



# MEMORANDUM

AGENDA ITEM #6e

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DATE: JUNE 7, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF PEMBROKE PINES PROPOSED COMPREHENSIVE PLAN AMENDMENT  
(REGULAR & ALTERNATIVE REVIEW)  
DCA #10-1AR and #10-1ARB

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## Community Profile

The City of Pembroke Pines is approximately 34 square miles in size. It is located in the southwestern corner of Broward County, west of Hollywood, north of Miramar, south of Cooper City and Southwest Ranches, and east of Water Conservation Area #3 of the Florida Everglades. The City was incorporated in 1961. Its estimated population in 2009 was 151,193 representing a 10.0 percent increase over the 2000 U.S. Census. As a result of its high growth rate, the City has experienced rapid increases in both residential and non-residential development. Currently the City offers a range of housing types and densities. Rapid population growth has created a need for the City to address provision of recreational facilities and schools for its residents. The general location map is shown in Attachment 1.

## Amendment Review

The South Florida Regional Planning Council (SFRPC) review of proposed Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)* primarily addresses effects on regional resources or facilities identified in the *SRPP* and extra jurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected local government (§163.3184(5), Fla. Stat.). The Council's review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Community Affairs certifies its completeness.

Objections and Comments relate to specific inconsistencies with relevant portions of the *SRPP*, which was adopted pursuant to Rule 29J-2.009, Fla. Administrative Code. Council staff will work with local governments to address Objections and Comments identified during the review of a proposed amendment between the transmittal and the adoption of the amendment.

The SFRPC did not prepare the amendment package and, therefore, is not precluded from commenting on the proposed Plan or Element pursuant to Section 163.3184(5), Florida Statutes (F.S.), or Rule 9J-11.0084, Florida Administrative Code (F.A.C.); or commenting on the adopted amendment pursuant to Section 163.32465(4)(b), F.S.

The Florida Department of Community Affairs (DCA) notified SFRPC that amendment packages #10-1ARA and #10-1ARB were complete on May 18, 2010.

Amendment package #10-1ARB is being processed and reviewed under the Alternative State Review Process Pilot Program. Comments must be submitted to the City by June 17, 2010. Amendment package #10-1ARA is to be processed under the regular review procedures and must be transmitted to DCA by June 16, 2010.

Both amendment reviews (#10-1ARA and #10-1ARB) will be transmitted to DCA on June 7, 2010.

### **Staff Analysis**

#### ***A. Proposed Amendment Package #10-1ARA (Regular Review)***

Proposed changes in amendment package #10-1ARA would respond to recent 2008 and 2009 Growth Management legislation (House Bill 697 and Senate Bill 360) that requires local governments to amend their Comprehensive Plan related to energy efficient land use, energy conservation, the reduction of greenhouse gases, and coordination of land use and transportation strategies to support and fund mobility.

Key proposed changes to the Future Land Use and Transportation Element identify the City as a designated Transportation Concurrency Exception Area (TCEA), with the exception of areas identified in the County's Transportation Concurrency Management Areas (TCMAs) which directs the City to develop, in coordination with the County and other municipalities, strategies to support and fund mobility and alternative modes of transportation; to provide land use needs analysis policies; and include evaluation measures. A new Objective and related Policies would promote "Smart Growth" principles.

Key proposed changes to the Housing Element include a new Objective and related Policies that encourage energy efficient design and construction in new housing and redevelopment projects; and include evaluation measures.

Key proposed changes to the Conservation Element direct the City to assist the County in developing a Climate Change Program and to adopt an energy conservation map.

**The City of Pembroke Pines Commission approved the transmittal of the proposed text amendments at its April 21, 2010 meeting.**

Staff analysis confirms that the proposed text amendments are generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

#### ***B. Proposed Amendment Package #10-1ARB (Alternative Review)***

Proposed changes in amendment package #10-1ARA includes text changes to the Future Land Use, Transportation, Recreation and Open Space, Conservation, Public School Facility, and Capital Improvements Element. One (1) change in land use is being proposed to the Future Land Use Map (FLUM), known as the Pembroke Tower.

The City has proposed to reformat all Elements of its Comprehensive Plan by separating the Plan into two documents, the Adoption Document with Goals, Objectives, and Policies, and the Support Document to include data, inventory, and analysis. The proposed change is in response to a recommendation by the DCA during the City's last Evaluation and Appraisal Report (EAR) process. Basic reformatting of document names and page numbers are included. The permitted uses and non-residential intensity standards will be moved to the Future Land Use Element.

Proposed changes to the Transportation Element would provide for consistency with the Broward County Comprehensive Plan Transportation Element regarding the County's Transportation Concurrency Management Areas (TCMA); Level of Service (LOS) Standards for roadways, including Strategic Intermodal System (SIS) Facilities and the Transportation Regional Incentive Program-funded Facilities, and transit; and Development of Regional Impact (DRI) concurrency requirements. New Policies 2.1.21 – 2.1.30 would direct the City to coordinate with the County on the provision of pedestrian and bicycle infrastructure that links neighborhoods to transit.

Proposed changes to the Future Land Use Element (FLUE) incorporate new Policy 5.13 to coordinate school and land use planning with the School Board of Broward County; and adopt a definition for Workforce-Income Household that is consistent with the County's FLUE.

Proposed changes to the Conservation Element include new Policies 4.24 – 4.26 to protect and preserve the City's first identified active Bald Eagle nest. The Bald Eagle would also be included in the City's Endangered and Threatened Plants and Animals list.

Proposed changes to the Recreation and Open Space Element include new Policies 5.1 – 5.4 to provide for consistency with Broward County's Comprehensive Plan and Land Use Plan amendment application process relating to golf course closures that result in a reduction of open space.

The Capital Improvements Element Policy 6.4 would be amended to reflect the recent adoption date of the School Board's Facility Work Plan. The Public School Facility Element would reflect the School Board's updated District Maps.

#### **Pembroke Tower Future Land Use Element map and text Amendment**

The proposed map amendment was transmitted for concurrent review with an amendment to the Broward County Land Use Plan (see Council Agenda #6c; County No. PC 10-5).

The proposed amendment would change the land use designation of an approximately 4.0-acre site from Commercial to High (25-50) Residential on the City's Future Land Use Map (FLUM). The site is generally located south of Sheridan Street and east of University Drive at the terminus of Pasadena Boulevard (see Attachment 2). The subject site currently has multi-family residential development on the western end of the property and is vacant to the east. The proposed land use change would allow for a maximum of 200 dwelling units; however, 100 age-restricted affordable housing dwelling units currently exist on the subject site.

Adjacent existing uses include a hospital and commercial to the north and west, multi-family residential to the east, and office and vacant to the south. The planned uses include Commercial to the north and west, Low (5) Residential to the east, and Office Park to the south.

The proposed text to the Future Land Use Element would create a new land use category, High (25-50) Residential, which permits up to fifty (50) dwelling units subject to the following criteria:

- Minimum parcel size of four (4) acres;
- Located in specific identified redevelopment corridors or roadway intersections; and
- At least twenty (20) percent of dwelling units as affordable, workforce, or senior elderly housing must be developed.

**The City of Pembroke Pines Commission approved the transmittal of the proposed map text amendments at its April 21, 2010 meeting.**

Staff analysis confirms that the proposed map and text amendments are generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

#### Impact Analysis

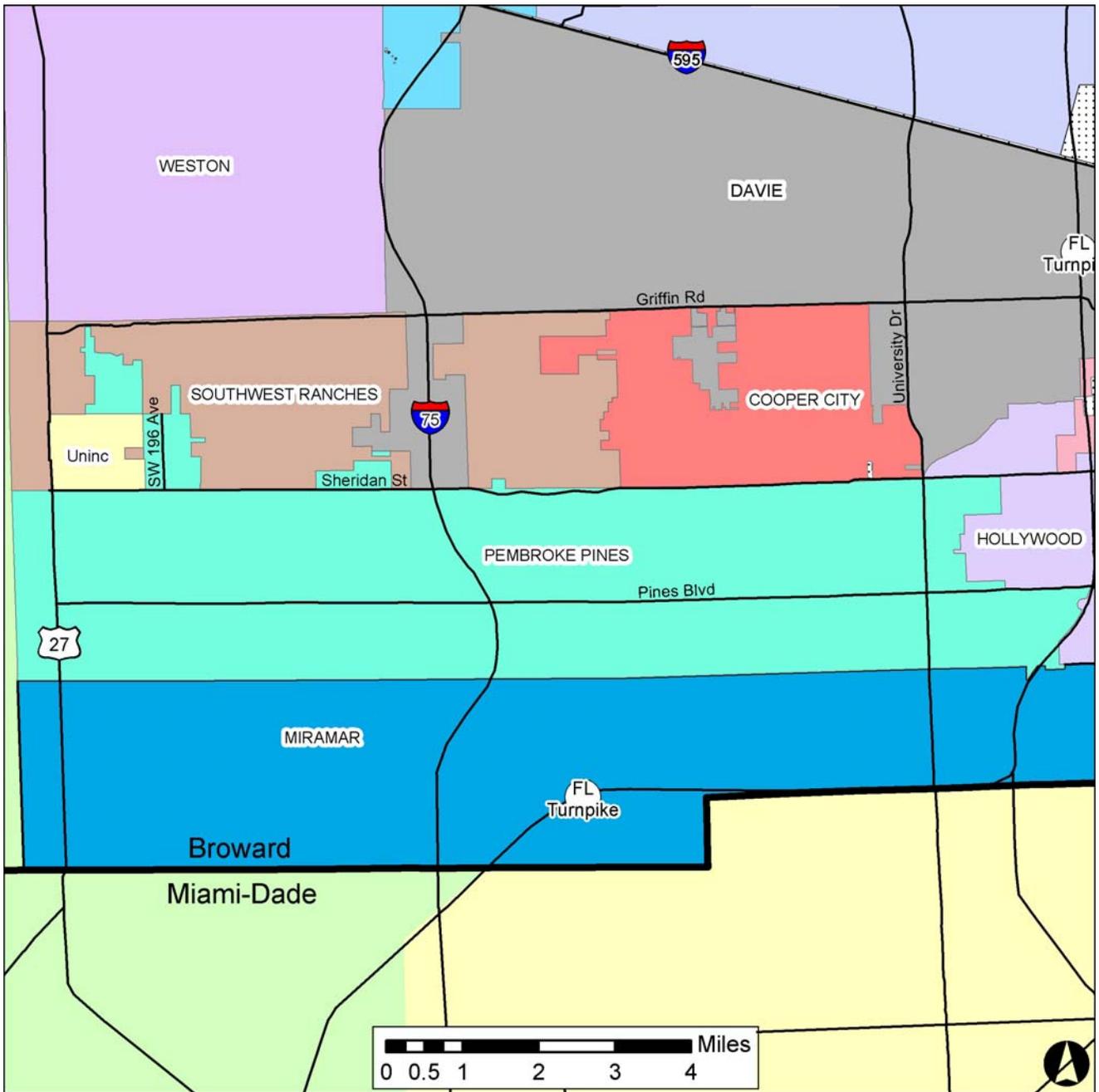
Staff analysis confirms the map and text amendments in both City of Pembroke Pines proposed amendment packages #10-1ARA and #10-1ARB would not result in compatibility, extra-jurisdictional, or affordable housing issues; or impact significant regional resources and facilities, natural resources, transportation systems, emergency preparedness plan and local mitigation strategies.

Since a further detailed impact analysis is not applicable to the review of the proposed amendments, the related analysis sections found in the Department of Community Affairs (DCA) Amendment Review Form C-7 (Sections 9 through 18) have not been included in this staff report.

#### **Recommendation of Consistency with Strategic Regional Policy Plan (SRPP)**

**Find of Pembroke Pines proposed amendment packages #10-1ARA and #10-1ARB generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the City, with copies to the Florida Department of Community Affairs.**

# Attachment 1



## COMPREHENSIVE PLAN AMENDMENTS

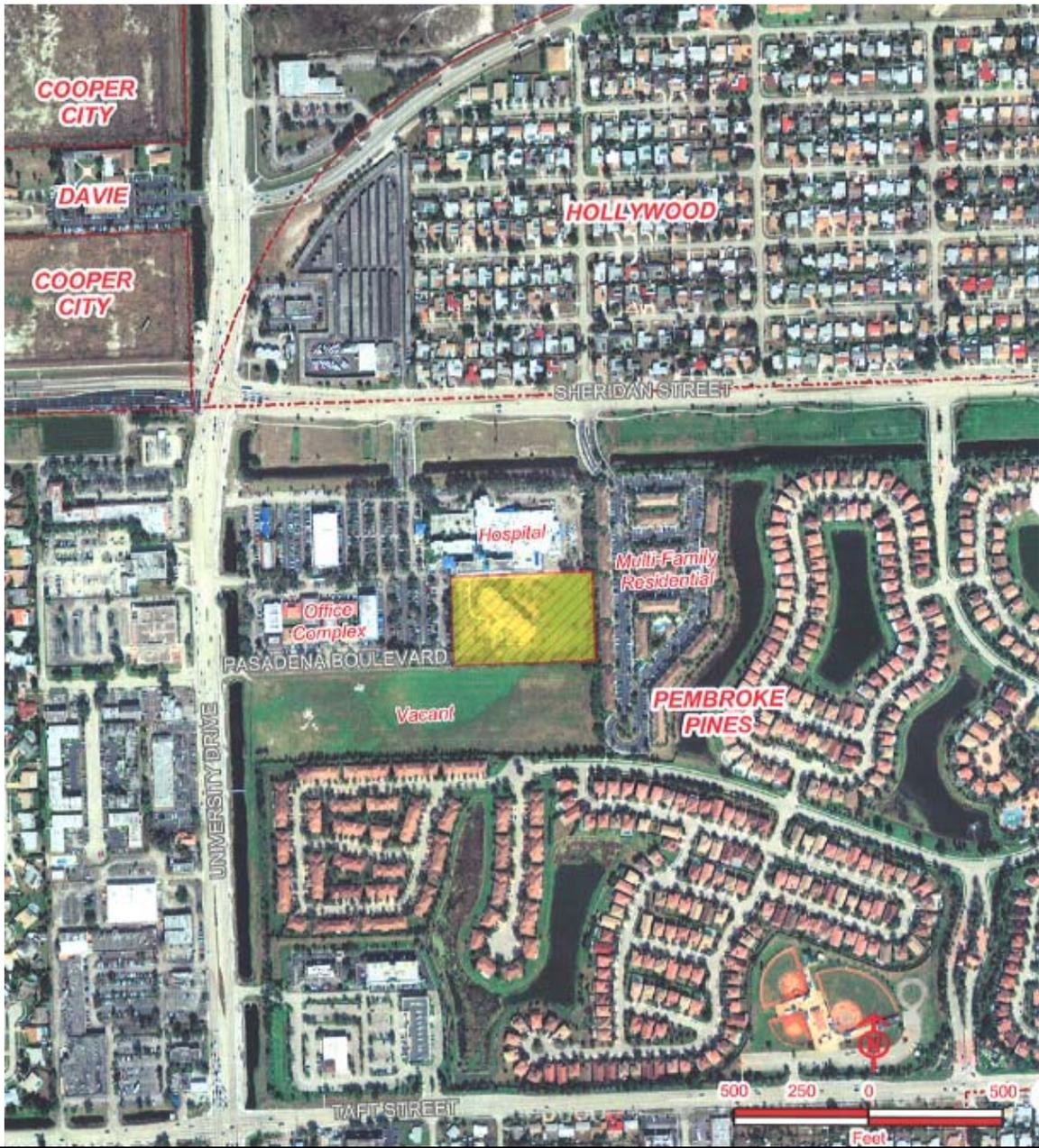
### Location Map

City of Pembroke Pines  
Proposed Amendment #10-1ARA and #10-1ARB

Sources: Broward County, SFRPC.

Note: For planning purposes only. All distances are approximate.

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

**Aerial Map**

City of Pembroke Pines  
Proposed Amendment #10-1ARB

From: Commercial  
To: High (25-50) Residential  
4.0 acres

Sources: Broward County proposed amendment package #10-1AR.  
Note: For planning purposes only. All distances are approximate.