

COMMUNITY PROFILE

CITY GOVERNMENT

| | |
|-----------------------|----------------------|
| Date of Incorporation | January 19th, 1960 |
| Date of City Charter | July 29th, 1961 |
| Form of Government | Commission / Manager |

DEMOGRAPHICS

| | |
|--------------------------|---|
| Land Area - Square Miles | 34.25 |
| Location | In the Southeast of Florida next to Miramar, Hollywood, Cooper City and The Town of Davie |
| Elevation | 8 feet above sea level |

Climate in Fahrenheit (November, 1912 - April, 2012)

Source: SW Regional Climate Center (Ft. Lauderdale)

| | |
|--|-------|
| Average minimum temperature (F) | 75.46 |
| Average maximum temperature (F) | 77.40 |
| Avg. annual temperature (degrees) | 72.70 |
| Average annual precipitation (inches) since 1912 | 63.36 |

Future Land Use Designation (2011) (%)

Source: City of Pembroke Pines Planning Department

| | |
|--|--------|
| Recreation & Open Space/Conservation/ Commercial Recreation | 5% |
| Residential | 70% |
| Agricultural | 5% |
| Commercial | 10% |
| Industrial | 3% |
| Community Facility | 3% |
| Transportation / Utility | 4% |
| | 100% |
| Total Planning Area (acres) | 22,470 |

Elections (January 2012)

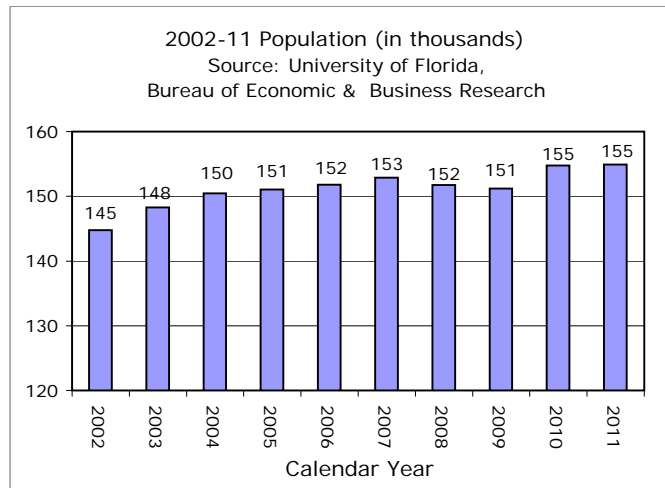
Source: Broward County Supervisor of Elections

| | |
|--|--------|
| Active Voters - 17th Congressional [June 2012] | 98,871 |
| Votes Cast Last City Election | 5,988 |
| City Commissioners [Districts #2 & #3 only] - January 31, 2012 | |
| % Voting Last City Election | 6.06% |

Racial Composition

Source: 2011 American Community Survey and Bureau of Economic & Business Research, University of Florida

| | | |
|---------------------------|-------------|--------------|
| Hispanic or Latino | 45.8% | 70,955 |
| White | 30.0% | 46,505 |
| Black or African American | 16.6% | 25,784 |
| Asian | 5.9% | 9,159 |
| Other | <u>1.6%</u> | <u>2,486</u> |
| | 100.0% | 154,889 |



Median Age

Source: 2011 American Community Survey and Bureau of Economic & Business Research, University of Florida

| | |
|------|------|
| 2011 | 38.9 |
|------|------|

Age Composition

Source: 2011 American Community Survey and Bureau of Economic & Business Research, University of Florida

| | | |
|---------------|---------------|---------------|
| Under 5 years | 5.73% | 8,883 |
| 5-14 years | 12.58% | 19,486 |
| 15-19 years | 6.22% | 9,640 |
| 20-24 years | 5.60% | 8,668 |
| 25-34 years | 14.55% | 22,537 |
| 35-44 years | 12.94% | 20,045 |
| 45-54 years | 16.00% | 24,776 |
| 55-64 years | 12.11% | 18,760 |
| 65 + years | <u>14.26%</u> | <u>22,094</u> |
| | 100.00% | 154,889 |

Gender Composition

Source: 2011 American Community Survey and Bureau of Economic & Business Research, University of Florida

| | | |
|--------|---------------|---------------|
| Male | 48.20% | 74,656 |
| Female | <u>51.80%</u> | <u>80,233</u> |
| | 100.00% | 154,889 |

Housing Tenure [Occupied Housing Units]

Source: 2011 American Community Survey and Bureau of Economic & Business Research, University of Florida

| | | |
|-----------------|-----|---------------|
| Owner-occupied | 70% | 40,639 |
| Renter-occupied | 30% | <u>17,043</u> |
| | | 57,682 |

Average Household (persons)

2.83

Source: 2011 American Community Survey and Bureau of Economic & Business Research, University of Florida

DEMOGRAPHICS (continued)

Educational Attainment - Population 25 years and over (%)

Source: 2011 American Community Survey (Census Bureau)

| | | |
|---------------------------------|----------------|---------------|
| Less than High School Diploma | 11,028 | 10.0% |
| High School Diploma | 28,143 | 25.6% |
| Some college, no degree | 23,825 | 21.6% |
| Associates Degree | 12,680 | 11.5% |
| Bachelor's Degree | 20,237 | 18.4% |
| Graduate or Professional Degree | 14,202 | 12.9% |
| | <u>110,115</u> | <u>100.0%</u> |

ECONOMICS

Principal Property Owners (2011 Collection Year)

Source: Broward County Property Appraiser's Tax Roll

| | Taxable Assessed Value (in 1000's) | % of Total Taxable Assessed Value |
|--------------------------------|------------------------------------|-----------------------------------|
| SPUSV5 Pembroke Pines LLC | \$ 114,863 | 1.76% |
| Pembroke Lakes Mall LTD | 118,647 | 1.44% |
| AD Pembroke Land Company LLC | 68,777 | 0.84% |
| EQR-SWN Line Financing Limited | 52,356 | 0.64% |
| Prudential Ins. Co. of America | 42,973 | 0.52% |
| WRI JT Pembroke Commons, LP | 39,844 | 0.48% |

Occupation Composition

Source: 2011 American Community Survey (Census Bureau)

| | |
|---|---------------|
| Management, professional & related occupations | 32,435 |
| Service occupations | 12,324 |
| Sales and office occupations | 22,017 |
| Natural resources, construction, & maintenance occupations | 3,860 |
| Production, Transportation, and Material Moving occupations | <u>4,317</u> |
| | <u>74,953</u> |

Industrial Composition - Civilian employed, 16 years and over

Source: 2011 American Community Survey (Census Bureau)

| | |
|---|---------------|
| Agriculture, forestry, fishing/hunting, and mining | 7 |
| Construction | 3,460 |
| Manufacturing | 3,333 |
| Wholesale Trade | 2,770 |
| Retail Trade | 11,089 |
| Transportation, warehousing and utilities | 4,652 |
| Information | 1,988 |
| Finance, insurance, real estate/rental and leasing | 7,026 |
| Professional, scientific, management, administrative and waste management svcs. | 8,243 |
| Educational, health and social services | 16,149 |
| Arts, entertainment, recreation, accommodation and food services | 7,166 |
| Other services (except public admin.) | 5,169 |
| Public Administration | <u>3,901</u> |
| | <u>74,953</u> |

Household Income - in 2011 Inflation-adjusted dollars

Source: 2011 American Community Survey (Census Bureau)

| | | |
|-------------------------|--------------|---------------|
| Less than \$24,999 | 23.1% | 13,334 |
| \$25,000-\$49,999 | 23.4% | 13,481 |
| \$50,000-\$74,999 | 18.5% | 10,670 |
| \$75,000-\$99,999 | 14.5% | 8,345 |
| \$100,000 + | <u>20.5%</u> | <u>11,852</u> |
| | 100.0% | 57,682 |
| Median Household Income | | \$54,766 |

Unemployment Rate (%)

Source: Florida Dept. of Labor for Pembroke Pines

| | | | |
|---------|------|---------|------|
| 2010-11 | 9.1% | 2005-06 | 2.9% |
| 2009-10 | 9.5% | 2004-05 | 3.3% |
| 2008-09 | 7.4% | 2003-04 | 3.5% |
| 2007-08 | 5.2% | 2002-03 | 4.1% |
| 2006-07 | 3.0% | 2001-02 | 4.3% |

Per Capita Income - using inflation-adjusted dollars

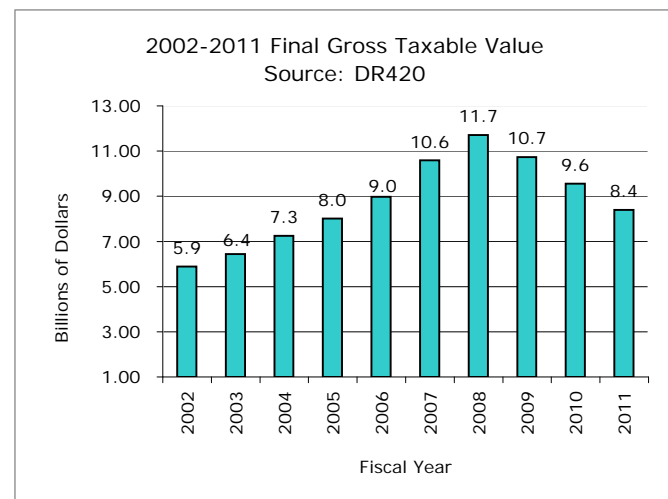
Source: 2011 American Community Survey (Census Bureau)

| | | | |
|------|-----------|------|--------|
| 2011 | \$ 26,518 | 2008 | 25,964 |
| 2010 | 28,600 | 2007 | 26,982 |
| 2009 | 25,766 | 2006 | 28,377 |

Building Permits Number Total Value of Construction

Source: Building Dept 2000-01 through 2007-08; Calvin Giordano & Associates, Inc. starting 2008-09

| | | |
|---------|--------|----------------|
| 2010-11 | 6,939 | \$ 321,232,697 |
| 2009-10 | 5,274 | 73,064,496 |
| 2008-09 | 6,318 | 68,962,467 |
| 2007-08 | 7,365 | 139,170,218 |
| 2006-07 | 10,267 | 237,392,060 |
| 2005-06 | 16,910 | 183,846,230 |
| 2004-05 | 10,800 | 116,958,795 |
| 2003-04 | 9,457 | 84,253,027 |
| 2002-03 | 9,171 | 109,883,816 |
| 2001-02 | 10,140 | 207,403,339 |



ECONOMICS (continued)

Principal Employers Corporate Human Resource Departments
(Total Full-time and Part-time positions)

| | |
|--|-------|
| Memorial Health Systems | 3,480 |
| City of Pembroke Pines | 1,073 |
| Wal-Mart Pembroke Pines | 610 |
| City of Pembroke Pines Charter Schools | 587 |
| Publix | 450 |
| Target | 266 |
| Macy's | 249 |
| Cintas Corporation | 200 |
| Claire's Corporation | 200 |
| Winn Dixie | 161 |

Fiscal Year 2010-11 Property Taxable and Assessed Valuation

Source: Broward County Property Appraiser [DR403V amd DR420]

| | |
|---|------------------------|
| Total Just Value | \$12,672,170,184 |
| Less: Tax Exempt Property | -1,411,247,232 |
| Differentials (Just Value - Assessed) | -800,373,704 |
| Personal Exemptions | -2,006,049,281 |
| Value Adjustment Board/Appraiser Adjmts | -41,956,052 |
| Operating Taxable Value | \$8,412,543,915 |

Tax Rates (2012)

| | |
|--------------------------------------|--------|
| Local Retail Sales Tax Rate | 6.00% |
| Property Tax Millage-2012 Assessment | 5.6368 |
| Debt Service Millage-2012 Assessment | 0.6713 |

SERVICE STATISTICS

Water (September 30, 2011) Source: Water Department

| | |
|--|--------|
| Water Accounts | 42,690 |
| Operating Wells | 9 |
| Daily Pumping Wells Capacity (MGD) | 18.0 |
| Average Daily Water Pumping (MGD) | 12.4 |
| Total Daily Pumping Plant Capacity (MGD) | 18.0 |

Sewer (September 30, 2011) Source: Sewer Department

| | |
|--|-------|
| Miles of Sanitary Sewers | 410.9 |
| Average Daily Treatment (MGD) | 7.1 |
| Average Daily Treatment Capacity (MGD) | 9.5 |

Public Works (September 30, 2011) Source: Public Svcs. Dept.

| | |
|-----------------------------------|--------|
| Residential Solid Waste Customers | 37,736 |
| Solid Waste Collected (tons) | 96,150 |

Educational System (July 2011) Source: Charter Schools Admin.

| | City Charter | Other |
|---|--------------|-------|
| Elementary: | 4 | 12 |
| Middle School: | 2 | 4 |
| High School: | 1 | 3 |
| Community College (1) /Universities (4) | | 5 |

Center for Arts (2011) Source: Recreation Dept.

| | |
|--|-----|
| Number of Event Days - Walter C. Young | 354 |
| Number of Event Days - River of Grass | 284 |
| Theaters | 2 |

Police Protection (December 31, 2011) Source: Police Dept.

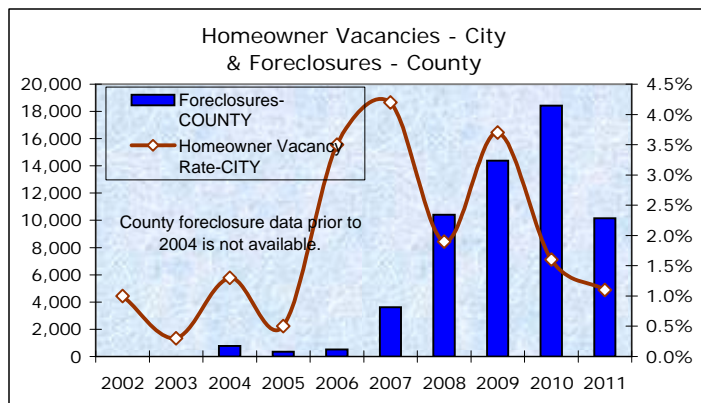
| | |
|-----------------------------------|--------|
| Employees (full-time) | 287.5 |
| Sworn | 231 |
| Non-Sworn | 56.5 |
| Grant Positions | 0.5 |
| Crime Index (fiscal year) | 5,254 |
| Crime Rate (per 1,000 population) | 33.9 |
| Traffic Accidents | 5,192 |
| Traffic/Parking Citations | 41,896 |
| Total Calls for Police Service | 88,613 |

Fire Protection (December 31, 2011) Source: Fire Dept.

| | |
|-------------------------------------|--------|
| Stations | 6 |
| Employees (full-time) | 262 |
| Structure Fires | 61 |
| Adv Life Support Rescue Responses | 13,678 |
| Basic Life Support Rescue Responses | 2,642 |
| Other Rescue Calls | 2,528 |
| Other Emergencies | 2,930 |
| Fire Inspections (various kinds) | 10,383 |
| Fire Investigations | 30 |

Municipal Parks (September 30, 2011) Source: Rec. Dept.

| | |
|---------------------------|--------|
| Developed Parks | 31 |
| Developed Acres | 926.69 |
| Undeveloped Acres | 15 |
| Swimming Pools | 6 |
| Recreation Centers | 4 |
| Lighted Ball fields | 48 |
| Unlighted Ball fields | 2 |
| Lighted Tennis Courts | 50 |
| Playgrounds | 20 |
| Gymnasium | 2 |
| Racquetball Courts/Indoor | 6 |
| Volleyball | 2 |
| Hockey Rinks | 11 |
| Fitness Center | 1 |
| Pavilions | 35 |
| Gazeboes | 3 |
| Paddleball Courts | 25 |
| Basketball Courts/Outdoor | 21.5 |
| Football/Soccer | 19 |



(Source: American Community Survey & County Appraiser Office)

COMPARISON TO LOCAL CITIES

(Source: Survey of Local Cities)

