



# MEMORANDUM

AGENDA ITEM #7i

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DATE: JANUARY 7, 2007  
TO: COUNCIL MEMBERS  
FROM: STAFF  
SUBJECT: CITY OF PEMBROKE PINES ADOPTED COMPREHENSIVE PLAN AMENDMENT

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## Introduction

On January 15, 2008 Council staff received adopted amendment package #07-2 to the City of Pembroke Pines Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Proposed amendment #07-2 was reviewed at the October 1, 2007 Council meeting and was found to be generally consistent with the *SRPP*. Staff review is undertaken pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes (F.S.), and Rules 9J-5 and 9J-11, Florida Administrative Code (F.A.C.).

## 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 2007 was 152,888 representing an 11.3 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.

Additional information regarding the City or the Region may be found on the Council's web site, [www.sfrpc.com](http://www.sfrpc.com).

## Summary of Staff Analysis

Adopted amendment #07-2 is a change to the Future Land Use Map for one parcel of land. A map depicting the general location of the City is contained in Attachment 1 and an aerial photograph of the amendment location is included as Attachment 2.

The amendment changes the land use designation for a parcel of land 26.58 gross acres in size from Community Facilities to Residential Medium (16) for a portion of the "Douglas Gardens North" development. The parcel is located on the east side of Douglas Road, near the intersection of Washington Street and Douglas Road, south of Pines Boulevard. The proposed use of the site is a 425 units assisted living and independent apartment development for senior citizens.

There are no active uses on the site. The current land use designations on the surrounding properties are Irregular Residential (12) to the north, Residential Low (5) to the south, and Community Facilities to the east and west. The area north of the site is a multi-family development, to the south are single family homes, to the east there is a correctional facility and nursing home, and the area to the west is an assisted living facility and an urgent care medical center.

Staff analysis confirms that the water, sewer, solid waste, parks and recreation facilities that serve the proposed amendment site have adequate capacity to accommodate the growth. The traffic generated by the proposed amendment results in a net reduction of trips on the regional roadway network.

A letter from the City Engineer from the City of Pembroke Pines certifies that adequate water capacity currently exists in the City's water supply system to serve the proposed project. The City has committed to the Florida Department of Environmental Protection and the South Florida Water Management District (SFWMD) to implement an Alternative Water Supply Plan. The City's plan is outlined in the SFWMD's Lower East Coast Water Supply Plan. The City is also in the process of preparing its 10-year water supply facilities work plan indicating congruence with the Lower East Coast Water Supply Plan.

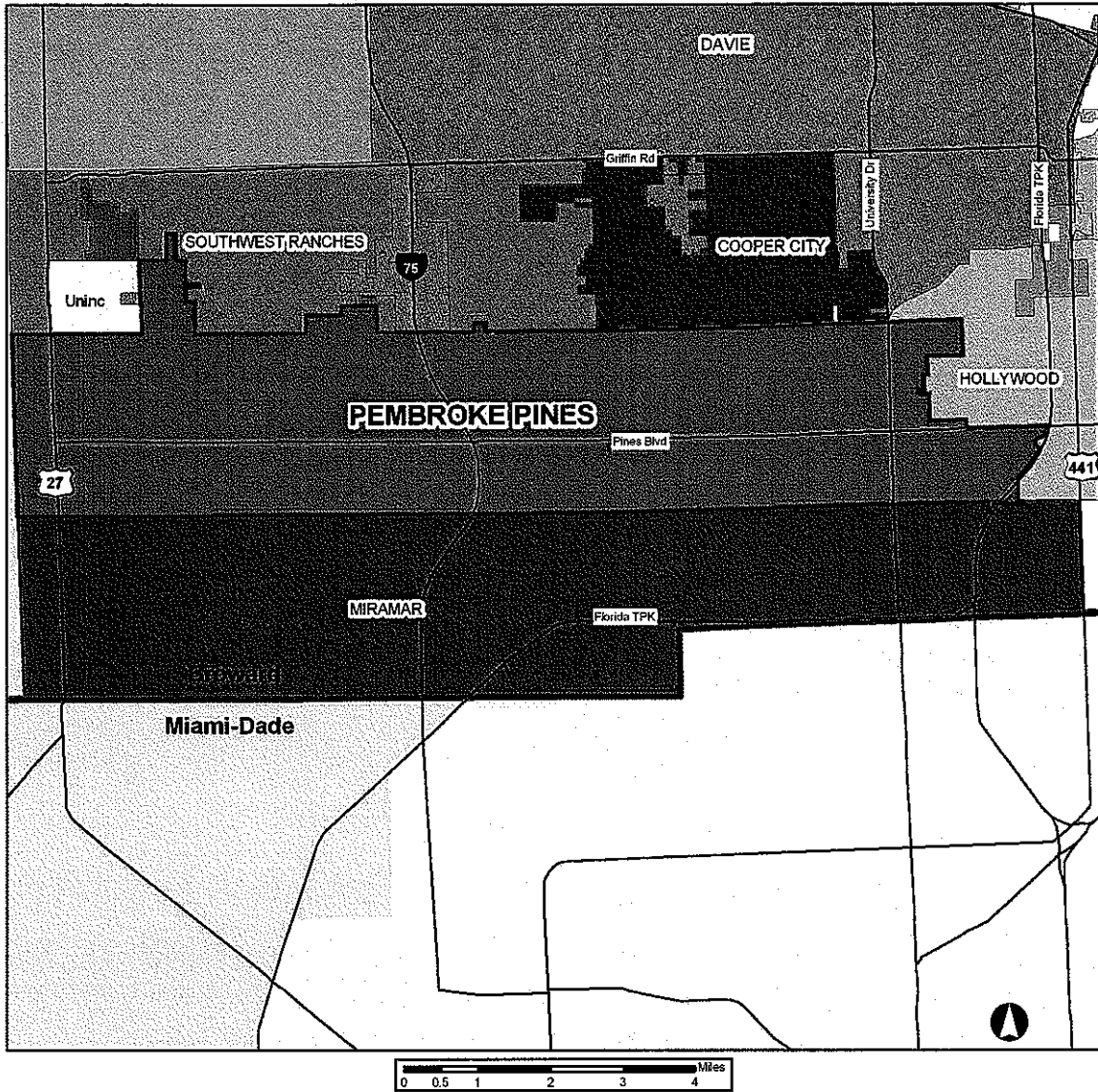
The City of Pembroke Pines City Commission approved the proposed amendment by a vote of 5-0 on December 19, 2007.

Staff analysis confirms that the proposed amendment package is compatible with the goals and policies of the SRPP.

#### Recommendation

Find City of Pembroke Pines adopted amendment #07-2 generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

# Attachment 1



## COMPREHENSIVE PLAN AMENDMENTS

### Location Map

City of Pembroke Pines  
Adopted Amendment #07-2

Sources: FDEP, SFWMD, Broward County, SFRPC.

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

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

City of Pembroke Pines  
Adopted Amendment #07-2  
From: Community Facilities  
To: Residential Medium (16)  
26.58 gross acres

Sources: FDEP, SFWMD, Broward County, SFRPC.

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