



# **CITY OF PEMBROKE PINES COMPREHENSIVE PLAN**

**October 2013**

THE CITY OF PEMBROKE PINES  
COMPREHENSIVE PLAN

City of Pembroke Pines, Florida

Adopted December 15, 1999  
By Pembroke Pines City Commission  
Ordinance No. 1324

Amended December 20, 2000  
By Pembroke Pines City Commission  
Ordinance No. 1362

Amended December 19, 2001  
By Pembroke Pines City Commission  
Ordinance No. 1392

Amended December 18, 2002  
By Pembroke Pines City Commission  
Ordinance No. 1433

Amended August 4, 2004  
By Pembroke Pines City Commission  
Ordinance No. 1491

Amended September 21, 2005  
By Pembroke Pines City Commission  
Ordinance No. 1510

Amended October 3, 2007  
By Pembroke Pines City Commission  
Ordinance No. 1593

Amended February 6, 2008  
By Pembroke Pines City Commission  
Ordinance No. 1602

Amended February 4, 2009  
By Pembroke Pines City Commission  
Ordinance No. 1632

Amended March 18, 2009  
By Pembroke Pines City Commission  
Ordinance No. 1635

Amended February 3, 2010

By Pembroke Pines City Commission  
Ordinance No. 1656

Amended 9/21/2010  
By Pembroke Pines City Commission  
Ordinance No. 1678

Amended 4/6/11  
By Pembroke Pines City Commission  
Ordinance No. 1687

Amended 8/1/12  
By Pembroke Pines City Commission  
Ordinance 1728

Amended 10/2/13  
By Pembroke Pines City Commission  
Ordinance 1759

**CITY OF PEMBROKE PINES, FLORIDA**

**FRANK C. ORTIS, MAYOR  
ANGELO CASTILLO, VICE MAYOR  
CARL SHECHTER, COMMISSIONER  
IRIS SIPLE, COMMISSIONER  
JAY SCHWARTZ, COMMISSIONER**

**CHARLES F. DODGE, CITY MANAGER  
JUDITH A. NEUGENT, CITY CLERK  
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**PREPARED BY:  
THE PLANNING AND ECONOMIC DEVELOPMENT DIVISION,  
CITY OF PEMBROKE PINES, FLORIDA**

# CITY OF PEMPROKE PINES COMPREHENSIVE PLAN

## OVERVIEW

The City of Pembroke Pines was incorporated in 1961. The City encompasses approximately 34 square miles in southwest Broward County, and is situated approximately six (6) miles southwest of Fort Lauderdale/Hollywood International Airport, sixteen (16) miles north of Miami, and thirty-five (35) miles south of Boca Raton, Florida. Cities adjacent to Pembroke Pines include Cooper City, Town of Davie, Miramar, Hollywood, Weston, and Town of Southwest Ranches.

On September 4, 1996, the City Commission of the City of Pembroke Pines adopted the Evaluation and Appraisal Report (EAR) prepared by Berryman and Henigar, July 1996. The purpose of the EAR is as follows: to provide an assessment of the condition of each Comprehensive Plan element both at the time of adoption of the comprehensive plan and at the time of the preparation of the EAR; to compare the element's objectives with actual results to determine if the objectives were being achieved; to identify major problems associated with development, physical deterioration, and location of land uses; to identify any unanticipated problems and opportunities which occurred since adoption of the comprehensive plan and their impact on the elements; to assess the comprehensive plan's consistency with the state and regional plans as well as changes to Rule 9J-5, Florida Administrative Code (FAC) and Chapter 163, Florida Statutes (FS); and to provide recommendations for any needed actions or amendments to address planning issues or problems identified by the report.

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 propose either updates to the land development regulations or to the City's map series which is 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.

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.

Each element submitted to the State of Florida Department of Community Affairs (DCA) contains an introduction that includes the identification of the service area and short term and long term planning horizons. The introduction section is followed by the data and analysis requirements section which has been updated where appropriate to support new goals, objectives and policies of each element in accordance with Rule 9J-11.007, FAC. All of the objectives of each element are followed by an evaluation measure. The evaluation measures were previously located in the Monitoring Section of the adopted Comprehensive Plan and were relocated within the appropriate element and either retained or updated to be more applicable to the objective it measures.

Many of the updated policies found in the Recreation and Open Space and Conservation Elements were included as part of the Academic Village amendment (DCA reference No. 99-1) which was adopted by the City Commission on August 18, 1999, by Ordinance No. 1309.

The updated elements are followed by the Monitoring Element and Public Participation Procedures which have been updated and are necessary to evaluate the Comprehensive Plan and encourage public participation in all of the planning processes.

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 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 land use designation.

On September 21, 2005, the City Commission adopted Ordinance No. 1510 which designated City Center a Local Activity Center.

On October 3, 2007, the City Commission adopted Ordinance No. 1593, which consisted of the EAR based amendments.

On February 6, 2008, the City Commission adopted Ordinance No. 1602, consisting of the Public School Facility Element providing for public school facility concurrency requirements.

On February 4, 2009, the City Commission adopted Ordinance No. 1632, consisting the ten year water supply facility work plan and associated text amendments.

On March 18, 2009, the City Commission adopted Ordinance No. 1635, consisting of the annual update to the Capital Improvements Element.

On February 3, 2010, the City Commission adopted Ordinance No. 1656, consisting of the annual update to the Capital Improvements Element.

On September 21, 2010, the City Commission adopted Ordinance No. 1678, consisting of text amendments to the Future Land Use, Transportation, Housing, Recreation and Open Space, Conservation, Capital Improvement, and Public School Facilities Elements to update pursuant to the County's Comprehensive

Plan and to reformat each element into two documents, the adoption and support documents.

On August 1, 2012, the City Commission adopted Ordinance No. 1728, consisting of the annual update to the Capital Improvements Element, and text and reformatting of the Public School Facility Element to be consistent with the County's Public School Facility Element (relocating the maps from the adoption document to the support document and updating the text to reflect the Community Planning Act of 2011 consistent with the County's text).

On October 2, 2013, the City Commission adopted Ordinance No. 1759, amending the text of the Future Land Use Element pertaining to the City Center Local Activity Center.