



MEMORANDUM

AGENDA ITEM #6d

DATE: MARCH 3, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF PEMBROKE PINES PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On February 19, 2008 Council staff received proposed amendment #08-1AR to the City of Pembroke Pines Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (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 website at www.sfrpc.com.

Summary of Staff Analysis

Proposed amendment #08-1AR includes two amendments to the City's Comprehensive Plan. A general location map is shown in Attachment 1. Aerial maps of the amendment sites are included as Attachments 2 and 3.

The proposed amendment is being processed and reviewed under the Alternative State Review Process Pilot Program. Comments must be submitted to the City no later than March 20, 2008.

A summary of the proposed amendments in this package is included below.

Map #PH 2007-05, Sheridan Street

The proposed amendment would change the Future Land Use Map by redesignating an approximately 11 acre parcel of land from Estate Residential to Industrial. An aerial map of the site is included in Attachment 2.

The site is currently vacant and the proposed use of the site is for self-storage units. Adjacent land uses include a vacant site to the north (proposed for a Federal correctional facility, which has been platted and has received site plan approval), and a preserve area to the east, south, and west. Future Land Use Map designations include Industrial (Broward County) to the north and Conservation-Natural Reservations to the east, south and west.

Staff analysis of the proposed amendment finds that the area's potable water supply, sanitary sewer capacity, waste disposal services, transportation, and recreation and open space capacity are adequate to serve the future needs of the proposed land use designation change.

The City of Pembroke Pines City Commission unanimously approved transmittal of the proposed amendment at its February 6, 2008 meeting.

Staff analysis confirms that the proposed amendment is compatible with and supportive of the goals and policies of the *Strategic Regional Policy Plan for South Florida*.

Map Amendment #PH 2009-01, Laguna Isles

The amendment would change the Future Land Use Map from Rural Ranches (Broward County Land Use Plan) to Rural Ranches (City of Pembroke Pines Land Use Plan) for an approximately 30 acre parcel of land that was annexed into the City on December 21, 2005. An aerial map of the site is included in Attachment 3.

The site includes an existing clubhouse and wetlands. No use other than the existing use is proposed for amendment site. Adjacent land uses include single family residential uses to the south and west, vacant and single family residential to the north, and vacant and single family residential to the east. Surrounding Future Land Use Map designations include Rural Ranches (in the Town of Southwest Ranches) to the north, Low Residential to the south, Irregular Residential (2 dwelling units/acre) to the west, and Rural Ranches (in the Town of Southwest Ranches) to the east.

Staff analysis of the proposed amendment finds that the area's potable water supply, sanitary sewer capacity, waste disposal services, transportation, and recreation and open space capacity are adequate to serve the site.

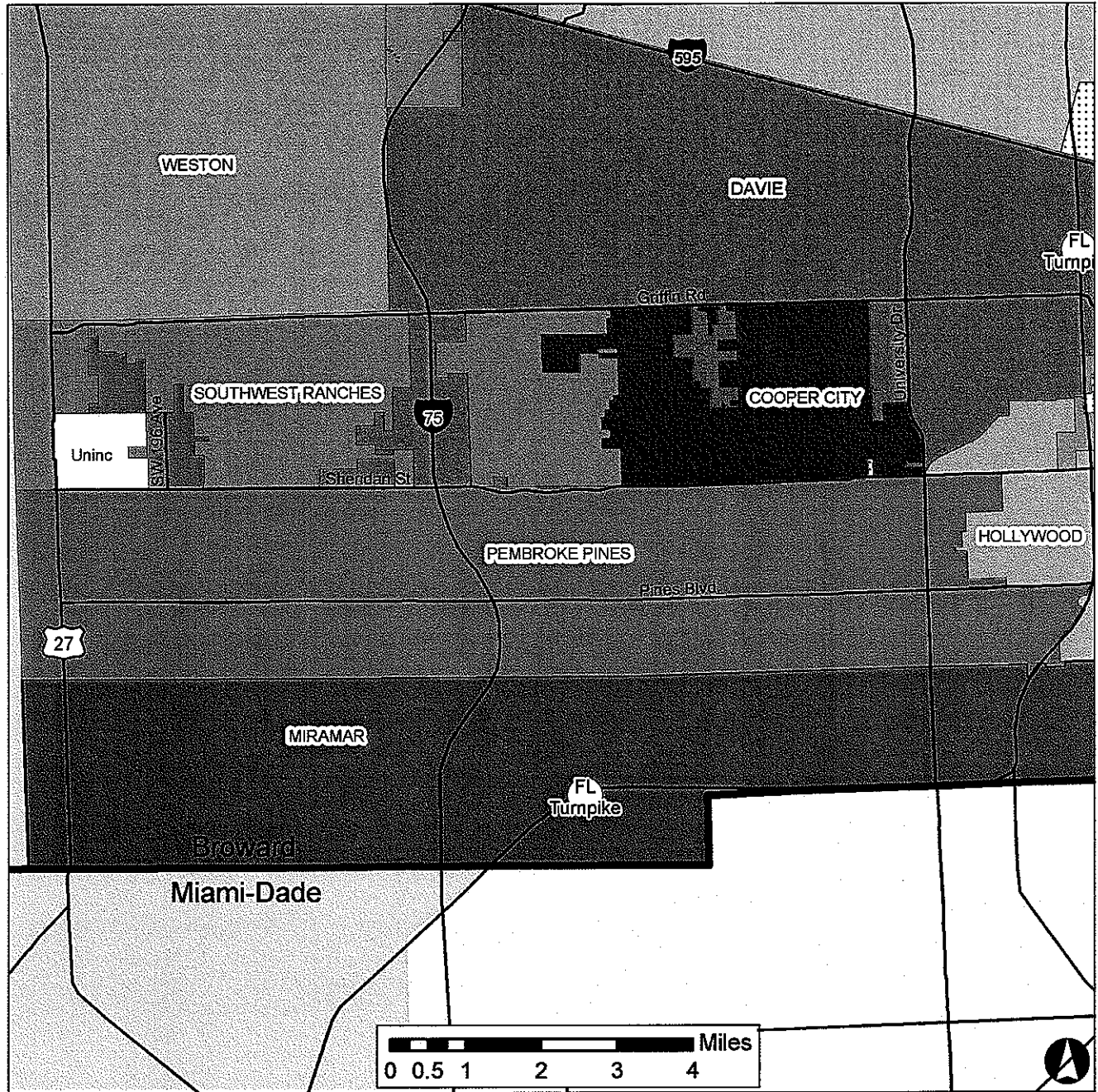
The City of Pembroke Pines City Commission unanimously approved transmittal of the proposed amendment at its February 6, 2008 meeting.

Staff analysis confirms that the proposed amendment is compatible with and supportive of the goals and policies of the *Strategic Regional Policy Plan for South Florida*.

Recommendation

Find proposed amendment #08-1AR to the City of Pembroke Pines Comprehensive Plan generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this agenda item for transmittal to the City of Pembroke Pines, with copies to the Florida Department of Community Affairs and all applicable review agencies.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

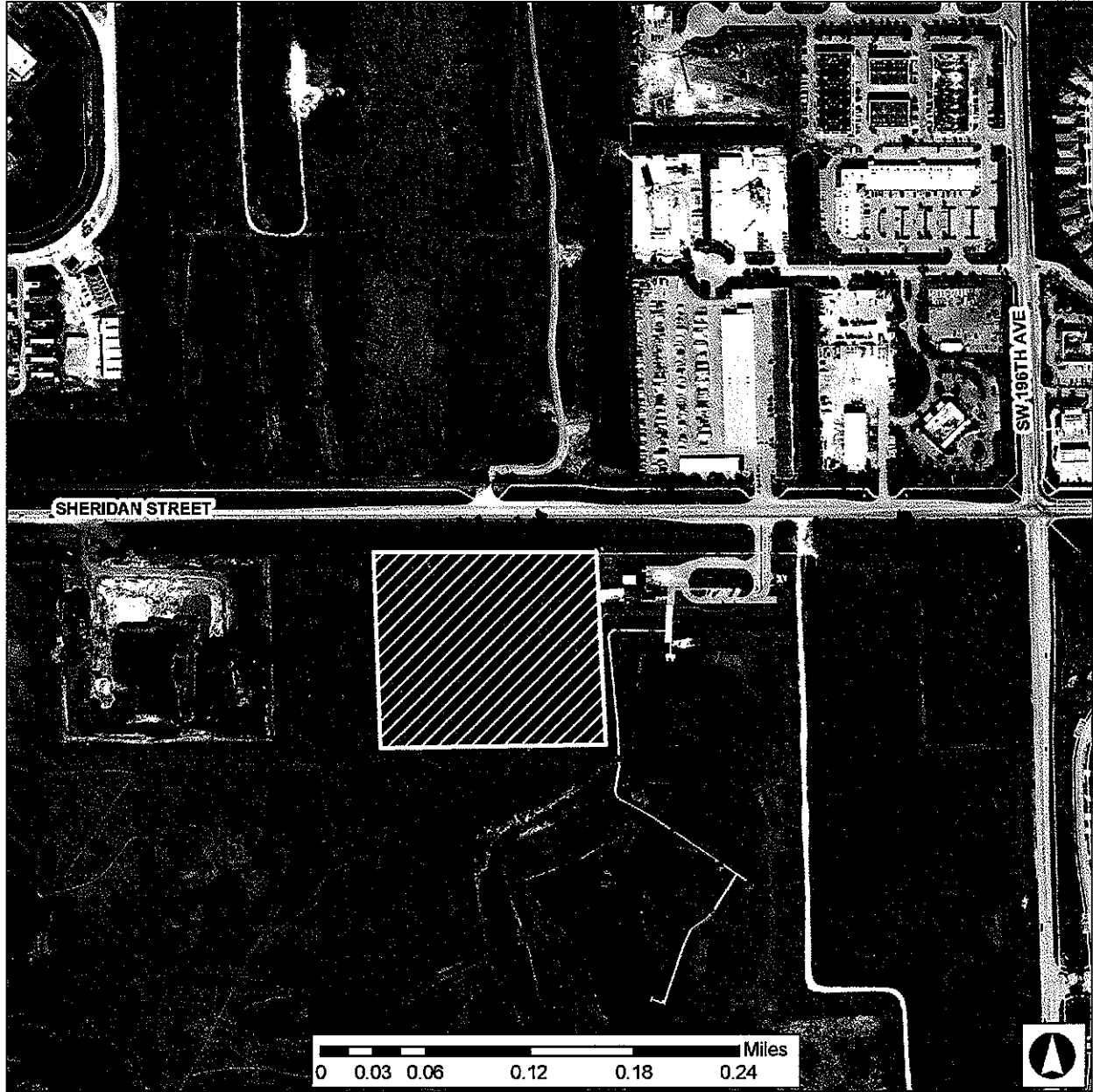
Location Map

City of Pembroke Pines
Proposed Amendment #08-1AR

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
Proposed Amendment #08-1AR

From: Estate Residential (1 dwelling unit/acre)
To: Industrial
11 acres

Sources: FDEP, SFWMD, Broward County, SFRPC.

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

Attachment 3



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

City of Pembroke Pines
Proposed Amendment #08-1AR

From: Rural Ranches (County Land Use Plan)
To: Rural Ranches (City Land Use Plan)
30 acres

Sources: FDEP, SFWMD, Broward County, SFRPC.

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