



PEMBROKE PINES
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June 11, 2019

Mr. D. Ray Eubanks, Plan Processing Administrator
State of Florida Department of Economic Opportunity
State Land Planning Agency
Caldwell Building
107 East Madison – MSC 160
Tallahassee, Florida 32399

**RE: City of Pembroke Pines Regular Scale Proposed Text
Amendments to the Future Land Use, Conservation, Public School
Facility and Capital Improvements adoption elements - PH 2018-01 –**

Dear Mr. Eubanks:

Enclosed please find the above referenced proposed Text Comprehensive
Plan Amendments for the City of Pembroke Pines.

The proposed text amendments are to the Future Land Use, Conservation,
Public School facility and Capital Improvements adoption elements of the
City's Comprehensive plan. The proposed amendments to the Future Land
Use and Conservation adoption elements includes the designation of the
Buzzard Roost archeological site as a historic resource. The proposed
amendments to the Public School Facility and Capital Improvements adoption
elements includes the changes to the adopted level of service.

The City's Local Planning Agency held a public hearing for the above
amendment on April 25, 2019, and recommended to transmit the amendments
to the City Commission, Department of Economic Opportunity (DEO), and
Broward County Planning Council (BCPC) with a favorable recommendation
subject to staff recommendation. On June 5, 2019, the City Commission
passed Proposed Ordinance No. 2016-17, on first reading transmitting the
proposed amendment to DEO and the Broward County Planning Council.

The amendment was advertised in the Sun Sentinel newspaper on March 27, 2019 (for the LPA public hearing) and May 29th, 2019 (for the City Commission public hearing).

It is estimated that the City will adopt the plan amendment in September/October 2019.

The following statements are being submitted pursuant to the requirements of Rule 9J-11.006 (F.A.C):

- 1. The proposed amendment is not within an area of Critical State Concern.**
- 2. The proposed amendment is not to be adopted under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.**
- 3. The proposed amendment is not a Development of Regional Impact, Small Scale Development activity (per Florida Statutes), Emergency, or any other amendment that maybe submitted without regard to Florida statutory limits regarding amendment submittals.**
- 4. The proposed amendments have has been submitted to the required review agencies listed in Rule 9J-11.009(6), F.A.C., which includes DEP, DOT, DOS, RPC, County, WMD, and Education (see attached list of agencies).**
- 5. The proposed amendment does not amend the future land use map. Data and Analysis for the amendment is attached.**

Please find enclosed three (3) copies (one paper copy and 2 CD's) of the above referenced Comprehensive Plan Amendments and associated data and analyses. Also enclosed are three (3) copies of the staff, local planning agency, and local governing body recommendations. The amendments are not EAR based amendments and therefore, the EAR report is not supplied.

In the event you have any questions or require additional information, please do not hesitate to contact me at (954) 392-2103 or e-mail swilliams@ppines.com.

Thank you for your assistance in this matter.

Sincerely,

City of Pembroke Pines
Planning and Economic Development Division



Sharon L. Williams
Planning Administrator (P/T)

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