



Future Land Use CITY OF PEMBROKE PINES

Planning & Economic Development Department • 601 City Center Way • 3rd Floor • Pembroke Pines, Florida 33025 • 954-392-2100 • www.ppines.com
 Document Path: S:\Planning\PP_GIS\GIS_Projects\FutureLandUseMaps\2025\22X34FLUM.mxd Created By: CTZ • Print Date: August 2025

MAP INFORMATION

- Major Roads
 - Municipal Boundaries
 - City Limits
 - Broward County Parcels
 - FPL-Easement
- FLUM**
- Agriculture (A)
 - Commercial (C)
 - Commercial Recreation (CR)
 - Community Facilities (CF)
 - Conservation-Natural Reservation (CNR)
 - Employment Center (EC)
 - Employment Center Low (ECL)
 - Regional Activity Center (RAC)
 - Estate (E)
 - Industrial (I)
 - Irregular (du/acre as noted on plan) (IRR)
 - Local Activity Center (LAC)
 - Agriculture (A)
 - Commercial (C)
 - Commercial Recreation (CR)
 - Community Facilities (CF)
 - Conservation-Natural Reservation (CNR)
 - Employment Center (EC)
 - Employment Center Low (ECL)
 - Regional Activity Center (RAC)
 - Estate (E)
 - Industrial (I)
 - Irregular (du/acre as noted on plan) (IRR)
 - Local Activity Center (LAC)
- Low 2 (1-2 du/acre) (L-2)
 - Low 3 (2-3 du/acre) (L-3)
 - Low 5 (3-5 du/acre) (L-5)
 - Low Medium (5-10 du/acre) (LM)
 - Medium (10-16 du/acre) (M)
 - Medium High (16-25 du/acre) (MH)
 - High (25-50 du/acre) (H)
 - Office Park (O)
 - Recreation and Open Space (ROS)
 - Rural Ranches-County (RR)
 - Rural Ranches-City (RR)
 - Rural Ranches-City (RR)
 - Transportation (T)
 - Utility

Flexible Assignments							
Flex #	From	To	Acres	Flex #	From	To	Acres
1	Residential	Commercial	6.00	19	Commercial	Residential	8.80
2	Residential	Commercial	9.90	20	Commercial	Residential	14.00
3	Residential	Commercial	9.20	21	Commercial	Residential	26.00
4	Residential	Commercial	8.50	22	Commercial	Residential	2.00
5	Agriculture	Commercial	2.60	23	Commercial	Residential	20.00
6	Agriculture	Commercial	4.20	24	Commercial	Residential	22.00
7	Residential	Commercial	10.00	25	Employment Center	Commercial	4.50
8	Industrial	Commercial	29.40	26	Commercial	Residential	2.33
9	Residential	Commercial	10.90	27	Employment Center Low	Commercial	1.98
10	Residential	Commercial	9.90	28	Estate	Commercial	4.66
11	Residential	Commercial	4.00	29	Residential	Commercial	4.00
12	Residential	Commercial	10.00	30	Irregular Residential	Commercial	5.99
13	Residential	Commercial	2.25	31	Irregular Residential	Commercial	10.00
14	Residential	Commercial	2.00	32	Commercial	Residential	1.90
15	Residential	Commercial	10.00	33	Employment Center Low	Commercial	2.70
16	Employment Center	Commercial	10.00	34	Commercial	Residential	5.20
17	Industrial	Commercial	16.00	35	Commercial	Residential	2.70
18	Industrial	Commercial	17.80				



0 0.25 0.5 1 Miles

1 inch = 2,500 feet

Coordinate System: NAD 1983 HARN StatePlane Florida East

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

