



MEMORANDUM

AGENDA ITEM #7f

DATE: NOVEMBER 8, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF PEMBROKE PINES ADOPTED COMPREHENSIVE PLAN AMENDMENT
DCA #10-1ARB (ALTERNATIVE REVIEW)

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 the effects on regional resources or facilities identified in the *SRPP* and extrajurisdictional 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.

Staff Analysis

The City of Pembroke Pines adopted amendment package #10-1ARB includes text amendments to the Future Land Use, Transportation, Recreation and Open Space, Conservation, Public School Facility, and Conservation Elements; and one (1) Future Land Use Map (FLUM) amendment, Pembroke Tower (view http://www.sfrpc.com/council/Agenda%20Jun10_6e.pdf for a map depiction).

The proposed amendment was reviewed at the June 7, 2010 Council meeting and found to be generally consistent with the *SRPP*. The amendment was transmitted for concurrent review with an amendment to the Broward County Land Use Plan (previously reviewed at the October 4, 2010 Council meeting; County No. PC 10-5).

The amendment is being processed and reviewed under the Alternative State Review Process Pilot Program. Comments must be submitted to the City no later than November 13, 2010, with copies to the Florida Department of Community Affairs.

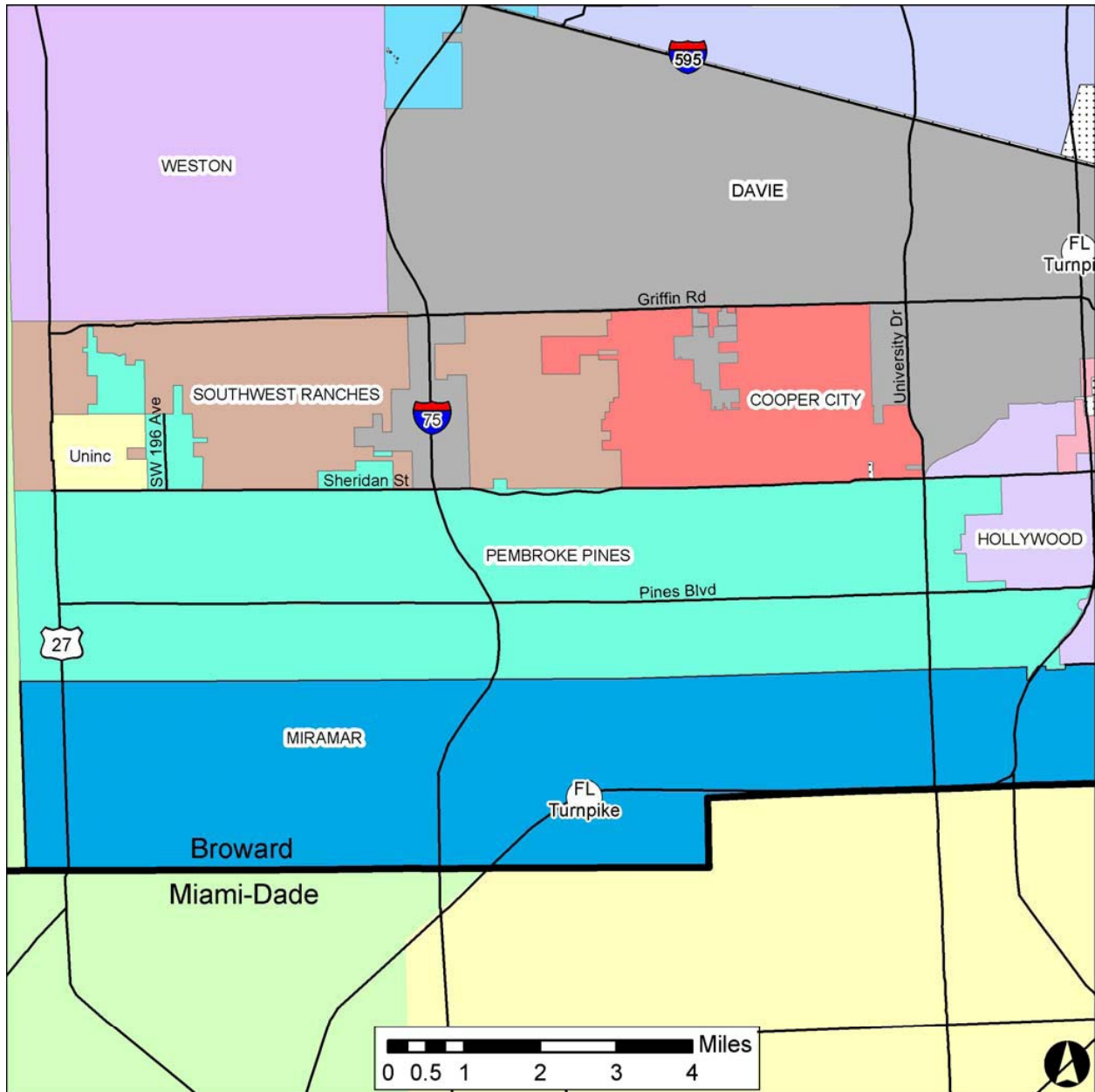
The amendment package was adopted as proposed without change. Staff analysis confirms the text and map amendments are generally consistent with the *SRPP*.

The City of Pembroke Pines Commission unanimously (5-0) approved the adopted text amendment to the FLUE related to a new High-Residential land use category (City Ordinance 1676); and approved the remaining text and map amendments 4-1 (City Ordinances 1677 and 1678) at its September 21, 2010 meeting.

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

Find the City of Pembroke Pines adopted amendment package #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

General Location Map

City of Pembroke Pines
Adopted Amendment #10-1ARB

Sources: FDEP, SFWMD, Broward County, SFRPC.

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