE Goal	No	
9(b)	1		CE Objective IV, CE Policies 4.6, 4.7, 4.9, 4.11, and 4.18, FLU Objective XI, FLU Policies 11.3 and 11.7, and ROS Policy 2.3	No	
	2		ROS 2.3	No	
	3		CE Objective IV, CE Policies 4.2, 4.7, and 4.14, FLU Policies 11.3 and 11.7, and ROS Policy 2.3	No	
	4	X		No	
	5	X		No	
	6	X		No	
	7	X		No	
	8	X		No	
	9	X		No	
	10	X		No	
	11			FLU Objective IV, FLU Policies 4.3, 4.5, and 19.3, ROS Goal, ROS Objective III, and ROS Policy 2.1	No
	12	X			No
	13			ROS Objective II	No
10(a)			FLU Objective XIV and CE Objective I	No	
10(b)	1		FLU Policies 1.16, 14.1 and 14.2, and CE Policies 1.1, 1.2, and 1.3	No	
	2		FLU Policies 14.1, 14.2, and 19.8, and CE Policy 1.3	No	
	3	X		No	
	4		TE Polices 2.6.1., 2.6.2., and 2.6.3.	No	
	5	X		No	
11(a)			TE Polices 2.6.1., 2.6.2., and 2.6.3.	No	
11(b)	1		TE Polices 2.6.1., 2.6.2., and 2.6.3.	No	
	2	X		No	
	3		TE Polices 2.6.1., 2.6.2., and 2.6.3.	No	
	4		TE Polices 2.6.1., 2.6.2., and 2.6.3.	No	
	5		TE Polices 2.6.1., 2.6.2., and 2.6.3.	No	
	6	X		No	
	7	X		No	
	8	X		No	
	9	X		No	
	10	X		No	
12(a)			CE Policies 2.11, and 3.2, IE Goal, IE Objective II, and IE Policies 2.8, 2.13, 3.1, and 4.2	No	
12(b)	1		IE Policy 4.2	No	
	2	X		No	
	3		IE Policies 3.1, 4.2, and 4.3		
	4	X		No	
	5	X		No	
	6		CE Policy 3.2	No	
	7		IE Policy 2.9	No	
	8		IE Policy 5.2 and CE Policy 3.2	No	
	9		IE Policies 3.1, 4.2, and 4.3	No	
	10		IE Policies 2.8, 2.9, 2.13, and 10.1	No	
	11		IE Objective II, and IE Policies 2.8 and 2.13	No	
	12		CE Policy 3.2	No	
	13		CE Policy 3.2	No	
13(a)			CE Objective III	No	
13(b)	1		CE Policy 3.1	No	
	2		CE Policy 3.1	No	
	3	X		No	
	4	X		No	
	5		CE Policy 3.1	No	
	6		CE Policy 3.1	No	
	7		CE Policy 3.1	No	
	8		CE Policy 3.1	No	
	9		CE Policy 3.1	No	
14(a)		X		No	
14(b)	1	X		No	
	2	X		No	
	3	X		No	
15(a)			FLU Goal	No	
15(b)	1	X		No	
	2	X		No	
	3		FLU Objective IXX, FLU Policies 19.2, 19.3, 19.4, 19.5, 19.7, 19.8, 19.9, and 19.10	No	
	4		ICE 4.10	No	
	5		ICE Objective II and IV, and ICE Policies 1.5, 2.1, 2.2, 2.3, 2.7, 2.8, 2.9, 2.10, and 4.4	No	

Table EAR-2 Changes to State Comprehensive Plan, Chapter 187, Florida Statutes

Goal	Policy	N/A	Addressed (where/how)	Amendment Needed by Element
	6		IE Objective IX	Yes, amendments will be adopted by 12/2006 to comply with Chapter 163 requirements on the regional water supply plan
	7	X		No
16(a)			FLU Objective IXX,	No
16(b)	1	X		No
	2	X		No
	3	X		No
	4	X		No
	5	X		No
	6		FLU Policy 9.2 and TE Policy 2.1.8.	No
	7		TE Policy 2.1.3.	No
	8		ICE Objective IV, and ICE Policies 1.6, 2.6, and 4.4	No
	9		TE Objective 2.5., and TE Policy 2.5.2.(3)	No
	10	X		No
	11	X		No
	12	X		No
17(a)			IE Objectives II, IV, VI, and VIII	No
17(b)	1	X		No
	2		IE Policies 2.4, 5.5, and 8.6	No
	3		CIE Goal, and CIE Objective II	No
	4		ICE Policy 4.9	No
	5		CIE Goal, CIE Objective V, and CIE Policy 3.2	No
	6		CIE Objective III and Policy 3.2	No
	7		ICE Policies 4.6 and 4.7	No
	8		CIE Objective III and Policy 3.2	No
	9		CIE Objective III and Policy 3.2	No
	10	X		No
18(a)			FLU Policy 2.6	No
18(b)	1		FLU Policy 2.6	No
	2	X		No
	3		CE Policy 4.17	No
	4	X		No
	5		FLU Policy 19.6	No
	6		FLU Policies 11.1, 11.8, and 11.10	No
19(a)			FLU and TE Goals	No
19(b)	1	X		No
	2		TE Policies 2.1.7 and 2.1.7(1)	No
	3		FLU Policy 2.8 and 12.5, TE Objectives 2.1., 2.4, 2.5., and 2.6., and TE Policies 2.1.4., 2.1.7., 2.2.1., and 2.2.2.	No
	4	X		No
	5	X		No
	6	X		No
	7		CIE Policy 5.4	No
	8		TE Objective 2.5., and TE Policies 2.1.7.(1), 2.1.8.(2), and 2.5.2.	No
	9		TE Objective 2.1., and Policy 2.1.8.	No
	10		TE Policy 2.6.1.	No
	11	X		No
	12	X		No
	13		TE Objective 2.2.	No
	14		TE Policies 2.3.2.(2) and 2.3.2.(3)	No
	15		TE Objective 2.2.	No
20(a)			CIE Objectives I and V, and CIE Policies 1.1, 1.2, 2.1, 2.3, 2.5, and 4.2	No
20(b)	1		ICE Objective I and ICE Policy 1.4	No
	2	X		No
	3	X		No
	4	X		No
	5	X		No
	6	X		No
	7		ICE Policy 1.4	No
	8	X		No
	9	X		No
	10	X		No
	11	X		No
	12	X		No
	13	X		No
21(a)			FLU Objective II	No
21(b)	1		FLU 2.2	No
	2	X		No
	3		FLU Objective XI, FLU Policy 11.2, CE Objectives I and IV, and CE Policies 2.6 and 2.7.	No
	4	X		No
	5	X		No
	6		FLU Policies 2.3 and 2.6, and HE Policy 7.3	No
	7		FLU Policies 2.3 and 2.6, and HE Policy 7.3	No

Table EAR-2 Changes to State Comprehensive Plan, Chapter 187, Florida Statutes

Goal	Policy	N/A	Addressed (where/how)	Amendment Needed by Element
	8		FLU Policies 2.3 and 2.6, and HE Policy 7.3	No
	9		FLU Policies 2.3 and 2.6, and HE Policy 7.3	No
	10	X		No
	11		FLU Policy 2.3 and HE Policy 7.3	No
	12		FLU Policy 2.1	No
	13	X		No
	14		FLU Policy 2.3	No
22(a)		X		No
22(b)	1	X		No
	2	X		No
	3	X		No
	4	X		No
	5	X		No
	6	X		No
	7	X		No
	8	X		No
	9	X		No
	10	X		No
	11	X		No
	12	X		No
	13	X		No
23(a)			FLU Policies 2.7, 2.8, 2.9, and 2.10	No
23(b)	1		FLU Policies 2.7, 2.8, and 2.10	No
	2		FLU Policies 2.7, 2.8, and 2.10	No
	3		FLU Policy 2.6	No
24(a)			FLU Objective II, FLU Policies 2.1, 2.2, 2.3, and 2.5	No
24(b)	1	X		No
	2		FLU 2.3 and HE Policy 7.3	No
	3		FLU 2.3 and HE Policy 7.3	No
	4	X		No
	5		FLU Policies 2.5 and 2.10, TE Objective 2.1., and TE Policies 2.1.8.(3) and 2.1.8.(4)	No
	6		FLU 2.3 and HE Policy 7.3	No
	7	X		No
	8		FLU 2.3 and HE Policy 7.3	No
	9	X		No
25(a)			ICE Goal, and CE Objectives I, II, and IV	No
25(b)	1		ICE Objectives II and III, and Policies 1.2, 2.2, 2.7, 4.9, and 4.10	No
	2	X		No
	3	X		No
	4		FLU Policy 2.4 and HE Policy 1.2	No
	5	X		No
	6		Comprehensive Plan Evaluation and Monitoring Section	No
	7		ICE Objectives II and III, and Policies 1.2, 2.2, 2.7, 4.9, and 4.10	No
	8	X		No

**Addendum to Table EAR-2, State Comprehensive Plan Changes, Chapter 187, Florida Statutes, Amendments Needed**

Goal/Policy Number	Goal	Policy	AmendmentType(s)
7(a)	Florida shall assure the availability of an adequate supply of water for all competing uses deemed reasonable and beneficial and shall maintain the functions of natural systems and the overall present level of surface and groundwater quality. Florida shall improve and restore the quality of waters not presently meeting water quality standards		Regional Water Supply
7(b)(1)		Ensure the safety and quality of drinking water supplies and promote the development of reverse osmosis and desalination technologies for developing water supplies	Regional Water Supply
7(b)(2)		Identify and protect the functions of water recharge areas and provide incentives for their conservation	Regional Water Supply
7(b)(3)		Encourage the development of local and regional water supplies within water management districts instead of transporting surface water across district boundaries	Regional Water Supply
7(b)(4)		Protect and use natural water systems, in lieu of structural alternatives and restore modified systems	Regional Water Supply
7(b)(5)		Ensure that new development is compatible with existing local and regional water supplies	Regional Water Supply
7(b)(10)		Protect surface and groundwater quality and quantity in the state	Regional Water Supply
15(b)(6)		Consider, in land use planning and regulation, the impact of land use on water quality and quantity; the availability of land, water, and other natural resources to meet demands; and the potential for flooding	Regional Water Supply

**Table EAR-3  
Changes to Rule 9J-5, F.A.C.**

Changes to Rule 9J-5, F.A.C. 1999-2003		9J-5, F.A.C. Citations	N/A	Addressed (where/how)	Amendment Needed by Element
<b>March 21, 1999</b>					
55	Defined public transit and stormwater management facilities	9J-5.003		City will add definitions to FLU Implementation Section with EAR	No
56	Revised the definitions of affordable housing, coastal planning area, port facility, and wetlands.	9J-5.003	X (CPA & PF)	FLU-Implementation Section contains definition for affordable housing and wetlands	No
57	Repeal the definitions of adjusted for family size, adjusted gross income, development, high recharge area or prime recharge area, mass transit, paratransit, public facilities, very low-income family.	9J-5.003		FLU-Implementation contains the Chapter 380.04 definition of development and the Broward County Land Use Plan definition for mass transit	No
58	Revised provisions relating to adoption by reference into the local comprehensive plan.	9J-5.005(2)(g) and (8)(j)	X		No
59	Repealed transmittal requirements for proposed evaluation and appraisal reports, submittal requirements for adopted evaluation and appraisal reports, criteria for determining the sufficiency of adopted evaluation and appraisal reports, procedures for adoption of evaluation and appraisal reports. Note: transmittal requirements for proposed evaluation and appraisal reports and submittal requirements for adopted evaluation and appraisal reports were incorporated Rule Chapter 9J-11, F.A.C.	9J-5.0053(2) through (5)	X		No
60	Repealed conditions for de minimis impact and referenced conditions in subsection 163.3180(6), F.S.	9J-5.0055(3)(c)6	X		No
61	Required the future land use map to show the transportation concurrency exception area boundaries of such areas have been designated and areas for possible future municipal incorporation.	9J-5.006(4)(a)(11)	X		No

**Table EAR-3  
Changes to Rule 9J-5, F.A.C.**

Changes to Rule 9J-5, F.A.C. 1999-2003		9J-5, F.A.C. Citations	N/A	Addressed (where/how)	Amendment Needed by Element
62	Required objectives of the Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water and Natural Groundwater Aquifer Recharge Element to address protection of high recharge and prime recharge areas.	9J-5.011(2)		Objective IX; however there are no areas designated prime recharge areas in the City per SFWMD.	No
63	Repealed the Intergovernmental Coordination Element process to determine if development proposals would have significant impacts on other local governments or state or regional resources or facilities, and provisions relating to resolution of disputes, modification of development orders, and the rendering of development orders to the Department of Community Affairs (DCA)	9J-5.015(4)	X		No
64	Clarified that local governments not located within the urban area of a Metropolitan Planning Organization are required to adopt a Traffic Circulation Element and that local governments with a population of 50,000 or less are not required to prepare Mass Transit and Ports, Aviation and Related Facilities Elements	9J-5.019(1)	X		No
65	Required objectives of the Transportation Element to: Coordinate the siting of new, or expansion of existing ports, airports, or related facilities with the Future Land Use, Coastal Mangement, and Conservation Elements; Coordinate surface transportation access to ports, airports, and related facilities with the traffic circulation system; Coordinate ports, airports, and related facilitiesplans with plans of other transportation providers; and Ensure that access routes to ports, airports and related facilities are properly integrated with other modes of transportation.	9J-5.019(4)(b)		TE Objective 2.1	No
66	Required policies of the Transportation Element to: Provide for the safe and convenient on site traffic flow; Establish measures for the acquisition and preservation of public transit rights-of-way and corridors; Promote ports, airports and related facilities development and expansion; Mitigate adverse structural and non-structural impacts from ports, airports and related facilities; Coordinate intermodal management of surface and water transportation within ports, airports and related facilities; and Protect ports, airports and related facilities from encroachment of incompatible uses.	9J-5.019(4)(c)	X	TE Policies 2.1.1.(4), 2.4.1., 2.43, 2.4.3(1), 2.32 & 2.31	No

**Table EAR-3  
Changes to Rule 9J-5, F.A.C.**

Changes to Rule 9J-5, F.A.C. 1999-2003		9J-5, F.A.C. Citations	N/A	Addressed (where/how)	Amendment Needed by Element
67	Added standards for the review of land development regulations by the Department	9J-5.022	X		No
68	Added criteria for determining consistency of land development regulations with the comprehensive plan	9J-5.023	X		No
<b>February 25, 2001</b>					
69	Defined general lanes	9J-5.003			No, definition will be added to TE-Introduction-Definitions Section
70	Revised the definition of "marine wetlands."	9J-5.003	X		No
71	Repeal the definition of "public facilities and services"	9J-5.003	X		No
72	Revised procedures for monitoring, evaluating and appraising implementation of local comprehensive plans	9J-5.005(7)		Yes, each element	No
73	Repealed requirements for evaluation and appraisal reports and evaluation and appraisal amendments	9J-5.0053	X		No
74	Revised concurrency management system requirements to include provisions for establishment of public school concurrency	9J-5.0055(1) and (2)	X		No
75	Authorized local governments to establish multimodal transportation level of service standards and established requirements for multimodal transportation districts	9J-5.0055(2)(b) and (3)(c)	X		No
76	Authorized local governments to establish level of service standards for general lanes of the Florida Intrastate Highway System within urbanized areas, with the concurrence of the Department of Transportation	9J-5.0055(2)(c)	X		No
77	Provide that public transit facilities are not subject to concurrency requirements	9J-5.0055(8)	X		No

**Table EAR-3  
Changes to Rule 9J-5, F.A.C.**

Changes to Rule 9J-5, F.A.C. 1999-2003		9J-5, F.A.C. Citations	N/A	Addressed (where/how)	Amendment Needed by Element
78	Authorized local comprehensive plans to permit multi-use developments of regional impact to satisfy the transportation concurrency requirements by payment of a proportionate share contribution	9J-5.0055(9)	X		No
79	Required the future land use map to show multimodal transportation district boundaries, if established	9J-5.006(4)	X		No
80	Authorized local governments to establish multimodal transportation districts and, if established, required local governments to establish design standards for such districts	9J-5.006(6)	X		No
81	Required data for the Housing Element include a description of substandard dwelling units and repealed the requirement that the housing inventory include a locally determined definition of standard and substandard housing conditions	9J-5.010(1)(c)			No, description of substandard dwelling units will be added to HE-Introduction - definitions section
82	Authorized local governments to supplement the affordable housing needs assessment with locally generated data and repealed the authorization for local governments to conduct their own assessment	9J-5.010(2)(b)	X		No
83	Required the Intergovernmental Coordination Element to include objectives that ensure adoption of interlocal agreements within one year of adoption of the amended Intergovernmental Coordination Element and ensure intergovernmental coordination between all affected local governments and the school board for the purpose of establishing requirements for public school concurrency	9J-5.015(3)(b)			Yes, new ICE objective will be included with EAR amendments

**Table EAR-3  
Changes to Rule 9J-5, F.A.C.**

Changes to Rule 9J-5, F.A.C. 1999-2003		9J-5, F.A.C. Citations	N/A	Addressed (where/how)	Amendment Needed by Element
84	Required the Intergovernmental Coordination Element to include: Policies that provide procedures to identify and implement joint planning areas for purposes of an annexation, municipal incorporation and joint infrastructure service areas; Recognize campus master plan and provide procedures for coordination of the campus master development agreement; Establish joint processes for collaborative planning and decision making with other units of local government; Establish joint processes for collaborative planning and decision making with the school board on population projections and siting of public school facilities; Establish joint processes for the siting of facilities with county-wide significance; and Adoption of an <u>interlocal agreement for school concurrency.</u>	9J-5.015(3)(c)	X(school concurrency interlocal agreement)	ICE Policy 1.4, Objective IV and implementing policies, 4-1 thru 4.10,	No
85	Required the Capital Improvements Element to include implementation measures that provide a five-year financially feasible public school facilities program that demonstrates the adopted level of service standards will be achieved and maintained and a schedule of capital improvements for multimodal transportation districts, if locally established	9J-5.016(4)(a)	X		No
86	Required the Transportation Element analysis for multimodal transportation districts to demonstrate that community design elements will reduce vehicle miles of travel and support an integrated, multi-modal transportation system	9J-5.019(3)	X		No
87	Required Transportation Element objectives for multimodal transportation districts to address provision of a safe, comfortable and attractive pedestrian environment with convenient access to public transportation	9J-5.019(4)	X		No
88	Authorized local governments to establish level of service standards for general lanes of the Florida Intrastate Highway System within urbanized areas, with the concurrence of the Department of Transportation.	9J-5.019(4)(c)	X		No

**Addendum to Table EAR-3, Changes to Rule 9J-5, F.A.C., Amendments Needed**

Change No.	Change	Rule No.	AmendmentType(s)
83	Required the Intergovernmental Coordination Element to include objectives that ensure adoption of interlocal agreements within one year of adoption of the amended Intergovernmental Coordination Element and ensure intergovernmental coordination between all affected local governments and the school board for the purpose of establishing requirements for public school concurrency	9J-5.015(3)(b)	ICE Goal, Objective and Policies Section

**Table EAR-4 Changes to South Florida Strategic Regional Policy Plan**

Goal	Policy	N/A	Addressed (where/how)	Amendment Needed by Element*
1			FLU Objective II	No
	1.1		FLU Policy 2.6	No
	1.2	X		No
	1.3		FLU Policy 2.6	No
	1.4		FLU Policy 2.6	No
	1.5		FLU Objective II, FLU Policies 2.1 & 2.3, and 8.2, TE Policy 2.5.2(6), and HE Policy 1.6 and 7.3	No
	1.6	X		No
	1.7	X	FLU Policy 2.1	No
	1.8	X		No
	1.9	X		No
	1.10	X		No
	1.11	X		No
	1.12	X		No
2			FLU Objective II	No
	2.1	X		No
	2.2	X		No
	2.3	X		No
	2.4			Yes
	2.5	X		No
	2.6			No
	2.7	X		No
3			FLU Goal	No
	3.1	X		No
	3.2	X		No
	3.3			No
	3.4		TE Goal & TE Policy 2.5.2.(1)	No
	3.5		HE Policies 2.6 & 2.7	No
	3.6	X		No
	3.7		FLU Policy 1.16, CE Policies 2.7 and 3.2, and IE Policies 2.9 and 5.3	No
	3.8		HE Policy 7.3	No
4			FLU Goal	No
	4.1		FLU Objective VII, IE Objectives I, IV and VII, IE Policies 1.1, and 7.1, and CIE Policies 2.2, 2.3 and 2.5	No
	4.2		IE Policies 2.3, 4.8, 6.2, and 8.5	No
	4.3	X		No
	4.4	X		No
	4.5	X		No
	4.6	X		No
	4.7	X		No
	4.8		CIE Objective V and CIE Policies 1.1 and 3.2	No
	4.9		CIE Objective V and CIE Policies 1.1 and 3.2	No
	4.10		IE Policies 3.1, 3.2, 4.2, and 4.3	No
	4.11		CIE Policies 2.2 and 2.3	No
5			FLU Objective V, FLU Policies 5.3 and 5.6, ICE Objective IV, and ICE Policies 4. and 4.4	No
	5.1		FLU Objective V, FLU Policies 5.3 and 5.6, ICE Objective IV, and ICE Policies 4. and 4.4	No
	5.2	X		No
	5.3			Yes
	5.4		FLU Objective V, FLU Policies 5.3 and 5.6, ICE Objective IV, and ICE Policies 4. and 4.4	No
	5.5		FLU Objective V, FLU Policies 5.3 and 5.6, ICE Objective IV, and ICE Policies 4. and 4.4	No
	5.6		Included in Agreement	No
	5.7	X		No
	5.8		FLU Policy 5.1 and ICE Policy 4.4	No
	5.9		FLU Policy 5.4, ICE Objectives I and IV, and ICE Policy 4.4	No
	5.10	X		No
	5.11	X		No
6			HE Goal and HE Objectives I and 3	No
	6.1		FLU Policy 8.3, HE Objective I, and HE Policies 3.1 and 3.3	No

**Table EAR-4 Changes to South Florida Strategic Regional Policy Plan**

Goal	Policy	N/A	Addressed (where/how)	Amendment Needed by Element*
	6.2	X		No
	6.3			Yes
	6.4		FLU Policy 8.5 and HE Policies 3.1 and 8.2	No
	6.5	X		No
	6.6		HE Policy 1.2	No
	6.7		FLU Policy 8.3, HE Objective I, and HE Policy 3.3	No
	6.8		HE Objective I and Policy 1.3	No
	6.9	X		No
	6.10		HE Objective 7 and HE Policies 7.1 and 7.2	No
	6.11		FLU Policy 8.2, TE Policy 2.18(3), and HE Policy 1.4	No
	6.12		FLU Objective II, HE Policies 1.6 and 1.3, and TE Policy 2.18(3)	No
	6.13		HE Objective I and Policy 1.3	No
	6.14		FLU Policy 19.5	No
	6.15	X		No
	6.16	X		No
	6.17		FLU Policy 8.3, HE Objective I, and HE Policies 3.1 and 3.3	No
	6.18		FLU Policy 8.3, HE Objective I, and HE Policies 3.1 and 3.3	No
	6.19		FLU Policy 8.2, TE Policy 2.18(3), and HE Policy 1.4	No
	6.20	X		No
	6.21		HE Goal	No
	6.22		HE Policy 2.1	No
	6.23		HE Objective IV and Policy 4.3	No
	6.24	X		No
	6.25		HE Goal	No
	6.26		FLU Policy 8.2, TE Policy 2.18(3), and HE Policy 1.4	No
	6.27		FLU Policy 19.6 and HE Policy 2.4	No
	6.28	X		No
	6.29	X	HE Policy 3.3	No
	6.30	X	HE Policy 3.3	No
	6.31		HE Objective V and Policies 5.1 and 5.2	No
7			FLU Goal, FLU Policies 1.13, 3.3, 3.5, 3.6, FLU Objective X, FLU Policies 10.1 and 10.2, FLU Objective XI, FLU Policies 11.4, 11.6, and 12.1, FLU Objective XII, FLU Policy 13.1, IE Goal, IE Policies 2.8, 2.9, 2.10, and 2.13, IE Objective V, IE Policies 5.1 and 5.2, ROS Policies 1.4 and 2.2, CE Goal, CE Objective II, CE Policies 2.1, 2.3, 2.6, 2.7, 2.8, 2.11, 2.13, 2.14, CE Objective IV, and CE Policies 4.3, 4.7, 4.8, 4.11, 4.15, and 4.16.	Yes, amendments will be adopted by 12/2006 to comply with Chapter 163 requirements on the regional water supply plan
	7.1		FLU Objective III, and FLU Policies 3.3 and 11.4	Yes, amendments will be adopted by 12/2006 to comply with Chapter 163 requirements on the regional water supply plan
	7.2			Yes, amendments will be adopted by 12/2006 to comply with Chapter 163 requirements on the regional water supply plan
	7.3	X		No
	7.4		FLU Policies 10.3 and 10.4, IE Policies 2.11 and 2.12, and CE Policies 2.9 and 2.10	No
	7.5		IE Policy 5.8	No
	7.6		FLU Objective XI, IE Objective IX, IE Policy 9.3, and CE Policy 2.6	No
	7.7	X		No
	7.8	X		No
	7.9		IE Policies 5.3 and 5.8, and CE Policy 2.6	No
	7.10		IE Policies 5.3 and 5.8	No
	7.11		CE Policies 2.2 through 2.5, IE Goal and IE Policies 2.13, 8.1, 8.2, and 8.4	No
	7.12		FLU Objective X and XI, CE Objective II, CE Policies 2.2 through 2.5, IE Goal, and IE Policies 2.13, 8.1, 8.2, and 8.4	No
	7.13	X		No

**Table EAR-4 Changes to South Florida Strategic Regional Policy Plan**

Goal	Policy	N/A	Addressed (where/how)	Amendment Needed by Element*
	7.14		CE Policies 2.2 through 2.5, and IE Policies 2.13, 8.1, 8.2, and 8.4	No
	7.15		CIE Policy 2.3, IE Policy 5.3 and CE Policy 2.3	No
8			TE Goal 1.0.	No
	8.1		TE Objective 2.1.	No
	8.2		TE Policy 2.1.7.	No
	8.3		TE Policy 2.4.3.	No
	8.4		TE Objective 2.5. and TE Policies 2.5.2.(1), (3), and (6)	No
	8.5		TE Policies 2.1.5.(2) and 2.3.2.(3)	No
	8.6	X		No
	8.7	X		No
	8.8		TE Policies 2.4.2.(1-4) and 2.5.3.	No
9			TE Objective 2.6., TE Policies 2.6.1., 2.6.2., and 2.6.3.	No
	9.1	X		No
	9.2	X		No
	9.3		TE Objective 2.5. and TE Policies 2.5.2.(1), (3), and (6)	No
	9.4		CE Objective I, CE Policy 1.1, FLU Objective XIV, FLU Policies 14.1 and 14.2	No
	9.5		CE Objective I, CE Policy 1.1, FLU Objective XIV, FLU Policies 14.1 and 14.2	No
	9.6	X		No
	9.7	X		No
	9.8	X		No
	9.9	X		No
10			FLU Objective IV and ROS Policies 1.1, 1.3, and 3.4	No
	10.1		FLU Goal, FLU Objective III, FLU Policies 3.3 and 11.4, ROS Goal, ROS Policies 1.4, 2.2, and 2.3, and CE Policies 4.8 and 4.15	No
	10.2		FLU Policy 9.3, CE Policy 4.5, ROS Objectives I and II, ROS Policies 1.1, 1.2, and 1.3	No
	10.3		FLU Policy 5.1 and ROS Policies 1.1 and 1.4	No
	10.4		FLU Policy 4.5, CIE Policy 2.3 and ROS Policy 3.1	No
	10.5	X		No
11			FLU Objectives IX and IXX, FLU Policies 1.13, 7.3, 9.2, 11.10, 14.1 and 19.6, HE Objective II, HE Policies 1.4 and 7.1, TE Policies 2.1.8. and 2.5.3.(4), CIE Policy 2.5, CE Policies 4.15 and 4.16, IE Policies 2.4, 2.5, 2.6, 2.7, 4.7, 4.8, 4.9, 6.3, 6.4, 6.5, 8.5, 8.6, 8.7, 8.8, and 8.9	No
	11.1		FLU Objectives IX and IXX, FLU Policies 9.2, 9.3, and 14.1, HE Policy 1.4, and TE Policy 2.5.3.(4)	No
	11.2		FLU Objectives IX and IXX, FLU Policies 9.2, 9.3, and 14.1, HE Policy 1.4, and TE Policy 2.5.3.(4)	No
	11.3	X	TE Policy 2.1.3.	No
	11.4		FLU Objective VIII, FLU Policies 8.4, 19.6 and 19.9, HE Objectives II, IV, and VII, HE Policies 1.6, 2.1, 2.4, 2.6, 4.1, 4.2, 4.3, 7.1 and 7.3	No
	11.5			Yes
	11.6	X	FLU Objective VIII and Policy 9.2	No
	11.7		FLU Policies 8.1, 8.2, and 8.5, and HE Policies 1.2, 3.10 and 3.11	No
	11.8		FLU Policies 2.3, 8.1, 8.2, HE Objective I, HE Policies 1.3 and 4.2, and TE Policy 2.1.7.(1)	No
	11.9		HE Objective V, HE Policies 2.4, 5.2, and FLU Policy 18.5	No
	11.10		IE Policies 2.5, 2.6, 2.7, 4.6, 4.7, 4.8, 4.9, 6.3, 6.5, 8.5, 8.7, 8.8, 8.9, FLU Policies 7.1 and 7.3, TE Policy 2.1.2. and CIE Policy 2.5	No
	11.12		FLU Objective IXX and FLU Policy 1.5, TE Objective 2.1., TE Policies 2.1.8.(2 and 3) and HE Policy 1.4	No
	11.13	X		No
	11.14	X		No
12				No
	12.1-12.4	X		No
13			FLU Objective XI, FLU Policies 11.1, 11.4, 11.8, 11.10, and 19.6, CE Policies 4.1 and 4.17, and HE Policy 2.4	No
	13.1		FLU Policies 2.7, 11.1, 11.4, and 11.8, CE Policy 4.17 and HE Policy 2.4	No
	13.2		FLU Policies 11.1, 11.4, and 11.8, CE Policy 4.17 and HE Policy 2.4	No
	13.3		FLU Policy 11.8	No
	13.4	X		No

**Table EAR-4 Changes to South Florida Strategic Regional Policy Plan**

Goal	Policy	N/A	Addressed (where/how)	Amendment Needed by Element*
	13.5		FLU Policies 11.1, 11.10, and 19.6	No
	13.6		FLU Policies 2.7 and 19.6	No
	13.7	X		No
14			FLU Goal, FLU Objectives III, XI and XIV, FLU Policies 1.16, 11.2, 11.4, ROS Policy 2.3, IE Policy 10.1, ICE Objective II, CE Goal, and CE Policies 3.2, 4.7, 4.8, 4.11, 4.13, 4.15, 4.16, and 4.18	Yes, amendments will be adopted by 12/2006 to comply with Chapter 163 requirements on the regional water supply plan
	14.1		FLU Goal, FLU Objectives III, XI and XIV, FLU Policies 1.16, ROS Policy 2.3, IE Policy 10.1, ICE Objective II, CE Goal, and CE Policies 3.2, 4.7, 4.8, 4.11, 4.13, 4.15, 4.16, and 4.18	No
	14.2		ROS Policies 1.4, 2.2, and 2.3, CE Policies 4.13 and 4.18, FLU Objectives X and XI, and FLU Policies 10.2, 11.5, and 18.7	No
	14.3		FLU Policies 11.4 and 11.5, CE Objective IV, and CE Policies 4.7, 4.15, and 4.18	No
	14.4		FLU Objectives III, XI, and XVIII, FLU Policies 10.2, 18.4 and 18.7, and CE Policy 4.18	No
	14.5		CE Policies 4.3 and 4.5	No
	14.6	X		No
	14.7		FLU Policy 11.2, CE Objective IV, CE Policies 4.7 and 4.14, and ROS Policy 2.3	No
	14.8		FLU Policy 3.3, and CE Policies 4.12 and 4.13	No
	14.9			Yes
	14.10		CE Objective IV and Policy 4.14	No
	14.11			Yes
	14.12	X		No
	14.13	X		No
	14.14		CE Policies 1.2 and 2.5	No
	14.15	X		No
	14.16	X		No
	14.17	X		No
	14.18	X		No
15			FLU Objective X, FLU Policies 11.5, 11.6, and CE Policy 4.16	Yes, amendments will be adopted by 12/2006 to comply with Chapter 163 requirements on the regional water supply plan
	15.1		FLU Policies 11.5, 11.6, and CE Policy 4.16	Yes, amendments will be adopted by 12/2006 to comply with Chapter 163 requirements on the regional water supply plan
	15.2		FLU Objectives X, FLU Policies 11.5, 11.6, and CE Policy 4.16	Yes, amendments will be adopted by 12/2006 to comply with Chapter 163 requirements on the regional water supply plan
16			CE Objective IV	No
	16.1		FLU Policy 12.1 and IE Policy 5.8	No
	16.2		CE Policy 2.6, IE Policy 5.2, and ROS Policy 1.4	No
	16.3		CE Objective IV	No
	16.4	X		No
17			FLU Objective II, and FLU Policies 2.1, 2.2, 2.5, 2.6, 2.7 and 2.8	No
	17.1		FLU Policy 2.3	No
	17.2		FLU Policy 2.3	No
	17.3		FLU Policy 2.3	No
	17.4	X		No
	17.5	X		No

**Table EAR-4 Changes to South Florida Strategic Regional Policy Plan**

Goal	Policy	N/A	Addressed (where/how)	Amendment Needed by Element*
	17.6		FLU Policies 2.2, 2.6, 2.7, and 2.8	No
	17.7		FLU Policy 2.1	No
	17.8		FLU Policies 2.7, 2.8, 2.9 and 2.10	No
	17.9		CE Policies 4.3 and 4.5, ROS Policy 3.4, and FLU Policies 2.7 and 2.9	No
	17.10	X		No
18			FLU Policies 17.1 and 17.3	No
	18.1	X		No
	18.2	X		No
	18.3	X		No
	18.4	X		No
	18.5	X		No
	18.6	X		No
	18.7		FLU Policies 17.1 and 17.3	No
	18.8	X		No
	18.9	X		No
	18.10	X		No
	18.11	X		No
	18.12	X		No
	18.13	X		No
	18.14	X		No
	18.15	X		No
	18.16	X		No
	18.17	X		No
	18.18	X		No
	18.19		No vacant land remaining in the City is zoned for mobile home parks	No
	18.20	X		No
18.21	X		No	
18.22		FLU Policies 17.1 and 17.3	No	
18.23	X		No	
18.24	X		No	
18.25	X		No	
all of 19		X		No
20			FLU Goal	No
	20.1		FLU Objective XVIII, FLU Policies 15.5, and 18.1 through 18.8	No
	20.2		FLU Objective VII, FLU Policies 7.1, 7.2, 7.3, ROS Policy 3.1, TE Policy 2.1.2., IE Policies 4.6, 4.7, 4.8, 4.9, 6.3, 6.4, 6.5, 8.5, 8.6, 8.7, and 8.8, CIE Policy 2.5, and HE Policy 1.6	No
	20.3		FLU Objective VII, FLU Policies 7.1, 7.2, 7.3, ROS Policy 3.1, TE Policies 2.1.2., 2.1.8.(1-4), 2.1.7.(1), and 2.2.2.(1) and (4), IE Policies 4.6, 4.7, 4.8, 4.9, 6.3, 6.4, 6.5, 8.5, 8.6, 8.7, and 8.8, CIE Policy 2.5, and HE Policy 1.6	No
	20.4		TE Policies 2.1.2., 2.1.8.(1-4), 2.1.7.(1), and 2.2.2.(1) and (4)	No
	20.5		CE Policy 1.3, TE Objective 2.5., and TE Policies 2.1.7., 2.6.1., 2.6.2., and 2.6.3.	No
	20.6		TE Policies 2.5.2.(3), 2.5.3., 2.6.1.(1), 2.6.2.(2), and 2.6.3.	No
	20.7		TE Policies 2.5.2.(3), 2.5.3., 2.6.1.(1), 2.6.2.(2), and 2.6.3.	No
	20.8	X		No
	20.9		TE Policy 2.5.2.(1)	No
	20.10	X		No
	20.11		TE Policy 2.5.2.(3)	No
	20.12		TE Policy 2.4.4.	No
	20.14	X		No
	20.15	X		No
	21		X	
	21.1		FLU Objective XV, FLU Policies 11.11 and 16.1, CE Policies 4.7, 4.8, and 4.16, I Objectives V and VI, IE Policies 5.5 and 6.1, ICE Objective II, and ICE Policies 2. and 2.10	No
	21.2	X		No
	21.3	X		No
	21.4	X	Will establish 20 - year planning horizon in FLU Data and Analysis section	No
	21.5		TE Objective 2.1., 2.1.8., and 2.2.2.(4)	No
	21.6		FLU Policy 2.5, HE Policy 3.11, TE Objective 2.5., and TE Policy 2.1.8.	No

**Table EAR-4 Changes to South Florida Strategic Regional Policy Plan**

Goal	Policy	N/A	Addressed (where/how)	Amendment Needed by Element*
	21.7		TE Goal 1.0., TE Objective 2.2., and TE Policies 2.1.7., 2.2.1., 2.4.1., 2.4.2., 2.4.3., 2.4.4. and 2.5.2.	No
	21.8	X		No
	21.9	X		No
	21.10	X		No
	21.11	X		No
	21.12		FLU Policies 2.6, 2.7 and 2.8	No
	21.13		FLU Policies 8.3 and 8.5, and HE Policies 1.3, 3.1, 3.5, 3.6, 3.10, and 3.11	No
	21.14	X		No
	21.15	X		No
	21.16	X		No
21.17	X		No	
22		X		No
	22.1		FLU Objectives XVIII and IXX, FLU Policies 1.13, 8.4, 18.3, and 18.5, HE Objective II, and HE Policies 2.1, 2.3, 2.5, 2.6, and 4.1	No
	22.2	X		No
	22.3	X		No
	22.4	X		No
	22.5	X		No
	22.6	X		No
	22.7		HE Policy 7.3	No
	22.8	X		No
	22.9	X		No

**Addendum to Table EAR-4, South Florida Strategic Regional Policy Plan Changes, Amendments Needed**

Goal/Policy Number	Goal	Policy	AmendmentType(s)
2.4		Ensure that decisions with regard to the location of infrastructure investments by local governments are made with priority for the lowest income neighborhoods.	Infrastructure Element Goals, Objectives, Policies Section
5.3		Discourage development proposals that would exacerbate school overcrowded conditions at impacted schools are agreed upon by the affected local government and school board	Future Land Use Element Goals, Objectives, Policies Section
6.3		Encourage new housing, including housing at higher densities, to be directed toward areas designated as Urban Corridors, Regional Intermodal Centers and Regional Centers as depicted on the Livability and Connectivity Illustration of the SRPP	Transportation and Housing Elements Goals, Objectives and Policies Section
7	Protect, conserve, and enhance the Region's water resources		Regional Water Supply
7.1		Develop a more balanced, efficient, and ecologically sustainable allocation and reservation of the water resources of the Region	Regional Water Supply
7.2		Water suppliers, in coordination with the South Florida Water Management District, should address long term water supply alternatives, which include the possibility of utilizing areawide or regional water supply systems as a substitute for, or as a means of augmenting, the present non-regional systems	Regional Water Supply

**Addendum to Table EAR-4, South Florida Strategic Regional Policy Plan Changes, Amendments Needed**

Goal/Policy Number	Goal	Policy	AmendmentType(s)
11.5		Encourage infill and redevelopment activities that are compatible with community character. Infill and redevelopment should be encouraged on an areawide basis instead of incrementally on a site-by-site basis	Future Land Use Element Goals, Objectives, Policies Section
14	Protect, conserve, and enhance the Region's water resources		Regional Water Supply
14.9		Encourage local governments to require invasive exotic removal as a condition of development approvals	Conservation Element Goals, Objectives, Policies Section
14.11		Encourage local governments to utilize pervious areas in public rights-of-way as opportunities to re-establish native vegetation, particularly in residential swales	Conservation Element Goals, Objectives, Policies Section
15	Restore and protect the ecological values and functions of the Everglades Ecosystem by increasing habitat area, increasing regional water storage, and restoring water quality		Regional Water Supply
15.1		Encourage land uses and development patterns that are consistent with Everglades Ecosystem restoration and with the protection of Natural Resources of Regional Significance	Regional Water Supply
15.2		Restore natural volume, timing, quality, and distribution of water to the Everglades, Florida Bay, Biscayne Bay, other estuaries, and the Atlantic Ocean by implementing the Lower East Coast Water Supply Plan so that the needs of the natural system are met consistent with ecosystem restoration	Regional Water Supply

**Table EAR-5  
Major Issue Objective Assessment**

OBJECTIVE	EVALUATION MEASURE	CONDITIONS WHEN PLAN WAS ADOPTED	CURRENT CONDITIONS	ACTIONS NEEDED
<b>A. MANAGING AND DIRECTING POPULATION GROWTH</b>				
<p><b>FLU Objective VII.</b> 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.</p>	<p>Annual record of the City maintaining or exceeding adopted level of service standards; and reduction of facilities that do not meet or decrease adopted level of service standards.</p>	<p>The adopted level of service standards have been maintained with the exception of deficiencies noted in Transportation Element Table 2-12</p>	<p>Data for current conditions that includes existing traffic volumes was not available.</p>	<p>Update the Transportation Element consistent with Broward County data for existing traffic volume counts to determine current and projected levels of service of the transportation network</p>
<p><b>FLU Objective IX.</b> Continue to encourage the use of innovative land development regulations such as planned unit development and mixed use development districts, and encourage mixed land use development techniques by adopting, before the end of 1999, the proposed changes to the permitted uses section of the Future Land Use Element in the commercial, employment center, and employment center - low designations consistent with the policies of the Broward County Land Use Plan. The use of mixed use development districts shall also be encouraged within designated Local and Regional Activity Centers consistent with the rules and procedures contained within the Local and Regional Activity Center Permitted Uses subsections of the City's Land Use Plan, and the Plan Implementation Requirements section of the Broward County Land Use Plan.</p>	<p>Adoption of land development regulations implementing mixed use provisions in the employment center employment center – low, local activity center, regional activity center, and commercial land use designations.</p>	<p>The MXD District was adopted by Ordinance No. 1275, passed 8/5/98</p>	<p>LDR is in place</p>	<p>None at this time</p>
<p><b>FLU Objective IXX.</b> Encourage compact development reflecting characteristics which includes a mixture of community-serving uses such as commercial, office, employment, civic and institutional, recreation and open space, and residential; characterized by an efficient infrastructure, close knit neighborhoods and sense of community, preservation of natural systems, promotion of pedestrian circulation and convenient access to mass transit facilities through the establishment of a Local Activity Center land use category within the land use plan.</p>	<p>Record of Local Activity Centers that are composed of a mix of land uses distributed in a manner which promotes internal sustainability with respect to infrastructure, sense of community, housing opportunities, preservation of natural systems, interconnected pedestrian and bicycle circulation systems, and internal and external mass transit facilities which connect with multi-modal transportation facilities, parks, and other community amenities</p>	<p>Local Activity Center designation, objective and policies were adopted March 16, 2005</p>	<p>Broward County is in the process of amending the RAC and LAC policies and the City of Pembroke Pines will amend its Future Land Use Element to be consistent with Broward County's after adoption of the County amendments</p>	<p>Broward County is in the process of amending the RAC and LAC policies and the City of Pembroke Pines will amend its Future Land Use Element to be consistent with Broward County's after adoption of the County amendments. In addition, the EAR recommends that a policy be added to the FLU to prepare a study to present to the LPA in order to assess various methods of increasing the supply of available housing units including the county's proposed changes to the flexibility policies.</p>

**Table EAR-5  
Major Issue Objective Assessment**

OBJECTIVE	EVALUATION MEASURE	CONDITIONS WHEN PLAN WAS ADOPTED	CURRENT CONDITIONS	ACTIONS NEEDED
<p><b>TE Objective 2.1.</b> The City of Pembroke Pines, in coordination with the transportation planning efforts of the State of Florida, Broward County, SFRPC, MPO, and adjacent municipalities shall continue to maintain and, where feasible, improve the functional relationship between the transportation system and applicable future land use maps to ensure that transportation modes and services meet the transportation needs of existing and future population densities, housing and employment patterns, and land uses.</p>	<p>Segments of Pines Boulevard, Johnson Street, Sheridan Street and University Drive were identified as segments projected to be overcapacity in 2002.</p>	<p>In addition to the road segments listed under the conditions when the plan was adopted, the County's EAR sufficiency remedial response map identifies additional segments that are currently overcapacity including 72nd Avenue, 196th and 184th Avenues.</p>	<p>Update the Transportation Element consistent with Broward County data for existing traffic volume counts to determine current and projected levels of service of the transportation network</p>	<p>Update the Transportation Element consistent with Broward County data for existing traffic volume counts to determine current and projected levels of service of the transportation network</p>
<p><b>HE Objective I.</b> Provide and preserve affordable housing for all current and anticipated future residents of the City and households with special housing needs including the elderly and handicapped, in coordination with the regional efforts of the South Florida Regional Planning Council, and other private and public agencies by reducing the affordable housing need by 5 percent for very low, low, and moderate income households within the current five year planning time frame</p>	<p>Reduce affordable housing needs by 5 percent by 2005, for the City's very low, low, and moderate income households.</p>	<p>2005 projected deficits at time of adoption for affordable owner occupied units was 16,045 and 3,737 for affordable renter occupied units</p>	<p>Current 2005 deficits for affordable owner occupied units is 4,183 and 2,260 for affordable renter occupied units</p>	<p>Continue policies to reduce affordable housing needs during the next 5 and 10 year planning horizons</p>
<p><b>HE Objective III.</b> The City of Pembroke Pines will provide adequate sites and distribution of housing for very low income, low income, and moderate income households, adequate sites for mobile and manufactured homes, and adequate sites in residential areas for group homes and foster home care facilities licensed or funded by the Florida Department of Children and Families through 2005.</p>	<p>Develop and maintain record of adequate sites and distribution of affordable housing including sites for mobile homes and group homes.</p>	<p>An analysis of vacant land located within public transit functional area coverage was included in adopted Housing Element. In 2000, there were 40 acres of vacant residential land use land located within FAC</p>	<p>Currently, only the City Center vacant residential component is located within the FAC</p>	<p>HE Policy 3.11 should be continued as it provides for the city to coordinate with BCT in expanding the public transit FAC so that there are increased opportunities to reduce the affordable housing need</p>
<p><b>HE Objective VI.</b> The City in coordination with the South Florida Regional Planning Council's programs will provide adequate sites for group homes and foster care facilities licensed by the Florida Department of Children and Families in accordance with the schedule adopted by the SFRPC, and consistent with Chapter 419, F.S.</p>	<p>for group homes and foster care facilities; Amendment of LD</p>	<p>The City has not yet participated in a regional program to provide adequate sites for group homes and foster care facilities</p>	<p>The City has not yet participated in a regional program to provide adequate sites for group homes and foster care facilities</p>	<p>Amend HE Policies to reflect coordination with future regional programs as recommended by SFRPC as well as Broward County programs.</p>
<p><b>IE Objective II.</b> Continue to provide wastewater treatment operations to meet demands within the City in an efficient, economical and environmentally sensitive manner through the year 2010</p>	<p>Maintain record of water treatment operations relating to demand and capacity; and update for both the short term and long term planning horizons.</p>	<p>The City provided wastewater treatment operations to meet demands within the City</p>	<p>The City continues to provide wastewater treatment operations to meet demands within the City</p>	<p>Update IE Policies to continue into the next five and ten year planning horizons.</p>

**Table EAR-5  
Major Issue Objective Assessment**

OBJECTIVE	EVALUATION MEASURE	CONDITIONS WHEN PLAN WAS ADOPTED	CURRENT CONDITIONS	ACTIONS NEEDED
<b>IE Objective IV.</b> Insure that an adequate level of service is maintained by the solid waste facility operators contracted by the City through an annual review which addresses needed increases in capacities of facilities to meet future needs.	Maintain record of solid waste facility operations relating to demand and capacity; and update on a yearly basis.	The City, through its contracted solid waste facility operators, maintained the adopted level of service for solid waste facilities	The City continues to provide through its contracted solid waste facility operators, services to meet demand.	Update IE Policies to continue into the next five and ten year planning horizons.
<b>IE Objective VI.</b> Continue to coordinate with the SFWMD, SBDD, and CBDD to coordinate the extension of, capacity increases and other facility improvements to meet future needs.	The City's Engineering Division in coordination with the appropriate drainage facility agencies shall maintain a record of drainage facility operations relating to demand and capacity; and update the record for both the short term and long term planning horizons.	The City coordinated with the applicable drainage districts to meet the drainage needs of the City	The City continues to coordinate with applicable drainage districts to meet the drainage needs of the City	Update IE Policies to continue into the next five and ten year planning horizons.
<b>IE Objective VIII.</b> Continue to provide potable water services to meet demands within the City in an efficient, economical and environmentally sensitive manner through the year 2010	Maintain record of water treatment operations relating to demand and capacity. Update both for the short term and long term planning horizons. Increase education efforts in the practices of water conservation through the year 2010.	The City provided potable water services to meet demands	The City continues to provide potable water services to meet demands and will submit the 10 Year Water Supply Plan consistent with the Regional Water Supply Plan along with a schedule of needed improvements and financing	Update IE Policies to continue into the next five and ten year planning horizons and submit 10 Year Water Supply Plan consistent with the Regional Water Supply Plan along with a schedule of needed improvements and financing consistent with DCA's deadlines.
<b>ROS Objective III.</b> Continue to ensure that park and recreational land and facilities are adequately and efficiently provided by maintaining the level of service standards outlined in the Recreation and Open Space Element through the year 2005	Maintain record by flexibility zone of recreation and open space facilities relating to demand and supply for both the short term and long term planning horizons.	The City provided recreation and opens space facilities to meet demands	The supply of recreation and open space facilities exceeds the level of service on a city wide basis; however, there is a deficit of facilities in the eastern sections of the City	Update ROS Policies to continue into the next five and ten year planning horizons and add policies addressing needs for the eastern sections of the City
<b>ROS Objective IV.</b> Continue to ensure the provision of open space by public agencies and private enterprise by maintaining the level of service standards outlined in the Recreation and Open Space Element through the year 2005	Annual record of land dedications or payment in lieu of dedication for municipal purposes.	The City provided recreation and opens space facilities to meet demands	The supply of recreation and open space facilities exceeds the level of service on a city wide basis; however, there is a deficit of facilities in the eastern sections of the City	Update ROS Policies to continue into the next five and ten year planning horizons and add policies addressing needs for the eastern sections of the City
<b>CIE Objective II.</b> The Capital Improvements Element will continue to be utilized as a vehicle for the construction of capital facilities to address the existing deficiencies, to accommodate future growth and to replace obsolete facilities	Record of new capital facilities needed to accommodate future growth, and existing capital facilities in need of replacements or improvements.	There were no existing deficiencies to address through the Capital Improvements Element and CIP	There are no existing deficiencies to address through the Capital Improvements Element and CIP	None at this time
<b>B. COORDINATION IN DEVELOPING TRANSIT-ORIENTED LAND USE PATTERNS</b>				
<b>FLU Objective IXX.</b> Encourage compact development reflecting characteristics which includes a mixture of community-serving uses such as commercial, office, employment, civic and institutional, recreation and open space, and residential; characterized by an efficient infrastructure, close knit neighborhoods and sense of community, preservation of natural systems, promotion of pedestrian circulation and convenient access to mass transit facilities through the establishment of a Local Activity Center land use category within the land use plan.	Record of Local Activity Centers that are composed of a mix of land uses distributed in a manner which promotes internal sustainability with respect to infrastructure, sense of community, housing opportunities, preservation of natural systems, interconnected pedestrian and bicycle circulation systems, and internal and external mass transit facilities which connect with multi-modal transportation facilities, parks, and other community amenities	The Local and Regional Activity Center land use designations were not adopted by the City	The Local and Regional Activity Center land use designations have been adopted by the City and one property in the city is designated Local Activity Center (City Center)	Amend existing LAC, RAC, and other mixed use policies in the Future Land Use Element as recommended in the County's EAR and adopted during the County's EAR amendment process.

**Table EAR-5  
Major Issue Objective Assessment**

OBJECTIVE	EVALUATION MEASURE	CONDITIONS WHEN PLAN WAS ADOPTED	CURRENT CONDITIONS	ACTIONS NEEDED
<p><b>TE Objective 2.1.</b> The City of Pembroke Pines, in coordination with the transportation planning efforts of the State of Florida, Broward County, SFRPC, MPO, and adjacent municipalities shall continue to maintain and, where feasible, improve the functional relationship between the transportation system and applicable future land use maps to ensure that transportation modes and services meet the transportation needs of existing and future population densities, housing and employment patterns, and land uses.</p>	<p>Reduction of road segments that are approaching overcapacity or are overcapacity</p>	<p>Segments of Pines Boulevard, Johnson Street, Sheridan Street and University Drive were identified as segments projected to be overcapacity in 2002.</p>	<p>In addition to the road segments listed under the conditions when the plan was adopted, the County's EAR sufficiency remedial response map identifies additional segments that are currently overcapacity including 72nd Avenue, 196th and 184th Avenues.</p>	<p>Update the Transportation Element consistent with Broward County data for existing traffic volume counts to determine current and projected levels of service of the transportation network. In addition, the EAR recommends an update to TE Policy 2.1.3 for the City to coordinate with the County in implementing the use of concurrency mitigation options and TOLUP's as adopted by the County.</p>
<p><b>TE Objective 2.5.</b> The City of Pembroke Pines shall continue to participate in cooperative intergovernmental plans and programs that will, by 2002, improve convenience through an increase in transportation facilities availability that includes the provision of efficient public transit services based upon existing and proposed major trip generators and attractors and safe and convenient public transit terminals.</p>	<p>Reduction in the number of transportation facility links that are not interconnected to the system and percentage of major trip generators and attractors served by public transit</p>	<p>The City participated in MPO meetings and activities at the time of adoption</p>	<p>The City participated in the MPO multi-modal corridor study for Pines Boulevard prepared September 2004.</p>	<p>Update the Transportation Element consistent with Broward County data for existing traffic volume counts to determine current and projected levels of service of the transportation network as well as with the recommendations adopted by the County as identified by the MPO's multimodal corridor study for Pines Boulevard.</p>
<b>C. SCHOOL COORDINATION</b>				
<p><b>FLU Objective V.</b> Ensure through the future land use planning process that public elementary and secondary education facilities will be available to meet current and future needs of Pembroke Pines' school population, in coordination with the Broward County School Board.</p>	<p>Record of joint planning activities between the City of Pembroke Pines and the Broward County School Board regarding school siting, development review; and the collocation of school sites with parks, libraries, and community centers.</p>	<p>Coordination with the Broward County School at the time of adoption was not required by interlocal agreement and was limited to providing information on population growth</p>	<p>Since the adoption of the interlocal agreement all development applications pertaining to increases in residential density have been forwarded to the Broward County School Board and impacts are expected to be mitigated through tri-party agreements. The City also is coordinating with the school board on collocation of school facilities</p>	<p>Amend the interlocal agreement and future land use element as needed to be consistent with the 2005 legislation regarding school concurrency</p>
<p><b>ICE Objective I.</b> Continue to coordinate the Comprehensive Plan with the plans of school boards, other units of local government providing services but not having regulatory authority over the use of land, and with the comprehensive plans of adjacent municipalities and the county, through such mechanisms as Technical Advisory Committee meetings, interlocal agreements, dispute resolution processes, joint planning areas, and development review committee meetings.</p>	<p>Record of the City's response to comments to comments received during the Chapter 163, Florida Statutes, local comprehensive plan review process; participation at the Broward League of Cities Technical Advisory Committee (TAC) meetings, participation in interlocal agreements, the establishment of joint planning areas, and participation at development review committee meetings</p>	<p>Coordination with the Broward County School at the time of adoption was not required by interlocal agreement and was limited to providing information on population growth</p>	<p>Since the adoption of the interlocal agreement all development applications pertaining to increases in residential density have been forwarded to the Broward County School Board and impacts are expected to be mitigated through tri-party agreements. The City also is coordinating with the school board by providing information on existing collocated facilities. The City created the Education Advisory Board to further coordination efforts between the City and the school board.</p>	<p>Amend the interlocal agreement and future land use element as needed to be consistent with the 2005 legislation regarding school concurrency; The City should coordinate with the county in adopting any needed changes to the land use plan and LDR's providing alternative means of assessing school impact fees; and the data and analysis of the ICE should be updated with respect to the interlocal agreement (Change No. 83-Addendum to Table EAR-3), and add Policies to FLU and ICE providing for the Planning Division to coordinate and inform the Education Advisory Board on Development Review Committee agenda items</p>

**Table EAR-5  
Major Issue Objective Assessment**

OBJECTIVE	EVALUATION MEASURE	CONDITIONS WHEN PLAN WAS ADOPTED	CURRENT CONDITIONS	ACTIONS NEEDED
<p><b>ICE Objective IV.</b> Participate, support, and coordinate the establishment and implementation of joint processes for collaborative planning and decision making on population projections, public school siting, the location and extension of public facilities subject to concurrency, and siting facilities with countywide significance.</p>	<p>Record of collaborative planning and decision making activities relating to population projections, public school siting, the location and extension of public facilities subject to concurrency, and siting of facilities with countywide significance.</p>	<p>Coordination with the Broward County School at the time of adoption was not required by interlocal agreement and was limited to providing information on population growth</p>	<p>Since the adoption of the interlocal agreement all development applications pertaining to increases in residential density have been forwarded to the Broward County School Board and impacts are expected to be mitigated through tri-party agreements. The City also is coordinating with the school board by providing information on existing collocated facilities. The City created the Education Advisory Board to further coordination efforts between the City and the school board.</p>	<p>Amend the interlocal agreement and future land use element as needed to be consistent with the 2005 legislation regarding school concurrency; The City should coordinate with the county in adopting any needed changes to the land use plan and LDR's providing alternative means of assessing school impact fees; and the data and analysis of the ICE should be updated with respect to the interlocal agreement (Change No. 83-Addendum to Table EAR-3), and add Policies to FLU and ICE providing for the Planning Division to coordinate and inform the Education Advisory Board on Development Review Committee agenda items</p>
<p><b>D. WATER SUPPLY 10-YEAR WORK PLAN</b></p>				
<p><b>FLU Objective X.</b> Protect the quality and quantity of the City's potable water supply and eliminate the presence of all regulated substances, as defined by Broward County's Potable Water Supply Wellfield Protection Ordinance, from the potable water wellfield zones of influence of the City's existing and planned wellfields, as depicted on the City's Wellfield Protection Zones and Contaminated Sites map (FLU-2) and the Natural Resource Map Series of the Future Broward County Land Use Plan Map (Series)</p>	<p>Record of land use plan amendments for sites located within wellfield protection zones of influence that are consistent with the Broward County Wellfield Protection Ordinance.</p>	<p>Since the adoption of the EAR, no land use plan amendments have been approved for sites located within wellfield protection zones of influence</p>	<p>The City will continue to protect the quality and quantity of the City's potable water supply consistent with Broward County's Wellfield Protection Ordinance. The 10 Year water supply work plan will provide additional protection.</p>	<p>See Addendums to Tables EAR-1, EAR-2, and EAR-4 for all actions needed pertaining to 10 Year Work Plan and Regional Water Supply</p>
<p><b>FLU Objective XI.</b> Continue to identify, conserve, and protect all water conservation and recharge areas, consistent with the requirements of the State Comprehensive Plan by coordinating future land uses with appropriate natural resources, topography, soil conditions, and historic resources in a manner that will protect and maintain them at their present levels; and to promote restoration of the Everglades system including its hydrological and ecological functions as well as any degraded or substantially disrupted surface waters.</p>	<p>Annual record of land use plan amendments that mitigate impacts on natural resources, topography, soil conditions, and historic resources.</p>	<p>Since the adoption of the EAR, the City continues to conserve and protect all water conservation and recharge areas, consistent with the requirements of the State Comprehensive Plan by coordinating future land uses with appropriate natural resources.</p>	<p>The City will continue to conserve and protect all water conservation and recharge areas, consistent with the requirements of the State Comprehensive Plan by coordinating future land uses with appropriate natural resources. The 10 Year water supply work plan will provide additional protection.</p>	<p>See Addendums to Tables EAR-1, EAR-2, and EAR-4 for all actions needed pertaining to 10 Year Work Plan and Regional Water Supply</p>
<p><b>ICE Objective II.</b> Continue to ensure that the City of Pembroke Pines addresses through coordination mechanisms the impacts of development proposed in the Comprehensive Plan upon development in adjacent municipalities, Broward County, adjacent counties, the region, and the State of Florida.</p>	<p>Record of participation at TAC meetings, Metropolitan Planning Organization (MPO) meetings, Broward County and City Development Review Committee meetings, South Florida Regional Planning Council meetings/workshops, Broward County Aviation Department meetings, and meetings with the South Florida State Hospital; and record of recertification of the City's Land Use Plan by the Broward County Planning Council.</p>	<p>The City continues to ensure through coordination mechanisms the impacts of development proposed in the Comprehensive Plan upon development in adjacent municipalities, Broward County, adjacent counties, the region, and the State of Florida</p>	<p>The City will continue to ensure through coordination mechanisms the impacts of development proposed in the Comprehensive Plan upon development in adjacent municipalities, Broward County, adjacent counties, the region, and the State of Florida</p>	<p>See Addendums to Tables EAR-1, EAR-2, and EAR-4 for all actions needed pertaining to 10 Year Work Plan and Regional Water Supply</p>

**Table EAR-5  
Major Issue Objective Assessment**

OBJECTIVE	EVALUATION MEASURE	CONDITIONS WHEN PLAN WAS ADOPTED	CURRENT CONDITIONS	ACTIONS NEEDED
<b>IE Objective VII.</b> Continue to provide potable water services to meet demands within the City in an efficient, economical and environmentally sensitive manner through the year 2010.	both for the short term and long term planning horizons. In	The City continues to provide potable water services to meet demands within the City in an efficient, economical and environmentally sensitive manner	The City will continue to provide potable water services to meet demands within the City in an efficient, economical and environmentally sensitive manner	See Addendums to Tables EAR-1, EAR-2, and EAR-4 for all actions needed pertaining to 10 Year Work Plan and Regional Water Supply
<b>CE Objective II.</b> Conserve, appropriately use and protect the quantity and quality of water resources within the community through 2005 in accordance with Broward County standards.	Annual record of development permits issued in compliance with Section 156.30, City Code and the Broward County Wellfield Protection Ordinance, as amended; Annual record of development permits issued that are in compliance with Section 50.35, City Code, which requires irrigation water to be provided through a non-potable water supply	Since the adoption of the EAR, no land use plan amendments have been approved for sites located within wellfield protection zones of influence	The City will continue to protect the quality and quantity of the City's potable water supply consistent with Broward County's Wellfield Protection Ordinance. The 10 Year water supply work plan will provide additional protection.	See Addendums to Tables EAR-1, EAR-2, and EAR-4 for all actions needed pertaining to 10 Year Work Plan and Regional Water Supply
<b>E. AFFORDABLE HOUSING</b>				
<b>FLU Objective II.</b> 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.	Annual record of new major employment based businesses within the community.	The City adopted the Mixed Use District LDR's 8/5/98; however at the time of adoption, the City's Future Land Use Element did not include provisions for the RAC and LAC categories	The City's Future Land Use Element includes provisions for the RAC and LAC categories and limited mixed uses consistent with Broward County's land use plan	Amend existing LAC, RAC, and other mixed use policies in the Future Land Use Element as recommended in the County's EAR and adopted during the County's EAR amendment process.
<b>FLU Objective VIII.</b> Continue to implement land development regulations which insure the revitalization or redevelopment of any blighted areas that may be identified in the future, and encourage the provision of affordable housing opportunities for the residents with special attention to the low and very low income populations	Annual record of code enforcement activities relating to property maintenance; and annual record of housing assistance programs.	LDR's were adopted at time of EAR adoption which insured the revitalization or redevelopment of any blighted areas that may be identified in the future. An analysis of vacant land located within public transit functional area coverage was included in adopted Housing Element. In 2000, there were 40 acres of vacant residential land use land located within FAC	Currently, only the City Center vacant residential component is located within the FAC	HE Policy 3.11 should be continued as it provides for the city to coordinate with BCt in expanding the public transit FAC so that there are increased opportunities to reduce the affordable housing need
<b>HE Objective I.</b> Provide and preserve affordable housing for all current and anticipated future residents of the City and households with special housing needs including the elderly and handicapped, in coordination with the regional efforts of the South Florida Regional Planning Council, and other private and public agencies by reducing the affordable housing need by 5 percent for very low, low, and moderate income households within the current five year planning time frame.	Reduce affordable housing needs by 5 percent by 2005, for the City's very low, low, and moderate income households.	2005 projected deficits at time of adoption for affordable owner occupied units was 16,045 and 3,737 for affordable renter occupied units	Current 2005 deficits for affordable owner occupied units is 4,183 and 2,260 for affordable renter occupied units	Continue policies to reduce affordable housing needs during the next 5 and 10 year planning horizons
<b>HE Objective III.</b> The City of Pembroke Pines will provide adequate sites and distribution of housing for very low income, low income, and moderate income households, adequate sites for mobile and manufactured homes, and adequate sites in residential areas for group homes and foster home care facilities licensed or funded by the Florida Department of Children and Families through 2005.	Develop and maintain record of adequate sites and distribution of affordable housing including sites for mobile homes and group homes.	An analysis of vacant land located within public transit functional area coverage was included in adopted Housing Element. In 2000, there were 40 acres of vacant residential land use land located within FAC	Currently, only the City Center vacant residential component is located within the FAC	HE Policy 3.11 should be continued as it provides for the city to coordinate with BCt in expanding the public transit FAC so that there are increased opportunities to reduce the affordable housing need

**Table EAR-5  
Major Issue Objective Assessment**

OBJECTIVE	EVALUATION MEASURE	CONDITIONS WHEN PLAN WAS ADOPTED	CURRENT CONDITIONS	ACTIONS NEEDED
<p><b>HE Objective IV.</b> Continue the conservation and rehabilitation of housing through the implementation of City programs including but not limited to minor home repair assistance, small business commercial revitalization loans, the senior citizen transportation program, rental assistance, and home purchase assistance.</p>	<p>Maintenance and annual update by the City of program achievements.</p>	<p>City programs were available at time of EAR adoption</p>	<p>The City will continue to make available programs including but not limited to minor home repair assistance, small business commercial revitalization loans, the senior citizen transportation program, rental assistance, and home purchase assistance.</p>	<p>None at this time</p>
<p><b>HE Objective VII.</b> The City will continue to prioritize and distribute housing assistance resources through its programs and grants from local, federal and state funding sources, and through the preparation, submittal, and administration of the Local Housing Assistance Plan (LHAP) as required under the State Housing Initiatives Partnership (SHIP) Act.</p>	<p>Record of distributed housing assistance resources.</p>	<p>City programs were available at time of EAR adoption</p>	<p>The City will continue to prioritize and distribute housing assistance resources through its programs and grants from local, federal and state funding sources, and through the preparation, submittal, and administration of the Local Housing Assistance Plan (LHAP) as required under the State Housing Initiatives Partnership (SHIP) Act.</p>	<p>None at this time</p>
<p><b>F. MIXED-USE LAND USE DESIGNATIONS</b></p>				
<p><b>FLU Objective IX.</b> Continue to encourage the use of innovative land development regulations such as planned unit development and mixed use development districts, and encourage mixed land use development techniques by adopting, before the end of 1999, the proposed changes to the permitted uses section of the Future Land Use Element in the commercial, employment center, and employment center - low designations consistent with the policies of the Broward County Land Use Plan. The use of mixed use development districts shall also be encouraged within designated Local and Regional Activity Centers consistent with the rules and procedures contained within the Local and Regional Activity Center Permitted Uses subsections of the City's Land Use Plan, and the Plan Implementation Requirements section of the Broward County Land Use Plan.</p>	<p>Adoption of land development regulations implementing mixed use provisions in the employment center employment center – low, local activity center, regional activity center, and commercial land use designations.</p>	<p>The City adopted the Mixed Use District LDR's 8/5/98; however at the time of adoption, the City's Future Land Use Element did not include provisions for the RAC and LAC categories</p>	<p>The City's Future Land Use Element includes provisions for the RAC and LAC categories and limited mixed uses consistent with Broward County's land use plan</p>	<p>Amend existing LAC, RAC, and other mixed use policies in the Future Land Use Element as recommended in the County's EAR and adopted during the County's EAR amendment process.</p>

**Table EAR-5  
Major Issue Objective Assessment**

OBJECTIVE	EVALUATION MEASURE	CONDITIONS WHEN PLAN WAS ADOPTED	CURRENT CONDITIONS	ACTIONS NEEDED
<p><b>FLU Objective IXX.</b> Encourage compact development reflecting characteristics which includes a mixture of community-serving uses such as commercial, office, employment, civic and institutional, recreation and open space, and residential; characterized by an efficient infrastructure, close knit neighborhoods and sense of community, preservation of natural systems, promotion of pedestrian circulation and convenient access to mass transit facilities through the establishment of a Local Activity Center land use category within the land use plan.</p>	<p>Record of Local Activity Centers that are composed of a mix of land uses distributed in a manner which promotes internal sustainability with respect to infrastructure, sense of community, housing opportunities, preservation of natural systems, interconnected pedestrian and bicycle circulation systems, and internal and external mass transit facilities which connect with multi-modal transportation facilities, parks, and other community amenities</p>	<p>The City adopted the Mixed Use District LDR's 8/5/98; however at the time of adoption, the City's Future Land Use Element did not include provisions for the RAC and LAC categories</p>	<p>The City's Future Land Use Element includes provisions for the RAC and LAC categories and limited mixed uses consistent with Broward County's land use plan</p>	<p>Amend existing LAC, RAC, and other mixed use policies in the Future Land Use Element as recommended in the County's EAR and adopted during the County's EAR amendment process.</p>
<p><b>G. PEDESTRIANWAY/BIKEWAY/GREENWAY CONNECTIONS TO TRANSPORTATION AND RECREATIONAL NETWORKS</b></p>				
<p><b>TE Objective 2.5.</b> The City of Pembroke Pines shall continue to participate in cooperative intergovernmental plans and programs that will, by 2002, improve convenience through an increase in transportation facilities availability that includes the provision of efficient public transit services based upon existing and proposed major trip generators and attractors and safe and convenient public transit terminals.</p>	<p>Reduction in the number of transportation facility links that are not interconnected to the system and percentage of major trip generators and attractors served by public trans</p>	<p>The City participated in MPO meetings and activities at the time of adoption</p>	<p>The City participated in the MPO multi-modal corridor study for Pines Boulevard prepared September 2004.</p>	<p>Update the Transportation Element consistent with Broward County data for existing traffic volume counts to determine current and projected levels of service of the transportation network as well as with the recommendations adopted by the County as identified by the MPO's multimodal corridor study for Pines Boulevard. The EAR also recommends coordinating with Broward County's Greenway program to investigate the feasibility of adding Sheridan Street in the vicinity of the preserve to the greenway system and to add a policy providing for the City's Environmental Services Division to research the feasibility of constructing sidewalks within canal rights-of-way as part of a safe and efficient recreational transportation network</p>
<p><b>TE Objective 2.6.</b> The City of Pembroke Pines shall continue to participate in cooperative intergovernmental plans and programs that will, by 2002, improve energy efficiency.</p>	<p>By 2004, develop a list of transportation demand management strategies for prioritizing and recommendation to the City Commission.</p>	<p>The City participated in MPO meetings and activities at the time of adoption</p>	<p>The City participated in the MPO multi-modal corridor study for Pines Boulevard prepared September 2004.</p>	<p>Update the Transportation Element consistent with Broward County data for existing traffic volume counts to determine current and projected levels of service of the transportation network as well as with the recommendations adopted by the County as identified by the MPO's multimodal corridor study for Pines Boulevard. The EAR also recommends coordinating with Broward County's Greenway program to investigate the feasibility of adding Sheridan Street in the vicinity of the preserve to the greenway system and to add a policy providing for the City's Environmental Services Division to research the feasibility of constructing sidewalks within canal rights-of-way as part of a safe and efficient recreational transportation network</p>

**Table EAR-5  
Major Issue Objective Assessment**

OBJECTIVE	EVALUATION MEASURE	CONDITIONS WHEN PLAN WAS ADOPTED	CURRENT CONDITIONS	ACTIONS NEEDED
<b>H. PROVISION OF PUBLIC TRANSPORTATION AMENITIES</b>				
<p><b>TE Objective 2.5.</b> The City of Pembroke Pines shall continue to participate in cooperative intergovernmental plans and programs that will, by 2002, improve convenience through an increase in transportation facilities availability that includes the provision of efficient public transit services based upon existing and proposed major trip generators and attractors and safe and convenient public transit terminals.</p>	<p>Reduction in the number of transportation facility links that are not interconnected to the system and percentage of major trip generators and attractors served by public trans</p>	<p>The City participated in MPO meetings and activities at the time of adoption</p>	<p>The City participated in the MPO multi-modal corridor study for Pines Boulevard prepared September 2004.</p>	<p>Update the Transportation Element consistent with Broward County data for existing traffic volume counts to determine current and projected levels of service of the transportation network as well as with the recommendations adopted by the County as identified by the MPO's multimodal corridor study for Pines Boulevard.</p>

**Table EAR - 6  
List of Existing and Missing Sidewalk Links, 2005**

<b>Road Name</b>	<b>From</b>	<b>To</b>	<b>Side of Road</b>	<b>Sidewalk</b>	<b>Multi-Use Path</b>
<b>Pines Blvd.</b>	East City Limits	I-75	North	Yes	No
	East City Limits	I-75	South	Yes	No
	I-75 (east)	I-75 (west)	North	No	No
	I-75 (east)	I-75 (west)	South	No	No
	NW 148th Ave.	NW 155th Ave.	North	Yes	No
	SW 148th Ave.	NW 149th Ave.	South	No	No
	NW 155th Ave.	Dykes Road	North	Yes	No
	SW 149th Ave.	SW 150th Ave.	South	Yes	No
	SW 150th Ave.	Dykes Rd.	South	No	No
	Dykes Rd.	NW 185th Ave.	North	Yes	No
	Dykes Rd.	SW 185th Ave.	South	Yes	No
	NW 185th Ave	NW 209th Ave.	North	Yes	No
	SW 185th Ave.	SW 209th Ave.	South	No	No
	NW 209 Ave.	NW 210 Ave.	North	No	No
	SW 209th Ave.	SW 210 Ave.	South	No	No
	NW 210 Ave.	US 27	North	Yes	No
SW 210 Ave.	US 27	South	No	No	
<b>Sheridan St.</b>	NW 72nd Ave	University Dr.	South	Yes	No
	University Dr.	NW 94th Avenue	South	No	No
	NW 94th Ave.	I-75	South	Yes	No
	I-75	Dykes Road	South	Yes	No
	Dykes Rd.	NW 166th Ave.	North	Yes	No
	Dykes Rd.	NW 166th Ave.	South	Yes	No
	NW 166th Ave.	NW 170th Ave.	North	Yes	No
	NW 166th Ave.	NW 170th Ave.	South	No	No
	NW 170th Ave.	NW 196th Ave.	North	Yes	No
	NW 170th Ave.	NW 196th Ave.	South	Yes	No
	NW 196th Ave.	US 27	North	Yes	No
NW 196th Ave.	US 27	South	No	No	
<b>Pembroke Rd.</b>	City Limits	SW 72nd Ave	North	Yes	No
	SW 72nd Ave	University Dr.	North	No	No
	University Dr.	Flamingo West Dr.	North	Yes	No
	SW 145th Ave.	Flamingo West Dr.	North	No	No
	SW 145th Ave.	SW 165th Ave.	North	No	No
	SW 165th Ave	186th Ave	North	Yes	No
	186th Ave.	US 27	North	No	No

**Table EAR - 6  
List of Existing and Missing Sidewalk Links, 2005**

<b>Road Name</b>	<b>From</b>	<b>To</b>	<b>Side of Road</b>	<b>Sidewalk</b>	<b>Multi-Use Path</b>
<b>Taft St.</b>	NW 76nd Ave.	104th Avenue	South	Yes	No
	NW 72nd Ave.	NW 81st Ave.	North	Yes	No
	NW 81st Ave.	NW 88th Ave.	North	No	No
	NW 88th Ave.	NW 943rd Ave.	North	Yes	No
	NW 93rd Ave.	NW 104th Ave.	North	No	No
	NW 104th Ave.	NW 118th Ave	North and South	Yes	No
	NW 118th Ave	Flamingo West Dr.	North and South	Yes	No
<b>72nd Ave</b>	Sheridan St.	Pines Blvd.	West	Yes	No
<b>University Dr.</b>	Pembroke Rd.	Sheridan St.	East	No	No
	Pembroke Rd.	Sheridan St.	West	Yes	No
<b>Douglas Rd.</b>	Pembroke Rd.	Pines Blvd.	East	Yes	No
	Pembroke Rd.	Pines Blvd.	West	No	No
	Pines Blvd.	Sheridan St.	East	Yes	No
	Pines Blvd.	Sheridan St.	West	Yes	No
<b>Palm Ave.</b>	Pembroke Rd.	Sheridan St.	East	Yes	No
	Pembroke Rd.	Sheridan St.	West	No	No
<b>Hiatus Rd.</b>	Pembroke Rd.	Sheridan St.	East	Yes	No
	Pembroke Rd.	Sheridan St.	West	Yes	No
<b>Flamingo Rd</b>	Pembroke Rd.	Sheridan St.	East	Yes	No
	Pembroke Rd.	Sheridan St.	West	No	No
<b>136th Ave.</b>	S.W. 10 STREET	Sheridan St.	East	NO	No
	Pembroke Rd.	Sheridan St.	West	Yes	No
<b>Dykes Rd</b>	Pembroke Rd.	Sheridan St.	East and West	Yes	No
<b>172nd Ave.</b>	Pembroke Rd.	SW 10th St.	East	Yes	No
	Pembroke Rd.	SW 10th St.	West	Yes	No
	SW 10th St.	SW 2nd St.	East	Yes	No
	SW 10th St.	SW 2nd St.	West	No	No
	SW 2nd St.	City Limits	East	Yes	No
	SW 2nd St.	City Limits	West	Yes	No
<b>184th Ave.</b>	Pembroke Rd.	Sheridan St.	East	Yes	No
	Pembroke Rd.	Sheridan St.	West	Yes	No

**Table EAR - 6  
List of Existing and Missing Sidewalk Links, 2005**

<b>Road Name</b>	<b>From</b>	<b>To</b>	<b>Side of Road</b>	<b>Sidewalk</b>	<b>Multi-Use Path</b>
<b>196th Ave.</b>	Pembroke Rd.	SW 5th St.	East	No	No
	Pembroke Rd.	SW 5th St.	West	No	No
	Pines Boulevard	Sheridan St.	East	Yes	No
	SW 5th St.	Pines Boulevard	East and West	Yes	No
	Pines Boulevard	NW 17th St.	West	Yes	No
	NW 17th St.	Sheridan St.	West	No	No
	Sheridan St.	City Limits	East	Yes	No
	Sheridan St.	City Limits	West	Yes	No
<b>208th Ave.</b>	Pines Blvd.	Johnson Street	East and West	Yes	No
	Johnson St.	Taft Street	West	Yes	No

Source: City of Pembroke Pines Environmental Services Dept, 2005

**Table EAR-7  
Adopted Land Use Plan Amendments  
1999-present**

<b>Ordinance No.</b>	<b>From</b>	<b>To</b>	<b>No. of Acres</b>	<b>Date of Adoption</b>	<b>Notes</b>
1330	Agriculture	Estate*	30	2/2/2000	
1379	Estate(County)	Conservation(City)	13	9/5/2001	
	Estate (City)	Conservation(City)	17		
	Estate (County)	Estate(City)	68		Annexation
	County Low 2	City Low 2	120		Annexation
	County Low 5	City Low 5	265		Annexation
1393	Agriculture	Employment Center	4	1/16/2002	Small Scale
1434	Agriculture	Employment Center- Low	4	12/18/2002	Small Scale
1467	County Low 5	City Low 5	2	11/19/2003	Annexation
1489	Estate	Conservation	8	8/4/2004	Small Scale
1490	Agriculture	Estate	43	8/4/2004	
1499	Agriculture	Employment Center- Low	6	11/15/2004	Small Scale
1510	Employment Center	Local Activity Center	149	3/16/2005	

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

**TABLE EAR-8  
Existing Land Uses, 2005**

<b>LAND USE</b>	<b>PERCENT</b>	<b>NET ACREAGE</b>
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
<b>Total</b>	<b>100.0</b>	<b>22,441</b>

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

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

TABLE 4.1 EXISTING LAND USE. 1995

Land Use	Acres	Percent of Total Acres
Single family detached (1-5 d.u./acre)	8,804	39.70%
Multi-family (moderate) (6-25 d.u./acre)	1,484	6.69%
Multi-family (high) (25-50 d.u./acre)	70	0.33%
Mobile home	140	0.63%
Special residential facilities	4	0.02%
Commercial	940	4.24%
Industrial	47	0.21%
Agricultural	93	0.42%
Private recreation	768	3.46%
Public recreation	573	2.58%
Conservation	435	1.96%
Utilities	50	0.23%
Community facilities	775	3.49%
Transportation	847	3.82%
Roads (other than transportation related)	3,654	15.75%
Vacant	3,429	16.48%
Total	22,176	100.00%

Source: Berryman & Henigar, 1995.

**Table EAR-9  
Vacant Land Inventory, 2005**

<b>LAND USE</b>	<b>PERCENT</b>	<b>NET ACREAGE</b>
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
<b>Total</b>	<b>100.0</b>	<b>987.0</b>

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

**Table EAR-10  
Vacant Land by Flexibility Zone, 2005**

<b>Flex Zone</b>	<b>Total Acres</b>	<b>Percent</b>
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
<b>Total</b>	<b>987.0</b>	<b>100.0</b>

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

**Table EAR-11**

**Projected Dwelling Units Based on Land Use Designation of Vacant Land, 2005**

<b>Land Use</b>	<b>Acres</b>	<b>Dwelling Units</b>
Agriculture	168	67
Estate	128	128
Irreg. Res (9)	15	135
Low Res (5)	47	235
Low Medium	1.3	13
Medium	1.3	21
Local Activity Center	N/A	750
Rural Ranches	7.6	3

**Total Projected Units at Buildout 1352**

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

Table EAR-12  
AHNA Affordable Housing Need Summary 2002-2025

Number of Severely cost burdened (50%+) households with income less than 80% AMI by  
tenure

Tenure	2002	2005	2010	2015	2020	2025
Owner	3,639	4,183	5,091	6,121	7,266	8,460
Renter	1,997	2,260	2,708	3,175	3,665	4,190

**Source: FHDC, UFL, 2002**

**Table EAR-13**  
**Construction Need for Low-Income Households by Income as a Percentage of Area**  
**Median Income (AMI)**  
**(2002 = Base Year)**

<b>Household Income as % of AMI</b>	<b>2002-2005</b>	<b>2002-2010</b>	<b>2002-2015</b>	<b>2002-2020</b>	<b>2002-2025</b>
<20%	362	1018	1755	2572	3425
20 - 29.9%	277	777	1354	2037	2836
30 - 39.9%	346	971	1677	2489	3403
40 - 49.9%	335	938	1607	2359	3187
50 - 59.9%	384	1081	1859	2713	3606
60 - 79.9%	792	2220	3803	5533	7353
80 -119.9%	1528	4255	7203	10320	13484
120+%	3314	9186	15272	21494	27641
<b>Total</b>	<b>7338</b>	<b>20446</b>	<b>34530</b>	<b>49517</b>	<b>64935</b>

**Source: FHDC,UFL, 2002**

**Table EAR-14**  
**Total Households (All)**  
**2005 - 2025**

<b>Year</b>	<b>Households</b>
2005	62,183
2010	74,863
2015	88,475
2020	102,973
2025	117,865

**Source: FHDC, UFL, 2002**

**Table EAR-15  
Completed Roadway Capacity Increase Projects (1996-2004)**

<b>Roadway</b>	<b>Segment</b>	<b>Type</b>	<b>Total Miles</b>	<b>Year Completed</b>
Pembroke Rd.	E of SW 160 Ave	new 2 lanes	1	1999
Pembroke Rd.	SW 184th to 178th Aves.	new 2 lanes	0.5	1997
SW 172nd Ave.	Pembroke Rd. to Pines Blvd.	new 2 lanes	1	1997
SW 172nd Ave.	Sheridan to City Limits	new 2 lanes	N/A	1996
SW 184th Ave.	Pines Blvd. to Pembroke Rd.	new 2 lanes	1	1997
SW 196th Ave.	Pembroke Rd. to Pines Blvd.	new 2 lanes	0.97	1997
SW 196th Ave.	Taft St. to City Limits	new 2 lanes	N/A	1998

**Source: Broward County 2004 EAR Sufficiency Remedial Responses**

**Table ROS-1  
2005 Park Sites By Flex Zone**

Flex Zone	Park	Acres	Total in Flex Zone
104	Fletcher	6.9	
	Walnut Creek	8	15
105	Rainbow Lakes	1	
	Fahey	1.5	
	Pasadena School	10	
	Taft Linear Park	21.7	34.2
106	Ashley Hale	3.3	
	Taft Mini Park	1.5	
	W.S. Kipnis	12.3	
	Flamingo	35.8	
	Pembroke Lakes Racquet Club	8.6	
	Pembroke Lakes Golf Club	104	165.5
107	Raintree	107	107
108	Tanglewood	6.6	
	City Center Central Parc	15	
	Cinnamon Place	6.1	27.7
109	Maxwell Park	7	
	Village Community Center	2.3	
	Pines Recreation Center	10	19.38
117	Academic Village	5.79	5.79
118A	Towngate	10	
	Spring Valley	36	46
118B	CB Smith	296.3	
	Walter C. Young	9	
	Pembroke Falls	12.3	317.6
119	Flamingo Lakes Country Club	134	134
120	Grand Palms Country Club	257	
	Pembroke Shores	31	288
123A	Chapel Trail Park System	19	
	Rose Price Park	12	
	Silver Lakes North	21	
	Chapel Trail Nature Preserve	450	502
123B	Walden Lakes	3.8	
	SW Pines Nature and Rec.	57	
	Silver Lakes South	11.5	72.3
<b>TOTAL ACRES</b>			<b>1734.47</b>

Source: Evaluation and Appraisal Report prepared by Berryman & Henigar, 1996, and updated by the City of Pembroke Pines Parks and Recreation Dept **2005**

less golf courses - 1,236

**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	1,438	334 Acres
2010	165,134	1,156	1,438	282 Acres
2015	168,815	1,182	1,438	256 Acres
2020	171,789	1,202	1,438	236 Acres
2025	173,548	1,215	1,438	223 Acres

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

**Table ROS-3 (Park Acre Deficits/Surpluses By Flexibility Zone)**

<b>Flex Zone</b>	<b>Projected Population at Buildout*</b>	<b>Park Acres Needed</b>	<b>City Park Acres Provided</b>	<b>Surplus/Deficit</b>
<b>East of Flamingo Road</b>				
<b>104</b>	9,352	65	15	-50
<b>105</b>	22,588	158	34	-124
<b>106</b>	30,995	217	165.5	-51.5
<b>107</b>	16,220	114	107	-7
<b>108</b>	12,670	89	28	-61
<b>109</b>	7,040	49	19	-30
<b>Total</b>	<b>98,865</b>	<b>692</b>	<b>368.5</b>	<b>-323.5</b>
<b>West of Flamingo Road</b>				
<b>116</b>	1,762	12	0	-12
<b>117</b>	735	5	6	1
<b>118A</b>	13,770	96	46	-50
<b>118B</b>	10,949	77	21	-56
<b>119</b>	21,290	149	134	-15
<b>120</b>	10,958	77	288	211
<b>123</b>	26,073	183	574	391
<b>Total</b>	<b>85,537</b>	<b>599</b>	<b>1,069.0</b>	<b>470</b>

\*This number is based on maximum land use designation carrying capacity and average household size of 2.5 persons per household

**Source: City of Pembroke Pines Planning Division, 2005**

**Table 3-2**  
**City of Pembroke Pines**  
**Adjusted & Controlled Population Estimates & Projections**

<u>1995</u>	<u>2000</u>	<u>2005</u>	<u>2010</u>
87,463	110,284	130,946	150,736

Source: Shimberg Center for Affordable Housing, University of Florida and the Florida Dept. of Community Affairs

**Table 3-14  
Housing Affordability by Income and Tenure, Estimates and Projections, 1995-2010**

Income Categories	<b>CUMULATIVE SURPLUS/DEFICIT OF AFFORDABLE OCCUPIED UNITS BY INCOME CATEGORY</b>							
	(units minus households, negative number indicates a deficit of affordable units)							
	Owner Occupied Units				Renter Occupied Units			
	1995	2000	2005	2010	1995	2000	2005	2010
30% of median=\$ 9,171	-2,606	-3,528	-4,437	-5,448	-737	-998	-1,248	-1,528
50% of median=\$15,286	-3,599	-5,339	-7,050	-8,965	-1,622	-2,246	-2,851	-3,476
80% of median=\$24,457	-2,461	-5,345	-8,157	-11,304	-742	-1,693	-2,585	-3,501
120% of median=\$36,685	866	-3,527	-7,780	-12,460	1,838	491	-710	-1,925
200% of median=\$61,142	1,928	-4,017	-9,695	-15,524	-1	-2,025	-3,737	-5,450

Source: Shimberg Center for Affordable Housing, University of Florida and the Florida Dept. of Community Affairs

**Table 3-15  
Affordable Renter Occupied Housing Units, Estimates and Projections, 1995-2010**

Household Income Range	<b>SURPLUS/DEFICIT OF AFFORDABLE RENTER-OCCUPIED UNITS</b>			
	(units minus households, negative number indicates a deficit of affordable units)			
	1995	2000	2005	2010
\$0 to \$5,000	-235	-314	-388	-476
\$5,000 to \$10,000	-569	-774	-973	-1,190
\$10,000 to \$12,500	-394	-530	-657	-783
\$12,500 to \$15,000	-366	-510	-643	-783
\$15,000 to \$17,500	-293	-443	-603	-747
\$17,500 to \$20,000	296	223	153	80
\$20,000 to \$22,500	118	9	-75	-171
\$22,500 to \$25,000	685	608	544	491
\$25,000 to \$27,500	1,065	972	899	828
\$27,500 to \$30,000	1,226	1,152	1,103	1,049
\$30,000 to \$32,500	137	61	-2	-62
\$32,500 to \$35,000	193	133	87	38
\$35,000 to \$37,500	16	-85	-171	-242
\$37,500 to \$40,000	169	112	82	49
\$40,001 +	-2,049	-2,639	-3,093	-3,531
Total	-1	-2,025	-3,737	-5,450

Source: Shimberg Center for Affordable Housing, University of Florida and the Florida Dept. of Community Affairs

## APPENDIX MAPS