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# City of Pembroke Pines

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# Community Background Report

## City of Pembroke Pines

### Boundaries

North: Sheridan Street

South: Pembroke Road

East: Florida's Turnpike

West: US-27 Okeechobee Road and the Everglades

**Community Type:** Municipality

**Report Last Updated:** May, 2011

### History

Pembroke Pines is a fairly young city (incorporated in 1960) that got its name due to its proximity to Pembroke Road. At the time of its incorporation, the city was less than a square mile and mostly dairy fields along the south western edge of the county. Over time and through multiple annexations, the city grew to encompass 33 square miles.<sup>1</sup>

Today, the City of Pembroke Pines is the second most populous city in Broward County.<sup>2</sup> The city's greatest increase in population occurred in part due to the 1992 Hurricane Andrew that devastated the southern end of neighboring Miami-Dade County.<sup>3</sup> Affected residents migrated north and were attracted to new subdivisions being built in Pembroke Pines.<sup>4</sup> The sudden increase in population in Pembroke Pines resulted in severe overcrowding of the city's schools. Thus, an interesting result from this era of fast growth was that the City of Pembroke Pines started its own charter school system that became the largest municipal charter school system in the nation.<sup>5</sup> The school system educates over 5,000 students on eight campuses (three elementary, two middle, and one high school) located throughout the city.<sup>6</sup> The charter schools have partnerships with Broward County Community College, Florida International University, and Broward County Community Library—the entities that make up the Pembroke Pines Academic Village.<sup>7</sup>

### Community Dynamics

The City of Pembroke Pines' community dynamics are mostly marked by its fast growth rate, high median household-income, good schools and low crime rates.<sup>8</sup> All these factors were recently recognized by Bloomberg/Business Week magazine when the city was awarded in 2009 the "best place to raise kids" in Florida. The city's quality of life has had many recognitions including: the National Civic League's All-America City Award in 2004 and a finalist community in 2003 for its high quality of life, an "outstanding

achievement award" in the "2005 City Livability Awards" Program, sponsored by the U.S. Conference of Mayors, and many its schools have received the "Five Star School Award" from the Florida Department of Education as schools that have shown evidence of exemplary community involvement.<sup>9</sup> Also worthy of mention, according to the Miramar/Pembroke Pines Chamber of Commerce, Pembroke Pines also has the unique designation of being named one of the "Most Integrated Communities" in South Florida.

For many of the reasons already listed above, the city's focus is clearly on education. As mentioned previously, the City of Pembroke Pines is home the largest city operated charter school system in the nation and the city's public schools also perform well. In 2008 and 2009 Newsweek magazine's top 100 high schools in the nation included a school from Pembroke Pines- Flanagan High School; The Pembroke Pines Charter High School was also listed both years.<sup>10 11</sup> Finally, the city is also home to the Academic Village which is made up of: Pines Charter High School, Broward Community College - Pines Campus, Florida International University - Pines Center, and the Broward County Library - Southwest Regional; the village also is home to the Susan Katz River of Grass Theatre showcasing and developing the fine arts.<sup>12</sup>

## **Demographic Highlights<sup>13</sup>**

***Since 2000, the city has shown a 31 percent increase in population growth and it is projected to continue to grow through 2014.***

The city's population in 2009 was 180,750 and density per square mile in was 3,821.<sup>14</sup> The city experienced a 31 percent increase in population through the 2000-2009 period and it is forecasted to continue to grow another 12 percent through 2009-2014. The density per square mile is projected to increase to 4,877 in 2013. The city has 87 percent of family population.

***Over 90 percent of housing units were occupied in the City of Pembroke Pines in 2009 –mostly by owners.***

In 2009, the city had 72,037 housing units. The vast majority of housing units (94 percent) are occupied with only 18 percent of those units occupied by renters.

***Since 2000 the overall household growth was 32 percent and it is forecasted to continue to grow through 2014. It is also projected that by 2013, households in Pembroke Pines will be larger than the county average.***

In 2009 there were 67,988 households. Within the 2000-2009 period, the number of households grew 32 percent and it is forecasted to continue to increase another 12 percent by 2014. Similar to the county, the city has, on average, a two-person household; however, projections through 2013 show an increase to an average of 3-person households in 2013.

***Median household income in the City of Pembroke Pines was 20 percent greater than the county's overall median household income.***

The median household income in 2009 was \$69,982.00, 20 percent greater than County’s median income of \$56,291.00.

***Following population projection trends, all age groups will have an increase in overall population size through 2013.***

Median age in 2009 was 36 -slightly lower than the county (38) and it is projected to remain lower by 2013. The median age in 2013 is projected to be 37 for the city and 39 for the county.

***In 2009 the majority of the city’s population was White and it is projected to continue to be the majority through 2013.***

In 2009, the population in Pembroke Pines was 71 percent White (of which 44 percent considered themselves White Non- Hispanic); 15 percent was Black and approximately 37 percent of the population considered themselves Hispanic. Projections indicate that the White population will experience a slight decline but will still remain the majority (66 percent) through 2013.

***In 2009, the majority (60 percent) of Pembroke Pines’ population spoke English. However, there were a significant percentage of residents who spoke Spanish.***

The majority (68 percent) of the city’s population were native citizens, 14 percent were not US citizens and 18 percent were foreign-born naturalized citizens. With respect to language spoken at home, 60 percent of the city’s population spoke English while 30 percent spoke Spanish; and 7 percent spoke “other Indo-European Languages”.

**Transportation Trends<sup>15</sup>**

The tables below illustrate projected transportation trends in the City of Pembroke Pines:

**Percent of the employed population travel time to work, 2014**

	City	County
Work at Home	4 %	4 %
Less than 15 minutes	9 %	16 %
15-29 Minutes	26 %	33 %
30-59 Minutes	50 %	38 %
60+ Minutes	10 %	8 %

**Average household transportation costs**

	City	County
2009	\$9,525.86	\$8,836.33
2014	\$11,672.20	\$10,880.30

**Average household transportation costs in public transportation**

	City	County
2009	\$614.11	\$555.02
2014	\$797.24	\$721.64

**Forecasted percent of vehicles per household, 2014**

	City	County
0 vehicles	6 %	7 %
1 vehicle	33 %	40 %
2 vehicles	45 %	40 %
3 vehicles	13 %	10 %
4+ vehicles	3 %	3 %

**Forecasted percent employed individuals means of transportation to work, 2014**

	City	County
Car, Truck, Van to Work	94 %	93 %
Public Transportation to Work	1 %	2 %
Other Transportation to Work	1 %	2 %
Work at Home	4 %	4 %

The information provided below briefly summarizes transportation trends, services, or projects in the City of Pembroke Pines:

**TOPS<sup>16</sup>**

The ADA/Paratransit program, otherwise known as TOPS for transportation options, is administered in collaboration with Broward County. Under the TOPS program, the City of Pembroke Pines provides program trips only to qualifying individuals. These services include transportation for trips to and from medical centers, dental appointments, pharmacies, special events and field trips. Wheelchair service is available. Transportation service is also available through the AD/Paratransit program for transportation to and from the Pembroke Pines Southwest Focal Point Senior Center only. Registration for the TOPS program will be done through the county by calling (954) 357-6794. For information on the center’s transportation service, please call (954) 450-6850.

**Community Bus Service**

The City of Pembroke Pines and Broward County Transit (BCT) provides our community with transportation services to increase that increase the number of destinations within the city limits that can be reached through public transit. There is no charge for the community bus service within the City of Pembroke Pines. For more information please visit: <http://www.ppines.com/community/community-transit.html>

## **State Road 820 - Pines Boulevard at State Road 823 -Flamingo Road Project Development and Environment, (PD&E Study) Study**

In 2003 the Florida Department of Transportation (FDOT) initiated a Project Development and Environment (PD&E) Study for the Pines Boulevard (SR 820) at Flamingo Road (SR 823) intersection in Pembroke Pines. The project is intended to increase safety (vehicular and non-vehicular), improve traffic operations of the intersection and evaluate potential intersection improvements, which may include the study of an urban-sensitive grade separation as an alternative. The study includes the analysis of alternative improvements in parallel corridors, the investigation of special at-grade treatments, and the addition of travel lanes on Pines Boulevard and/or Flamingo Road. For more information please visit: <http://www.ppines.com/publicservices/pop.html>

## **Special Events**

The City of Pembroke Pines post regular updates on current events on the following web sites:

City Park Events: <http://ppines.com/parks/specialevents/specialevents.html>

Calendar of Events Occurring in the City of Pembroke Pines:  
<http://ppines.mhsoftware.com/>

The following lists a sample of reoccurring events that take place in the City of Pembroke:

**Art Festival in the Pines** -takes place mid March. More information is available at the following link: <http://www.ppines.com/arts-festival/index.html>

**Annual Egg Hunt** -is free event includes an egg hunt and holiday fun. The event takes place at two locations: Pines Recreation Center located at 7400 Pine Blvd. and Pembroke Shores Park 501 SW 172nd Ave. For more information please visit:  
<http://www.ppines.com/parks/specialevents/specialevents.html>

**Back to Nature Farmers' Market**- the market is held during the months of September-October at Palm Avenue and Pines Boulevard (Just West of City Hall). The event takes place between 9:00 am and 1:00 pm at City Center (on the corner of Palm Avenue and Pines Boulevard -just west of City Hall) The event features fresh farm produce, garden accessories, tropical plants, fresh flowers and free children's art activities.  
<http://www.ppines.com/parks/specialevents/specialevents.html>

**Colombian Independence Day Festival**- the event takes place in July at C.B. Smith Park, 900 N. Flamingo Road.<sup>17</sup>

**Independence Day Celebration**- the 4<sup>th</sup> of July celebration is free and is held on the Pines Recreation Festival grounds (7400 Pines Boulevard). The event includes rides, live

musical entertainment, food booths and a fireworks show.

<http://www.ppines.com/parks/specialevents/specialevents.html>

**Monthly Jazz Concert Series**- the concert is free of charge takes place at 1700 Dykes Road. For more information on this event please visit the following website for monthly updates: <http://www.ppines.com/parks/specialevents/specialevents.html>

**Pembroke Pines Fall Arts & Crafts Show**- this event takes place in September at the S.W. Focal Point Senior Center. Please contact the City of Pembroke Pines Community services Department for more information.

**Pines Days** -is an 11 day event celebrated in April to commemorate the city's anniversary. Different events take place, including fairs, various music festivals, parades, etc. For more information, sponsorship, ticket sales please visit the following link: <http://www.pinesday.com/>

**Veterans Day Ceremony** – the event is held in honor of all veterans. For additional information, please call 954-435-6525. Event is at: Donnith H. Fletcher Memorial Park, 7900 Johnson Street. For more information please visit the following link: <http://www.ppines.com/parks/specialevents/specialevents.html>

## **Business Landscape**

In 2009, the unemployment in the City of Pembroke Pines was 10 percent. Of those residents that were in the workforce, most were employed by the following industries: Educational, Health and Social Services (22 percent), Professional Scientific, Management and Administrative Services (13 percent) ,and Retail Trade (11 percent).<sup>18</sup>

The major employers in the City of Pembroke Pines include: Memorial Healthcare System, Bergeron Land Development, City of Pembroke Pines, U.S. Postal Services, School Board of Broward County, Pembroke Lakes Mall, AT&T, Power 1 Financial, Miami Herald, Claris Corporation, Cintas, Linder Industrial Machinery, Nautica<sup>19</sup>. Other employers include: Broward College, Claire's Stores, Inc., Cintas Corporation, Holman Enterprises, Kaplan College, Keiser University, Linder Industrial Machinery, Maroone Auto, Nautilus Corporation, R&L Transfer, U.S. Department of Homeland Security.<sup>20</sup> In addition, Pembroke Pines is the home to two regional retail attractions, The Shops of Pembroke Gardens and the Pembroke Lakes Regional Mall.<sup>21</sup>

The following describes business-related initiatives or recent developments that help to illustrate the City of Pembroke Pines' business landscape.

### **Proposed city center is replaced with a new concept**

The city has focused the past few years in trying to develop a city center proposed 115-acre mixed-use development designed to stimulate economic development.<sup>22</sup> The City Center at Pembroke Pines was envisioned is to have open space preserves, retail and business amenities, a hotel, a new City Hall and a grand plaza designed for social and

cultural events. However, in March 2010 the Mayor of Pembroke Pines announced that a new use for the property is under consideration. Currently a feature film and television production company is proposing to develop a studio for filming, and a studio for television production; a Latin Museum, and a conference center; an amphitheatre, a three-star hotel which could provide a location for extended stay for employees; and a five-star hotel for actors in town for filming.<sup>23</sup> The concept has been passed at a recent Commission meeting allowing the City to proceed with negotiations on a price and for due diligence.

## Related Links:

The City of Pembroke Pines

<http://ppines.com/>

Economic Development Department

<http://www.ppines.com/admin-services/econdev/econdev.html>

Miramar / Pembroke Pines Regional Chamber of Commerce

<http://www.miramarpembrokepines.org/>

City of Pembroke Pines Charter Schools

<http://pinescharter.net/>

Community Services

<http://www.ppines.com/community/index.html>

The Pembroke Falls Post (community newspaper)

<http://fallspost.com/blog/2010/03/15/city-of-pembroke-pines-city-center/>

## Sources

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<sup>1</sup> US Census Bureau. "State and City Quick facts" Pembroke Pines. <http://quickfacts.census.gov>

<sup>2</sup> The City of Pembroke Pines. [www.ppines.com](http://www.ppines.com)

<sup>3</sup> City of Pembroke Pines. "History" [www.ppines.com](http://www.ppines.com)

<sup>4</sup> Ibid.

<sup>5</sup> City of Pembroke Pines, Mayor. <http://www.ppines.com/citycomm/ortis.html>

<sup>6</sup> Broward Alliance. "Pembroke Pines" [www.browardalliance.org](http://www.browardalliance.org)

<sup>7</sup> City of Pembroke Pines, Mayor. [www.ppines.com/citycomm/ortis.html](http://www.ppines.com/citycomm/ortis.html)

<sup>8</sup> Bloomberg Business Week, "The Best Places to Raise Your Kids 2009"

<sup>9</sup> City of Pembroke Pines. [www.ppines.com](http://www.ppines.com)

<sup>10</sup> May 19, 2008, "Eight District High Schools, One Charter Named Among Newsweek's Top High Schools",

<http://www.browardalliance.org/index.php?src=news&refno=261&category=Education%20News>

<sup>11</sup> June 10, 2009. "10 Broward District High Schools, One Charter Named Among Newsweek's Top High Schools",

<http://www.browardalliance.org/index.php?src=news&refno=666&category=Education%20News>



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- <sup>12</sup> City of Pembroke Pines, Mayor. <http://www.ppines.com/citycomm/ortis.html>
- <sup>13</sup> All data cited in this section is from Simply Maps unless otherwise indicated. Please note that there may be a slight round-off error/
- <sup>14</sup> According to the 2009 US Census Bureau’s population estimate, the City of Pembroke Pines has a population of 146,600.
- <sup>15</sup> Ibid.
- <sup>16</sup> Community Service, <http://www.ppines.com/community/transportation.html>
- <sup>17</sup> Sun-Sentinel. “Colombian Independence Day Festival set for July 111 at Pembroke Pines park” [http://articles.sun-sentinel.com/2010-06-19/news/fl-cn-colombia-0620-20100619\\_1\\_colombian-community-colombian-independence-day-festival-pembroke-pines-park](http://articles.sun-sentinel.com/2010-06-19/news/fl-cn-colombia-0620-20100619_1_colombian-community-colombian-independence-day-festival-pembroke-pines-park)
- <sup>18</sup> Simply Maps
- <sup>19</sup> Broward Alliance, [http://www.browardalliance.org/index.php?src=gendocs&ref=DataCenter\\_Government\\_PinesVillage](http://www.browardalliance.org/index.php?src=gendocs&ref=DataCenter_Government_PinesVillage)
- <sup>20</sup> <http://www.ppines.com/admin-services/econdev/econdev.html>
- <sup>21</sup> <http://www.ppines.com/admin-services/econdev/econdev.html>
- <sup>22</sup> <http://ppines.com/city-center/index.html>
- <sup>23</sup> The Falls Post. “City of Pembroke Pines City Center.” March 15, 2010.