





**City of Pembroke Pines**  
**Planning & Economic Development Department**  
**601 City Center Way 3<sup>rd</sup> Floor**  
**Pembroke Pines FL, 33025**

<b>Agenda Date:</b>	May 14, 2026	<b>Application ID:</b>	PH 2026-0002
<b>Project:</b>	Text Change to City Comprehensive Plan -Future Land Use Element	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Joseph Yaciuk, Assistant Director		
<b>Applicant:</b>	City of Pembroke Pines	<b>Agent:</b>	N/A
<b>Location:</b>	Citywide	<b>Acreage:</b>	N/A
<b>Existing Zoning:</b>	N/A	<b>Existing Land Use:</b>	N/A
<b>Project Description:</b>	Public Hearing (PH 2026-0002) The purpose of this Public Hearing is to consider text amendments to the City's Comprehensive Plan for the purpose of adding permitted uses to the Agricultural land use category.		
<b>Staff Recommendation:</b>	Staff requests that the Planning and Zoning Board, as the Local Planning Agency (LPA), transmit the proposed amendment to the City Commission, Florida Department of Commerce, and the Broward County Planning Council with a positive recommendation.		
<b>Reviewed for the Agenda:</b>	Director: <u></u> Assistant Director: <u></u>		
<b>Final:</b>	<input type="checkbox"/> Planning & Zoning Board	<input checked="" type="checkbox"/> City Commission	

**PROJECT DESCRIPTION / BACKGROUND  
PUBLIC HEARING (PH 2026-02)**

The City of Pembroke Pines is submitting a text amendment to the Future Land Use Element of the City's Comprehensive Plan for the purpose of adding permitted uses to the Agricultural land use category.

The proposed amendment will permit the following uses within the Agricultural land use:

- Communication facilities
- Public utilities such as, but not limited to, water and wastewater treatment plants, pumping stations, resource recovery facilities, recycling facilities, electrical substations, and electric lines and drainage facilities and structures, excluding electrical power plants.

The proposed amendment to the City's Comprehensive Plan is consistent with the permitted agricultural uses outlined in the Broward County Land Use Plan. The Broward County Planning Council completed a preliminary review of the proposed text change and identified no issues.

**STAFF RECOMMENDATION:**

Staff requests that the Planning and Zoning Board, as the Local Planning Agency (LPA), transmit the proposed amendment to the City Commission, Florida Department of Commerce, and the Broward County Planning Council with a positive recommendation.

**Enclosures:**

Proposed Amendment – Agricultural Use  
Email from Broward County Planning Council

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

b. Residential uses at a maximum of one (1) dwelling unit per two (2) net acres or greater or one (1) dwelling unit per two and one-half (2 1/2) gross acres or greater. Land submerged by water during the majority of the year shall not count as part of the two (2) net acres, unless the submerged land is a pond entirely confined within the parcel.

Clustering of dwelling units may be permitted if the following conditions are met:

1. the parcel is developed under a unified development plan;
2. the areas from which density is transferred are relinquished of all future development rights; and
3. the arrangement of clustered dwelling units is in conformance with locally established development standards.

c. Recreation and open space uses.

d. Cemeteries.

e. Community facilities such as, but not limited to schools, day care centers, religious institutions, governmental administration, police and fire facilities, libraries and civic centers not to exceed twenty (20) acres in size. Parcels zoned or otherwise approved for community facility uses consistent with existing local regulations and permits as of the adoption date of Broward County Land Use Plan amendment PCT 99-1 (December 14, 1999), and thereafter with extended, amended, renewed regulations and permits, may be developed for such uses pursuant to such regulations and permits. Community facilities parcels shall be separated by a minimum of 1,000 feet and shall be contiguous to a limited access/controlled facility or an arterial facility as designated on the Broward County Trafficways Plan.

f. Quarrying.

g. Transportation Facilities.

h. Special Residential Facility Category (1) development as defined in the Special Residential Facilities Permitted Uses subject to the requirements of this land use category for the location of one (1) dwelling unit.

i. Special Residential Facility Category (2) development as defined in the Special Residential Facilities Permitted Uses subject to the requirements of this land use category for the location of one (1) dwelling unit.

j. Communication facilities

k. Public utilities such as, but not limited to, water and wastewater treatment plants, pumping stations, resource recovery facilities, recycling facilities, electrical substations, and electric lines and drainage facilities and structures, excluding electrical power plants.

## Yaciuk, Joseph

---

**From:** Blake Boy, Barbara <BBLAKEBOY@broward.org>  
**Sent:** Monday, May 4, 2026 5:14 PM  
**To:** Kelly Ray  
**Cc:** Yaciuk, Joseph; amaurodis@wsh-law.com; Teetsel, Dawn  
**Subject:** Re: Agricultural Permitted Uses [IMAN-ACTIVE.FID17391681]

This sender is trusted.

Andy and I are in agreement that as long as it is considered a utility use the city can specify whatever it needs to, consistent with the April 12 email confirmation.

Barbara Blake Boy  
Executive Director  
Broward County Planning Council

Sent from the mobile app  
Please excuse any typos or misspellings

---

**From:** Kelly Ray <Kelly.Ray@gmlaw.com>  
**Sent:** Monday, May 4, 2026 4:20:39 PM  
**To:** Blake Boy, Barbara <BBLAKEBOY@broward.org>  
**Cc:** Yaciuk, Joseph <jyaciuk@ppines.com>; amaurodis@wsh-law.com <amaurodis@wsh-law.com>  
**Subject:** RE: Agricultural Permitted Uses [IMAN-ACTIVE.FID17391681]

Hi Barbara,

Following up on the below. The City is working on a bit of a time crunch and is hoping for a response by tomorrow, if possible. Apologies on the quick turnaround for this.

Thank you.

Kelly Ray  
Land Planner  
Greenspoon Marder LLP  
200 East Broward Boulevard, Suite 1800  
Fort Lauderdale, FL 33301  
Office Phone Number: (954) 491-1120, Ext. 3477  
Direct Line: (954) 333-4377  
Email Address: [Kelly.Ray@gmlaw.com](mailto:Kelly.Ray@gmlaw.com)

---

**From:** Kelly Ray  
**Sent:** Thursday, April 30, 2026 3:53 PM  
**To:** Blake Boy, Barbara <BBLAKEBOY@broward.org>

**Cc:** Yaciuk, Joseph <jyaciuk@ppines.com>; amaurodis@wsh-law.com  
**Subject:** RE: Agricultural Permitted Uses [IMAN-ACTIVE.FID17391681]

Hi Barbara,

The City would like to consider the addition of resource recovery facilities in the AG permitted uses. Please review the attached and advise if you have any concerns with this addition.

Call or email with any questions.

Thank you.

Kelly Ray  
Land Planner  
Greenspoon Marder LLP  
200 East Broward Boulevard, Suite 1800  
Fort Lauderdale, FL 33301  
Office Phone Number: (954) 491-1120, Ext. 3477  
Direct Line: (954) 333-4377  
Email Address: [Kelly.Ray@gmlaw.com](mailto:Kelly.Ray@gmlaw.com)

---

**From:** Blake Boy, Barbara <[BBLAKEBOY@broward.org](mailto:BBLAKEBOY@broward.org)>  
**Sent:** Monday, April 20, 2026 4:21 PM  
**To:** Kelly Ray <[Kelly.Ray@gmlaw.com](mailto:Kelly.Ray@gmlaw.com)>  
**Cc:** Yaciuk, Joseph <[jyaciuk@ppines.com](mailto:jyaciuk@ppines.com)>; amaurodis@wsh-law.com  
**Subject:** RE: Agricultural Permitted Uses [IMAN-ACTIVE.FID17391681]

I apologize for the delay in responding to the April 7<sup>th</sup> follow-up. In consultation with the Planning Council Attorney, there is no issue with specifying the use as described below.



Barbara Blake Boy, Executive Director  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, Florida 33301  
954-357-6982 (direct) [www.broward.org/planningcouncil](http://www.broward.org/planningcouncil) [[broward.org](http://broward.org)]

Visit Us: [BROWARDNEXT](http://BROWARDNEXT[broward.org]) [[broward.org](http://broward.org)]

The Planning Council offices are open Monday through Friday. I am in the office every Monday through Thursday from 7:00 a.m. to 5:00 p.m.

---

**From:** Kelly Ray <[Kelly.Ray@gmlaw.com](mailto:Kelly.Ray@gmlaw.com)>  
**Sent:** Tuesday, April 7, 2026 8:44 AM  
**To:** Blake Boy, Barbara <[BBLAKEBOY@broward.org](mailto:BBLAKEBOY@broward.org)>  
**Cc:** Yaciuk, Joseph <[jyaciuk@ppines.com](mailto:jyaciuk@ppines.com)>; Dennis Mele <[dennis.mele@gmlaw.com](mailto:dennis.mele@gmlaw.com)>  
**Subject:** RE: Agricultural Permitted Uses [IMAN-ACTIVE.FID17391681]

Hi Barbara,

In your review, can you also consider the addition of *recycling facilities* to the text, and if you would object to the City including that language? See below.

*Public utilities such as, but not limited to, water and wastewater treatment plants , pumping stations, **recycling facilities**, electrical substations, and electric lines and drainage facilities and structures, excluding electrical power plants.*

Call or email with any questions.

Thank you.

Kelly Ray  
Land Planner  
Greenspoon Marder LLP  
200 East Broward Boulevard, Suite 1800  
Fort Lauderdale, FL 33301  
Office Phone Number: (954) 491-1120, Ext. 3477  
Direct Line: (954) 333-4377  
Email Address: [Kelly.Ray@gmlaw.com](mailto:Kelly.Ray@gmlaw.com)

---

**From:** Blake Boy, Barbara <[BBLAKEBOY@broward.org](mailto:BBLAKEBOY@broward.org)>  
**Sent:** Wednesday, April 1, 2026 1:31 PM  
**To:** Kelly Ray <[Kelly.Ray@gmlaw.com](mailto:Kelly.Ray@gmlaw.com)>  
**Cc:** Yaciuk, Joseph <[jyaciuk@ppines.com](mailto:jyaciuk@ppines.com)>; Dennis Mele <[dennis.mele@gmlaw.com](mailto:dennis.mele@gmlaw.com)>  
**Subject:** RE: Agricultural Permitted Uses [IMAN-ACTIVE.FID17391681]

Thanks, Kelly. I will follow up with you by early next week.



**Barbara Blake Boy, Executive Director**  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, Florida 33301  
954.357.6982 (direct) [www.broward.org/planningcouncil](http://www.broward.org/planningcouncil) [[broward.org](http://broward.org)]

[Planning Council Staff Information](http://broward.org) [[broward.org](http://broward.org)]

[Planning Council Membership](http://broward.org) [[broward.org](http://broward.org)]

Visit Us: [BROWARDNEXT](http://BROWARDNEXT.broward.org) [[broward.org](http://broward.org)]

The Planning Council offices are open Monday through Friday. I am in the office every Monday through Thursday from 7:00 a.m. to 5:00 p.m.

---

**From:** Kelly Ray <[Kelly.Ray@gmlaw.com](mailto:Kelly.Ray@gmlaw.com)>  
**Sent:** Wednesday, April 1, 2026 10:03 AM  
**To:** Blake Boy, Barbara <[BBLAKEBOY@broward.org](mailto:BBLAKEBOY@broward.org)>  
**Cc:** Yaciuk, Joseph <[jyaciuk@ppines.com](mailto:jyaciuk@ppines.com)>; Dennis Mele <[dennis.mele@gmlaw.com](mailto:dennis.mele@gmlaw.com)>  
**Subject:** Agricultural Permitted Uses [IMAN-ACTIVE.FID17391681]

Hi Barbara,

The City of Pembroke Pines is currently evaluating updates to the permitted uses within its Agricultural land use category and would like to confirm our understanding of how certain public utility uses would be interpreted under the County's Land Use Plan.

Specifically, the City is considering a **public resource recovery facility, which would include the conversion of solid waste into renewable natural gas and may also involve the processing and use of wastewater biosolids.**

We reviewed the County's existing Agricultural permitted uses language, which includes the text below (#5) and attached for reference. The below language is not currently within the city's text. The City's text is also attached for reference.

*"5. Public utilities, such as but not limited to water and wastewater treatment plants, pumping stations, electrical substations and electrical lines, and drainage facilities and structures, excluding electrical power plants."*

We would like to confirm if the County interprets provision #5 to include a public resource recovery facility of the type **described above**. Further, if the City's Agricultural permitted uses section is amended to add the text in #5, that the City's Agricultural permitted uses would be consistent with the County's Agricultural permitted uses and the public resource recovery facility use would be permitted as a public utility.

Thank you again for your time and assistance.

Please call or email with any questions or comments you may have.

**Greenspoon Marder**<sup>LLP</sup>

Kelly Ray, LEED AP BD+C

Land Planner

Greenspoon Marder LLP

200 East Broward Boulevard, Suite 1800

Fort Lauderdale, FL 33301

Office Phone Number: (954) 491-1120, Ext. 3477

Direct Line: (954) 333-4377

Email Address: [Kelly.Ray@gmlaw.com](mailto:Kelly.Ray@gmlaw.com)

[www.gmlaw.com](http://www.gmlaw.com)



**GREENSPOON MARDER LLP LEGAL NOTICE**

The information contained in this transmission may be attorney/client privileged and confidential. It is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply e-mail.

Unless specifically indicated otherwise, any discussion of tax issues contained in this e-mail, including any attachments, is not, and is not intended to be, "written advice" as defined in Section 10.37 of Treasury Department Circular 230.

A portion of our practice involves the collection of debt and any information you provide will be used for that purpose if we are attempting to collect a debt from you.

---

Under Florida law, most e-mail messages to or from Broward County employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the County, inclusive of e-mail addresses contained therein, may be subject to public disclosure.