

EXHIBIT 5



City of Pembroke Pines



Frank C. Ortis, Mayor
Angelo Castillo, Vice-Mayor
Charles F. Dodge, City Manager

Carl Shechter Commissioner
Jay Schwartz, Commissioner
Iris A. Siple, Commissioner

July 25, 2017

Ms. Barbara Blake Boy, Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301

Re: Change of language request: City of Pembroke Pines Future Land Use Plan Text and Map Amendment

I. PH 2016-02 – City Center RAC County No. PCT 17-2

Dear Ms. Boy:

Please be advised that the City of Pembroke Pines is requesting that the text language of the above referenced application be modified pursuant to the attached document highlighted in yellow and in double underline format.

If you have any please contact Sharon Williams, Planning Administrator at 954-435-6513.

Sincerely,

Charles F. Dodge
City Manager

CFD/slw

Enc.

CC: Mr. Michael D. Stamm, Director
Ms. Sharon Williams, Planning Administrator (P/T)

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.

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.

***The Office and Commercial intensities listed above shall be convertible for 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. Conversions from Office to Commercial (or vice versa) 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 AC monitoring obligations. The total number of PM peak hour trips generated (as calculated by the 9th Edition of the ITE Traffic Generation Manual) will not exceed 1,507 peak hour trips.

Remarks:

Site is a center of governmental employment activity.

NOTE: Double-Underlined and highlighted words are proposed additions by the City of Pembroke Pines.