

MEMORANDUM:

TO: Charles F. Dodge, City Manager

VIA: Michael Stamm Jr., Planning and Economic Development Director
Karl Kennedy, City Engineer

FROM: Cole Williams, Planner / Zoning Technician

RE: Pines Village Neighborhood Improvement Proposal

DATE: February 26, 2018

The City Commission at the December 20, 2017 meeting voted unanimously to support Commissioner Monroig's request to have staff review the Pines Village Neighborhood Improvement Project and suggest possible neighborhood improvements. Attached you will find the Pines Village Neighborhood Improvement Preliminary Report, Proposal, Neighborhood Survey & Results, and Pines Village Crime Data 2007- Feb. 2018.

Based up the aforementioned documents, staff has suggested improvements in the following areas:

- Traffic
- Surplus Right of Way
- Infrastructure

Traffic Improvements:

Staff has identified road diets, traffic circles, and road closures as potential actions to improve the traffic in the neighborhood:

- a) Road diets are a narrowing of the roadway to slow down traffic. The estimated length is 125', with an estimated cost of \pm \$25,000 per location.
 - i. Potential Location 1: SW 64th Way between SW 3rd St. and SW 3rd Ct.
 - ii. Potential Location 2: SW 6th St. between SW 70th Ter. And SW 70th Ave.
- b) Traffic circles can be placed at 3 way or 4 way intersections to slow down traffic by forcing drivers to navigate around the circle. Sufficient right of way will be need to properly implement these systems. The estimated cost is \pm \$70,000 per location.
 - i. Potential Location 1: The intersection of SW 69th Ave. and SW 12 St.
 - ii. Potential Location 2: The intersection of SW 64th Way and SW 4th St.

- iii. Potential Location 3: The intersection of SW 67th Ave. and SW 8th St.
 - iv. Potential Location 4: The intersection of SW 71st Ave. and SW 9th St.
- c) The goal of potential road closures is to limit the number of ingress and egress points to combat crime. Roads will initially be closed with Jersey barriers to measure impacts. Cost of final closure systems to be determined at a later date.
- i. Potential Location 1: 71st Ave. and SW 2nd Ct.
 - ii. Potential Location 2: SW 68th Blvd. and Pines Blvd.
 - iii. Potential Location 3: SW 67th Ave. and Pines Blvd.
- d) Preliminary Cost Estimate:
- i. Road diets: ± \$50,000 (2 locations)
 - ii. Traffic circles: ± \$280,000 (4 locations)
 - iii. Road closures: TBD (3 locations)
 - iv. Total cost estimate: ± \$330,000

Parcel Cleanup:

Upon review of Pines Village properties for potential traffic solutions, staff has identified areas deemed right of way that should be vacated and transferred to adjacent property owners. Through direction of City Commission and Administration, these lands may be deemed surplus. Vacating these lands can lead to potential redevelopment for the commercial properties, as well as increase tax revenue. Areas of rights of way in residential areas may relieve the City of potential maintenance responsibilities and/or liability. Staff has identified 4 potential locations, shown in the Pines Village Proposal.

Infrastructure improvements:

Via the City Engineer:

The watermains in this portion of the City, north of SW 9th St and east of SW 72nd Avenue, are some of the oldest in the system. Many of the mains are 2 inch galvanized pipes and have become restricted due to scaling on the inside of the pipe resulting in lower water pressure. Also, most service lines are in the rear yards which is problematic for maintenance and meter reading. In this project, this work would encompass abandonment of the existing water main, connection of the new water services to the new main which would be installed in the street in front of the homes and re-pavement of the streets. These tasks would be accomplished while avoiding other utilities and maintaining existing water and sewer and other utility service. The estimate cost for this project is \$8,500,000.

Enclosed:

Pines Village Proposal
Pines Village Neighborhood Improvement Preliminary Report
Pines Village Crime Data 2007 – 2018
Pines Village Neighborhood Survey
Pines Village Neighborhood Survey Results
Pines Village Traffic Volume Map

Pines Village Proposal

City Commission Meeting December 20th, 2017, Agenda item 32, Commissioner Monroig – Item #1: Pines Village Neighborhood Improvement Plan.

Commissioner Monroig – item 1: Discussion and possible action on the next steps for moving forward with the Pines Village Neighborhood improvement project as identified in draft report attached.

Pines Village History:

Pines Village is the longest active community in the City of Pembroke Pines. Incorporated in 1960, Pines Village became the original neighborhood in Pembroke Pines. Generally the homes were constructed in the 1950's and 1960's and are one to two stories tall. Lot sizes around a quarter acre in size with corner lots being a little larger. The neighborhood is adjacent to many major roadways including Pines Boulevard to the north, Pembroke Road to the south, SW 72nd Avenue to the west, and the Florida Turnpike to the East. In the neighborhood there are active community facilities including Pembroke Pines Elementary School and The City of Pembroke Pines Early Development Center (East Campus). Traffic issues have been identified in the neighborhood, with the following sections providing possible traffic calming solutions



Figure 1: Site Location

Potential Solutions: Traffic Calming

Road Diets:

The estimated cost per location is approximately \$23,000.

The streets within the Neighborhood of Pines Village are conducive to speeding based upon their linear design and lack of stops. A road diet is a system that narrows the travel lane by adding a center island to the road. The narrowing inherently forces drivers to slow down as to ensure they will not make contact with the median. The length of these systems is approximately 125'. The figures below provide aerials of the potential site, and provide a sample design. Criteria considered prior to identifying locations include nearby road intersection, average vehicles per day, and adjacent properties and their driveways. After considering the aforementioned criteria two potential locations have been identified for a road diet. The two locations appear to be the best fit as they will not affect the residents and their driveways directly adjacent to the system, nor will it impede normal circulation traffic.

1. Potential Location 1: SW 64th Way between SW 3rd St. and SW 3rd Ct.



Figure 2: SW 64th Way between SW 3rd St. and SW 3rd Ct.

2. Potential Location 2: SW 6th St. between SW 70th Ter. And SW 70th Ave.

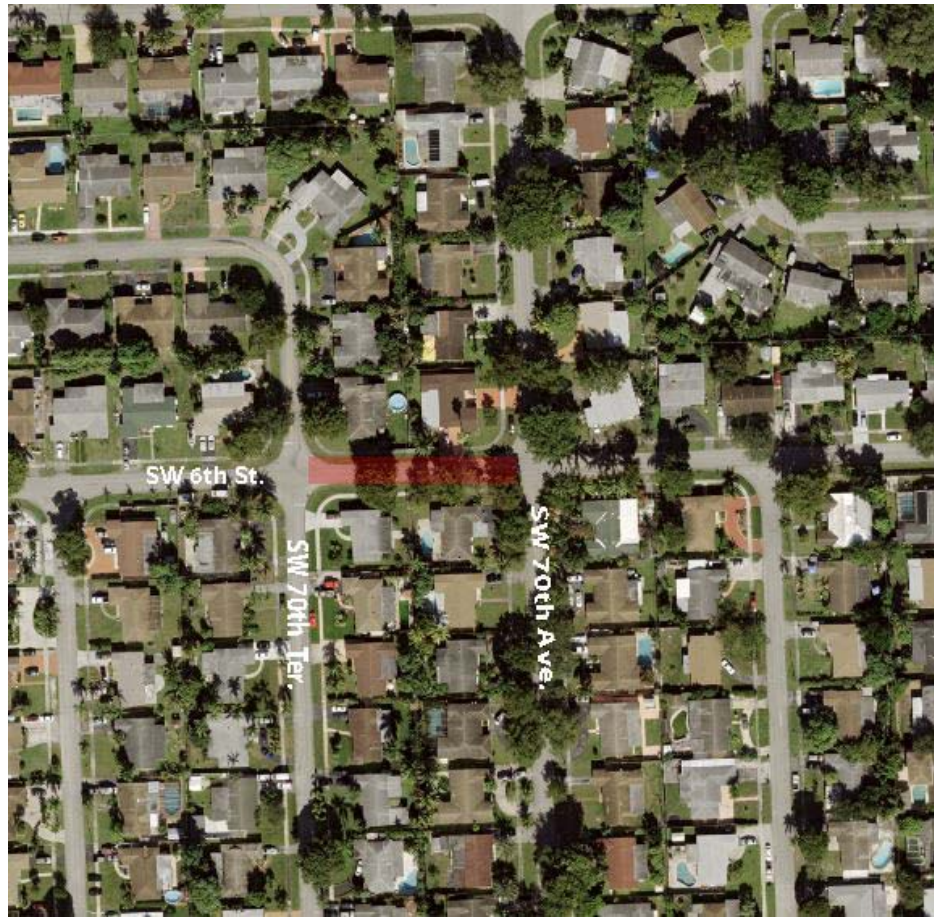


Figure 3: SW 6th St. between SW 70th Ter. and SW 70th Ave.

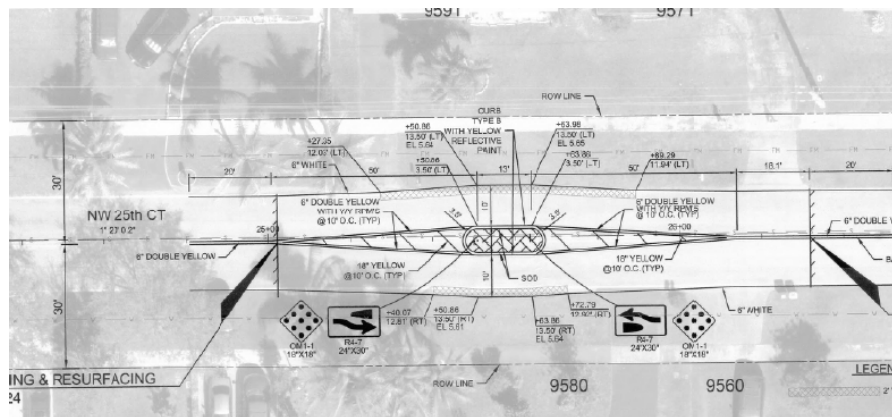


Figure 4: Road Diet Design (1)

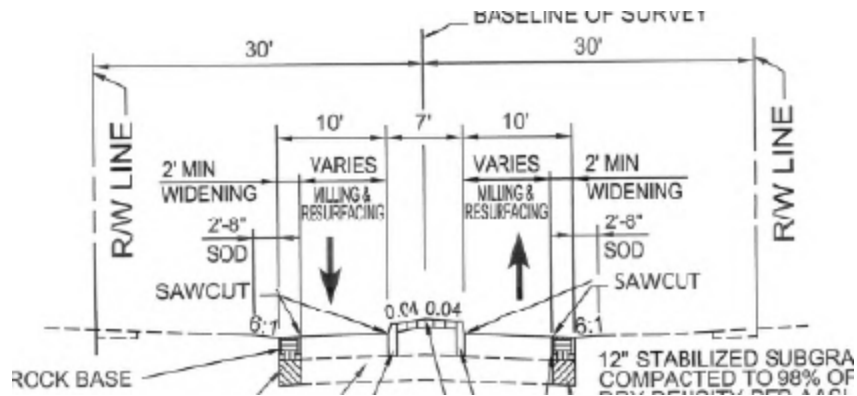


Figure 5: Road Diet Design (2)

Traffic Circle:

The estimated cost per location is approximately \$68,000.

Traffic circles are another alternative to reduce the amount of speeding in Pines Village. A traffic circle forces drivers to slow down in order safely navigate through. Traffic circles can be located at either a 3 way or 4 way intersection. Sufficient right of way will be need in order to properly implement this type of system. Overall there has been four potential locations identified.

1. Potential Location 1: The intersection of SW 69th Ave. and SW 12 St.

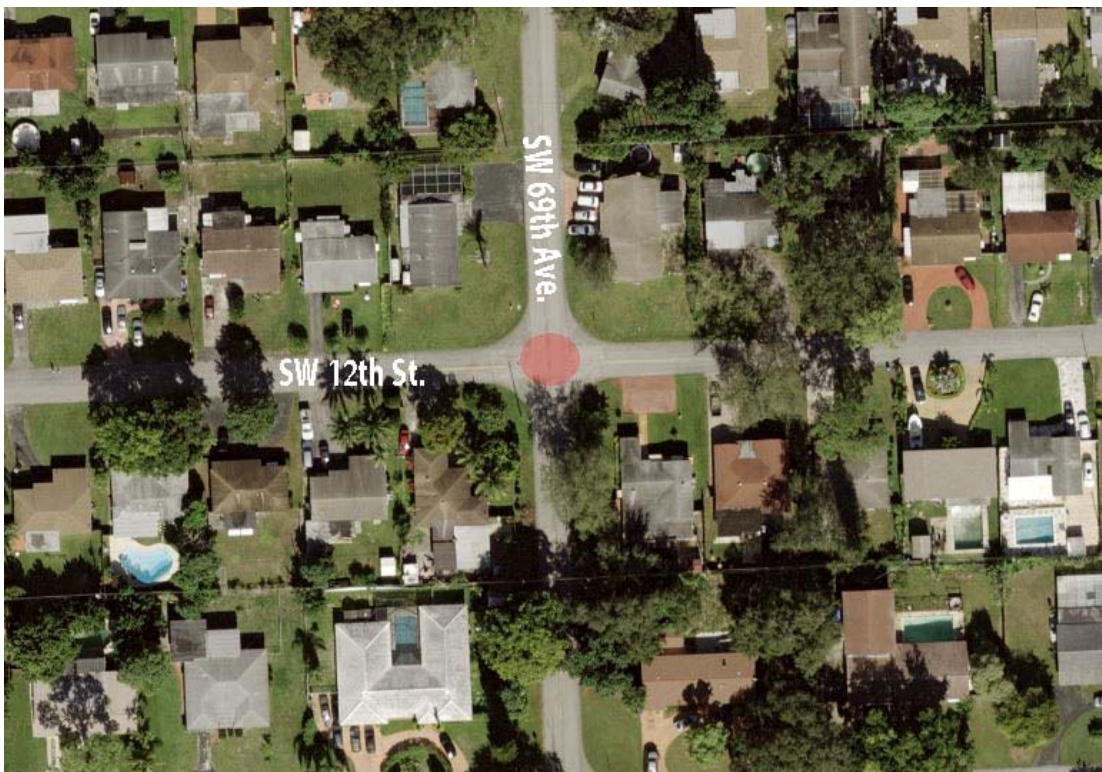


Figure 6: SW 69th Ave. and SW 12th St.

2. Potential Location 2: The intersection of SW 64th Way and SW 4th St.



Figure 7: SW 64th Way and SW 4th St.

3. Potential Location 3: The intersection of SW 67th Ave. and SW 8th St.



Figure 8: SW 67th Ave. and SW 8th St.

4. Potential Location 4: The intersection of SW 71st Ave. and SW 9th St.



Figure 9: SW 71st Ave. and SW 9th St.

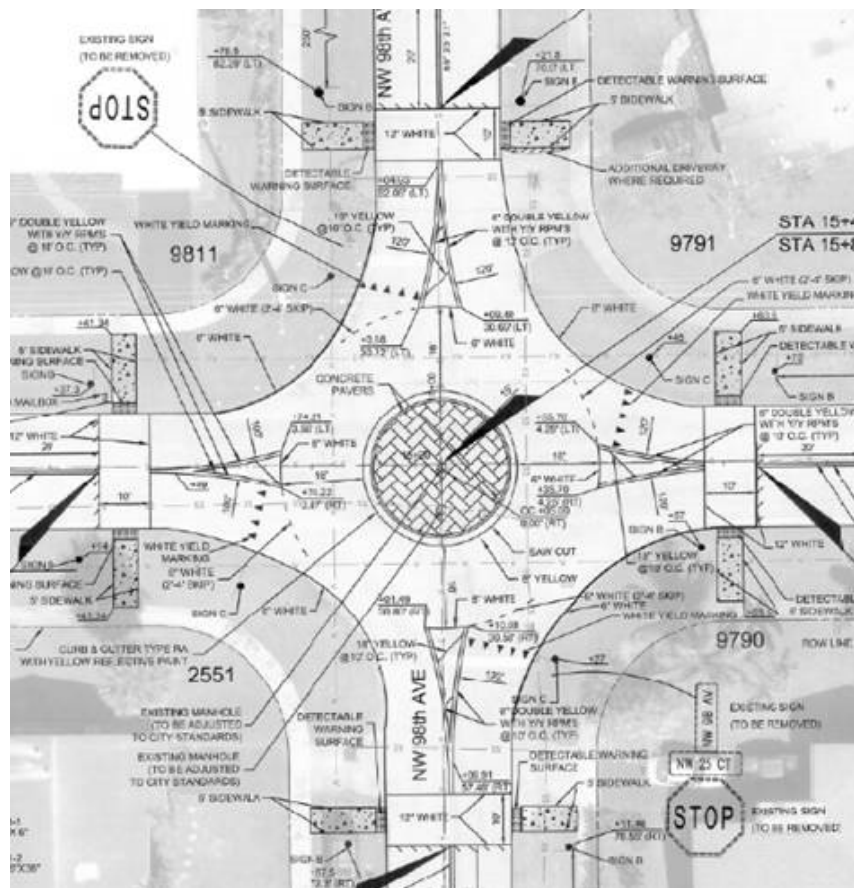


Figure 10: Traffic Circle Design (1)

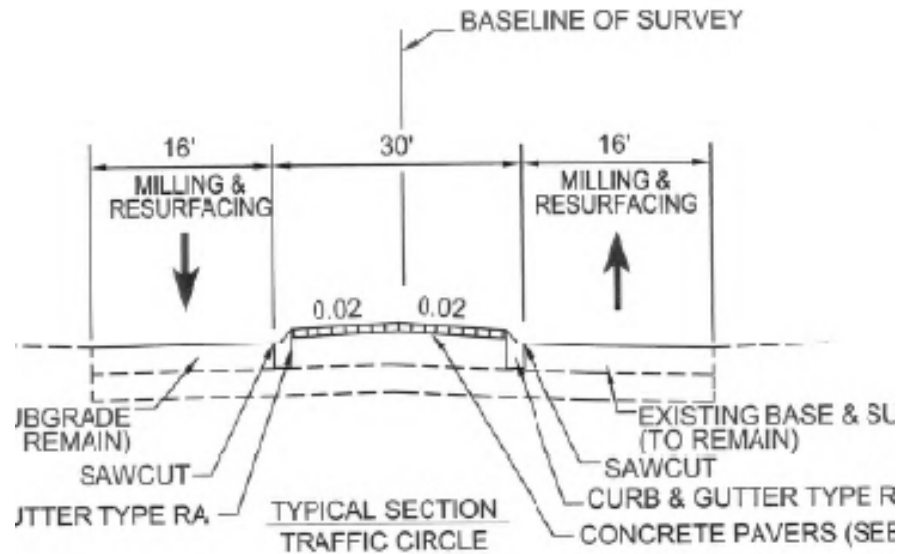


Figure 11: Traffic Circle Design (2)

Road Closures:

Many factors were analyzed prior to identifying the specific intersection for possible road closures. Factors analyzed include potential neighborhood impact, impact for adjacent commercial properties, potential issues for the police and fire department, and overall traffic. Examining these factors three potential locations have been identified.

Temporary Closure: Initial these road closures will be temporary in order to properly analyze the effect that the road closures will have on the community. A Jersey barrier system will be used during the study phase



Figure 12: Temporary Road Closure Device

1. 71st Ave. and SW 2nd Ct. has been identified as a possible closure. A study traffic study conducted in June of 2015 showed that this specific location generated 320 vehicles per day of northbound traffic, and 365 vehicles per day of southbound traffic. This is considerable lower than the road to the west, 72nd Ave. and Pines Blvd., which averages 6,149 vehicles per day. SW 70th Ave. and Pines Blvd. the entrance directly to the east also generated more traffic at 814 vehicles per day.



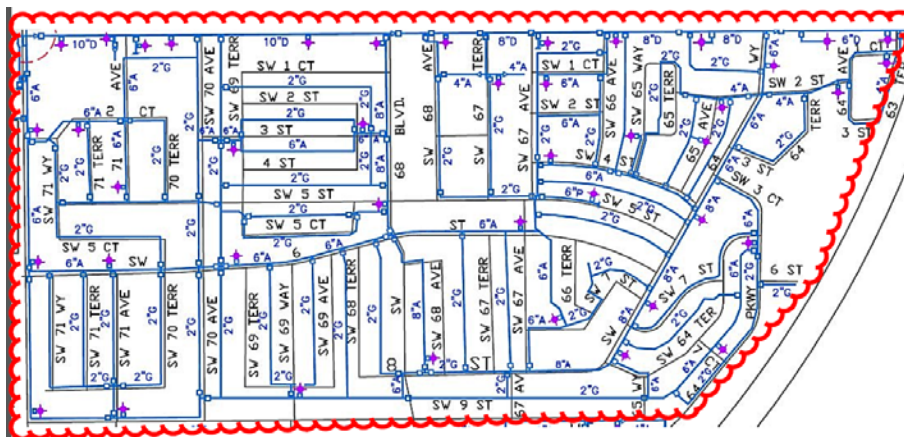
Figure 13: 71st Ave. and SW 2nd Ct.

2. SW 68th Blvd. and Pines Blvd. is a second location identified for a potential road closure. Based upon the aforementioned study, this entrance similarly experienced low volumes of traffic with 748 vehicles per day of northbound traffic, and 276 vehicles per day of southbound traffic. This location appears ideal due to the small dead end it will create, compared to the potential long dead ends on nearby streets (SW 68th Ave, SW 67th Ter).



Figure 14: SW 68th Blvd. and Pines Blvd.

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Parcel Cleanup

While conducting site analysis of Pines Village, three right of ways were identified a potential options to vacate. These lands were identified as surplus land, and can cause problems with maintenance. Vacating these lands can lead to potential redevelopment for the commercial properties, as well as increase tax revenue overall.



Figure 17: SW 64th Way and Pines Blvd.



Figure 18: SW 69th Blvd., SW 67th Ter. and Pines Blvd.



Figure 19: SW 68th Ave and SW 67th Ter.

Pines Village Neighborhood

An analysis on improving the original Pembroke Pines

PLANNING AND ECONOMIC DEVELOPMENT DIVISION

December 22, 2014

Authored by: Fermin, Christina

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Introduction

This report seeks to understand existing conditions with the Pines Village neighborhood. Pines Village is the original Pembroke Pines and is therefore the oldest part of the city that is in need of some upgrades and improvements. As redevelopment slowly beings in Pembroke Pines the following existing conditions are examined and reviewed: local economy, neighborhood profile, housing, traffic, social characteristics and crime. These conditions are analyzed and examined to fully understand what a community looks like and how the city can better serve the community.

In recent months the community has reached out to the city because of reoccurring crime that has been committed within the Pines Village neighborhood. The police department has scouted the neighborhood, beefed up patrol and reached out to residents to form citizen groups. The problem has persisted and the city, its residents and police are now looking for solutions on how to make the community safer, while also improving conditions for the neighborhood.

The following report on the Pines Village neighborhood is an analysis of the community through exploring the Pines Village background, while also analyzing the many crime prevention techniques, case studies and public outreach to increase safety, stability and a sense of place within the Pines Village neighborhood.

The following analysis will shed light on the communities' strengths, weaknesses and where there is need for improvement. The goal with understanding the various crime prevention techniques available and public interaction is for the community with the city to devise a plan to reduce crime, create a safer neighborhood and redevelop the major thoroughfares surrounding the community.

Background

Pines Village is the oldest community in Pembroke Pines, located in the Southeastern most part of the city. Pines Village is bordered by Pines Boulevard and the City of Hollywood to the North, Pembroke Road and the City of Miramar to the South, SW 72nd Avenue and North Perry Airport to the West and the Florida Turnpike and the City of Hollywood to the East. Pines Village is roughly 0.75 Square Miles.

Incorporated in 1960, this neighborhood was the original Pembroke Pines before westward expansion in the 1970s. The name Pembroke Pines was taken from its location along Pembroke Road and the pine trees that grew in the area. The name Pembroke is said to have dated back much further and may have originated from an early landowner from Britain known as the Earl of Pembroke. The town started as an agricultural land occupied by dairy farms and grew after World War II as military men were retiring. In the 1980's, property from Flamingo Road to U.S. 27 was incorporated into Pembroke Pines, doubling the size of the city.

The city's rapid population growth came in the mid to late 1990's after Hurricane Andrew destroyed many homes in Miami-Dade County. Thousands of these residents moved into Broward County, many into Pembroke Pines, resulting in a population boom which ranked the city third in a list of "Fastest Growing Cities" in the United States in 1999.

Today Pembroke Pines is the second most populous city in Broward County with roughly 155,000 residents and the 11th most populous in Florida. What started off as a city less than 1 square mile has grown into a city of approximately 35 square miles bordered by the Everglades to the west, the Turnpike to the east, the City of Miramar to the South of Pembroke Road and the cities of Southwest Ranches, Davie and Cooper City to the North.

The Pines Village neighborhood is zoned as Single Family Dwelling (R-1A, R-1B, R-1C), with a few parcels along Pines Boulevard as General Business (B-3) and Planned Business Center (B-2A) as well as some parcels along Pembroke Road which are Low Density Multiple (R-3), General Business (B-3) and Neighborhood Business (B-1). Most of the homes were built in the 1950's and 1960's and are single story, single family homes with garages, front and back yards. The lot sizes vary from quarter acre lots and smaller with some of the corner lots being a little larger. Located along the eastside of the Florida Turnpike is a small 29 acre piece of Pembroke Pines zoned Light Industrial (M-1), Community Business (B-2), Low Density Multiple (R-3) and Single Family Residential Parking (R-1P). For the purpose of this analysis the focus will be on the

Pines Village neighborhood, but one cannot ignore how these parcels affect the surrounding communities.

Many of the code violations from this neighborhood involve general maintenance. The commercial properties get cited for maintenance, but also for not going to the city for permits to do upgrades, façade work or modifications. It is also important to note that most, if not all, the commercial properties were built before landscaping and setback requirements, therefore lack adequate landscaping and are seas of asphalt. The code compliance division also made note that because of the lack of irrigation systems in place in the neighborhood, many of the properties within the neighborhood lack sufficient landscaping and during dry months the existing landscaping dries out (Code Compliance Division).

Currently along Pines Boulevard there are 9 ingresses and egresses into the Pines Village neighborhood, 11 from SW 72nd Avenue and 3 along Pembroke Road; totaling 23 ways to exit and enter the neighborhood. Of the 23 ways in and out there are three stop lights not including the stop lights at SW 72nd Avenue.

Within the neighborhood there exists Pembroke Pines Elementary School and Southwest Village Community Center within the eastern center area of Pines Village. Along the borders of the neighborhood exists a military recruiting office, Fire Station, Broward College Campus and Library, North Perry Airport, Paul J. Maxwell Park, Pines Recreation, US Department of Justice, US Border Patrol Office, McArthur High School, Florida Turnpike, eight commercial plaza's, several places of worship and several bus stops along Pines Boulevard and Pembroke Road.

The neighborhood is equipped with sidewalks throughout, a Bike Lane along Pines Boulevard and landscaping throughout the neighborhood varies with some areas looking better managed than others.

Local Economy

Surrounding the Pines Village neighborhood are several commercial plazas and freestanding buildings located along Pines Boulevard and Pembroke Road. The plazas along Pines Boulevard are as follows:

- 7100 Pines Plaza
- Westwood Plaza
- Pines Village Plaza

The plazas along Pembroke Road include:

- Pembroke 72nd Plaza
- AM Pines

Located on the eastside of the Turnpike on Pembroke Road are:

- LCRVN Inc., Plaza
- Town Center of Pembroke Pines
- Lux Plaza
- East Pines Center

Most of these plazas have a mix of office, retail, churches, personal services and restaurants and high rates of occupancy. One trend that was found is that within these plazas surrounding the community are over a dozen salons and barber shops. Another interesting point is that many of these tenants in the plazas are small businesses and almost none are franchises or mainstream businesses. The plaza's and businesses within the neighborhood reflect upon the community who reside there. Are there services missing? Do residents want other types of businesses located within the vicinity? Are any of these businesses nuisance businesses? Would the community like to see redevelopment or beautification occur within these commercial areas? Are these businesses profitable? Do they make a positive contribution to the community? Are they meeting their goals and potential? These are all important questions to be answered.

Using PoweringFlorida tool by FPL the Pines Village neighborhood area, including the Pembroke Pines boundary line to the east of the Florida Turnpike are home to approximately 165 small businesses including religious organizations. Most of these small businesses employ 1-4 people with a handful of businesses employing more. The largest employer in the area is Pembroke Pines Elementary School. Most of the small businesses in the area do less than \$500,000 in yearly sales, but there are a handful of businesses which perform in the \$500,000 - \$5 Million range. When looking at the larger geographic area that stretches from University Drive to the West, Pembroke Road to the South, SR 441 to the East and Pines Boulevard to the North, PoweringFlorida by FPL indicates there are 577 businesses in the geographic area including religious organizations. This information demonstrates that the Pines Village area and beyond is part of a larger economic hub that the City of Miramar, City of Hollywood and City of Pembroke Pines take part in. The area also demonstrates great potential for all three cities and could be further utilized if it was catered to properly. Exploring the potential here could greatly benefit not only the cities involved, but the communities and residents who reside in the area.

PoweringFlorida is an application that combines Geographic Information Systems (GIS) Planning and Economic Modeling Specialists International (EMSI) workforce data so users can explore and compare Florida's communities, understand labor force statistics, consumer spending, geography, demography, etc., and identify and evaluate all available sites and buildings within the communities for project support.

Neighborhood Profile

ESRI's Tapestry Segmentation is a classification scheme that classifies US neighborhoods into 65 market segments based on socioeconomic and demographic factors. Using this information it is then consolidated into LifeMode and Urbanization groups. LifeMode groups are 12 summary groups based on lifestyle and lifestage. Urbanization groups are 11 summary groups based on geographic and physical features along with income.

Segmentation systems operate on the theory that people with similar tastes, lifestyles, and behaviors seek others with the same tastes. These behaviors can then be measured, predicted, and targeted. ESRI's Community Tapestry segmentation system combines the "who" of lifestyle demography with the "where" of local neighborhood geography to create a model of various lifestyle classifications or segments of actual neighborhoods with distinct behavioral market segments. This information is gathered using the decennial census (ESRI's website).

This information can help the city understand the type of consumers, constituents and members who not only live in the Pines Village neighborhood, but it can also assist the city in understanding how to better serve the needs of the population. Through the use of this data, the city could better market and redevelop the commercial parcels along Pines Boulevard and Pembroke Road to better serve the surrounding community.

ESRI's Tapestry Segmentation shows that Pines Village is split evenly in half between *Cozy and Comfortable* segments, *Urban Villages* segment and *Milk and Cookies* segment which fall under the *Upscale Avenues* and *Family Portrait* LifeMode groups.

This information indicates the Pines Village community as a diverse community with a mix of individuals of all ages both with and without children. The community is also a multicultural enclave with a mixture of people of all types and backgrounds, there are a range of households and family types with a mix of incomes. The northern areas of the community are middle aged married couples with and without children. The southern area of the community along Pembroke Road and the Turnpike is a mixed of families, culture and economic status, while the central portion of the community is are young affluent married couples with young kids or not kids.

See Appendix I Map 1.0 for a detailed map of the distribution of the groups in the Pines Village neighborhood.

Housing Inventory

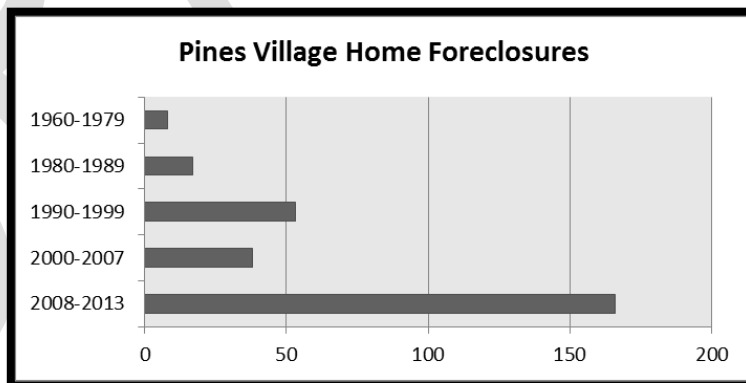
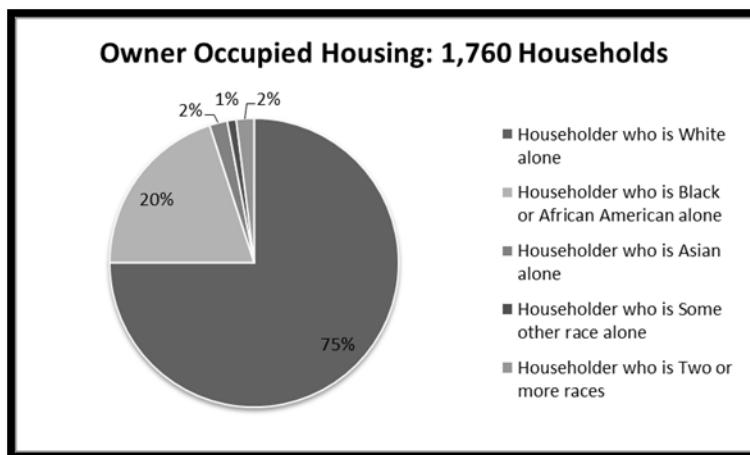
Pines Village has 1,760 households within the community and 1,993 housing units (2012 ACS). Currently, Pines Village is experiencing a higher than normal rate of vacancies, with approximately 12% of homes vacant within the community. An unusually

high number coupled with high rates of foreclosures, this can lead to lower property values, issues with crime, and a break within neighborhood cohesiveness. Of the 12% vacant homes, 13% are for rent, 10% are for sale, 27% are for seasonal, recreation or occasional use and 50% fall under 'other' vacant, suggesting that some or all of these homes are vacant due to foreclosure. Approximately 62% of homes were built between 1960 and 1969.

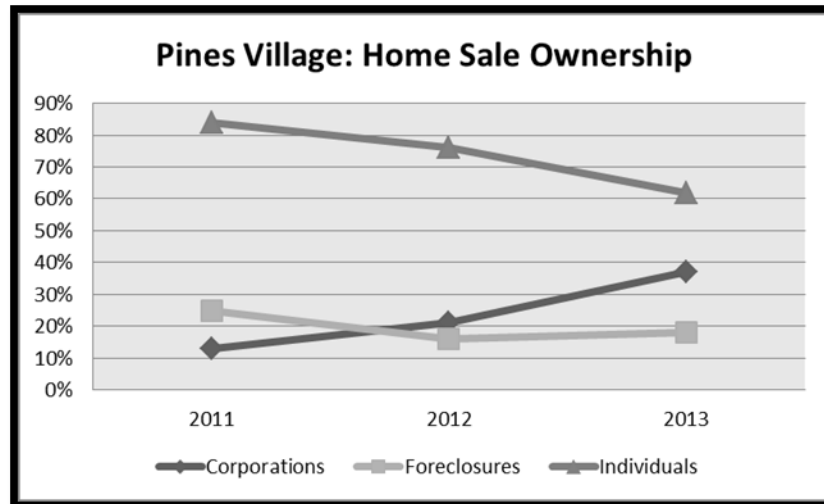
Foreclosures have been a persistent issue for the community prior to the housing collapse, but when the Global Financial Crisis of 2007-2008 occurred foreclosures had tripled from 2008 – 2013, more than any other time prior. Since the housing collapse that occurred in 2007-2008, Pines Village experienced 8% of the homes lost to foreclosure (Broward County Property Appraiser).

According to the most recent property appraisal data as of November 2013, of the 277 home sales that took place between January 2012 and November 2013 approximately 18% of the homes were sold to corporations, 17% of homes

went into foreclosure. The majority of the homes that went into foreclosures were purchased by corporations. As of November 2013, 3% of homes in the Pines Village community were owned by a corporation. Of the 107 home sales that took place in 2013, one third of the homes on the market (32%) were purchased by a corporation. This information reveals the reality of the unintended consequences of the housing downturn of 2007-2008 where today more communities are experiencing a renters market with more corporations purchasing homes than before, while homeownership



declines. The chart below illustrates the decline of individual homeownership and the rise of corporate ownership along with foreclosures in Pines Village between 2011 and 2013.



When comparing home prices to surrounding neighborhoods to the North (33024) and South (33169), the Pines Village neighborhood was closer to the community to the South. The community to the North in the City of Hollywood had higher home values, sale prices, rent and total homes sold than the Pines Village Neighborhood. In terms of total home sales, the Pines Village zip code sold more homes than the zip code directly south. It is important to note that the data was for the entire 33023 zip code which begins with Pines Village in Pembroke Pines and extends into the cities of Hollywood, Miramar, Pembroke Park and West Park.

Traffic Analysis

The Traffic Counts from Florida Department of Motor Vehicle's website is as follows:

The traffic counts illustrate that both Pines Boulevard and Pembroke Road carry a high number of vehicles on a daily basis. These high traffic volumes create a hostile walking environment for

pedestrians. When redevelopment begins, redesigning these corridors would be highly valuable to the community and its members making it safer for pedestrians, cyclists and motor vehicle occupants. The Florida Turnpike also plays a significant role to the community not only acting as a barrier to the east, but also influential to the traffic that

	Annual Average Daily Traffic Counts
PINES VILLAGE	
Pines Boulevard	43,500
SW 72nd Avenue	
from Pines Blvd.	12,500
from Pembroke Rd.	8,800
Pembroke Road	42,500
	<i>*FDOT</i>

flows in the area. The off ramp that releases onto Pines Boulevard has an annual average daily traffic count of almost 20,000 vehicles per day.

Two percent of the owner occupied houses do not own a vehicle, while the rest own at least one vehicle. 30% of the renter occupied homes do not own a vehicle. Half of the residents of Pines Village travel 20-34 minutes to work, 95% of them travel to work via car, truck or van. Roughly 9% of them carpool. Though 1% of the population rides public transportation in the Pines Village neighborhood, Broward County Transit has 7 bus stops along Pines Boulevard on the Pines Village border and 2 stops along Pembroke Road. The Pembroke Pines community bus does not travel into the area.

The Route 7 bus which travels east and west on Pines Boulevard from U.S. 27 in Pembroke Pines to Hollywood's Young Circle on U.S. 1. This route connects with various bus routes in Broward County including the Tri-Rail, 95 Express buses, University Breeze, 441 Breeze, U.S. 1 Breeze, and routes 1, 2, 4, 5, 6, 15, 16, 18, and 23. Pembroke Road has a few bus stops for Route 5 which travels from the Pembroke Lakes Mall to the City Hall of Hallandale Beach. Route 5 connects with various bus routes in Broward County including University Breeze, 441 Breeze, U.S. 1 Breeze, 95 Express, 595 Express and routes 1, 2, 4, 6, 7, 15, 16, 18, 23, and 28.

According to the Broward County Transit Annual Update Route 7 ridership was at approximately 1.4 million in May 2012 an 11.94% increase from June 2010 to May 2012. Route 5 ridership was at approximately 488,000 a 2.47% increase in the same period. It is important to note that there are not any covered bus shelters along Pines Boulevard or Pembroke Road for either route in the Pines Village neighborhood. It is also important to note the Broward County Transit Annual Update does mention enhancements are coming to Pines Boulevard fiscal year 2019 from Flamingo Road to Young Circle.

The neighborhood is situated along a grid network allowing traffic to flow freely into and out of the neighborhood. Along Pines Boulevard there are 9 routes to enter or exit the neighborhood, 3 routes along Pembroke Road and 11 routes along SW 72nd Avenue. For a neighborhood that is less than one square mile there are 23 ingresses and egresses. In terms of traffic flow, this allows traffic to flow better throughout the community assisting with traffic jams and gridlock. Do these entrances and exits hurt residents? Is this a concern for residents? Do cars speed through the neighborhood to avoid traffic? These are important questions to ask residents to better understand the community and their concerns.

Of the 23 intersections within Pines Village, four of the intersections have a stop light. One stop light is located along Pembroke Road and SW 69th Avenue. Two stop lights are located along Pines Boulevard, the first is located on SW 68th Avenue and the

second one is located on SW 64th Way. Both stop lights intersect commercial businesses. The final stop light is an emergency stop light for the Fire Station along SW 72nd Avenue and SW 6th Street. All other intersections have stop signs. There are also two stop lights located at both the Pines Boulevard and Pembroke Road ends of SW 72nd Avenue.

Social

The chart (figure___) illustrates some basic demographics for Pines Village in comparison with the rest of Pembroke Pines:

Pines Village has a population of 5,878 people, has a median age of 40. Most households within Pines Village are family households with children under 18 (62%). The median household income is \$53,688, which is slightly lower than the median household income for Pembroke Pines at \$58,149, but slightly higher than the national median income of \$50,054 (U.S. Census 2011). Unemployment in Pines Village (8%) is slightly higher than the state and national average of 7%, but higher than the county average of 6%. Pines Village is highly diverse with roughly half the neighborhood identifying as Black or Hispanic and a very high number of home ownership at 93%.

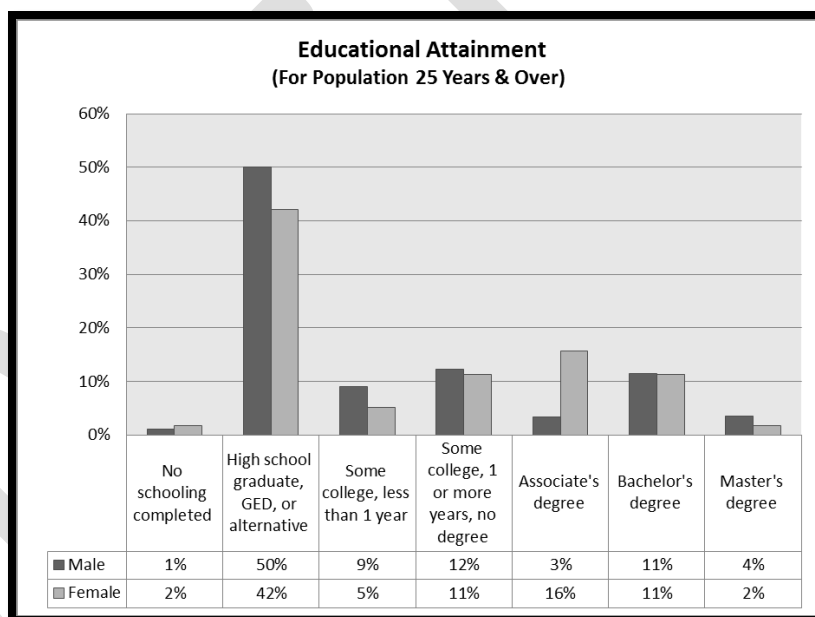
The neighborhood features both family and non-family households, with the majority of households identifying as family households. Of the family households, 30% are female headed households with no husband present, suggesting there are many single mothers with children within the community. Of the family households with female householder, no husband present, 22% of these single mother family incomes have been below poverty levels for the past 12 months. Resources for these women are clearly lacking. The women in the neighborhood are also educated; almost 31% of the

Neighborhood:	Pines Village	Pembroke Pines
Population:	5,878	160,292
Median Age:	40	40
Demographic Data:		
White	70%	66%
Black	26%	20%
Hispanic	27%	44%
Households:	1,760	57,150
Family	76%	70%
with Children	62%	34%
Non-Family	24%	30%
Below Poverty	9%	8.5%
Median Income:	\$53,688	\$58,149
Family	\$64,803	\$76,629
Non-Family	\$38,135	\$33,963
Per Capita	\$20,913	\$27,812
Housing Units	1,993	65,550
Avg. Built Year	1963	1990-1999
Occupied	88%	87%
Vacant	12%	13%
Own	93%	72%
Rent	7%	28%
Avg. Household Size	3	3
Median Gross Rent	\$1,119	\$1,381
W/Mortgage	76%	72%
W/O Mortgage	24%	28%
Median Home Value	\$199,700	\$173,900
Unemployment	8%	7%

women who live within Pines Village have obtained an Associate's, Bachelor's or Master's degree, versus 18% of the males within the community (2012 ACS).

Compared to the rest of Pembroke Pines, the median household income for families is less than the rest of the city as is per capita income. Non-family income is higher than the rest of the city. The community's poverty rate is 9% which is slightly higher than the city's poverty rate of 8.5%. As is the unemployment rate which is 8% over the city's unemployment rate of 7%. Of the 57,150 households within Pembroke Pines, Pines Village represents 3% of the households and 4% of the population within the city.

Figure___ (obtained from ACS 2012) illustrates the educational attainment percentage of the population by sex over age 25. The numbers show that while the percentages of males and females who completed high school were higher for men, those who attended college, but received no degree and those who completed a Bachelor's degree are the same, roughly 11%, the number of women who received an Associate's degree is about five times higher at 16% than males at 3%, but the amount of men who obtained a post graduate degree is two times higher, at 4% than women who are at 2%.



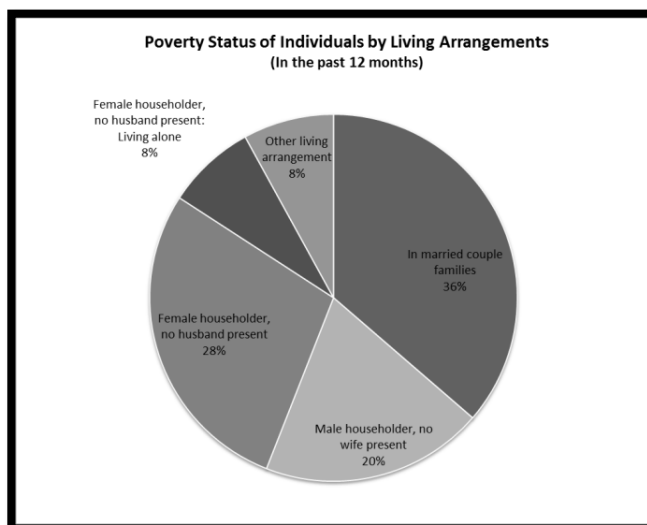
While these numbers are somewhat comparable, when it comes to poverty by household 9% of the community lives within poverty in the past 12 months. Of these 9% the

majority are family households, married couples between age 45-64 years of age and

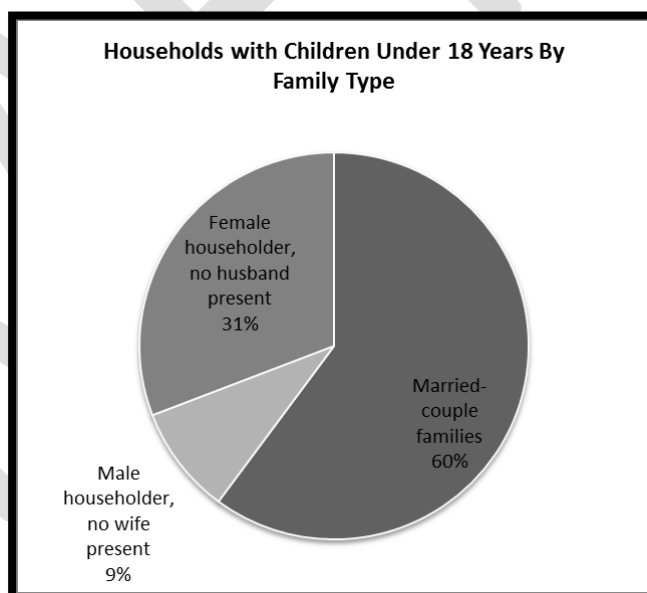
PINES VILLAGE: POVERTY STATUS IN THE PAST 12 MONTHS BY HOUSEHOLD TYPE BY AGE OF HOUSEHOLDER		1760
Total: Income in the past 12 months below poverty level		9%
Family households		65%
Family households: Married-couple family: Householder 45 to 64 years		38%
Family households: Other family		27%
Other family: Male householder, no wife present: Householder 25 to 44 years		3%
Other family: Female householder, no husband present: Householder 25 to 44 years		25%
Nonfamily households:		35%
Nonfamily households: Male householder: Householder 65 years and over		25%
Nonfamily households: Female householder: Householder 65 years and over		10%

single women family householders at 25% are disproportionately higher than single men family householders at 3%. Figure__ illustrates poverty levels within the community based on household type (2012 ACS).

When it comes to individual poverty within the last 12 months, 12% of the community lives below poverty, with the vast majority (84%) being families. Of the families living below poverty, 36% are married couples, 28% are other families, female householder, no husband present and 20% are other families, male householder, no wife present. See figure__ (2012 ACS).

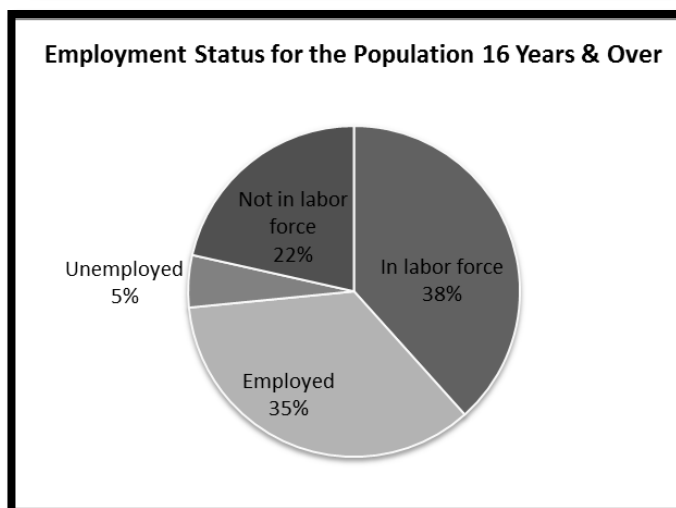


Within Pines Village, roughly 18% of the population has children under 18. This is less than the city as a whole, where 33% of households have children less than 18 years of age. Of the populations who have children, 60% are within married coupled families and 40% are within households who have a single parent, of which the vast majority are single female households at 31% (figure __). Within these single female headed households, the majority of these children are



between the ages of 6-17 years of age (87%) (2012 ACS).

When examining the labor force in Pines Village, the employment status for the population 16 years and over totals 4,666 people. Figure__ breaks down the labor force in terms of those who are in the labor force, those who are



employed and unemployed and those who are not in the labor force.

Of those who are employed in the labor force, the most occupation which employs the men in the neighborhood in order are sales and office occupations; production, transportation, and material moving occupations; and management, business, science, and arts occupations. The occupations which employ the women in the neighborhood in order are primarily, sales and office occupations; management, business, science, and arts occupations. Figure ____ illustrates this breakdown (2012 ACS).

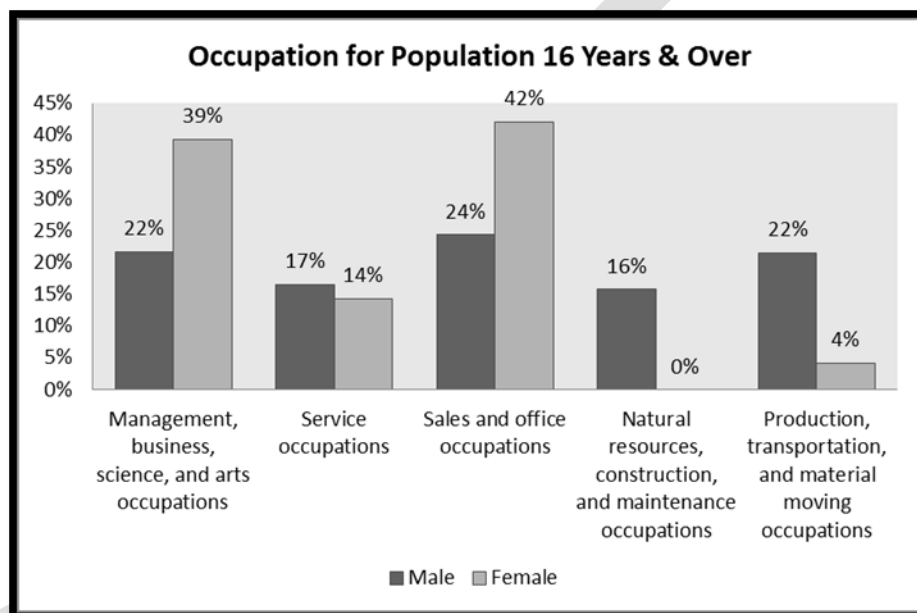
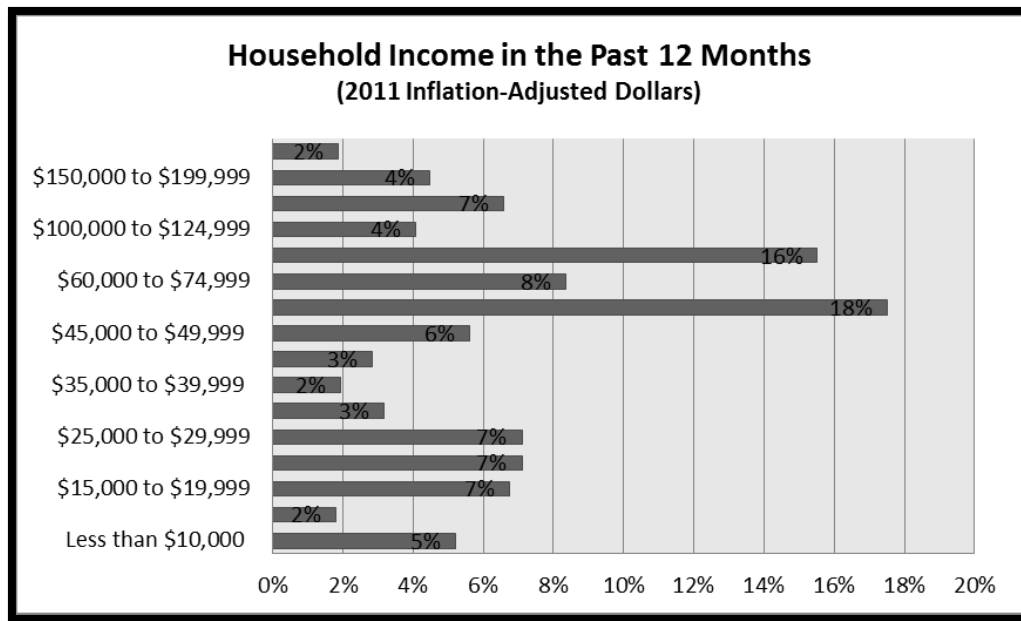


Chart 1.1 located in Appendix II gives an even further breakdown into the category of these occupations the residents of Pines Village work in. For the men in the neighborhood who work in sales and office occupations, most of the males work in sales and related occupations. When it comes to production, transportation, and material moving occupations, most of the men work in transportation occupations and finally, of the management occupations, most of the men work in management. Among the women, there is not as much diversity within occupations as is with the men. Among the women who work in management, business, science and arts occupations, almost all work in management occupations and among sales and office occupations, the majority work in office and administrative support occupations.

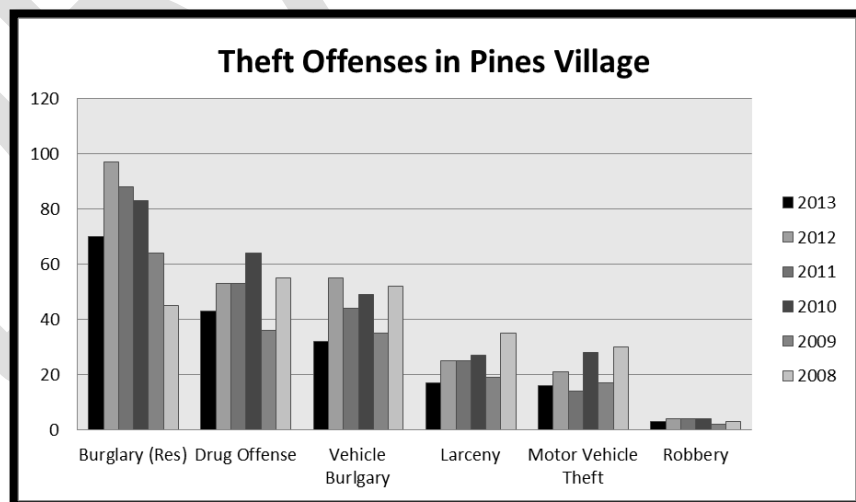
The median household income for the Pines Village community is \$53,688, which is slightly lower than the city's median household income of \$58,149, but it is higher than the national average of \$50,502 (2011). While 59% of the household incomes within Pines Village are over \$50,000, 28% of the household incomes within the community

make under \$30,000. While the poverty rate in the United States is considered \$23,050 (2012) for a family of 4. A household making under \$30,000 faces many challenges, especially considering inflation, the high cost of fuel, food and standard of living in the South Florida region. Figure__ is a breakdown of the household income in Pines Village.



Crime

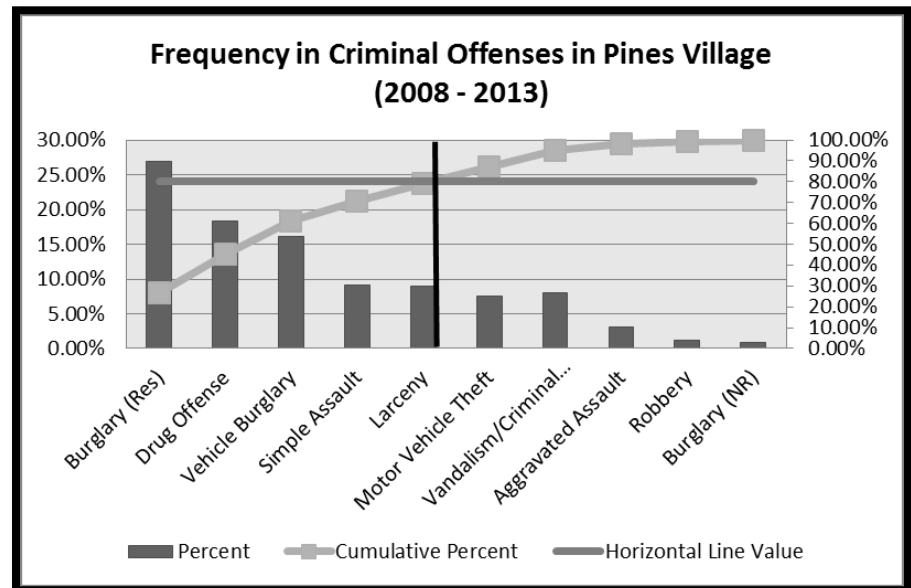
Crime is an issue for Pines Village; the neighborhood is plagued by residential and vehicular burglaries as well as drug offenses. The graph to the right (figure__) illustrates problems with theft within the neighborhood. Black represents January – September 2013.



Between 2008 and 2012 there had been a steady increase in residential burglaries (Pembroke Pines Police Department).

The Pareto chart (figure__) illustrates the offenses responsible for 80% of the crime within the neighborhood of Pines Village.

These offenses are: Residential Burglary, Drug Offenses, Vehicular Burglaries, Simple Assault and Larceny. The Pareto chart is important because it gives the city insight into what are the most significant crimes occurring within the neighborhood so that



actions can be taken to reduce the number of crimes and ensure the safety of community residents. Though there are 5 crimes that are significant to the overall crime occurring in the neighborhood, the Pareto chart illustrates the three main crimes occurring within the neighborhood as Residential and Vehicular Burglaries, and Drugs.

Most residential burglaries are occurring in the daytime, when residents are most often working and not home. When examining the drug offenses, 83% of arrests were related to Marijuana possession, approximately 10% were related to cocaine possession and the remaining 7% is a mixture of possession of synthetic drugs and sales. The majority of these offenses occur along Pembroke Road. Are locals purchasing and using these drugs or is clientele coming into the neighborhood to purchase these drugs? Is there a distribution house located within the neighborhood or nearby? Are the burglaries and drugs interrelated? Can the community offer more insight into the crime occurring within their community?

Crime Prevention Techniques

Crime is a common problem neighborhoods across the country must face. When a neighborhood comes to the point where the crime intervenes and interferes with the daily lives of many residents is the point at which the city should become involved in assisting the community with reducing the amount of crime especially since crime not only costs residents but it costs the city in dollars, resources and time.

Crime prevention projects are diverse and vary a great deal. Nonetheless, these techniques can be classified into six general categories, these categories are as follows:

- A. Campaigns and publicity
- B. Policing and other surveillance
- C. Environmental design or improvement
- D. Social and community services
- E. Security devices
- F. Target removal or modification

Barry Poyner in *What Works in Crime Prevention: An Overview of Evaluations* takes a look at these six categories and measures the overall effectiveness of measures of each category and then ranks these measures against residential and commercial burglary, car crime and robbery. This study points to the fact that there is no quick fix solution and that different strategies work in different situations. For the purpose of this paper I will discuss only the effective measures and less certain measures for residential burglary and car crimes since the Pines Village neighborhood is plagued most often by those types of crimes.

Poyner grouped the six preventative categories into four levels of effectiveness:

- Effective measures – scored 1.50 or more
- Less certain measures – scored over 1.00 but under 1.50
- Doubtful measures – positive scores under 1.00
- Ineffective measures – scores of zero or less

The first two levels of strategies had on some level successfully reduced crime, while the last two levels of strategies provided very little to no reduction in crimes, or in some cases, made the situation worse. Poyner also points out while some strategies can work on their own it is a combination of strategies that leads to successful reductions in crime. The author drew these conclusions from a sample of 122 evaluations on 47 different types of preventative measures.

For the purpose of this paper, strategies that scored a 1.00 or higher are discussed in the following sections.

Residential Burglary Preventative Measures

Effective Measures

These preventative measures provided evidence of crime reduction and are listed by rank:

- Security guards for housing blocks

- Removing coin-operated gas/electricity meters
- Doorstep campaigns by the police
- Publicity for the project
- Road closure or street changes

Less Certain Measures

These preventative measures provided positive findings in crime reduction, but there were concerns or doubts about the validity of these results. The crime reduction measures are listed by rank:

- Property marking
- Focused or saturation policing
- Cleanup of neighborhood
- Improving domestic door and window security
- Security surveys
- Neighborhood or block watch
- Lighting
- Physical improvements to housing
- Concierges
- Landscaping

Car Crime Preventative Measures

Effective Measures

These preventative measures provided evidence of crime reduction and are listed by rank:

- Concierges
- Design changes to improve surveillance by staff
- Road closure or street changes
- Electronic access control
- Car steering-column locks
- Focused and saturation policing
- Fencing
- Publicity for the project
- CCTV surveillance
- Doorstep campaigns by the police
- Cleanup of neighborhood

Less Certain Measures

These preventative measures provided positive findings in crime reduction, but there were concerns or doubts about the validity of these results. The crime reduction measures are listed by rank:

- Increased police patrols
- Lighting
- Forming a residents' association
- Providing youth and community centers or play areas
- Citizen or vigilante patrols
- Landscaping
- Localizing housing services

The National Institute of Justice's *Solving Crime Problems in Residential Neighborhoods: Comprehensive Changes in Design, Management, and Use* discuss important attributes to look for within a neighborhood, hotspots, appearance, as well as the overall attitude and how these factors can affect crime and the perception of crime.

Design features, such as landscaping, lighting, street modifications and/or redesigns can not only affect how the space is used, but how it is perceived and felt. Management in terms of who is responsible for public space, streets, enforcing neighborhood rules and regulations also plays a part. The more the community feels as though they have ownership of their neighborhood, the more likely eyes and ears will listen, report and watch for suspicious behavior and at times curb it.

The National Institute of Justice's article discusses how neighborhoods close to highways, nuisance businesses, gangs and how the people who work within the vicinity can influence crime within a neighborhood. Nuisance businesses are described as liquor stores, car washes that are drug dealing fronts, check cashing stores, industrial sites and the like can disguise themselves as illegal operations or invite illegal activities to occur. Finally, the overall attitude of a community has influence over crime. If the neighborhood feels unsafe and the community members live in fear the consequences can lead to more crime and a feeling of helplessness. The most successful communities who have combated crime are often the communities that realize they have the power to influence and control what happens within their neighborhood. Empowering the community must be a goal for police, residents and the city to successfully effect crime.

Referring to the background of the Pines Village neighborhood, within the vicinity of the neighborhood exists a check cashing store, car wash, highway, industrial area and liquor store that the National Institute of Justice's article would classify as "nuisance businesses," perhaps these businesses need a closer look to verify whether or not they are causing problems and inviting illegal activity within the area.

Local Case Studies

The case studies presented are communities who have experienced high rates of crime and looked to solutions to lower crime occurring within their communities. Like Pines Village these communities are older single family communities without a gate, surrounded by major thoroughfares and share similar characteristics to Pines Village.

City of Lighthouse Point

The City of Lighthouse has a total area of 2.4 square miles and is bordered by Pompano Beach (U.S. 1) to the West, Hillsboro Beach (Intracoastal Waterway) to the East, Deerfield Beach (NE 54th Street) to the North, and Pompano Beach (NE 24th Street) to the South. Current population is 10,714 (2012 ACS) with 5,165 households within the City. The average median household income is \$53,038 and the median household income for a family was \$72,418. Per capita income is \$40,839 with roughly 5% of the population below the poverty line.

Upon a site visit to the city, the City of Lighthouse point had 2 roads closed within their neighborhood, landscape improvements and surveillance in the form of license plate scanners in place at each entrance and exits into the neighborhood from U.S. 1

Road closure (NE __ Street) next to Bank of America, allowing pedestrian access from the neighborhood, but blocking vehicular access with a median and landscaping.



Another road closure along NE 54th Street closed off with a median, landscaping and a wall which separates the outparcel from the neighborhood. This particular road closure is also being used to park cars next to a local car wash.



The photo shows the police license plate scanners for the city. These scanners scan every vehicle that flows into and out of the neighborhood. This community has been plagued by theft over the years.

City of Plantation

Within the City of Plantation, the neighborhood Plantation Country Club Estates is a diverse community of more than 1,800 residents and 700 households (Country Club Estates Neighborhood Plan Report 2000). The community is bordered by SR 441 to the East, Florida Turnpike to the West, Broward Boulevard to the North and Peters Road to the South.

Plantation Country Club Estates along SR 441 has been closed off through the installation of a wall. The neighborhood is inaccessible via SR 441, though it once was. The roads that once connected to SR 441 have been turned into small cul-de-sacs and are landscaped. Though the landscaping now looks as if it has not been maintained, the wall offers privacy for its citizens. Though at times could be considered a nuisance since the community cannot easily access the goods and services along SR 441, which could explain the dilapidated businesses and abandoned look on the 'other side' of the wall.

Wall separating SR 441 and the neighborhood of Plantation Country Club Estates; landscaping was recently cut down.



Landscaping in front of a wall creating a cul-de-sac; the landscaping in this area is overgrown and appears "out of control."



This is another closed off street that has been turned into a cul-de-sac and the landscaping looks as though it has been maintained. This area is also used by the neighborhood kids, hence the basketball hoop.

This photo shows the other side of the wall, on the SR 441 side. The area has not been maintained; the lot in front is empty and run down. At night, the area is dark and gloomy and welcoming for crime.



City of Fort Lauderdale

The City of Fort Lauderdale Lake Ridge neighborhood is approximately 0.36 square miles in length and bordered by Sunrise Boulevard to the South, NE 13th Street to the North, Federal Highway to the East and the FEC Railway to the West. The neighborhood has a diverse population of 3,143 people of which 40% are minority with a median household income of \$41,527; which is lower than the rest of the City of Fort Lauderdale, who has a median household income of \$46,145. The median age of the neighborhood is 43 years, with approximately 28% of family households. Lake Ridge's single mother households are approximately 25%, all similar to Pines Village in Pembroke Pines. Lake Ridge's poverty level is at 12% (www.city-data.com).

The Lake Ridge neighborhood in Fort Lauderdale in recent years closed off many of the entrances and exits into the neighborhood from Sunrise Boulevard due to issues with traffic which also assisted in lowering crime in the neighborhood (www.lakeridgecivic.org). Upon our site visit to the neighborhood, it was evident that the street closures were intended for keeping traffic out of the neighborhoods through

the use of medians with minimal landscaping, large rocks and bollards. One question we had, was how these road closures affected local businesses along Sunrise Boulevard? Something to note is that it was observed that many pedestrians were walking from the neighborhood to the businesses along Sunrise Boulevard.



Road closure next to a Bank of America on Victoria Park Road and Bus Stop off Sunrise Boulevard; a median with minimal landscaping and rocks to block off cars attempting to go around the median.

This road closure uses a median with more landscaping than the one above, but closes off the parking lot to the convenient store and parking lot for residential with large boulders. After the picture was taken there was a resident who walked from the neighborhood into the convenient store.



This road closure uses the median with landscaping and a bollard to keep traffic away.

a. Others

Public Outreach

Survey

After several public meetings and meeting with interested parties for the Pines Village community, over several months, City staff and community members came up with a well-rounded survey that was sent to the Pines Village community. Names and addresses were gathered using Geographic Information Systems (GIS) and the Broward County Property Appraiser tax roll. Of the 1,918 surveys sent, 441 (or 23%) survey responses were returned. See appendix ___ for a copy of the survey and survey responses.

The City mailed out the survey with paid postage envelopes for residents to return. Community members took it upon themselves to alert their neighbors about the survey and encourage as many as possible to participate and return the surveys. This noticing was done through signs that community members had made and posted, door knocking and word of mouth.

The survey was composed of 11 questions with question 10 as optional as it pertained to demographics for possible funding and granting opportunities in the future. The majority of responses were gathered by the deadline of August 23, 2014 with a handful that came in after the deadline.

September, approximately 4 weeks after the deadline of the survey, the City attended a neighborhood town hall meeting at the local Pembroke Pines Elementary School, where there were approximately 80 residents in attendance and a PowerPoint presentation was provided with a summary of the findings. See appendix ___ for a copy of the PowerPoint that was presented to the community.

Main highlights from the survey...

- 4% of respondents support a Homeowners Association.
- 34% of respondents support the creation of a Civic Association.
 - 63% of respondents would participate
- At least 44% of respondents are interested in participating in neighborhood events and/or groups.
- 55% of respondents use Social Media.
- Crime is the top perceived issue negatively impacting the community followed by poor maintenance or upkeep.
- 17% of residents feel unsafe during the day time.
- 35% of residents feel unsafe during the night time.
- 80% or more of respondents agree that home burglaries, speeding and vacant homes are issues affecting their neighborhood.
- 70% or more of respondents agree that Foreclosures, Landscaping, Property Maintenance, Vandalism, Street Lights, Sidewalks, Other Traffic Violations and Litter/Pollution are issues affecting their neighborhood.
- 60% or more of respondents agree that Drug/Drug Crimes, Investment Properties/Rentals, Squatting and Gangs are issues affecting their neighborhood.

- 50% or more of respondents agree that Irrigation Systems, Street Parking, Cost of Housing, Lack of Code Enforcement, Car Burglaries, Lack of Noise Abatement Walls and Commercial Properties bordering Pines Village are issues affecting their neighborhood.
- 91% of respondents agree that police presence needs to increase in their neighborhood.
- 80% of residents agree that future resources should be allocated for Home Repair Assistance Programs and Improve Street Lighting.
- 70% of respondents agree that future resources should be allocated for Improved Storm and Ground Water Drainage, Improved Road Improvements, New Sidewalks, Encouraging Redevelopment along Pines Boulevard, Improved Community Landscaping, Repair or Replacing Fencing around the Pines Village neighborhood, Additional Amenities to Parks and Recreational Facilities, Improving Traffic Controls and Attracting New Businesses around Pines Village.
- 63% of respondents agree that future resources should be allocated to increase code enforcement.
- 50% or more of respondents agree that future resources should be allocated to installing speed bumps/humps, Improved Fire Protection Services, Improved Emergency Response, and Adding Pocket Parks.
- 58% of respondents disagree to road closures along Pines Boulevard/Pembroke Road.
- 56% of respondents were female.
- 99% of respondents owned their homes.
- 81% of respondents were between the ages of 35-74.
- 33% of respondents were 2 member households, followed by 21% of respondents with 3 and 4 member households.
- 61% of respondents identified as White or Caucasian; 29% identified as Hispanic or Latino; 7% identified as Black or African American.
- 38% of respondents were college educated.
- 67% of respondents were employed full-time; 28% were retired.
- 49% of respondents' income was more than the County median of \$61,800.
- 81% of respondents plan on living in Pines Village beyond the next 5 years.

Meetings

Since the summer of 2013 the community took it upon themselves to form a loose group of concerned citizens that took notice of the rise in crime and re-established a Neighborhood Watch program. This Neighborhood Watch group reached out to the Pembroke Pines Police Department for assistance in reducing crime within their neighborhoods. At the end of 2013, the Planning and Economic Development Division became involved through attending various neighborhood meetings.

Since the proactive approach of the residents and Police Department from January 2014 – September 2014 overall crime had decreased 16% with a 37% decrease in residential burglaries and 43% decrease in vehicular burglaries.

While crime within the Pines Village neighborhood has drastically reduced, the community understands that the crimes' occurring was a symptom of a much larger issue at hand. With grassroots support, the community has loosely begun formulating a Concerned Citizen Group or Civic Association with the understanding that there is work to be done to eliminate crime and assist the community in becoming a better place for residents, home values and security.

As of writing this report the community has begun the process of organizing themselves and establishing a more formal group to tackle issues that were highlighting within the survey and take back their neighborhood.

Proposal

Road Closures

Infrastructure

Security

Impact on Residential Properties

Impact on Commercial Properties

Re-establish HOA-Civic Group

Funding Sources

Cost Estimates

APPENDIX I

DRAFT



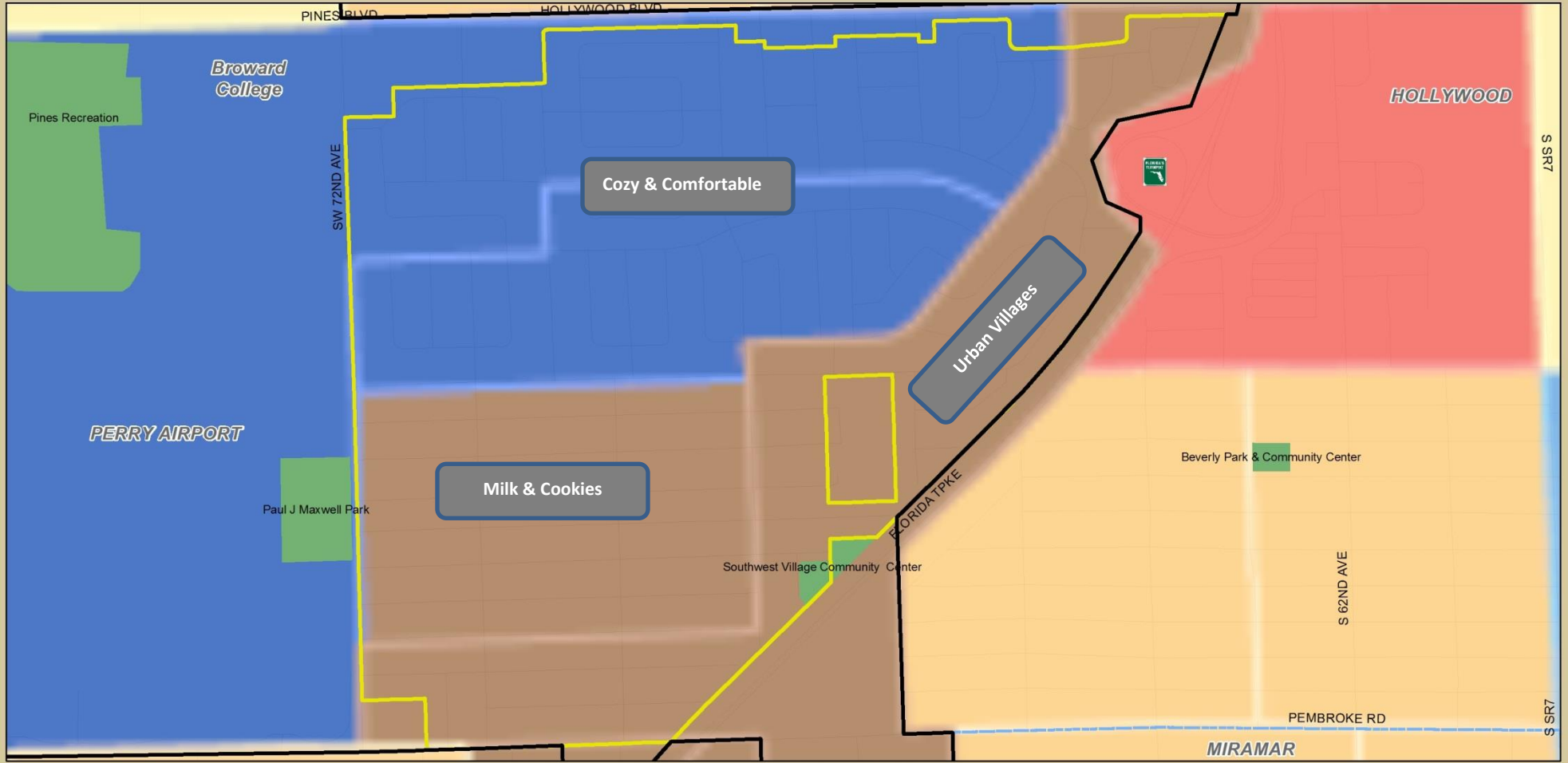
Pines Village: ESRI Tapestry Segmentation CITY OF PEMBROKE PINES

Planning & Economic Development Division • 10100 Pines Boulevard • 3rd Floor, Building B • Pembroke Pines, Florida 33026 • 954-435-6513 • www.ppines.com
Path: S:\Planning\PP_GIS\GIS_Projects\Neighborhood Improvement Project\Pines Village\Tapestry Segmentation.mxd Created By: CAF November 2013

MAP INFORMATION

Disclaimer: The requester of this map acknowledges and accepts the limitations of the Data shown, including the fact that the Data is dynamic and in a constant state of maintenance, correction and update.

Pembroke Pines Boundary	L1: High Society	L5: Senior Styles	L9: Family Portrait
Municipal Boundaries	L2: Upscale Avenues	L6: Scholars & Patriots	L10: Traditional Living
PinesVillage	L3: Metropolis	L7: High Hopes	L11: Factories & Farms
City Parks	L4: Solo Acts	L8: Global Roots	L12: American Quilt
Streets			Unclassified





Pines Village: Theft Offenses 2008 - 2013

CITY OF PEMBROKE PINES

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MAP INFORMATION

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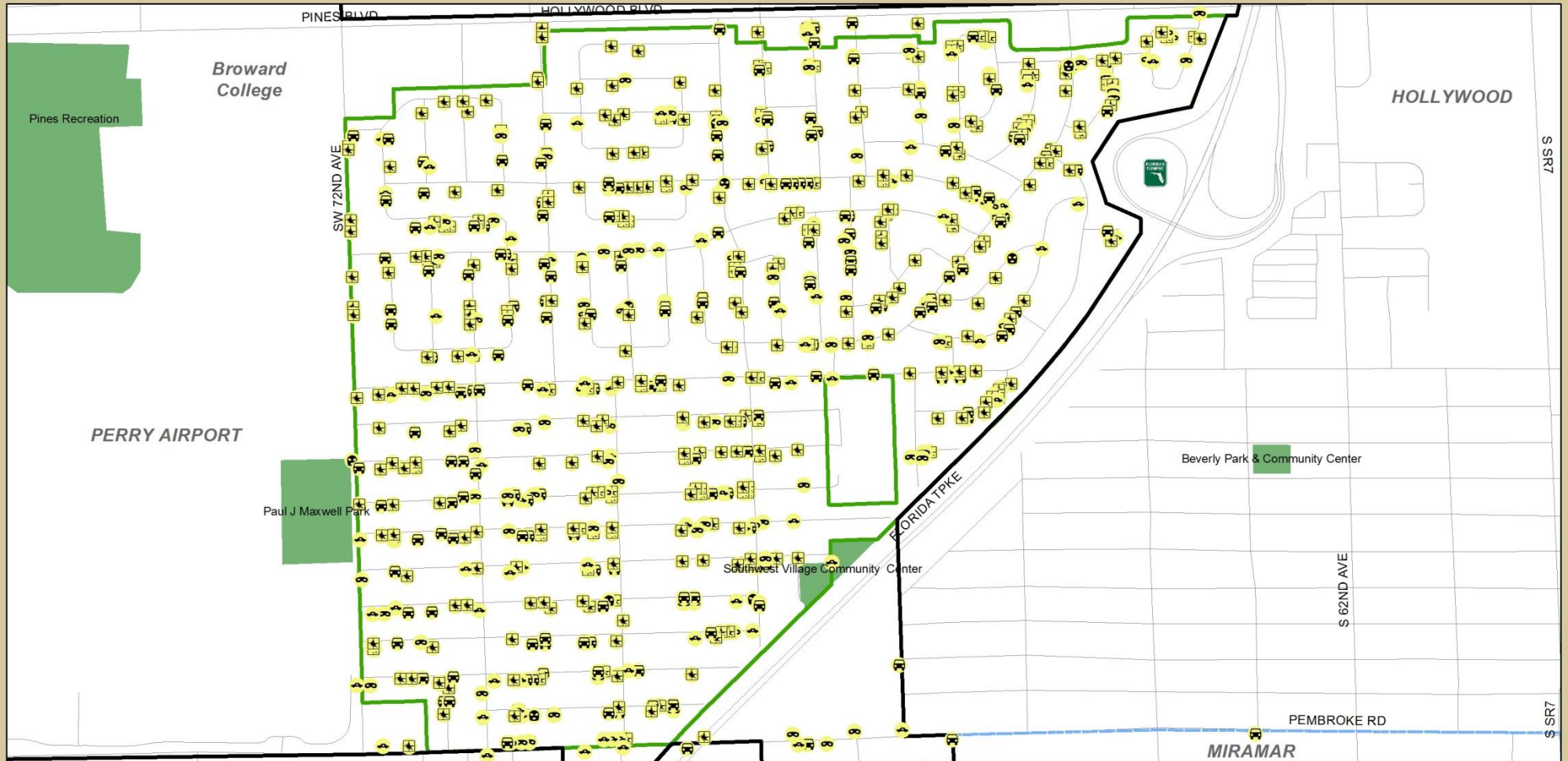
- | | | | |
|-------------------------|------------|----------------------|------------------|
| PinesVillage | City Parks | Burglary - Residence | Robbery |
| Pembroke Pines Boundary | Streets | Larceny, All Other | Vehicle Burglary |
| Municipal Boundaries | | Motor Vehicle Theft | |



0 500 1,000 2,000 Feet

1 inch = 700 feet

Coordinate System: NAD 1983 HARN StatePlane Florida East





Pines Village: Drug Offenses 2008 - 2013

CITY OF PEMBROKE PINES

Planning & Economic Development Division • 10100 Pines Boulevard • 3rd Floor, Building B • Pembroke Pines, Florida 33026 • 954-435-6513 • www.pines.com
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MAP INFORMATION

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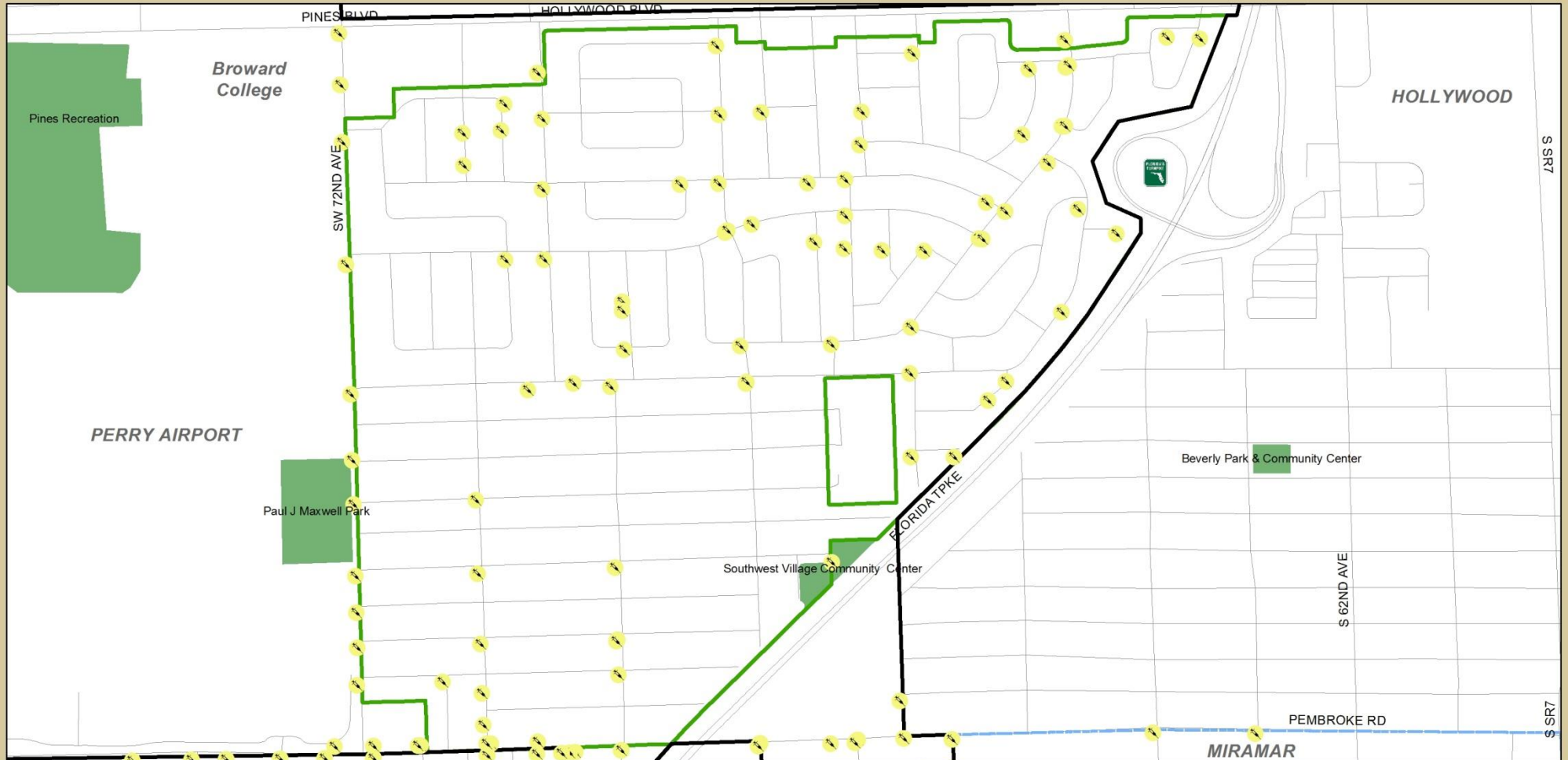
- PinesVillage
- Pembroke Pines Boundary
- Municipal Boundaries
- City Parks
- Drug Offense
- Streets



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1 inch = 700 feet

Coordinate System: NAD 1983 HARN StatePlane Florida East





Pines Village: Foreclosures 2008 - 2013

CITY OF PEMBROKE PINES

Planning & Economic Development Division • 10100 Pines Boulevard • 3rd Floor, Building B • Pembroke Pines, Florida 33026 • 954-435-6513 • www.ppines.com
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MAP INFORMATION

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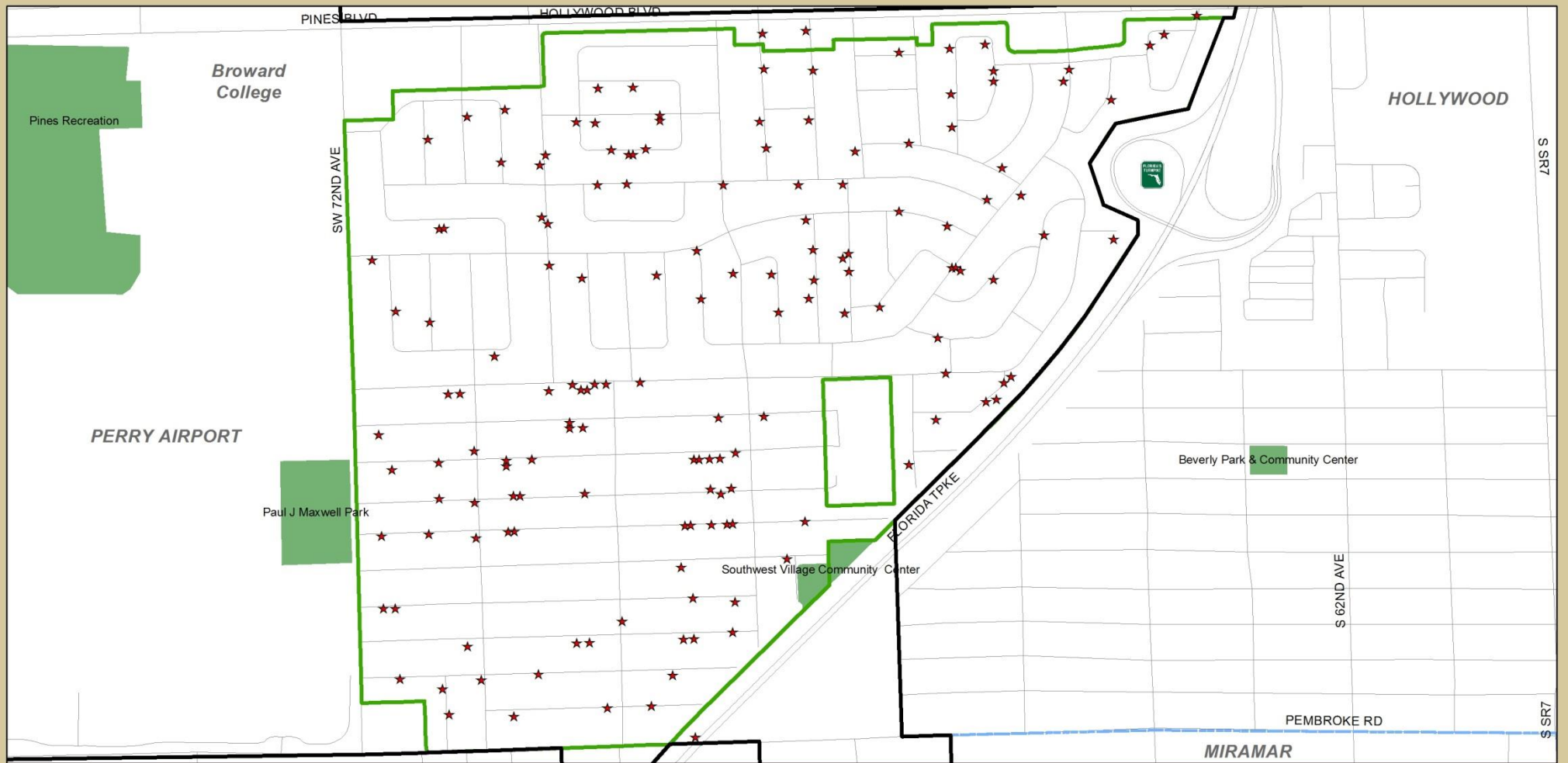
- Pines Village
- Pembroke Pines Boundary
- Municipal Boundaries
- City Parks
- Foreclosures 2008-2013
- Streets



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1 inch = 700 feet

Coordinate System: NAD 1983 HARN StatePlane Florida East





Pines Village: Foreclosures & Theft Offenses 2008-2010 CITY OF PEMBROKE PINES

Planning & Economic Development Division • 10100 Pines Boulevard • 3rd Floor, Building B • Pembroke Pines, Florida 33026 • 954-435-6513 • www.ppines.com
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MAP INFORMATION

- | | | |
|-------------------------|------------------------|---------------------|
| Pines Village | Streets | Motor Vehicle Theft |
| Pembroke Pines Boundary | Foreclosures 2008-2013 | Robbery |
| Municipal Boundaries | Burglary - Residence | Vehicle Burglary |
| City Parks | Larceny, All Other | |



0 500 1,000 2,000 Feet

1 inch = 700 feet

Coordinate System: NAD 1983 HARN StatePlane Florida East

Disclaimer: The requester of this map acknowledges and accepts the limitations of the Data shown, including the fact that the Data is dynamic and in a constant state of maintenance, correction and update.



DRAFT

APPENDIX II

PINES VILLAGE: SEX BY OCCUPATION FOR THE CIVILIAN EMPLOYED POPULATION 16 YEARS AND OVER			
<i>Total</i>	2737	<i>Total</i>	2737
Male	57%	Female	43%
Male: Management, business, science, and arts occupations	22%	Female: Management, business, science, and arts occupations	39%
Management, business, and financial occupations	71%	Management, business, and financial occupations	42%
Management occupations	66%	Management occupations	40%
Business and financial operations occupations	5%	Business and financial operations occupations	2%
Computer, engineering, and science occupations	18%	Computer, engineering, and science occupations	0%
Computer and mathematical occupations	5%	Computer and mathematical occupations	0%
Architecture and engineering occupations	14%	Architecture and engineering occupations	0%
Life, physical, and social science occupations	0%	Life, physical, and social science occupations	0%
Education, legal, community service, arts, and media occupations	11%	Education, legal, community service, arts, and media occupations	27%
Community and social service occupations	0%	Community and social service occupations	0%
Legal occupations	0%	Legal occupations	6%
Education, training, and library occupations	8%	Education, training, and library occupations	21%
Arts, design, entertainment, sports, and media occupations	3%	Arts, design, entertainment, sports, and media occupations	0%
Healthcare practitioners and technical occupations	0%	Healthcare practitioners and technical occupations	31%
Health diagnosing & treating practitioners & other technical occupations	0%	Health diagnosing & treating practitioners & other technical occupations	18%
Health technologists and technicians	0%	Health technologists and technicians	13%
Male: Service occupations	17%	Female: Service occupations	14%
Healthcare support occupations	0%	Healthcare support occupations	28%
Protective service occupations	42%	Protective service occupations	18%
Fire fighting and prevention, & other protective service workers & supervisors	21%	Fire fighting and prevention, & other protective service workers & supervisors	18%
Law enforcement workers including supervisors	21%	Law enforcement workers including supervisors	0%
Food preparation and serving related occupations	37%	Food preparation and serving related occupations	39%
Building and grounds cleaning and maintenance occupations	21%	Building and grounds cleaning and maintenance occupations	6%
Personal care and service occupations	0%	Personal care and service occupations	9%
Male: Sales and office occupations	24%	Female: Sales and office occupations	42%
Sales and related occupations	65%	Sales and related occupations	25%
Office and administrative support occupations	35%	Office and administrative support occupations	75%
Male: Natural resources, construction, and maintenance occupations	16%	Female: Natural resources, construction, and maintenance occupations	0%
Farming, fishing, and forestry occupations	3%	Farming, fishing, and forestry occupations	0%
Construction and extraction occupations	54%	Construction and extraction occupations	0%
Installation, maintenance, and repair occupations	42%	Installation, maintenance, and repair occupations	0%
Male: Production, transportation, and material moving occupations	22%	Female: Production, transportation, and material moving occupations	4%
Production occupations	27%	Production occupations	78%
Transportation occupations	57%	Transportation occupations	22%
Material moving occupations	16%	Material moving occupations	0%

Project Team

Police Department

Chief Dan Giustino

Assistant Chief Vaughn

Crime Analyst Tracey Julian Lewis

Planning and Economic Development Division

Michael Stamm, Division Director

Joe Yaciuk, Planning Administrator

Christina Fermin, Community Planner

Public Services

Shawn Denton, Department Director

City Engineer

Code Compliance Division

John Earle, Division Director

PINES VILLAGE 2007 - FEB 2018													
Crime Summary	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Grand Totals
Aggravated Assault	10	9	8	14	5	8	6	8	14	11	7	0	100
Arson	0	0	0	0	0	1	0	0	0	0	0	0	1
Burglary - Non-Resdence	4	4	0	4	2	2	2	0	0	0	0	0	18
Burglary - Residence	44	45	64	83	88	97	88	63	20	28	7	3	630
Drugs/Narcotics	48	55	36	64	53	53	43	33	23	10	12	1	431
Larceny - All Other	34	35	19	27	25	25	23	27	19	21	22	4	281
Motor Vehicle theft	27	27	16	23	14	21	20	20	14	16	16	3	217
Murder & Non-negligent Manslaughter	0	0	0	0	0	0	0	0	1	0	0	0	1
Rape	0	1	0	0	2	0	0	0	1	3	1	0	8
Robbery	4	3	2	4	4	4	3	2	2	5	3	0	36
Simple Assault	28	32	21	34	24	25	20	26	36	38	30	5	319
Vandalism	35	33	20	27	22	11	24	19	9	13	18	1	232
Vehcile Burglary	57	52	35	49	44	55	32	24	25	49	41	5	468
Grand Total	291	296	221	329	283	302	261	222	164	194	157	22	2742

Dear Residents:

In partnership with the residents of Pines Village, the City of Pembroke Pines is conducting a neighborhood survey. The goal of the survey is to better understand the concerns of the residents and to utilize efforts to create a safer, healthier, more attractive community. Please take a moment to answer this survey both front and back and provide us with valuable feedback, by doing so you are participating in creating a better Pines Village community. These survey questions were created by residents from Pines Village. The survey is being conducted by the City on behalf of the Pines Village residents. We ask you kindly to complete and mail the survey by **August 23, 2014**.

Mission Statement (As written by Pines Village residents):

The residents of Pines Village would like to create a safer, more pleasant neighborhood to live and be proud to call home. Our goal as residents is to bring up property values, protect and preserve our environment, assist those who are unable to assist themselves and work with City Officials to ensure they are aware of problems as they arise. Finally, we would like to make Pines Village more attractive to residents and businesses alike by securing investment, holding community events and creating a place where we can rely on each other. Thank you for your participation and feedback.

Pines Village Neighborhood Survey

Please fill out the survey front and back, place the completed survey in the envelope that was provided and place it in a mailbox for return delivery to the City, return postage has been paid for by the City.

1. Are you interested in creating any of the following groups? (Please circle one letter from the list below)
- A. Homeowners Association (HOA)
Description: Mandatory membership with dues/ fees and the authority to enforce rules and regulations.

B. Civic Association or Group
Description: Voluntary membership without dues. A group that would help organize social events, neighborhood clean-up events, neighborhood watch, etc. This group acts as a voice for Pines Village.

C. Neighborhood watch
Description: Voluntary membership without dues/fees. A group that organizes neighborhood watch activities pertaining to crime and safety.

D. Civic Association or Group Only
Description: Voluntary membership without dues that holds neighborhood based events and acts as voice for Pines Village.

E. None of the Above
2. Would you be willing to participate in any of the following voluntary community groups or events? (Circle Yes or No)
- A. Civic Association or Group

Yes | No

B. Annual or Bi-Annual neighborhood clean-up.

Yes | No

C. Neighborhood Watch

Yes | No

D. Social Events

Yes | No
3. Do you use Social Media? Yes | No (If “Yes”, which method do you use? Circle all that apply)
- Facebook | Twitter | Instagram | Google Plus | YouTube | Other _____
4. What year did you move into Pines Village? _____
5. Please list the top three reasons why you moved into Pines Village:
1. _____

2. _____

3. _____
6. List the top five issues affecting the residents/property owners of Pines Village:
1. _____

2. _____

3. _____

4. _____

5. _____
7. How safe do you feel in Pines Village during the day and night?
- 1- Completely Safe2- Somewhat Safe3- Somewhat Unsafe4- Completely Unsafe

A. Day1234

B. Night1234

8. Residents have identified the following issues that affect Pines Village. Do you agree?

	1- Completely Agree	2- Somewhat Agree	3- Somewhat Disagree	4- Completely Disagree
1. Vacant Homes	1	2	3	4
2. Squatting	1	2	3	4
3. Foreclosures	1	2	3	4
4. Landscaping and community aesthetic	1	2	3	4
5. Cost of housing	1	2	3	4
6. Investment Properties/Rentals	1	2	3	4
7. Noise abatement walls (Turnpike)	1	2	3	4
8. Commercial properties bordering Pines Village	1	2	3	4
9. Street Parking	1	2	3	4
10. Sidewalks (Condition/Missing)	1	2	3	4
11. Street lights (Condition/Missing)	1	2	3	4
12. Speeding	1	2	3	4
13. Other traffic violations	1	2	3	4
14. Vandalism	1	2	3	4
15. Drugs/ drug crimes	1	2	3	4
16. Gangs	1	2	3	4
17. Home burglaries	1	2	3	4
18. Car burglaries	1	2	3	4
19. Litter and/or pollution	1	2	3	4
20. Irrigation Systems (Condition/Missing)	1	2	3	4
21. Property maintenance	1	2	3	4
22. Unlicensed businesses	1	2	3	4
23. Not enough code enforcement	1	2	3	4
24. Other _____	1	2	3	4

9. Residents have identified the following areas for the City to allocate future resources. Do you agree?

	1- Completely Agree	2- Somewhat Agree	3- Somewhat Disagree	4- Completely Disagree
1. Improve fire protection services	1	2	3	4
2. Increase police presence	1	2	3	4
3. Improve ambulance/emergency response	1	2	3	4
4. Road and street improvements	1	2	3	4
5. Improve street lighting	1	2	3	4
6. Install new sidewalks (or repair)	1	2	3	4
7. Home repair assistance program for qualified candidates	1	2	3	4
8. Additional amenities to parks/recreational facilities	1	2	3	4
9. Repair or replace concrete fencing around Pines Village	1	2	3	4
10. Add pocket parks (aka small parks)	1	2	3	4
11. Improve traffic controls (stop lights/signs, crosswalks, etc.)	1	2	3	4
12. Improve storm and ground water drainage	1	2	3	4
13. Encourage redevelopment along Pines Blvd.	1	2	3	4
14. Attract new businesses around Pines Village	1	2	3	4
15. Increase code enforcement	1	2	3	4
16. Improve community landscape/streetscape	1	2	3	4
17. Install speed humps/bumps	1	2	3	4
18. Road closures along Pines Blvd/Pembroke Rd.	1	2	3	4
19. Other _____	1	2	3	4

10. Tell us about yourself (optional): These questions may assist the City in securing grant funding for the neighborhood.

1. Sex:

Male | Female

2. Do you rent or own your home:

Rent | Own

3. Age:

18-34 | 35-54 | 55-74 | 75+

4. How many people total live within your household?

1 | 2 | 3 | 4 | 5+

5. How do you identify yourself in terms of Race/Ethnicity:

6. What is the highest degree or level of school you have completed?

7. What is your employment status? (F/T, P/T, Retired, Student, Unemployed)

8. What is your occupation?

9. Is your household income more or less than the County median of \$61,800?

More | Less

11. Do you plan on living in Pines Village beyond the next 5 years? Yes | No Please tell us why:

Pines Village Detailed Survey Responses

The data shown below is from the Pines Village Neighborhood Survey. Staff summarized the responses for the purposes of the Community presentation, so the following report breaks down the responses on a per question basis.

1. Are you interested in creating any of the following groups?

A. Homeowners Association (HOA)

Description: Mandatory membership with dues/fees and the authority to enforce rules and regulations.

RESPONSES: 18 = 4%

B. Civic Association or Group

Description: Voluntary membership without dues. A group that would help organize social events, neighborhood clean-up events, neighborhood watch, etc. This group acts as a voice for Pines Village.

RESPONSES: 149 = 34%

C. Neighborhood watch

Description: Voluntary membership without dues/fees. A group that organizes neighborhood watch activities pertaining to crime and safety.

RESPONSES: 81 = 19%

D. Civic Association or Group Only

Description: Voluntary membership without dues that holds neighborhood based events and acts as voice for Pines Village.

RESPONSES: 28 = 6%

E. None of the Above

RESPONSES: 160 = 37%

TOTAL RESPONSES: 436

(REPRESENTS 100%) ALL PERCENTAGES ARE ROUNDED*

**2. Would you be willing to participate in any of the following voluntary community groups or events?
(Circle Yes or No)**

A. Civic Association or Group 275 (Yes)/ (No) 161

TOTAL RESPONSES: 436 (63% | 37%)

B. Annual or Bi-Annual neighborhood clean-up. 192 (Yes) / (No) 246

TOTAL RESPONSES: 438 (44% | 56%)

C. Neighborhood Watch 207 (Yes) / (No) 230

TOTAL RESPONSES: 437 (47% | 53%)

D. Social Events 191 (Yes) / (No) 195

TOTAL RESPONSES: 386 (49% | 51%)

3. Do you use Social Media? (If “Yes”, which method do you use? Circle all that apply)

SOCIAL MEDIA INCLUDES [Facebook | Twitter | Instagram | GooglePlus | YouTube | Other]

243 (Yes) / 195 (No)

(55% | 45%)

TOTAL RESPONSES: 438

4. What year did you move into Pines Village?

RESPONSES VARY: 1958-2014

5. Please list the top three reasons why you moved into Pines Village:

NEIGHBORHOOD (Includes Community, Peaceful, Aesthetics, Quiet, Clean) - 342 RESPONSES

LOCATION (Includes Highway, Proximity, City, Work) - 260 RESPONSES

SCHOOLS (Includes Education) - 114 RESPONSES

6. List the top five issues affecting the residents/property owners of Pines Village:

CRIME (*Includes Drugs, Gangs, Juvenile Delinquents, Vandalism, Loitering, Safety*) – 274 RESPONSES

POOR MAINTENANCE/AESTHETICS (*Includes Upkeep, Overgrown Trees, Home & Lawn Care*) – 258 RESPONSES

PROPERTY VALUES/FORECLOSURES (*Includes Squatters, Property Taxes, Vacant Homes*) - 172 RESPONSES

TRAFFIC VIOLATIONS – (*Includes Speeding, Traffic*) - 168 RESPONSES

CODE VIOLATIONS – (*Includes Home Businesses, Lack of Enforcement, Car Repairs*) - 66 RESPONSES

7. How safe do you feel in Pines Village during the day and night?

1- *Completely Safe*

2- *Somewhat Safe*

3- *Somewhat Unsafe*

4- *Completely Unsafe*

A. Day	1 127 (30%)	2 228 (53%)	3 58 (14%)	4 14 (3%)
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TOTAL RESPONSES: 427

B. Night	1 70 (17%)	2 203 (48%)	3 115 (27%)	4 35 (8%)
----------	------------	-------------	-------------	-----------

TOTAL RESPONSES: 423

10. Tell us about yourself (optional): *These questions may assist the City in securing grant funding for the neighborhood.*

1. Sex: **Male 168 (44%) | Female 215 (56%)**

TOTAL RESPONSES: 383

2. Do you rent or own your home: **Rent 2 (>1%) | Own 413 (99%)**

TOTAL RESPONSES: 415

3. Age: **18-34 27 (7%) | 35-54 158 (40%) | 55-74 163 (41%) | 75+ 48 (12%)**

TOTAL RESPONSES: 396

4. How many people total live within your household?

1 48 (12%) | 2 134 (33%) | 3 87 (21%) | 4 86 (21%) | 5+ 53 (13%)

TOTAL RESPONSES: 408

5. How do you identify yourself in terms of Race/Ethnicity:

**WHITE: 205 (61%) | HISPANIC: 96 (29%) | BLACK: 24 (7%)
| OTHER: 6 (2%) | ASIAN: 3 (>1%) | INDIAN: 2 (>1%)**

TOTAL RESPONSES: 336

6. What is the highest degree or level of school you have completed?

HS/GED 75 (21%) AA/AS 33 (9%) BA/BS 61 (17%) MA/MS 31 (9%)

PHD/DOCTORATE 7 (2%) TRADE/VOCATIONAL 13 (4%) COLLEGE 136 (38%)

TOTAL RESPONSES: 356

7. What is your employment status?

F/T 249 (67%) P/T 10 (3%) Retired 105 (28%) Unemployed 7 (2%)

TOTAL RESPONSES: 371

8. What is your occupation? **TOP ANSWERS: EDUCATION, ACCOUNTING, MEDICAL, SELF EMPLOYED, GOVERNMENT, MANAGER, TECHNICIAN**

9. Is your household income more or less than the County median of \$61,800?
More 168 (49%) | Less 174 (51%)

TOTAL RESPONSES: 342

11. Do you plan on living in Pines Village beyond the next 5 years? Please tell us why:

Yes 339 (81%) | No 55 (13%) | MAYBE 27 (6%)

TOTAL RESPONSES: 421

“YES” TOP ANSWERS: I LIKE IT, LOVE IT, ITS HOME, AFFORDABLE, COMFORTABLE, LOCATION







“MAYBE” TOP ANSWER: WANT IMPROVEMENTS

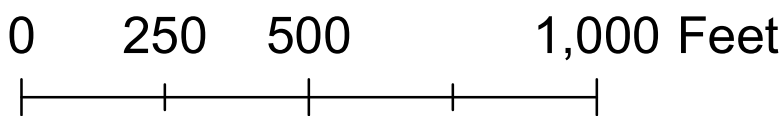
“NO” TOP ANSWERS: CRIME, FEEL NEGLECTED, RELOCATING



Pines Village Entrances

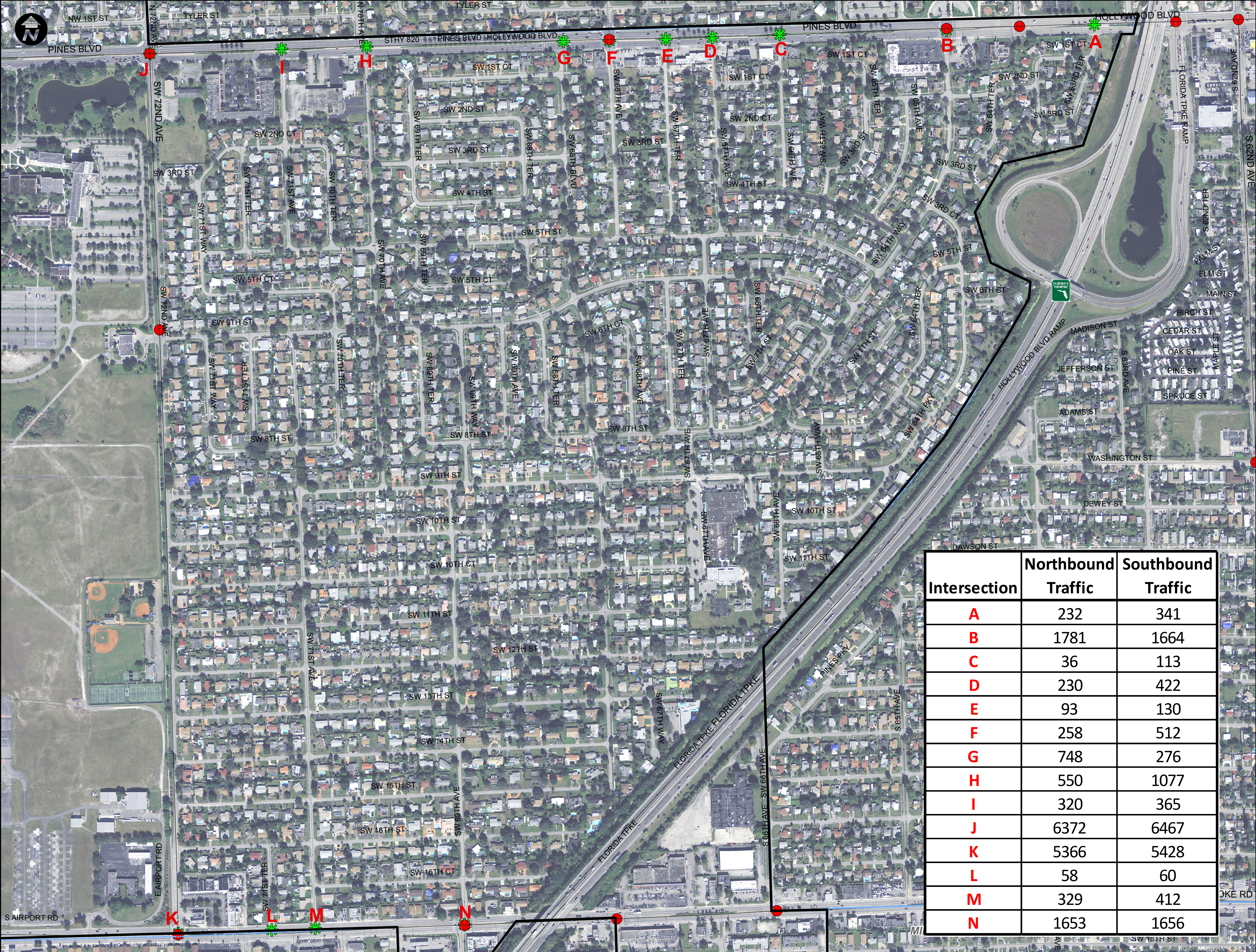
CITY OF PEMBROKE PINES

-  Pines Village Entrances
-  Traffic Signals
-  Major Roads
-  Streets
-  Municipal Boundaries
-  Pembroke Pines Boundary



Planning & Economic Development Department • 10100 Pines Boulevard • 3rd Floor, Building B • Pembroke Pines, Florida 33026 • 954-392-2100 • www.ppines.com
Path: S:\Planning\PP_GIS\GIS_Projects\IndividualNeighborhoodMaps\Pines Village.mxd Created By: CAF • Print Date: February 2016

Disclaimer: The requester of this map acknowledges and accepts the limitations of the Data shown, including the fact that the Data is dynamic and in a constant state of maintenance, correction and update.



Intersection	Northbound Traffic	Southbound Traffic
A	232	341
B	1781	1664
C	36	113
D	230	422
E	93	130
F	258	512
G	748	276
H	550	1077
I	320	365
J	6372	6467
K	5366	5428
L	58	60
M	329	412
N	1653	1656