

EXHIBIT 4

SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PCT 17-2
(CORRESPONDING TO PROPOSED MAP AMENDMENT PC 17-4)
(PEMBROKE PINES)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Transmittal Recommendation February 14, 2017

Planning Council staff finds that the proposed amendment is generally consistent with the goals, objectives and policies of the Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be approved, subject to the City's commitment to amend the existing Educational Mitigation Agreement, if necessary, to address the additional dwelling units.

Further, effectiveness of the approval shall not occur until after the recordation in the public records of Broward County, Florida, to the satisfaction of Broward County, of an amended Educational Mitigation Agreement as proffered by the applicant and executed by Broward County, the City of Pembroke Pines and the School Board of Broward County, Florida, as accepted and conditioned by School Board staff, as an inducement for Broward County to favorably consider its application.

II. Planning Council Transmittal Recommendation February 23, 2017

Approval per Planning Council staff transmittal recommendation. (Vote of the board; Unanimous: 14-0; Blackwelder, Blattner, Castillo, DiGiorgio, Fink, Gomez, Good, Graham, Grosso, McColgan, Parness, Udine, Williams and Stermer)

II. County Commission Transmittal Recommendation March 28, 2017

Approval per Planning Council transmittal recommendation.

IV. Summary of State of Florida Review Agency Comments May 2, 2017

The State of Florida Review Agencies issued no comments or objections regarding the proposed amendment.

V. Planning Council Staff Final Recommendation May 16, 2017

Planning Council staff finds that the proposed amendment from 18.2 acres of Employment Center - High and 146.37 acres of Local Activity Center to 164.6 acres of Activity Center is generally consistent with the policies of the updated Broward County Land Use Plan, BrowardNext, as adopted on April 25, 2017.

RECOMMENDATIONS/ACTIONS (continued)

DATE

V. Planning Council Staff Final Recommendation (continued)

May 16, 2017

Therefore, it is recommended that the proposed amendment be approved, subject to the City's commitment to amend the existing Educational Mitigation Agreement, if necessary, to address the additional dwelling units.

Further, effectiveness of the approval shall not occur until after the recordation in the public records of Broward County, Florida, to the satisfaction of Broward County, of an amended Educational Mitigation Agreement as proffered by the applicant and executed by Broward County, the City of Pembroke Pines and the School Board of Broward County, Florida, as accepted and conditioned by School Board staff, as an inducement for Broward County to favorably consider its application.

In addition, if the Broward County Land Use Plan amendment is adopted by the County Commission, this action by the Planning Council shall be considered the "conditional" recertification of the municipal land use plan amendment which directly correlates to the referenced Broward County Land Use Plan amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in Appendix 3 of the Administrative Rules Document: Broward County Land Use Plan. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

VI. Planning Council Final Recommendation

May 25, 2017

Approval per Planning Council staff final recommendation. (Vote of the board; Unanimous: 14-0; Blackwelder, Castillo, DiGiorgio, Ganz, Gomez, Good, Graham, Grosso, Rosenof, Rosenzweig, Ryan, Seiler, Williams and Stermer)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 17-2

INTRODUCTORY INFORMATION/PLANNING ANALYSIS

The City of Pembroke Pines is proposing a Regional Activity Center (RAC) land use designation for 164.6 acres of land located within the City. This proposed text amendment corresponds to Broward County Land Use Plan (BCLUP) proposed map amendment PC 17-4. The proposed RAC is generally bound on the north by Pines Boulevard, on the east by Palm Avenue and on the south by Washington Street. It is noted that a major portion of the amendment area (approximately 146.37 acres) is currently designated Local Activity Center on the BCLUP.

The list of uses permitted within the proposed Pembroke Pines RAC is included in Attachment 1.

As indicated by the analysis provided in the corresponding Broward County Land Use Plan map amendment PC 17-4, Planning Council staff finds the proposal will continue to encourage mixed-use development within the City of Pembroke Pines.

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 17-2

ATTACHMENTS

1. Proposed Broward County Land Use Plan Text Amendment PCT 17-2

ATTACHMENT 1

BROWARD COUNTY LAND USE PLAN TEXT AMENDMENT PCT 17-2

BROWARD COUNTY LAND USE PLAN

Pembroke Pines ~~City Center~~ Local ~~Regional~~ Activity Center

Acreage: Approximately ~~146.37~~ 164.6 acres

General Location: Bound on the north by Pines Boulevard, on the east by Palm Avenue and on the south by Washington Street.

Density and Intensity of Land Uses:

Residential Land Uses	1,841	<u>2,215</u>	dwelling units*
Commercial Land Uses	325,000	<u>358,000</u>	square feet
Office Land Uses	120,000		square feet
<u>Industrial</u>	<u>80,000</u>		<u>square feet</u>
Hotel	350		rooms
Recreation and Open Space	2.5		acres (minimum)

*Consisting of: 701 mid-rise and/or high-rise dwelling units (of which 276 of these dwelling units would be affordable housing units**), 275 townhouse dwelling units and ~~865~~ 1,239 multi-family dwelling units (of which 49 of these dwelling units would be affordable housing units**).

**For purposes of the Pembroke Pines ~~City Center~~ RAC LAG, "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; ~~provided, however, that the definition of Affordable Housing shall also include~~ including "Workforce Housing" ~~or any similar concept if~~ as adopted and defined ~~as part of~~ in the Broward County Land Use Plan.

Remarks: Site is a center of governmental employment activity.

NOTE: Underlined words are proposed additions by the City of Pembroke Pines. ~~Struck through~~ words are proposed deletions by the City of Pembroke Pines. Double-Underlined words are proposed additions by Planning Council staff. ~~Double-Struck through~~ words are proposed deletions by Planning Council staff.