

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

Future Land Use Element has been reformatted pursuant to DCA's recommendation during the last EAR amendment review process. Prior to the reformatting, the data and analysis section that is not adopted by the City Commission contained sections that were adopted, including the permitted uses and the non-residential intensity standards. These sections have been relocated to the newly named adoption document of the Future Land Use Element. All of the data and analysis sections of each element are now renamed support documents.

The adoption document consists of the Permitted Uses section, Non-Residential Intensity Standards, and the Goals, Objectives and Policies section.

### VIII Permitted Uses for the City of Pembroke Pines Future Land Use Plan

The Future Land Use Plan indicates a land use classification for each area in the municipality. Within each classification, there are a variety of uses that may be permitted. The community reserves the right to further restrict all uses through its zoning ordinances. The permitted uses outlined in this section enumerate the uses that may be allowed by the City's Zoning Ordinances. FLU Policy 9.3 relating to the update of land development regulations which implement this section in permitting mixed uses in the commercial, employment center, employment center – low, and regional activity center designations was adopted pursuant to the recommendation of the EAR and is consistent with HE Policy 1.4. Objective IX, Evaluation Measure for Objective IX, and FLU Policy 9.3 have been updated to include the Local Activity Center land use category as a means of encouraging mixed use development districts. Pursuant to the adopted EAR (February 2006) relating to Objective IX, three new land use classifications are proposed and include Transit Oriented Corridor, Transit Oriented, and Mixed Use Residential. The Rural Ranches Category has also been adopted and is consistent with the county and Town of Southwest Ranches Rural Ranches Designations. The City is proposing a new residential land use category (High 25-50) subject to certain criteria which were developed to implement the City's redevelopment concepts for the eastern section of the city and to direct higher density residential toward areas where infrastructure exists and in closer proximity to public transit.

# FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

## 1. Residential Use

The areas designated for residential use on the Future Land Use Map are intended primarily for dwellings, but other land uses related to a residential environment, including neighborhood shopping centers, neighborhood parks and schools may also be appropriate therein.

Uses permitted in areas designated residential are as follows:

- a. Dwelling units, subject to the density limits for a parcel as designated on the Future Land Use Plan Map and as explained in the following subsection entitled "Residential Density."
- b. Home occupations and other uses accessory to a dwelling unit.
- c. Hotels, motels and similar lodging. The maximum number of hotel, motel or similar lodging units permitted on any parcel designated for residential use is double the maximum number of dwelling units permitted by the land use plan map designation.
- d. Parks, golf courses and other outdoor recreational facilities, and recreational, civic, or other cultural buildings ancillary to primary outdoor recreational use of the site.
- e. Community facilities designed to serve the residential area such as schools, day care centers, churches, clinics, nursing homes, rehabilitation centers, governmental administration, police and fire protection facilities, libraries and civic centers.
- f. Public utilities, including water and waste-water treatment plants, pumping stations power plant substations and transmission facilities and solid waste disposal and transfer stations, excluding landfills and electrical power plants.
- g. Agriculture.
- h. Offices and/or retail sales of merchandise or services may also be permitted if certified by the Broward County Planning Council, subject to the review and approval requirements of Policy 13.01.10 of the Broward County Land Use Plan, and the following limitations and provisions:
  1. No more than a total of five (5%) percent of the area designated for residential use on the Future Broward County Land Use Plan Map (Series) within a flexibility zone may be used for offices and/or retail sales of merchandise or services.
  2. No added contiguous area used for offices and/or retail sales of merchandise or services may exceed ten (10) acres. For the purpose of this provision, contiguous is defined as: attached; located within 500 feet; or separated only by streets and highways, canals and rivers or easements.

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

3. Regardless of the constraints of 1 and 2 above, space within residential buildings in areas designated for Medium-High (16-25 du/ac) may be used for offices and/or retail sales of merchandise or services, as long as no more than 50% of the floor area is used for said purposes.

i. On parcels of land designated by the City Future Land Use Plan at a residential density of at least ten (10) dwelling units per gross acre, recreational vehicle sites at a maximum density of the maximum number of dwelling units designated for the parcel by the City Future Land Use Plan if location of recreational vehicles on the parcel of land for more than six months in any twelve month period is permitted, or double such number of dwelling units if such location for more than six months in any twelve month period is prohibited.

j. Special Residential Facilities; subject to meeting one of the Category definitions as contained in the Special Residential Facilities Permitted Uses subsection; meeting density provisions by Category type stated below; and the limitations as expressed by the land use plan map; and if applicable, the provisions regarding the use and allocation of flexibility units or bonus sleeping rooms.

### Density Provisions:

1. Special Residential Facility Category (1) development shall count as one (1) dwelling unit each.

2. Special Residential Facility Category (2) development shall count as two (2) dwelling units each.

3. Special Residential Facility Category (3) development shall count as one (1) dwelling unit per every two (2) sleeping rooms regardless of the number of kitchens or baths.

### Residential Density Standards

Residential areas are shown on the Future Land Use Map according to the following ranges of density:

1. The Estate (1) Residential category permits up to one (1) dwelling unit per gross acre.

2. The Low (1-2) Residential category permits up to two (2) dwelling units per gross acre.

3. The Low (2-3) Residential category permits up to three (3) dwelling units per gross acre.

4. The Low (3-5) Residential category permits up to five (5) dwelling units per gross acre.

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

5. The Low Medium (5-10) Residential category permits up to ten (10) dwelling units per gross acre.
6. The Medium (10-16) Residential category permits up to sixteen (16) dwelling units per gross acre.
7. The Medium High (16-25) Residential category permits up to twenty five (25) dwelling units per gross acre.
8. The High (25-50) Residential category permits up to fifty (50) dwelling units per gross acres subject to the following criteria:
  - a. Minimum parcel size: Four (4) acres
  - b. Location: In an area generally identified by the City of Pembroke Pines for redevelopment along or within 1,000 feet of the following major corridors or key intersections:
    1. Pines Boulevard from the Florida Turnpike to Palm Avenue
    2. Pembroke Road from the Florida Turnpike to University Drive
    3. University Drive from Sheridan Street to Pembroke Road
    4. Intersection of Pines Boulevard and Palm Avenue
    5. Intersection of Pines Boulevard and University Drive
    6. Intersection of Sheridan Street and University Drive
  - c. At least twenty (20) percent of the dwellings units proposed for the parcel shall be of the following:
    1. Affordable or workforce housing as defined by Articles 8.1 and 8.2 of the Administrative Rules Document of the Broward County Land Use Plan. The units shall be guaranteed in a manner acceptable to the City of Pembroke Pines and Broward County, such as the use of restrictive covenants for a period of fifteen years; or
    2. Senior or elderly housing for persons 55 years of age or older. The units shall be guaranteed in a manner acceptable to the City of Pembroke Pines and Broward County, such

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

as the use of restrictive covenants for a period of fifteen years.

- d. The parcel shall be directly accessible to a major arterial roadway and within 1/4 mile of mass transit route or facility.
- e. Building Heights shall not exceed eight (8) stories or 100 feet.
- f. The parcel shall provide a minimum 35 foot building setback from all abutting residentially developed properties. For buildings greater than 25 feet in height, an additional setback of one foot shall be provided for each additional five feet of building height.
  - g. The first 20 feet of the required setback adjacent to residential properties shall be landscaped.
  - h. For parcels adjacent to non-residential development, setbacks and buffering shall be in conformance with City's land development regulations and code of ordinances.
  - i. Wherever there is conflict between the above and the City's Code of Ordinances, the most restrictive provision shall apply.

Other land use categories and land uses are subject to density standards as follows:

- 1. Residential development within the Agriculture land use category is subject to the density standards and provisions contained within the Agricultural Permitted Uses subsection.
- 2. Special Residential Facilities are subject to the density standards contained within applicable land use categories in the Permitted Uses Subsection.
- 3. Recreational vehicle sites are subject to the density standards contained within applicable land use categories in the Permitted Uses subsection.
- 4. Hotels, motels and similar lodging are subject to the density standards contained within applicable land use categories in the Permitted Uses subsection.

### Density Calculation

All references to density within the Future Land Use Plan mean gross density. Gross density means the number of dwelling units constructed or proposed within an area divided by the gross acreage of the area. Gross acreage means the total number of acres in an area, including acreage used or proposed for streets, lakes, waterways, and other proposed land uses permitted in residential areas by the Future Land Use Plan.

Calculations of acreage covered by different land use categories on the Future Land Use Map series will necessarily be approximate, due to the scale of the map. Where edges of land use categories are close to property lines, streets, transmission lines or

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

other existing lines, edges should be construed to follow those lines. A lake or canal should be construed as having been assigned the same land use category as that assigned to adjacent unsubmerged land.

### Arrangement of Dwelling Units

Any arrangement of dwelling units on a parcel of land designated for residential use is compatible with the Pembroke Pines Future Land Use Plan as long as the maximum number of dwelling units permitted within the parcel is not exceeded. For example, the Pembroke Pines Future Land Use Plan does not regulate whether a developer uses 100 acres of land designated for Low (5) Residential density to build 500 single family homes or whether the same 100 acres are used to build a 500 unit high rise structure, with the balance of the land maintained as permanent open space. The distribution of units will be determined by local zoning and land development regulations.

### Dashed Line Areas

Some areas have been marked on the Future Land Use Plan Map by dashed lines circumscribing their edges. For each of these areas, the maximum overall density in dwelling units per acre is the number which appears in the circle inside the dashed line. That number can be multiplied by the number of acres inside the dashed line, including areas not designated for residential use, to ascertain the maximum number of dwelling units allowable within the dashed line. The dwelling units that are permitted within areas circumscribed by a dashed line may only be applied within the boundaries of the circumscribed area and may not be transferred.

### Flexibility Units

1. "Flexibility units," as defined in the Broward Next Broward County Land Use Plan, mean the difference between the number of dwelling units permitted within a flexibility zone by the Broward County Future Land Use Plan Map (Series) and the number of dwelling units permitted within the flexibility zone by the City's certified future land use plan map, plus additional remaining permitted dwelling units, fixed at the adoption date of the 2017 Broward County Land Use Plan and formerly defined as "Reserve Units" which were equal to two percent (2%) of the total number of dwelling units permitted by the City's certified future land use plan map.

2. Since the Pembroke Pines certified local land use plan map may be more restrictive than the Future Broward County Land Use Plan Map (Series) available flexibility units may be utilized by the City to rearrange residential densities consistent with the Broward County Land Use Plan.

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

3. Rearrangement of residential densities utilizing flexibility units will be administered within the City's unified "flexibility zone." The boundaries and rules governing "flexibility zones" and rearrangement of residential densities therein are subject to the provisions within the "Administrative Rules Document: Broward County Land Use Plan," as amended from time to time.

4. The maximum number of dwelling units permitted in the unified flexibility zone by the Pembroke Pines land use plan map shall not exceed the number of dwelling units permitted in the unified flexibility zone by the Future Broward County Land Use Plan Map (Series).

2. Allocation of flexibility units will be administered within the unified flexibility zone and not require amendment of the City's certified Land Use Plan. The boundaries and rules governing the unified flexibility zone and allocation of units therein, are subject to the provisions within the "Administrative Rules Document: Broward County Land Use Plan," as amended from time to time.

3. The number of flexibility units in the unified flexibility zone will be fixed at the adoption of the Future Broward County Land Use Plan Map (Series). The number of flexibility units assigned to a parcel designated for residential use on the Pembroke Pines Land Use Plan Map may not exceed 100% of the maximum number of dwelling units indicated for the parcel by the local land use plan map. However, the Future Land Use Plan, the zoning, and the applicable land development regulations shall not permit any density higher than fifty (50) dwelling units per gross acre.

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

### 2. Commercial Use

The areas designated for commercial use on the Future Land Use Plan Map provide land area for business, office, retail, service and other commercial enterprises which support the resident and tourist populations of Pembroke Pines.

Uses permitted in areas designated commercial are as follows:

- a. Retail uses.
- b. Office and business uses.
- c. Wholesale, storage, light fabricating and warehouse uses, if deemed appropriate by the local jurisdiction.
- d. Hotels, motels and similar lodging.
- e. Recreation and open space, cemeteries, and commercial recreation uses.
- f. Community facilities.
- g. Special Residential Facility Category (2) development as defined in the Special Residential Facilities Permitted Uses subsection subject to the allocation of two (2) flexibility units in accordance with the Special Residential Facility provisions and policies for the application of these units.
- h. Special Residential Facility Category (3) development as defined in the Special Residential Facilities Permitted Uses subsection subject to the allocation of flexibility units in accordance with the Special Residential Facility provisions and policies for the application of these units; each flexibility unit shall permit two (2) sleeping rooms regardless of the number of kitchens or baths.
- i. Non- residential agricultural uses.
- j. Residential uses are permitted without the need to amend the local land use map provided that the local government entity applies flexibility units to the parcel in the following manner:
  1. The residential floor area of mixed commercial/residential structures does not exceed 50% of the total floor area of the building; and/or
  2. The first floor of mixed commercial/residential structures is totally confined to commercial uses.



## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

3. For parcels 5 acres in size or less, free standing multifamily residential uses are permitted; within areas designated on the City and County Land Use Plan as Urban Infill, Urban Redevelopment or Downtown Revitalization Areas or Chapter 163 Redevelopment Areas, free standing multifamily residential uses are permitted on parcels 10 acres in size or less; and/or
  4. For mixed commercial/residential developments greater than 5 acres in size (or 10 acres within areas designated on the County and City Land Use Plans as Urban Infill, Urban Redevelopment, or Downtown Revitalization Areas or Chapter 163 Redevelopment Areas) free-standing multifamily residential uses are permitted provided that the gross residential acreage does not exceed 5 acres (10 acres within areas designated on the County and City Land Use Plans as Urban Infill, Urban Redevelopment, or Downtown Revitalization Areas or Chapter 163 Redevelopment Areas) or 40% of the total gross acreage of the commercially designated parcel, whichever is greater, and that the entire mixed commercial/residential development be governed by specific zoning regulations that establish criteria to ensure proper integration and compatibility of land uses within and surrounding the development; and/or
  5. Residential units within the same structure as commercial uses for the owner, manager or caretaker of the commercial uses may be located in areas designated commercial without the application of flexibility units.
- k. Transportation facilities.
  - l. Communication facilities.
  - m. Utilities, excluding landfills and electrical power plants.

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

### 3. Office Park Use

Office Park areas are designated on the Future Land Use Plan Map to encourage the location of planned office complexes and corporate headquarters in Pembroke Pines. Office Park areas should ensure a campus like atmosphere with substantial buildings and ample open space. Employee services such as shopping and eating establishments should be allowed, but should be limited to areas within buildings primarily devoted to office use.

Uses permitted in areas designated office park are as follows:

- a. Offices for uses such as administrative, professional and business purposes.
- b. Banking and financial institutions.
- c. Educational, scientific and industrial research facilities, research laboratories, and medical or dental laboratories.
- d. Restaurants and personal services which are accessory to the primary office uses.
- e. Community facilities.
- f. Special Residential Facility Category (2) development as defined in the Special Residential Facilities Permitted Uses subsection; subject to the allocation of two (2) flexibility units in accordance with the Special Residential Facilities Provisions.
- g. Special Residential Facility Category (3) development as defined in the Special Residential Facilities Permitted Uses subsection; subject to the allocation of flexibility units in accordance with the Special Residential Facilities provisions; each flexibility unit shall permit two (2) sleeping rooms regardless of the number of kitchens or baths.
- h. Utilities excluding sanitary landfills and electrical power plants.
  - I. Communication facilities.
- j. Non- residential agricultural uses.
- k. Recreation and open space uses.
- l. Hotels, motels or similar lodging.

For an area to qualify for designation as highly suitable for increased DRI office threshold intensity in accordance with Section 380.0651(d) (2), Florida Statutes, and

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

City of Pembroke Pines Comprehensive Plan Objective XX and implementing policies 20.1 through 20.3, the following criteria must be met:

- a. the area must be designated as Office Park by the City Land Use Plan and by the Broward County Land Use Plan;
- b. adequate public facilities or committed public facilities must be available to serve a more intense office use;
- c. the area must be proximate and accessible to I-75, a major arterial roadway, or mass transit facilities;
- d. the area must have a geographic configuration of appropriate depth and frontage to support more intense office development;
- f. consistency with the goals, objectives, and policies and other requirements of the City's Comprehensive Plan must be demonstrated; and
- g. data and analysis associated with applications for the designation of an area as suitable for more intense office development shall include a vegetation and wildlife analysis, the identification and description of any wetlands in the area, the identification of any pre- and post-development flood prone areas, and a public facilities analysis which demonstrates that the designation will be consistent with the City's concurrency requirements and as applicable, the County's concurrency requirements.

The following areas have been designated as highly suitable for more intense office uses and for increased DRI threshold intensity in accordance with Section 380.0651(3)(d) 2, Florida Statutes, and the City of Pembroke Pines Future Land Use Element:

Name: Duke Office

Acreage: 36

General Location: South of Pines Boulevard, east of I-75

Data and Analysis Provided in Appendix

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

### 4. Commercial Recreation Use

Commercial Recreation areas are designated on the Future Land Use Plan Map to accommodate major public and private commercial recreation facilities which offer recreational opportunities to the residents and tourists of Broward County. Although some of these facilities operate as an adjunct to or an integral part of other types of development, most of these facilities were conceived as profit making enterprises.

Those uses permitted in areas designated commercial recreation are as follows:

- a. Outdoor and indoor recreation facilities such as active recreation complexes, marinas, stadiums, jai alai frontons, bowling alleys, golf courses, dog and horse racing facilities.
- b. Accessory facilities, including outdoor and indoor recreation facilities, that are determined by the local government entity to be an integral part of and supportive to the primary recreation facility (excluding residential uses).
- c. Hotels, motels and similar lodging ancillary to the primary commercial recreation use.
- d. Other active and passive recreation uses.

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

### 5. Industrial Use

The purpose of reserving land for industrial uses is to provide opportunity for the retention and expansion of Pembroke Pines economic base activities. Although other uses are permitted in areas designated industrial, at least eighty (80%) percent of such land area must be devoted to industrial use, such as manufacturing, warehouse distribution, research and development, or other substantial employment based activities.

Uses permitted in areas designated industrial are as follows:

- a. Light and heavy industrial uses.
- b. Heavy commercial uses including new and used automobile, truck, motorcycle, boat and trailer display, sales, and service; newspaper, magazine, and printing plants; bakeries, carpentry, cabinet shops and other trade shops; motion picture studios; ice houses; propane gas sales and repair; and salvage yards.
- c. Educational, scientific and industrial research facilities, research laboratories, and medical or dental laboratories.
- d. Office uses.
- e. Transportation and communication facilities.
- f. Recreation and open space, cemeteries, and commercial recreation uses, as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industry.
- g. Community facilities.
- h. Non- residential agricultural uses.
- i. Ancillary commercial uses within buildings devoted to primary industrial uses.
- j. Wholesaling uses.
- k. Communication facilities.
- l. Utilities, excluding electrical power plants.
- m. Residential units within the same structure as industrial uses for the owner, manager, or caretaker of the industrial uses may be located in areas designated Industrial without the application of flexibility units .

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

The following uses may also be permitted if certified by the Broward County Planning Council, subject to the review and approval requirements of Policy 13.01.10 of the Broward County Land Use Plan, and as long as the total area of these uses does not consume more than twenty (20%) percent of the industrial land designated on the Future Broward County Land Use Plan Map within a flexibility zone, and as long as the location of these uses do not preclude or adversely affect the future use of surrounding areas for industrial uses:

- a. Commercial and retail business uses.
- b. Hotel, motel and similar lodging.

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

### 6. Employment Center Use

Employment Center areas are designated on the Future Land Use Plan to encourage types of non- residential development compatible with residential and other less intensive land uses, and which would support the tourist oriented segment of Pembroke Pines' economy as well as high technology and service- based activities. This type of category is further refined into "Employment Center-Low" and "Employment Center." The "Employment Center-Low" category does not allow manufacturing uses and is designed to be inherently compatible with residential uses. The "Employment Center" category will allow light manufacturing uses.

#### A. Employment Center-Low

Uses permitted in areas designated Employment Center-Low are as follows:

##### 1. Principal Uses

###### Office Uses

Research Businesses, including Medical Research Laboratories.

Fabrication and Assembly

Hotels, Motels and Similar Lodging

Restaurants and Personal Services

Community Facilities

Communication Facilities

Non- residential Agricultural Uses

Residential uses are permitted without the need to amend the local land use plan map, provided that the City applies flexibility units to the parcel in the following manner:

a. For parcels 5 acres in size or less, free standing multifamily residential uses are permitted; within areas designated on the City and County Land Use Plan as Urban Infill, Urban Redevelopment or Downtown Revitalization Areas or Chapter 163 Redevelopment Areas, free standing multifamily residential uses are permitted on parcels 10 acres in size or less; and/or

b. For mixed commercial/residential developments greater than 5 acres in size (or 10 acres within areas designated on the County and City Land Use Plans as Urban Infill, Urban Redevelopment, or Downtown Revitalization Areas or Chapter 163 Redevelopment Areas) free-standing multifamily residential uses are permitted provided that the gross residential acreage does not exceed 5 acres (10 acres within areas designated on the County and City Land Use Plans as Urban Infill, Urban Redevelopment, or Downtown Revitalization Areas or Chapter 163 Redevelopment Areas) or 40% of the total gross acreage of the commercially designated parcel, whichever is greater, and that the entire mixed commercial/residential development be governed by specific zoning regulations that establish criteria to ensure proper integration and compatibility of land uses within and surrounding the development.

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

### 2. Accessory Uses (Limited to less than fifty (50%) percent of the site)

Transportation and Utilities, excluding electrical power plants

Storage

Retail within building devoted to principal uses

Recreation and Open Space Uses

### 3. Commercial and retail business uses may also be permitted if certified by the Broward County Planning Council, subject to the review and approval requirements of Policy 13.01.10 of the Broward County Land Use Plan, and as long as the total area of these uses does not consume more than twenty (20%) percent of the employment center – low land designated on the Future Broward County Land Use Plan Map within the flexibility zone, and as long as the location of these uses do not preclude or adversely affect the future use of surrounding areas for employment center – low uses.



## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

### B. Employment Center

Uses permitted in areas designated Employment Center are as follows:

#### 1. Principal Uses:

- Light Manufacturing
- Office Uses
- Research Businesses, including Medical Laboratories
- Fabrication and Assembly
- Hotels, Motels, and Similar Lodging
- Restaurants and Personal Services
- Community Facilities
- Communication Facilities
- Non- residential Agricultural Uses

Residential uses are permitted without the need to amend the local land use plan map, provided that the City applies flexibility units to the parcel in the following manner:

- a. For parcels 5 acres in size or less, free standing multifamily residential uses are permitted; within areas designated on the City and County Land Use Plan as Urban Infill, Urban Redevelopment or Downtown Revitalization Areas or Chapter 163 Redevelopment Areas, free standing multifamily residential uses are permitted on parcels 10 acres in size or less; and/or
- b. For mixed commercial/residential developments greater than 5 acres in size (or 10 acres within areas designated on the County and City Land Use Plans as Urban Infill, Urban Redevelopment, or Downtown Revitalization Areas or Chapter 163 Redevelopment Areas) free-standing multifamily residential uses are permitted provided that the gross residential acreage does not exceed 5 acres (10 acres within areas designated on the County and City Land Use Plans as Urban Infill, Urban Redevelopment, or Downtown Revitalization Areas or Chapter 163 Redevelopment Areas) or 40% of the total gross acreage of the commercially designated parcel, whichever is greater, and that the entire mixed commercial/residential development be governed by specific zoning regulations that establish criteria to ensure proper integration and compatibility of land uses within and surrounding the development.

#### 2. Accessory Uses (Limited to less than fifty (50%) percent of the site)

- Transportation and Utilities, excluding electrical power plants
- Storage
- Retail within building devoted to principal uses
- Recreation and Open Space Uses

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

3. Commercial and retail business uses may also be permitted if certified by the Broward County Planning Council, subject to the review and approval requirements of Policy 13.01.10 of the Broward County Land Use Plan, and as long as the total area of these uses does not consume more than twenty (20%) percent of the employment center land designated on the Future Broward County Land Use Plan Map within the flexibility zone, and as long as the location of these uses do not preclude or adversely affect the future use of surrounding areas for employment center use.

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

### 7. Recreation and Open Space Use

The primary intent of the recreation and open space category is to accommodate recreation and open space uses to serve public recreation needs. In general, land uses within this category are low intensity in character with a minimum of impervious surface coverage and retain as much natural vegetation and landscape as possible.

Areas designated as recreation and open space on the Future Land Use Plan Map include existing public and private park sites and existing cemetery sites intended to remain as permanent open space.

Those uses permitted in areas designated recreation and open space are as follows:

- a. Passive recreational uses, including, but not limited to: nature centers and trails, scenic areas, wildlife sanctuaries and feeding stations, aquatic preserves, and picnic areas.
- b. Golf courses which are intended to remain as permanent open space.
- c. Camping ground and facilities.
- d. Cemeteries.
- e. Active recreational uses, including, but not limited to: tennis courts, playgrounds, swimming pools, athletic fields and courts, beaches and bikeways.
- f. Boat ramps and docks.
- g. Outdoor cultural, educational and civic facilities, including but not limited to, animal exhibits, habitats, bandshells, and outdoor classrooms.
- h. Concessions only when accessory to the above uses.

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

### 8. Community Facilities Use

Community Facilities areas are designated on the Future Land Use Plan Map to provide a full range of regional and community uses such as educational, medical, governmental, religious, civic, cultural, judicial, and correctional facilities.

Community facilities may be permitted at the discretion of Pembroke Pines in areas designated residential, commercial, office park, agricultural, industrial, local activity center, regional activity center, employment center and employment center-low. Civic and cultural buildings may also be permitted in areas designated for recreation and open space use if they are ancillary to the primary recreation use of the site.

Uses permitted in areas designated community facilities are as follows:

- a. Community facilities uses such as schools, churches, hospitals, governmental administration, police and fire stations, libraries, civic centers, prisons and courts, nursing homes, cemeteries, and parks and recreation facilities.
- b. Special Residential Facility Category (2) developments as defined in the "Definitions" subsection subject to the allocation of two (2) flexibility units in accordance with the Special Residential Facilities provisions.
- c. Special Residential Facility Category (3) developments as defined in the "Definitions" subsection; subject to the allocation of flexibility units in accordance with the Special Residential Facilities provisions; each flexibility unit shall permit two (2) sleeping rooms regardless of the number of kitchens or baths.

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

### 9. Transportation Use

Existing airports, and existing and proposed expressways are designated transportation on the Future Land Use Plan Map. Those uses permitted in areas designated transportation are as follows.

#### a. Air Transportation Areas.

Airports and related facilities designed primarily to serve the needs of airport users and airport employees, airport and aircraft operation and maintenance facilities, cargo distribution terminals, transit warehousing, other compatible uses, and those land uses, except permanent residences, permitted in the recreation and open space, commercial recreation and agricultural land use categories.

#### b. Expressways

Uses of an impermanent nature such as agriculture, nurseries, grazing, non-required parking, open storage and parks are permitted in proposed expressways. Such provisions are intended to provide owners of property within proposed expressways with limited uses that do not interfere with the long-term public goal of acquiring rights of way for expressway purposes. No principal building may be permitted, nor may any land use which impedes the future construction for an expressway be allowed.

Proposed expressways shall have an underlying residential land use designation. The underlying density credited to the expressway shall be equal to the density of the adjacent residential land use designation. In cases where the proposed expressway is bordered by residential land use designations of different densities, the adjacent density shall be residential land use designation of different densities (the adjacent density shall apply up to the mid-point of the right of way). Residential units may not be constructed within the proposed expressway. However, the densities accruing to the proposed expressway may be transferred to adjacent parcels if the owner dedicates the right of way to a governmental agency for expressway uses.

If a formal determination has been made by the Broward County Board of County Commissioners that the proposed expressway will not be constructed, the land uses permitted within the expressway corridor shall be those permitted by the adjacent land use designation as determined by the appropriate local government entity through the Broward Planning Council (re) certification process.

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

### 10. Utilities Use

Utilities are designated on the Future Land Use Plan Map to ensure the availability of land necessary to provide an adequate level of utility service to meet the current and future needs of Pembroke Pines.

Utilities are also allowed in areas designated residential, commercial, office park, industrial, employment center, local activity center, regional activity center and agricultural.

Uses permitted in areas designated utilities are as follows:

- a. Utilities such as water and wastewater treatment plants, pumping stations, electrical substations, solid waste disposal and transfer stations, excluding electrical power plants.
- b. Other uses determined to be ancillary to the primary uses described in (a).

The following uses may also be permitted in the areas designated utilities as long as the location of these uses does not preclude or adversely affect the future use of the surrounding areas for utility facilities.

- a. Recreation and open space uses.
- b. Non- residential agricultural uses.
- c. Communication facilities.

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

### 11. Communication Facilities

Communication facilities such as television and radio stations and relay structures and telephone facilities are not specifically designated on the Future Land Use Plan Map as a separate category. Such facilities may be permitted in areas designated under the following categories:

- a. Commercial.
- b. Industrial.
- c. Office Park.
- d. Employment Center
- e. Regional Activity Center
- f. Local Activity Center

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

### 12. Special Residential Facilities

The Broward County Land Use Plan defines categories of Special Residential Facilities, in accordance with Broward County Ordinance 85 92, for the purpose of determining permitted locations and density standards.

Special Residential Facilities development such as group homes and foster care facilities are defined by category type below and are subject, when applicable, to the Special Residential Facilities provisions and allocation of flexibility, or bonus sleeping rooms. Pembroke Pines may permit a maximum of one hundred (100) "bonus" sleeping rooms consistent with Broward County Ordinance 85-92, that are permanently dedicated to Special Residential use without allocating density.

Special residential facilities are not specifically designated on the Future Land Use Plan Map as a separate land use category. Special residential facilities are permitted within limitations as stated in the Permitted Uses section of this plan in the following land use categories:

- a. Residential.
- b. Commercial.
- c. Office Park.
- d. Community Facilities.

Broward County does not encourage local governments to locate special residential facilities in commercial, office park or community facilities areas. Special residential facilities should be integrated into residential neighborhoods. However, due to the need to locate special residential facilities, the Broward County Land Use Plan recognizes that in some instances, local governments may have need to allocate special residential facilities in these areas.

#### Definitions of Special Residential Facilities Categories:

Category (1) means a housing facility which is licensed by the State of Florida for no more than eight (8) individuals who require treatment, care, rehabilitation or education. The facility is usually referred to as a group home. This includes individuals who are elderly, dependent children, physically disabled, developmentally disabled or individuals not overtly of harm to themselves or others. The facility provides a family living environment including supervision and care necessary to meet the physical, emotional and social needs of the individuals. It may or may not provide education or training. There may be more than one kitchen within the housing facility. There may be more than one Special Residential Facility Category (1) development on a parcel.



## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

Category (2) means a housing facility which is licensed by the State of Florida for nine (9) to sixteen (16) non elderly individuals who require treatment, care, rehabilitation or education. This includes individuals who are dependent children, physically disabled, developmentally disabled or individuals not overtly of harm to themselves or others. The facility provides a family living environment including supervision and care necessary to meet the physical, emotional and social needs of the individuals. It may or may not provide education or training. There may be more than one kitchen within the housing facility. There may be more than one Special Facility Category (2) development on a parcel.

Category (3) means any housing facility licensed by the State of Florida for more than sixteen (16) non elderly individuals who require treatment, care, rehabilitation or education. This includes individuals who are dependent children, physically disabled, developmentally disabled or individuals not overtly capable of harm to themselves or others:

Any housing facility licensed by the State of Florida for more than eight (8) unrelated elderly individuals;

Governmentally subsidized housing facilities entirely devoted to care of the elderly, dependent children, the physically handicapped, developmentally disabled or individuals not overtly capable of harm to themselves or others;

Any non for profit housing facility for unrelated elderly individuals; and

Any housing facility which provides a life care environment. A life care environment shall include, but is not limited to, creation of a life estate in the facility itself and provision of off- site or on site medical care.

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

### 13. Conservation Use

Conservation areas are designated on the Future Land Use Plan Map to protect major reserve water supply areas and natural reservations.

#### **Reserve Water Supply Areas.**

The major reserve water supply areas include, but are not limited to, the 790 square miles of Broward County west of Levees 33, 35A, 36, L-37 and L-35. Currently, no properties within the City of Pembroke Pines are designated Conservation-Reserve Water Supply Areas. All uses other than active outdoor recreation uses described below, in the Reserve Water Supply Areas shall be subject to authorization by the South Florida Water Management District, as set forth in applicable laws, rules and regulations.

Those uses permitted in areas designated Conservation-Reserve Water Supply Areas are as follows:

- a. Structures such as dikes, berms, levees, canals, ditches, locks, gates, pumping stations, fire towers, monitoring and telecommunications facilities used for flood control, drainage, water quality preservation/enhancement, environmental protection and restoration, wetlands mitigation, mosquito control, fire control and the storage and conservation of water, notwithstanding ancillary impacts to the immediate area where construction and operational impacts will occur.
- b. Active outdoor recreation uses such as hunting, fishing, boating, air boating and off road vehicles, pursuant to State and Federal regulations.
- c. Boat Ramps and docks and camping facilities.
- d. Passive outdoor recreational uses such as wildlife sanctuaries and feeding stations, nature centers and trails, outdoor research stations and walkways.
- e. State and Federal Indian Reservations.
- f. Utilities, transportation and communications facilities, specifically excluding hazardous liquid pipelines and electrical power plants, which do not impair the natural environment or disturb the natural ecosystem of the area and which are not in conflict with applicable water management and wildlife protection policies of local, state, and federal agencies.
- g. Surface impoundments that store water at depths not to exceed 12 feet.
- h. Construction and operation of water quality treatment facilities and areas and ancillary facilities. These may range from passive biological treatment to technologically intense forms of treatment including, but not limited to, chemical treatment/filtration

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

facilities. Areas required to provide surge basins to hold water awaiting treatment are also allowed.

- i. Structures designed to promote the storage of water underground, which may include aquifer storage and recovery systems, pumps designed to promote groundwater recharge, and seepage management features, which may include curtain wall or other types of technology.

### **Natural Reservations**

Natural Reservations are designated for Conservation use on the Future Land Use Map and include public lands, which are conservation areas operated by contractual agreement with or managed by a federal, state, regional, local government or non-profit agencies.

Natural Reservations that are designated for Conservation use on the Future Land Use Plan Map include:

The Chapel Trail Preserve (AKA, The Florida Wetlands Bank), a 450 acre natural reservation area generally located on the south side of Sheridan Street, north of Johnson Street, between US 27 and 196th Avenue, and

The Academic Village Wetlands area, generally located on the north side of Sheridan Street, east of 172nd Avenue.

Those uses permitted in Natural Reservation areas designated Conservation are as follows:

- a. Passive outdoor recreational uses such as wildlife sanctuaries and feeding stations, nature centers and trails, outdoor research stations and walkways.
- b. Uses which do not impair the natural environment or disturb the natural ecosystem of the area and which are not in conflict with any applicable contractual agreement or management policies of the federal, state, regional, county, municipal or non-profit agency which manages the Natural Reservation.

## 14. Agricultural Use

Agricultural areas are designated on the Future Land Use Plan Map. Uses permitted in areas designated agricultural are as follows:

- a. Agricultural and related uses may be broadly defined by the local government entity to include the following: cultivation of crops, groves, thoroughbred and pleasure horse ranches, private game preserves, fish breeding areas, tree and plant nurseries, cattle ranches, and other similar activities.

## 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.

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

### 15. Regional Activity Center

The Regional Activity Center land use designation is intended to encourage development or redevelopment of areas that are of regional significance. The major purposes of this designation are to facilitate mixed-use development, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development and give definition to urban form. This designation will only be applied to areas that are of regional significance. Examples of areas which may be appropriate for the regional activity center designation include downtown and redevelopment areas; regional employment centers; Areawide Developments of Regional Impact; centers for tourism, and areas surrounding regional community facilities such as airports, colleges and universities, convention centers and/or governmental complexes.

For an area to qualify as a Regional Activity Center, the following criteria must be met:

- a. The Regional Activity Center land use designated shall not be approved where other land use designations within the Land Use Plan provide sufficient flexibility for the existing and proposed land uses;
- b. The density and intensity of land uses permitted within each Regional Activity Center shall be specified within the City and County Land Use Plans;

An interlocal agreement between the City of Pembroke Pines and Broward County must be executed which provides that monitoring of development activity and enforcement of permitted land uses and intensities shall be the responsibility of the City of Pembroke Pines;

- c. Regional Activity Centers shall include mixed land uses of regional significance;
- d. Regional Activity Centers shall either be the subject of an Areawide Development of Regional Impact, centers of regional tourist activity, employment or education, or provide direct access to existing or proposed airports, ports, and rail mass transportation facilities; and
- e. Each Regional Activity Center shall be a defined geographical area, delineated on the City of Pembroke Pines and Broward County Future Land Use Plan Maps (series).

The following areas have been designated Regional Activity Centers within the City of Pembroke Pines and Broward County Future Land Use Plan Maps (series):

#### **Pembroke Pines City Center Regional Activity Center**

**Acreeage:** Approximately 165

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

**General Location:** Bound on the north by Pines Boulevard, on the east by Palm Avenue; located east of Hiatus Road

### Density and Intensity of Land Uses:

<b>Residential Land Uses:</b>	2,215 Dwelling Units*
<b>Commercial Land Uses:</b>	358,000 Square Feet
<b>Office Land Uses:</b>	120,000 Square Feet
<b>Light Industrial Uses:</b>	80,000 Square Feet
<b>Hotel:</b>	350 Rooms
<b>Park/Open Space</b>	2.5 acres minimum

**Remarks:** Site is a center of governmental employment activity

- 1) The Pembroke Pines City Center property, is hereby designated as a Chapter 380, Florida Statutes, Regional Activity Center and, subject to amendment of the Strategic Regional Policy Plan for South Florida by the South Florida Regional Planning Council, as a regional development district (a geographic area specifically designated as highly suitable for increased threshold intensity), for the purpose of increasing DRI review thresholds.

\* Consisting of 701 high-rise<sup>(1)</sup> dwelling units (of which 276 of these dwelling units would be affordable housing units\*\*), 275 townhouse dwelling units, and 1,239 multi-family dwelling units (of which 49 of these dwelling units would be affordable housing units\*\*)

\*\* For the purposes of the Pines City Center RAC, "Affordable Housing shall mean housing for which monthly rents or monthly mortgage payments (including taxes and insurance) do not exceed 30 percent of an amount representing 120% of the median incomes adjusted for family size for all households within the City of Pembroke Pines; including "Workforce Housing" as adopted and defined as part of the Broward County Land Use Plan.

<sup>(1)</sup> Note: High-rise units are defined as four (4) stories or more, consistent with the effective Broward County Land Development Code definition at the time of the adoption of the Broward County Land Use Plan amendment.

\*\*\*The Office and Commercial intensities listed above shall be convertible from office to commercial (or vice versa) based on equivalence of traffic impacts (peak hour) as calculated by the current edition of the ITE Traffic Generation Manual, with the total number of Post Meridien peak hour trips not exceeding 1,507 trips as calculated by the

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

9<sup>TH</sup> Edition of the ITE Traffic Generation Manuel. Conversions shall be implemented administratively by the City and shall be reported at least annually to the Broward County Planning Council as part of the City's RAC monitoring obligations.

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

### 16. Local Activity Center

Consistent with Objective IX, the intent of the Local Activity Center land use designation is to support a balanced mix of land uses characterized by compactness, pedestrian friendly design, neighborhood-scale and framed by architecture and landscape design appropriate to local history and ecology. Development patterns within Local Activity Centers shall generally reflect planning and design principles such as pedestrian friendly neighborhoods oriented around the five-minute walk, primary orientation toward public transit systems, a centrally located community-serving land use or land uses and greater integration of housing, employment, shopping and recreation at the neighborhood level.

For an area to qualify as a Local Activity Center, the following criteria must be met:

- a. A Local Activity Center shall be a specific geographic area not exceeding 160 gross contiguous acres, unless located within an approved Chapter 163, Florida Statutes, Redevelopment Area. At such time as seventy-five (75) percent of the originally designated Local Activity Center is developed/redeveloped, consistent with Objective XXIX, an expansion to a subject Local Activity Center up to one hundred (100) percent may be proposed.
- b. The density and intensity of land uses permitted within a proposed Local Activity Center shall be specified for inclusion within the permitted uses section of the Future Land Use Element (Section III (F)).
- c. Uses proposed within a Local Activity Center shall include residential uses and park land and/or open space. One or more other uses such as commercial, civic, institutional, or employment-based activity shall also be included within a Local Activity Center.
- d. Park land must reflect no net loss of acreage of existing and designated parks within the proposed Local Activity Center. Park and open space land may include squares, greenbelts, greenways and playgrounds; ill-defined residual areas such as buffers, and berms, for purposes of these criteria, are not considered park land or open space.
- e. A proposed Local Activity Center must have a geographic configuration of appropriate depth and frontage to support the location of uses in a manner oriented around the five-minute (i.e. quarter-mile) walk. Multiple nodes of activity oriented around the five-minute (i.e. quarter-mile) walk may be included within one Local Activity Center.
- f. Seventy-five (75) percent of the land within a Local Activity Center must be located within a quarter-mile of mass transit or multi-modal facilities, or are included within an adopted plan to be located within a quarter-mile of mass transit or multi-modal facilities upon buildout of the Local Activity Center. The City of Pembroke Pines shall



## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

ensure convenient access to mass transit, community shuttle or multi-modal facilities where such facilities are in place or planned to be in place at the time the Local Activity Center is proposed. Where such facilities are not in place or planned to be in place at the time of the proposal, the City of Pembroke Pines shall require design standards in the future land use element for a Local Activity Center that ensure that the primary priority is a safe, comfortable and attractive pedestrian environment that will allow for convenient interconnection to transit, will reduce the number of automobile trips internally, and will ultimately support an integrated multi-modal transportation system.

g. A proposed Local Activity Center shall demonstrate consistency with the goals, objectives and policies and other requirements of the City and Broward County Land Use Plans.

h. An interlocal agreement between the City of Pembroke Pines and Broward County must be executed no later than six months from the effective date of the adoption of a Local Activity Center which provides that monitoring of development activity and enforcement of permitted land uses densities and intensities shall be the responsibility of the City of Pembroke Pines.

i. Local Activity Centers, when designated in the Future Land Use Element, must contain a statement of the types of land uses allowed, the percentage distribution among the mix of uses or other objective measurement, and the density and intensity of each use.

j. Data and analysis associated with applications for the Local Activity Center land use designation shall include effects on modal facilities and services that serve the LAC that will lead to early identification and programming of needed modal facilities and services. The data and analysis shall also include strategies to address the needs identified including but not limited to additional coordination efforts with the County and other local and state agencies, in order to address the mobility needs of the LAC.

The following areas have been designated Local Activity Centers within the City of Pembroke Pines and Broward County Future Land Use Plan Maps (series):

### 17. Mixed Use - Residential

Within the Mixed Use – Residential categories, urban form could include several variations; vertical mixed use, where commercial/retail uses are located on the ground floor with residential uses located on upper floors. It may also include horizontal (attached) mixed use; where separate uses are located side by side in the same building. In addition, it may include horizontal (detached) mixed use where separate uses are located in separate buildings within the same site.

a. Density and Intensity Standards (Floor Area Ratio – FAR)

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

Mixed Use areas may be proposed utilizing three ranges of density and intensity:

1. The Low 5 Mixed Use (permits up to 5 residential dwelling units per gross acre and a FAR of 1.0 for combined development –residential and nonresidential).
2. The Medium 16 Mixed Use (permits up to 16 residential dwelling units per gross acre and a FAR of 1.5 for combined development – residential and nonresidential)
3. The Medium High 25 Mixed use (permits up to 25 dwelling units per gross acre and a FAR of 2.0 for combined development – residential and nonresidential).

The residential density shall not exceed the units per acre and the FAR permitted. There is a minimum of two (2) uses required within the development and a minimum percentage of 10% for any one use. Residential development is a required use. These categories may be applied to parcels up to fifty (50) gross acres in size.

For example, a development of one gross acre (43,560 square feet) within a Low 5 Mixed Use category with a FAR of 1.0 could be represented as follows:

Figure 1

Gross Site Area = One Gross Acre \* Net Site Area = 0.9 acres\*\*

Use	Percentage of Use	Square Footage of Use
Residential	25.50	5 units @ 2,000 Sq. Ft. = 10,000 Sq. Ft.
Commercial	74.5	.745 x .9 acres = 39,204 Sq. Ft. –
		10,000 Sq. Ft. = 29,204 Sq. Ft.
Total	100	39,204 Sq. Ft. (10,000 Residential & 29,204 commercial)

\*includes dedicated adjacent public rights-of-way

\*\*Excludes dedicated adjacent public rights-of-way

Floor area ratio calculations are based on net site area.

Residential density is based on gross acreage as defined in the Future Land Use Element Data and Analysis Section Support Document .

### b. Design Guidelines

The Design guidelines for Mixed Use – Residential shall promote an urban form which creates well integrated land use combinations, balances intensity and density, promotes the safe, interconnectivity of vehicular, pedestrian and other non-motorized movement and promotes the public locale. These guidelines should reflect the integration of the following concepts as much as possible:

1. Buildings should front the street. (zero or minimum setbacks are preferable except along Pines Boulevard where minimum setbacks should be included);

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

2. Vehicle parking strategies which lessen conflicts with bicycles and pedestrians and promote transit usage (i.e. parking structures, off-site parking, reduced parking ratios, shared parking facilities and parking which does not front the street);
3. Other design features which promote transit (e.g. integrated transit stop, shelter or station on site);
4. A circulation system designed to strengthen bicycle and pedestrian connectivity to all areas of the site/area, including recreation areas, parks, adjacent uses, transit facilities and activity nodes;
5. Integration of the public locale through open space or urban public plazas and/or recreation areas; and
6. The physical separation, such as walling off neighborhoods from adjacent development or roadways, is discouraged where it disrupts the connectivity of compatible uses, pedestrian and/or bicycle access. If a buffer is necessary, adequate landscaping could be used in place of a continuous wall.

Design guidelines shall ensure a mixed use development is compatible with surrounding land uses and/or adjacent adopted Future Land Use Plan designations. These guidelines should address the following:

1. Complement and support adjacent existing land uses and/or Future Land Use Plan designations through the effective use of density, massing and other design elements;
2. Protect the integrity of existing single family neighborhoods through design elements which maintain consistency and/or improve the aesthetic quality of the neighborhood (i.e. maintaining an architectural style or quality of building materials and construction predominant in the neighborhood);
3. Promote connectivity, open space, pedestrian and other non-motorized networks and landscaped streetscapes; and
4. Incorporate designs which are environmentally sensitive (i.e. reduction of impervious surfaces, alternative materials for spillover parking).

### c. Uses permitted under the Mixed Use – Residential categories

All uses which are permitted under the Residential, Commercial, Community Facilities, Office Park, Employment Center – Low and Employment Center land use designations pursuant to this section of the Future Land Use Plan; however the City of Pembroke Pines may deem some uses permitted within these categories to be inappropriate.

18. Transit Oriented Corridor  
No specific sites are proposed for this designation

19. Transit Oriented Development  
No specific sites are proposed for this designation

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

### 20. Rural Ranches

Areas are designated Rural Ranches on the City of Pembroke Pines Future Land Use Plan map to protect the semi-rural character and life-style of existing low density rural ranch areas. Rural ranch areas are characterized by residential estates, horse ranches and related agricultural uses. The maximum permitted density within this category is one unit per two and one half gross acres or one unit per two net acres. Limited community facility and utility uses are permitted for the purposes of serving the rural ranch communities. Application of flexibility units and commercial flexibility pursuant to the Broward County Land Use Plan is not permitted within areas designated Rural Ranches.

Uses permitted in areas designated Rural Ranches are as follows:

- a. A maximum of one unit per two and one half gross acres or one unit per two net acres with no clustering permitted.
- b. Home occupations and other uses accessory to a dwelling unit.
- c. Open space and recreation uses designed to serve the residential area.
- d. Community facilities designed to serve the residential area limited to schools, day care centers, churches, clinics, governmental administration, police and fire protection facilities, libraries and civic centers not to exceed five acres in size. Notwithstanding the aforesaid, public schools shall not be subject to the five (5) acre restriction.
- e. Public utilities limited to water and wastewater treatment plants, pumping stations, telecommunications facilities, electrical substations and electric lines and drainage facilities and structures.
- f. Agricultural uses including cultivation of crops, groves, thoroughbred and pleasure horse ranches, private game preserves, fish breeding areas, tree and plant nurseries, cattle ranches and similar activities.

IX. FLOOR AREA RATIO (FAR): The maximum floor area ratio of proposed non-residential development, including mixed use developments (FAR's are provided for within the proposed Mixed Use-Residential land use category – Section F (Permitted Uses), upon lands designated commercial, commercial recreation, office park,

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

industrial, employment center, employment center – low, Conservation – Reserve Water Supply Areas, Conservation – Natural Reservations, local activity center, Transit Oriented Corridor, Transit Oriented Development, and regional activity center shall not exceed the following:

### *NON-RESIDENTIAL INTENSITIES TABLE FLU-3*

HEIGHT OF BUILDING	MAXIMUM FAR
One Story	.25
Two Stories or Greater	.50
All Buildings	Greater than .50 up to 1.0*

\*Subject to the granting of a Special Exception by the City Commission

Floor area ratio is defined as the gross floor area of all buildings or structures on a plot divided by the total plot area.

# FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

## FUTURE LAND USE ELEMENT

### X. GOALS, OBJECTIVES AND POLICIES

#### **GOAL**

Continue to promote a distribution of land uses that will protect, conserve, preserve and enhance the character of the City of Pembroke Pines by providing direction for development that sustains the natural and manmade environment, discourages urban sprawl; is energy efficient; promotes the reduction of greenhouse gases, and balances the integration of land use, transportation, conservation of natural resources, public services, open space and recreational opportunities, safe and affordable housing opportunities, energy efficiency, and economic development.

#### **OBJECTIVE I**

Continue to utilize land development standards and design guidelines that provide a framework by which high quality development can be established, sustained, and protected.

**Evaluation Measure Objective I** - Annual record of residential and nonresidential development that meets or exceeds land development standards.

Policy 1.1 - Continue to allocate residential densities consistent with the permitted uses of the Land Use Element.

Policy 1.2 - Continue to cooperate with the private sector for the joint planning of adequate sites for community facilities such as schools, churches, temples, elderly care and child care facilities.

Policy 1.3 - The park and recreational areas within residential communities will continue to be established in accordance with the requirements of the Recreation and Open Space Element of the Comprehensive Plan and land development regulations.

Policy 1.4 - Continue to implement land development regulations that provide for different residential intensities to be physically separated with landscape/open space.

Policy 1.5 - Continue to structure higher density near major arterials and open spaces.

Policy 1.6 - Continue to implement land development regulations providing for all residential densities to be properly buffered from non-residential activities.

Policy 1.7 - Continue to evaluate all land use amendment requests for compatibility with the surrounding development and land uses.

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

Policy 1.8 - Continue to implement land development regulations to insure compatibility and buffering between adjacent residential and nonresidential uses.

Policy 1.9 - Continue to implement land development regulations to insure that all community shopping centers are located on arterial and collector highways.

Policy 1.10 - Continue to implement standards for residential and non-residential land use densities/intensities as established in VIII - Permitted Uses for the City of Pembroke Pines Future Land Use Plan (Page 2-40), and IX – Non-residential intensities (page 41) - Future Land Use Element, City of Pembroke Pines Comprehensive Plan as depicted on the future land use map.

Policy 1.11 - Continue to implement land development regulations providing regulations for the subdivision of land.

Policy 1.12 – Upon the establishment and adoption of a vision for Broward County, the City of Pembroke Pines will establish a vision for the City of Pembroke Pines that is based on community participation and consensus, and consistent with the vision for Broward County.

Policy 1.13 - By 2008, update land development regulations providing criteria for the review of land use plan amendments that includes an analysis which demonstrates compatibility with the surrounding neighborhood, availability of essential municipal and other governmental services, and protection of natural resources.

Policy 1.14 - By 2008, update land development regulations to require a minimum open space requirement for all zoning districts and to consider the need for different criteria for new development and redevelopment efforts.

Policy 1.15 - By 2008, update land development regulations providing for intensity standards for all non-residential future land use category uses.

Policy 1.16 - Continue to implement land development regulations which address the potentially adverse impacts of industry, including noise, vibration, air pollution, glare, heat, solid wastes, hazardous wastes, fire and explosion.

## OBJECTIVE II

A variety of employment opportunities should continue to be encouraged to balance the City's tax base, provide jobs and employment centers in close proximity to affordable housing, and improve economic stability and mobility by giving special attention to the neediest and disadvantaged populations.

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

**Evaluation Measure Objective II** - Annual record of new major employment based businesses within the community.

Policy 2.1 - Continue to expand the City's economic development efforts by identifying job base needs and encouraging the retention and designations for office and industrial uses.

Policy 2.2 - Continue to identify areas to attract major employers, small business enterprises, and high tech/service based economic sectors.

Policy 2.3 - Continue to coordinate with other private and public entities including the Broward Alliance to improve access to employment opportunities through financial assistance programs such as Qualified Targeted Industries and Enterprise Florida, educational assistance and other support programs such as child care and job networking.

Policy 2.4 - Continue to implement a convenient permitting process for the Growth Management Department that includes the location of Building and Zoning, and Planning in one building.

Policy 2.5 - Continue to encourage the location of commercial, industrial and employment centers near public transportation facilities to improve access to employment opportunities.

Policy 2.6 - Continue to support the development of regional and local community educational and cultural facilities that are readily accessible to the residents.

Policy 2.7 - Continue to coordinate with the tourism industry and Broward County to promote ecotourism attractions such as the Natural Preserve at Chapel Trail.

Policy 2.8 - Continue to coordinate with Broward County, the Metropolitan Planning Organization, and the State of Florida Department of Transportation to provide multi-modal transportation facilities to enhance tourism.

Policy 2.9 - Continue to implement land use densities and intensities to protect the City's ecotourism attractions.

Policy 2.10 - To ensure the adequate provision of public services and facilities, the City shall continue to take into consideration the tourist population and seasonal demands placed upon the City's infrastructure.

Policy 2.11 – Decisions with regard to the location of infrastructure investments will be made with priority for the lowest income neighborhoods.



## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

### OBJECTIVE III

Continue to implement land use controls and programs to preserve and enhance surface waters for their important natural functions and aesthetics and recreational values, and to ensure that all future development will continue to utilize site design techniques to enhance the community's environmental features.

**Evaluation Measure Objective III** - Annual record of interconnected waterways within the City that promotes the growth of native aquatic vegetation and recreational opportunities.

Policy 3.1 - Continue to encourage the connection of all waterway systems, where feasible.

Policy 3.2 - Continue to encourage the configuration of shorelines in a manner that permits maximum recreational opportunities and vistas.

Policy 3.3 - Continue to maximize recreational opportunities, reduce exotic aquatic development, and protect and preserve valuable native ecological communities in conjunction with the Broward County Department of Planning and Environmental Protection, the United States Army Corps of Engineers, and the City's Environmental Services Division in wetland mitigation efforts.

Policy 3.4 - The City will continue to update its map series to include water bodies consistent with the Broward County map series no later than the second amendment cycle following County adoption of the updated map series.

Policy 3.5 - The City's land development and zoning code shall provide for the protection and creation of surface waters in conformance with state, county, and South Florida Water Management District policies.

Policy 3.6 - Lakes shall be required to be constructed with vegetated shallow water habitat as required by the Broward County Department of Planning and Environmental Protection, U.S. Army Corps. of Engineers, and South Florida Water Management District which will promote both natural lake functions, and the health, safety, welfare and recreation of the City's residents.

### OBJECTIVE IV

Continue to identify and insure suitable and available land for the provision of community facilities, utilities, parks and recreation and open space to support the existing and projected population.

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

**Evaluation Measure Objective IV** - Annual record of new community facilities, utilities, parks and open space, and schools that are collocated and proximate to parks, libraries and community centers.

Policy 4.1 - Continue to require new development to plan and provide for needed utility and community facility sites in accordance with the level of service standards of the Comprehensive Plan and the land development regulations.

Policy 4.2 - Continue to require, where feasible, the location of utility transmission facilities and lines in a consolidated easement under-ground.

Policy 4.3 - Park and recreational land shall be provided at an overall rate of ten (10) acres/one thousand (1000) population with a standard for the provision of neighborhood and community parks of seven (7) acres per thousand and for the provision of regional parks of three (3) acres per thousand through the implementation of the Recreation and Open Space Element standards and land development regulations, as amended and updated.

Policy 4.4 - Continue to implement land development regulations that limit the credit of lake areas and golf courses toward meeting minimum open space requirements.

Policy 4.5 - New park and recreational facilities shall continue to be provided and timed with new growth in accordance with the level of service standards of the Comprehensive Plan and land development regulations, as amended and updated.

Policy 4.6 - When planning adequate public facilities and services, the tourist population and seasonal demands will continue to be considered.

Policy 4.7 - The City will continue to update its map series on an as needed basis to include new locations of community facilities, schools, parks, public health facilities, and public buildings and grounds.

## OBJECTIVE V

Ensure through the future land use planning process that public elementary and secondary education facilities will be available to meet current and future needs of Pembroke Pines' school population, in coordination with the Broward County School Board.

**Evaluation Measure Objective V** - Record of joint planning activities between the City of Pembroke Pines and the Broward County School Board regarding school siting, development review; and the collocation of school sites with parks, libraries, and community centers.

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

Policy 5.1 - The City of Pembroke Pines in coordination with the Broward County School Board encourages the location of schools proximate to urban residential areas to the extent possible, and to collocate public facilities such as parks, libraries and community centers with schools to the extent possible (previously submitted to DCA as part of the school collocation amendment DCA reference No. 99PS1).

Policy 5.2 - The City of Pembroke Pines will review the school location criteria as adopted by the Broward County School Board and include the criteria appropriate for the City of Pembroke Pines as an amendment to the City's Comprehensive Plan upon its availability and subject to the requirements of Chapter 163, Florida Statutes and 9J-5, FAC (previously submitted to DCA as part of the school collocation amendment DCA reference No. 99PS1).

Policy 5.3 - The City of Pembroke Pines, in coordination with Broward County and the Broward County School Board (BCSB), shall establish joint processes for collaborative planning and decision making on population projections and public school siting to accomplish coordination among the respective local comprehensive plans and the long range plans of the BCSB.

Policy 5.4 - Coordinate with the Broward County School Board to achieve an expedited development review procedure for public elementary and secondary school facilities.

Policy 5.5 - The City, in coordination with the Broward County School Board, shall consider the individual and cumulative impacts of land use plan amendments on existing and planned public elementary and secondary education facilities.

Policy 5.6 - The City shall incorporate provisions in the land development regulations which provide for safe pedestrian and bicycle access to public schools.

Policy 5.7 – Discourage development proposals that would exacerbate school overcrowding, except where mitigation measures that would reduce negative impacts of the development on affected school facilities are agreed upon by the City of Pembroke Pines and Broward County School Board.

Policy 5.8 – The City of Pembroke Pines will coordinate with the Broward County School Board pursuant to Section 163.3180(13)(f), F.S., for the purpose of establishing concurrency requirements for public school facilities. Adoption of interlocal agreements are to take place within one year of adoption of the amended Intergovernmental Coordination element, pursuant to the requirements of Section 163.3177(6)(h)2, F.S.

Policy 5.9 – the City of Pembroke Pines will coordinate with Broward County in establishing alternative means of assessing school impact fees.

Policy 5.10 – The city's Education Advisory Board will participate in coordination efforts in establishing joint processes for collaborative planning and decision making on population projections and public school siting and expansion of facilities to improve

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

public education facility services and to accomplish coordination between the city's comprehensive plan and the long range plans of the Broward County School Board.

Policy 5.11 – The City's Planning Division will coordinate with and inform the City's Education Advisory Board on Development Review Committee agenda items.

Policy 5.12 – By 2008, the City will adopt the Broward County School Board Facilities plan by reference pursuant to Senate Bill 360.

Policy 5.13 - The City of Pembroke Pines in conjunction with Broward County shall coordinate with the efforts of the School Board of Broward County to address school overcrowding and meet future school needs consistent with the provisions outlined in the Amended Interlocal Agreement for Public School Facility Planning. Also, at a minimum, the steps identified in Policy 8.07.02 (A) of the Broward County Land Use Plan shall be followed to address the net student impacts anticipated from proposed Regional Activity Centers (RAC), Local Activity Centers (LAC), Transit Oriented Corridor (TOC), Transit Oriented Development (TOD) or similar land use plan amendment applications:

### OBJECTIVE VI

Continue to examine, supplement, streamline, and reformat land development regulations and other administrative rules including public hearing advertisements in a manner that is easier to understand by the public in order to continue to improve the quality of development within the community.

**Evaluation Measure Objective VI** - Annual record of amendments to the City of Pembroke Pines Code of Ordinances.

Policy 6.1 - Continue to implement land development regulations that provide bonus provisions for expanded amenities.

Policy 6.2 - By 2008, prepare a report that identifies land development regulations and administrative rules that should be updated and/or reformatted, and that prioritizes needs in accordance with a feasible schedule for recommendation by the Planning and Zoning Board and adoption by the City Commission.

Policy 6.3 - Continue to implement land development regulations to insure that any uses found inconsistent with the community's character are not permitted.

Policy 6.4 - Any zoning district that is not in conformance with the adopted Comprehensive Plan shall be brought into conformance with the adopted Comprehensive Plan through the zoning change or land use change processes, whenever feasible.

# FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

## OBJECTIVE VII

Continue to maintain a concurrency management system to assure the availability of facilities and services which meet the adopted level of service standards as identified in the City's Comprehensive Plan elements and land development regulations, as amended and updated, is concurrent with the impacts of new development.

**Evaluation Measures Objective VII** - Annual record of the City maintaining or exceeding adopted level of service standards; and reduction of facilities that do not meet or decrease adopted level of service standards.

Policy 7.1 - All facilities and services will either meet the adopted level of service standards identified in the Comprehensive Plan elements and land development regulations, and are available concurrent with the impacts of development, or development orders and permits are specifically conditioned on the availability of the facilities and services necessary to serve the proposed development.

Policy 7.2 - The Planning Division shall apply the concurrency management system pursuant to the land development regulations, as amended and updated, during the development review process.

Policy 7.3 - Individual and cumulative impacts of land use plan amendments shall be considered on existing and planned public services and facilities.

Policy 7.4 - Through the development review process, the City shall continue to ensure safe and convenient on-site vehicular and pedestrian movement, off-street parking, access control management techniques, right-of-way dedications and acquisitions, and adequate access for service and emergency vehicles.

Policy 7.5 - By ~~2008~~2025, the City will update the land development regulations to reflect changes to the level of service standards in conformance with those identified in the Comprehensive Plan elements.

Policy 7.6 - Future land use plan amendments shall successfully complete Chapter 163, Florida Statutes review prior to recertification by the Broward County Planning Council.

Policy 7.7 - The City will update the vacant land analysis in coordination with the Transportation Element, and submit it with the EAR amendments in order to determine if there are adequate sites at sufficient densities to accommodate identified affordable housing needs, and provide direction for amendments to the future land use map and future land use categories to ensure that a sufficient supply of potential affordable housing sites are designated.

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

Policy 7.8 - Development permits granted by the City shall be consistent with the Development Review Requirements section of the Broward County Land Use Plan, as amended.

Policy 7.9 – Proposed Future Land Use Plan map amendments shall be supported with data and analysis demonstrating that adequate water supplies and associated public facilities will be available to meet the projected growth demands (cross-reference Existing IE Policy 8.7).

Policy 7.10 - The City of Pembroke Pines shall update the population projections contained within the Future Land Use Element in coordination with the 10 year water supply work plan no later than the next EAR update which is required to be updated within 18 months after the South Florida Water Management District updates the regional supply plan.-

Policy 7.11 - The City of Pembroke Pines shall monitor water demands and future land use plan amendments within the City's service area as defined in the adopted 10 year water supply work plan, as amended.

Policy 7.12 - Effective July 8, 2009, the City of Pembroke Pines is designated a Transportation Concurrency Exception Area (TCEA) pursuant to Senate Bill 360 and the Legislature's Office of Economic and Demographic research, with the exception of the Broward County Transportation Concurrency Management areas further described in the Transportation Element.

Policy 7.13 - Within two years of July 8, 2009, the City of Pembroke Pines will coordinate with Broward County and other municipalities, and adopt land use and transportation strategies to support and fund mobility in the TCEA which will include alternative modes of transportation during the next amendment cycle following Broward County adoption.

### OBJECTIVE VIII

Continue to implement land development regulations which insure the revitalization or redevelopment of any blighted areas that may be identified in the future, and encourage the provision of affordable housing opportunities for the residents with special attention to the low and very low income populations.

**Evaluation Measure Objective VIII** - Annual record of code enforcement activities relating to property maintenance; and annual record of housing assistance programs.

Policy 8.1 - Bond financing, and federal, state and local funding programs will continue to be utilized to the fullest extent possible.

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

Policy 8.2 - Continue to provide diversified affordable housing opportunities utilizing various means such as density bonuses, tax incentives and government sponsored financing mechanisms to attract and stimulate private sector involvement.

Policy 8.3 - To supplement the City's efforts to address affordable housing needs, the City will participate with the programs of the South Florida Regional Planning Council (SFRPC) to provide adequate sites and distribution of housing for very low, low income and moderate income households, adequate sites for mobile and manufactured homes, and adequate sites in residential areas for group homes and foster care facilities licensed or funded by the Florida Department of Children and Families in accordance with the schedule adopted by the SFRPC.

Policy 8.4 - Through the site plan review process, continue to promote crime prevention techniques through environmental design standards as a means of maintaining quality and stabilizing future neighborhoods.

Policy 8.5 -. The City may utilize available flexibility units as bonus density to facilitate the provision of affordable housing in the city and county consistent with the requirements and definitions contained within the "Administrative Rules Document: Broward County Land Use Plan." Bonus density allocated for affordable housing may exceed 100% of the maximum number of dwelling units indicated for the parcel by the city and county land use plan maps provided such bonus allocation is consistent with the requirements and definitions contained within the "Administrative Rules Document: Broward County Land Use Plan."

Policy 8.6 – Encourage new housing, including housing at higher densities toward areas within the City that may be designated in the future as Urban Corridors, Regional Intermodal Facilities and Regional Centers by FDOT and/or other applicable agencies.

Policy 8.7 – Encourage infill and redevelopment activities that are compatible with the character of the existing neighborhood. Infill and redevelopment activities should be encouraged where possible on an area-wide basis.

Policy 8.8 – The City's Planning Division will present a report to the Local Planning Agency by 2007 of various land use mechanisms to increase the supply of affordable housing units including the County's proposed changes to the flexibility rules, and will update the report on an annual or as needed basis.

Policy 8.9 – For land use plan amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the city and county land use plans (does not apply to the allocation of flexibility units), the city will coordinate and cooperate with the county to implement the city's policies, methodology, and programs to achieve and/or maintain a sufficient supply of affordable housing. The City will be required to demonstrate compliance with this policy at the time of the county's consideration of the applicable land use plan amendments.

# FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

## OBJECTIVE IX

Continue to implement existing land development regulations such as planned unit development and mixed use development districts, and continue to encourage mixed land use development techniques in accordance with the adopted changes to the permitted uses section of the Future Land Use Element in the commercial, employment center, employment center – low, and Local Activity and Regional Activity Center designations consistent with the policies of the Broward County Land Use Plan. In addition, the City will expand its efforts to encourage mixed use development techniques by establishing three new land use classifications including the Transit Oriented Corridor (TOC), Transit Oriented Development (TOD), and Mixed Use Residential.

**Evaluation Measure Objective IX** – Record of developments consistent with the adopted land development regulations implementing mixed use provisions in the employment center employment center – low, local activity center, regional activity center, and commercial land use designations; and adoption of land development regulations implementing mixed use provision in the TOC, TOD, and Mixed Use Residential land use classifications

Policy 9.1 - Innovative site design and bonuses for expanded amenities shall continue to be encouraged within the land development regulations.

Policy 9.2 - The City of Pembroke Pines shall continue its current practice in coordination with the MPO, DOT, and Broward County of recognizing the transportation/land use interactions within mixed use developments and the resulting internal satisfaction of trips when analyzing the traffic impact of proposed mixed use developments, which promote revitalization and redevelopment. Mixed use developments are characterized by three (3) or more significant, mutually supporting, revenue producing uses with significant physical and functional integration of project components, including uninterrupted pedestrian connections that are developed in conformance with a coherent plan.

Policy 9.3 – The City will continue to implement land development regulations which permit the mixing of land uses in the commercial, employment center, employment center – low, and local and regional activity center designations. In addition, the City will continue to rely on the Broward County TRIPS run for the two standard road concurrency districts which account for internal capture for mixed use projects. The City will review applicable Broward County land development regulations that may be adopted in the future as well as other agency land development regulations which provide specific requirements for internal capture of trips and further define the characteristics of mixed use development as stated in Policy 9.2, as a model for amending the City's land development regulations when they become available.



## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

Policy 9.4 – For proposed new or revised Regional Activity Center or Local Activity Center areas, to address new proposed dwelling units and impacts, coordinate with Broward County to identify existing and proposed policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing to serve such areas. The City of Pembroke Pines shall ensure adoption of appropriate policy and program implementation measures to achieve and/or maintain a sufficient supply of affordable housing to serve such areas. “Affordable housing” shall have the meaning as defined by the City of Pembroke Pines and Broward County land use plans, and includes housing for a range of incomes, including “moderate income,” up to 120% of the median annual income adjusted for family size for households within the city. The median annual income estimate should be updated at minimum annually.

In addressing the achievement and/or maintenance of a sufficient supply of affordable housing to serve a Regional Activity Center or Local Activity center area, the City may include, but shall not be limited to, consideration of the following:

- a. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the city, and/or Broward County, and/or other appropriate agencies provide for the construction or supply of affordable housing;
- b. programs and policies involving mechanisms such as, but not limited to impact fees, in-lieu fees, and/or public funds in which the city, and/or Broward County, and/or other appropriate agencies, provide funding to facilitate the affordable purchase or renting of housing;
- c. programs and policies in which the city and/or Broward County, and/or other appropriate agencies, facilitate the maintenance of the existing supply of affordable housing stock, if any;
- d. property tax abatement programs aimed at preserving or creating affordable housing;
- e. streamlined and reduced-cost permitting procedures for affordable housing;
- f. specific minimum set-aside requirements for new affordable housing construction;
- g. use of appropriate existing public lands, or public land-banking, to facilitate an affordable housing supply;
- h. programs and policies to facilitate the development and use of municipal and/or Broward County affordable housing density bonus provisions; and
- i. land development regulations which promote the availability of affordable housing such as reduced lot size and floor area for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, and the allowance of accessory dwelling units.

## OBJECTIVE X

To ensure the availability and appropriate use of regional water resources, and to protect the quality and quantity of the City's potable water supply and eliminate the presence of all regulated substances, as defined by Broward County's Potable Water

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

Supply Wellfield Protection Ordinance, from the potable water wellfield zones of influence of the City's existing and planned wellfields, as depicted on the City's Wellfield Protection Zones and Contaminated Sites map (FLU-2) and the Natural Resource Map Series of the Future Broward County Land Use Plan Map (Series)(cross-reference IE Objective IX)

**Evaluation Measure Objective X** - Record of land use plan amendments for sites located within wellfield protection zones of influence that are consistent with the Broward County Wellfield Protection Ordinance.

Policy 10.1 - Continue to protect any existing and future water wellfields as identified by the Broward County map series and in accordance with the Broward County Wellfield Protection Ordinance, as amended.

Policy 10.2 - Amendments to the City of Pembroke Pines Future Land Use Plan Map proposed for lands within wellfield protection zones of influence as identified by the Potable Water Supply Wellfield Protection Ordinance of Broward County shall be approved only if proposed uses and activities are consistent with those uses and activities allowed by the Broward County Wellfield Protection Ordinance.

Policy 10.3 - The City shall continue to require existing development using septic tanks to hook up to centralized sewer facilities as they become available in order to phase out septic tank systems in a feasible and environmentally sound manner, with priority given to those land uses in proximity to surface waters.

Policy 10.4 - New septic tank systems shall only be permitted in accordance with the criteria and requirements of the Florida Department of Health.

Policy 10.5 – The City will adopt the 10-Year Water Supply Facilities Work Plan to increase the coordination between land use and future water supply planning within 18 months of the adoption of the regional water supply plan as required by Chapter 163, State Statutes.

Policy 10.6 – The City shall consider the most current version of the SFWMD's Lower East Coast Regional Water Supply Plan in developing the City's WSFSP (cross-reference – IE Policy 9.3, CE Policy 2.18, and ICE Policy 1.9).

## OBJECTIVE XI

Continue to identify, conserve, and protect all water conservation and recharge areas, consistent with the requirements of the State Comprehensive Plan by coordinating future land uses with appropriate natural resources, topography, soil conditions, and historic resources in a manner that will protect and maintain them at their present levels; and to promote restoration of the Everglades system including its hydrological and ecological functions as well as any degraded or substantially disrupted surface waters

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

through coordination activities related to the development of the Everglades Restoration Plan (CERP) as well as other resource protection plans and planning efforts in South Florida.

**Evaluation Measure Objective XI** - Annual record of land use plan amendments that mitigate impacts on natural resources, topography, soil conditions, and historic resources.

Policy 11.1 - Designate and protect historically significant properties within the community that may be identified in the future by including them in the City's map series and updating land development regulations within a year after their identification.

Policy 11.2 - Continue to implement land development regulations that maintain the quality of the existing wildlife habitats and natural resources within the community.

Policy 11.3 - Protect and conserve those areas known to be reproduction, nesting, and feeding areas for animals listed as endangered or threatened species of concern.

Policy 11.4 - Continue to protect, preserve and identify environmentally sensitive lands and local Historical Jurisdictional Wetland areas identified on the City's Natural Reservation Map as included in the City's Recreation and Open Space Element of its Comprehensive Plan and, if necessary, update the map to be consistent with the Broward County map series (Previously submitted with Academic Village Amendment – DCA Reference No. 99-1).

Policy 11.5 - The City will not permit increased intensity/density of land use in the one-half mile wide section of wetlands, west of US 27 known as the "Everglades Buffer Zone," and South Florida Water Management District Buffer Cell 17.

Policy 11.6 - The Everglades Buffer Zone shall continue to serve vital drainage control and flood level functions which further protect the residents of Pembroke Pines from the hazards of flooding.

Policy 11.7 - Areas known to contain plant species listed in the Regulated Plant Index of the Florida Department of Agriculture and Consumer Services will continue to be protected and conserved in accordance with the land development regulations.

Policy 11.8 - Historic resources protection activities will be coordinated with applicable State and Federal agency laws upon their identification.

Policy 11.9 - By 2001, the City will update the map series to include natural resources in accordance with the Broward County map series.

Policy 11.10 - The City shall consider the impacts of land use plan amendment applications on historic resources.

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

Policy 11.11 – The City shall continue to encourage the removal of invasive exotic species and the maximization of native plants as a condition of development approvals.

Policy 11.12 – The City shall encourage the use of pervious areas within public rights-of-way as opportunities to re-establish native vegetation, particularly in residential swales.

Policy 11.13 – The City shall continue to coordinate with the South Florida Water Management District, Broward County Water and Wastewater Services, and other local, state, regional, and federal agencies on development and implementation of the Comprehensive Everglades Restoration Plan (CERP) as well as other resource protection plans and planning efforts in South Florida (cross-reference IE Policy 9.8, and ICE Policies 1.9 & 2.11).

Policy 11.14 - The City of Pembroke Pines shall discourage amendments to the City's Future Land Use Map that proposed industrial uses that could result in contamination of the aquifer.

### OBJECTIVE XII

New growth and development will continue to be permitted only where services are available and meet the level of service standards of the Comprehensive Plan and land development regulations, as amended and updated, thereby discouraging urban sprawl.

**Evaluation Measure Objective XII** - Annual record of approved land use plan amendment requests that either mitigate the reduction of the level of service standards or do not reduce the adopted level of service standards.

Policy 12.1 - Adequate drainage and stormwater management shall continue to be provided for all development in accordance with the level of service standards and criteria of the South Florida Water Management District, Central Broward Drainage District, South Broward Drainage District, Broward County Water Management Division, Broward County Department of Planning and Environmental Protection, and the City's Environmental Services Division.

Policy 12.2 - Open space shall continue to be provided in accordance with the Comprehensive Plan and the land development regulations.

Policy 12.3 - Safe and convenient on site traffic flow shall continue to be provided in accordance with the Comprehensive Plan and the land development regulations.

Policy 12.4 - Adequate vehicular parking shall continue to be provided for new development in accordance with the land development regulations.

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

Policy 12.5 - Access control regulations will continue to protect the local, state, regional and the Broward County Trafficways Plan transportation systems.

Policy 12.6 - Signage within new developments will continue to be in accordance with the land development regulations.

Policy 12.7 - All new commercial/industrial development will continue to be served by centralized wastewater systems where financially feasible.

Policy 12.8 - Regional and community facilities, except schools, shall continue to be located close to major traffic corridors and mass transit routes adequate to carry the volume of traffic generated by such facilities.

Policy 12.9 - Road rights-of-way sufficient to meet the requirements of the Broward County Trafficways Plan shall continue to be conveyed to the public by deed or easement at the time of plat recordation.

Policy 12.10 - Continue annexation efforts consistent with Chapter 171, Florida Statutes, as amended, and House Bill 1099.

Policy 12.11 – Continue to update the City's map series to include recently annexed areas and infrastructure map, as needed.

Policy 12.12 - The City of Pembroke Pines will amend the Comprehensive Plan to provide for land use needs analysis policies consistent with Broward County policies in order to determine the appropriate supply of land uses needed to accommodate demand during the next amendment cycle following Broward County adoption.

### OBJECTIVE XIII

Protect identified floodplains and areas subject to seasonal or periodic flooding.

**Evaluation Measure Objective XIII** - Record of development on identified flood plains and areas subject to seasonal or periodic flooding in compliance with the guidelines and protection standards established in City Ordinance No. 871, as amended, and the criteria and mapping of the Federal Emergency Management Administration.

Policy 13.1 - Development on identified flood plains subject to seasonal or periodic flooding and on flood prone soils, as identified by the U.S. Soil Conservation Service, shall continue to be consistent with the criteria and mapping of the Federal Emergency Management Administration. All development in these areas will comply with the guidelines and protection standards established in City Ordinance No. 871 adopted September 7, 1988.

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

Policy 13.2 - The City will continue to update its map series as needed to include flood plains consistent with the Broward County map series upon completion of the Broward County maps as an amendment to the Comprehensive Plan.

Policy 13.3 - Adequate drainage and stormwater management shall continue to be provided for all development in accordance with the level of service standards and criteria of the South Florida Water Management District, Central Broward Drainage District, South Broward Drainage District, Broward County Water Management Division, Broward County Department of Planning and Environmental Protection, and the City's Environmental Services Division.

### OBJECTIVE XIV

Improve the quality of air in the City of Pembroke Pines by coordinating with the County to implement land development regulations which promote Broward County's compliance with the Southeast Florida State Implementation Plan.

**Evaluation Measure Objective XIV** - Record of ridership and improved access to and amenities for mass transit services.

Policy 14.1 - Promote mass transit services and discourage automobile travel by encouraging the location of mixed uses along major roadway corridors with mass transit facilities and amenities.

Policy 14.2 - Large developments which generate high traffic volumes should be located as much as possible with direct access to mass transit facilities and services.

### OBJECTIVE XV

Continue to implement those requirements and procedures which ensure consistency among the City of Pembroke Pines Future Land Use Plan and Land Development Regulations, and the land use plans and land development regulations of Broward County and other adjacent units of local government and regional and state agencies.

**Evaluation Measure Objective XV** - Adoption of Intergovernmental Coordination Element and incorporation of consistency matrix into Future Land Use Element support documents.

Policy 15.1 - The City will incorporate all updated Future Land Use Element objectives and policies which require coordination with other governmental entities in the City's Intergovernmental Coordination Element (ICE) during the amendment cycle following the update.

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

Policy 15.2 - The City will continue to coordinate the comprehensive planning process with the plans of other agencies including the Broward County Land Use Plan and the adopted Lower East Coast Water Supply Plan, as amended (cross reference IE 9.8, , CE 2.18, ICE 1.9 & 2.11, FLU 11.13 and 10.6).

Policy 15.3 - The City will continue to update the consistency matrix for all adopted Comprehensive Plan goals, objectives, and policies with reference to appropriate elements of the City's Comprehensive Plan, the Broward County Land Use Plan, and the State of Florida requirements pursuant to the applicable Florida Statutes, and the Florida Administrative Code.

Policy 15.4 - The City will continue to update the Implementation and Definitions sections of the Future Land Use Element consistent with the Broward County Land Use Plan, Chapter 163, Florida Statutes, and Rule 9J-5.003, Florida Administrative Code, and any land development regulations adopted pursuant to the EAR.

Policy 15.5 - The City's utilization of the Broward County Land Use Plan flexibility rules shall be subject to a determination by the Broward County Commission that such allocation is compatible with adjacent land uses, and that impacts on public school facilities have been adequately considered. Allocations of "flexibility" for "affordable housing" or "special residential facilities" or "urban infill, urban redevelopment, and downtown revitalization areas," as defined within the City of Pembroke Pines and Broward County Land Use Plans shall be exempt from this policy, unless the subject site is located adjacent to a Broward County or regional park, or an Environmentally Sensitive Land, as defined within the City and Broward County Comprehensive Plans.

Policy 15.6 – Adoption of interlocal agreements are to take place within one year of adoption of the amended Intergovernmental Coordination element, pursuant to the requirements of Section 163.3177(6)(h)2, F.S, for the purpose of establishing public school concurrency.

### OBJECTIVE XVI

Coordinate with all appropriate resource planning and management plans prepared pursuant to Chapter 380, Florida Statutes, and approved by the Governor and Cabinet.

**Evaluation Measure Objective XVI** - Record of the City's participation in Chapter 380 processes.

Policy 16.1 - Continue to participate in Chapter 380 processes in the review of Developments of Regional Impact (DRI's) as well as the designation of Areas of Critical State Concern (when applicable).

### OBJECTIVE XVII

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

Coordinate future land uses by encouraging the reduction or elimination of uses that are inconsistent with any interagency hazard mitigation reports.

**Evaluation Measure Objective XVII** - Annual record of land use plan amendments that reduce or eliminate uses that are inconsistent with any interagency hazard mitigation reports.

Policy 17.1 - Work with Broward County and other governmental agencies to coordinate post-disaster redevelopment and hazard mitigation plans.

Policy 17.2 - The City of Pembroke Pines Building Division shall continue to enforce the provisions of the South Florida Building Code as amended (Broward County Edition).

Policy 17.3 - Coordinate with Broward County's post disaster mitigation efforts to incorporate appropriate interagency hazard mitigation report recommendations into the future land use planning process.

### OBJECTIVE XVIII

Develop and implement land use programs to encourage the elimination or reduction of existing incompatible land uses and prevent future incompatible land uses.

**Evaluation Measure Objective XVIII** - Reduction and/or mitigation of existing incompatible uses; and record of land use plan amendments which are compatible with adjacent uses.

Policy 18.1 - Continue to coordinate with the Broward County Aviation Department to control development and ensure land uses compatible with airport operations within Runway Protection Zones.

Policy 18.2 - Continue to implement land development regulations to insure compatibility and buffering between adjacent residential and nonresidential uses.

Policy 18.3 - Continue to implement land use programs to encourage the elimination or reduction of existing incompatible land uses and prevent future incompatible land uses.

Policy 18.4 - The compatibility of existing and future land uses shall continue to be a primary consideration in the review, recommendations(s) and approval of amendments to the City of Pembroke Pines and Broward County Land Use Plans.

Policy 18.5 - The established character of predominantly developed areas shall continue to be a primary consideration in the review, recommendation(s) and approval of amendments to the City of Pembroke Pines and Broward County Land Use Plans in order to prevent future incompatible uses.



## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

Policy 18.6 - The City of Pembroke Pines shall continue to minimize the impacts of existing incompatible uses through the implementation of the land development and zoning codes, such as buffering and setback regulations.

Policy 18.7 – The City of Pembroke Pines will incorporate provisions within the City's land use plan, upon incorporation within the County's land use plan that address compatibility between existing/planned greenways, as identified on the Broward County Potential Greenways System Map, and adjacent existing and future land uses.

Policy 18.8 – The City of Pembroke Pines will continue to coordinate with the Broward County Planning Council and the Broward County Aviation Department in order to identify land use compatibility issues with respect to the development of new, and expansion of existing airport and heliport facilities, and, if warranted, propose additional land use plan policies to prevent and eliminate incompatibilities.

### OBJECTIVE XIX

Encourage compact development reflecting characteristics which includes a mixture of community-serving uses such as commercial, office, employment, civic and institutional, recreation and open space, and residential; characterized by an efficient infrastructure, close knit neighborhoods and sense of community, preservation of natural systems, promotion of pedestrian circulation and convenient access to mass transit facilities through the establishment of a Local Activity Center land use category within the land use plan.

**Evaluation Measure Objective XIX** – Record of Local Activity Centers that are composed of a mix of land uses distributed in a manner which promotes internal sustainability with respect to infrastructure, sense of community, housing opportunities, preservation of natural systems, interconnected pedestrian and bicycle circulation systems, and internal and external mass transit facilities which connect with multi-modal transportation facilities, parks, and other community amenities.

Policy 19.1 – The City of Pembroke Pines may propose a specific land area as a Local Activity Center within the City and Broward County land use plans, consistent with the criteria contained within the Local Activity Center Permitted Uses subsection of the Future Land Use Element (Section III (F)(16)).

Policy 19.2 – Areas proposed for the Local Activity Center land use designation must support the location of uses in a manner oriented around the five-minute (i.e. quarter-mile) walk. Multiple nodes of activity oriented around the five-minute (i.e. quarter-mile) walk may be included within one Local Activity Center. Areas proposed for the Local Activity Center land use designation must support the location of uses and internal circulation such that pedestrian mobility is a priority. All land uses in a Local Activity

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

Center shall be directly accessed via pedestrian ways, and accessible to existing or future alternate public transportation modes, including bicycle and transit.

Policy 19.3 – Park land and/or open space that are accessible to the public must be included as a functional component within a proposed Local Activity Center.

Policy 19.4 – Housing opportunities must be included as a functional component within a Local Activity Center.

Policy 19.5 – Community needs for affordable housing shall be considered by the City of Pembroke Pines when proposing a Local Activity Center consistent with FLU Objective VIII and its implementing policies, FLU Proposed Policy 9.4, and HE proposed Policy 3.1.5.

Policy 19.6 – Local Activity Centers shall promote the rehabilitation and use of historic buildings as identified pursuant to FLU Policy 11.1.

Policy 19.7 – Design Guidelines that incorporate pedestrian and bicycle paths and greenways to accomplish fully connected routes to all destinations within the Local Activity Center shall be required. The paths should be spatially defined by buildings, trees, lighting, and should incorporate designs, which discourage high-speed traffic.

Policy 19.8 – To reduce reliance on automobile travel, convenient access to mass transit or multi-modal facilities shall be ensured within a proposed Local Activity Center.

Policy 19.9 – Internal transit systems to serve the residents and employees shall be encouraged within the proposed Local Activity Center (i.e. trolley, community transit services). Transit shelters should be incorporated in the Local Activity Center design guidelines to provide safe and comfortable service and to encourage transit usage.

Policy 19.10 – The development of key intersections or major transit stops to create nodes of development should be promoted within a proposed Local Activity Center.

## OBJECTIVE XX

Facilitate office development within areas highly suitable for more intense office uses by establishing policies, guiding principles, review procedures, and minimum requirements to govern the designation of areas in which the DRI (Development of Regional Impact) office threshold may be increased in accordance with Section 380.0651(d)(2), Florida Statutes.

**Evaluation Measure Objective XX** - Record of more intense office development supported by adequate facilities and services, with safe and convenient access to I-75, major arterials, and or mass transit facilities, that increase employment opportunities and diversify the city's tax base.

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

Policy 20.1 – The City of Pembroke Pines may designate a specific area designated for office use according to the City and County Future Land Use Plans as highly suitable for increased DRI office threshold intensity in accordance with Section 380.0651(d)(2), Florida Statutes, consistent with the criteria in the Permitted Uses section of FLU, Data & Analysis Requirements, Section III (F)(3).

Policy 20.2 – Areas designated appropriate for increased DRI office threshold intensity will be required to submit design guidelines for city approval addressing roofs, entrances, windows, facades, building elevations/architectural treatments, awnings/canopies/overhangs, building materials, landscaping, open space, building height, lighting, paving materials, land use separation buffers, fences/walls, architectural designs for buildings facing residential buildings, screening of rooftop and/or mechanical equipment and lift stations, paint color options, and review process for amendments.

Policy 20.3 – Prior to site plan review of areas designated appropriate for increased DRI office threshold intensity, the City shall adopt, if necessary, land development regulations to implement Objective XX and its implementing policies.

### OBJECTIVE XXI (Transit Oriented Corridor)

Facilitate mixed use development with access to transit stations or stops along existing and planned high performance transit service corridors (such as bus rapid transit or rapid bus) designated in the Broward County Comprehensive Plan Transportation Element, the Broward County Transit Master Plan and Broward County Metropolitan Planning Organization's (MPO) Long Range Transportation Plan, Broward County Transit Development Plan, or city adopted financially feasible transportation or transit plan, through the establishment of a Transit Oriented Corridor (TOC) land use category within the City of Pembroke Pines and Broward County Land Use Plans.

Policy 21.1 – Evaluation measure(s) and implementing policies for Objective XXI will be consistent with the Broward County Land Use Plan, and adopted during the land use plan amendment process preceding the designation of a corridor within the City of Pembroke Pines in accordance with the plans specified by Objective XXI.

### OBJECTIVE XXII – (Transit Oriented Development)

Encourage mixed use development in areas served by regional transit stations, such as Tri-Rail stations, major transit hubs, and neighborhood and regional transit centers as designated in the Broward County Comprehensive Plan Transportation Element, the Broward County Transit Master Plan and Broward County Metropolitan Planning Organization's (MPO) Long Range Transportation Plan, Broward County Transit Development Plan, or city adopted financially feasible transportation or transit plan,

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

through the establishment of a Transit Oriented Development (TOD) land use category within the City of Pembroke Pines and Broward County Land Use Plans.

The TOD land use category must be supported by policies in the land use plan element that incorporate design criteria to require pedestrian connectivity to regional transit stations with development that is mixed use with a “sense of place” and is transit supportive.

Policy 22.1 - Evaluation measure(s) and implementing policies for Objective XXII will be consistent with the Broward County Land Use Plan, and adopted during the land use plan amendment process preceding the designation of regional transit stations, major transit hubs, and/or neighborhood and regional transit centers within the City of Pembroke Pines in accordance with the plans specified by Objective XXII.

### OBJECTIVE XXIII

Promote mixed use land development patterns which combine residential and nonresidential uses to achieve an attractive, well integrated, and pedestrian and transit friendly environment through the establishment of residential mixed land use categories within the city and county land use plans.

**Evaluation Measure Objective XXIII** – Annual record of mixed use developments that combine residential and nonresidential uses and promote pedestrian and transit friendly environments.

Policy 23.1 – Provide for residential mixed land use designations which allow a combination of residential, commercial, employment based and other appropriate uses as described in the permitted uses section of the city’s Land Use Plan (Section III, (F), FLU Data & Analysis Requirements).

Policy 23.2 – The City of Pembroke Pines may propose specific land areas for designation as Low, Medium or Medium/High Mixed Use Residential. Residential use will be a permitted use within each mixed land use category.

Policy 23.3 – Areas designated Mixed Use Residential will be required to submit design guidelines for city approval pursuant to existing mixed use land development regulations. Any proposed land development regulations implementing the Mixed Use Residential land use designations shall provide for the submittal of design guidelines for city approval.

Policy 23.4 – Areas designated for Mixed Use Residential should promote an urban form which creates well integrated land use combinations, balances intensity and density, and promotes the safe, interconnectivity of vehicular, pedestrian and other non-motorized movement. Mixed Use Residential designated land shall also integrate the public realm through open space, urban public plazas and/or recreational areas.

## FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

Policy 23.5 – Design guidelines submitted for city approval shall also include standards to ensure compatibility of the Mixed Use Residential designated land with existing adjacent land uses and adopted future land use designations.