

## 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 - October, 2013)

Source: SW Regional Climate Center (Ft. Lauderdale)

Average minimum temperature (F)	75.53
Average maximum temperature (F)	77.58
Avg. annual temperature (degrees)	72.70
Average annual precipitation (inches) since 1912	61.42

#### Future Land Use Designation (2012) (%)

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 (November 2012)

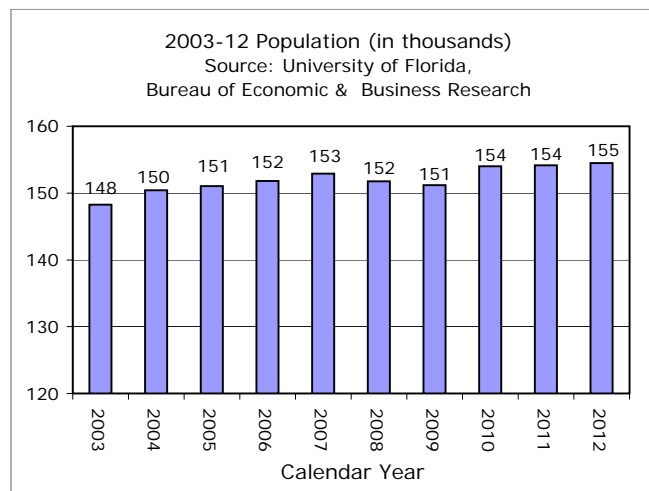
Source: Broward County Supervisor of Elections

Active Voters - 17th Congressional [May 2013]	105,506
Votes Cast Last City Election	57,445
Charter Amendment 2- Annual Review of Officers - Nov 6, 2012	
% Voting Last City Election	54.45%

#### Racial Composition

Source: 2012 American Community Survey and Bureau of Economic & Business Research, University of Florida

Hispanic or Latino	44.03%	68,024
White	30.74%	47,494
Black or African American	18.71%	28,908
Asian	4.88%	7,533
Other	1.65%	2,549
	100.00%	154,508



#### Median Age

Source: 2012 American Community Survey and Bureau of Economic & Business Research, University of Florida

2012	40.4
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#### Age Composition

Source: 2012 American Community Survey and Bureau of Economic & Business Research, University of Florida

Under 5 years	4.90%	7,571
5-14 years	13.10%	20,241
15-19 years	6.00%	9,270
20-24 years	7.00%	10,816
25-34 years	12.00%	18,541
35-44 years	14.30%	22,095
45-54 years	16.90%	26,112
55-64 years	10.40%	16,069
65 + years	15.40%	23,793
	100.00%	154,508

#### Gender Composition

Source: 2012 American Community Survey and Bureau of Economic & Business Research, University of Florida

Male	47.70%	73,700
Female	52.30%	80,808
	100.00%	154,508

#### Housing Tenure [Occupied Housing Units]

Source: 2012 American Community Survey and Bureau of Economic & Business Research, University of Florida

Owner-occupied	72.1%	41,205
Renter-occupied	27.9%	15,945
	100.0%	57,150

#### Average Household (persons)

2.78

Source: 2012 American Community Survey and Bureau of Economic & Business Research, University of Florida

**DEMOGRAPHICS** (continued)**Educational Attainment - Population 25 years and over (%)**

Source: 2012 American Community Survey (Census Bureau)

Less than High School Diploma	9,745	9.0%
High School Diploma	26,430	24.0%
Some college, no degree	23,580	21.0%
Associates Degree	13,751	12.0%
Bachelor's Degree	21,942	20.0%
Graduate or Professional Degree	15,151	14.0%
Total Population 25 years & over	110,599	100.0%

**ECONOMICS****Principal Property Owners** (2012 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	\$ 148,154	1.81%
Pembroke Lakes Mall LTD	122,743	1.50%
AD Pembroke Land Company LLC	71,432	0.87%
EQR-SWN Line Financing Limited	51,982	0.64%
Taplin Falls Ltd.	43,560	0.53%
PR Pembroke Crossing LLC	41,090	0.50%

**Occupation Composition**

Source: 2012 American Community Survey (Census Bureau)

Management, professional & related occupations	30,955
Service occupations	11,767
Sales and office occupations	24,784
Natural resources, construction, & maintenance occupations	5,786
Production, Transportation, and Material Moving occupations	5,495
	78,787

**Industrial Composition - Civilian employed, 16 years and over**

Source: 2012 American Community Survey (Census Bureau)

Agriculture, forestry, fishing/hunting, and mining	66
Construction	3,176
Manufacturing	4,694
Wholesale Trade	3,380
Retail Trade	9,584
Transportation, warehousing and utilities	6,090
Information	2,865
Finance, insurance, real estate/rental and leasing	6,872
Professional, scientific, management, administrative and waste management svcs.	8,491
Educational, health and social services	17,830
Arts, entertainment, recreation, accommodation and food services	6,643
Other services (except public admin.)	3,726
Public Administration	5,370
	78,787

**Household Income - in 2012 Inflation-adjusted dollars**

Source: 2012 American Community Survey (Census Bureau)

Less than \$24,999	22.2%	12,678
\$25,000-\$49,999	21.8%	12,472
\$50,000-\$74,999	15.5%	8,857
\$75,000-\$99,999	13.0%	7,436
\$100,000 +	27.5%	15,707
Total Households	100.0%	57,150
Median Household Income		\$58,149

**Unemployment Rate (%)**

Source: Florida Dept. of Labor for Pembroke Pines

2011-12	7.4%	2006-07	3.0%
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%

**Per Capita Income - using inflation-adjusted dollars**

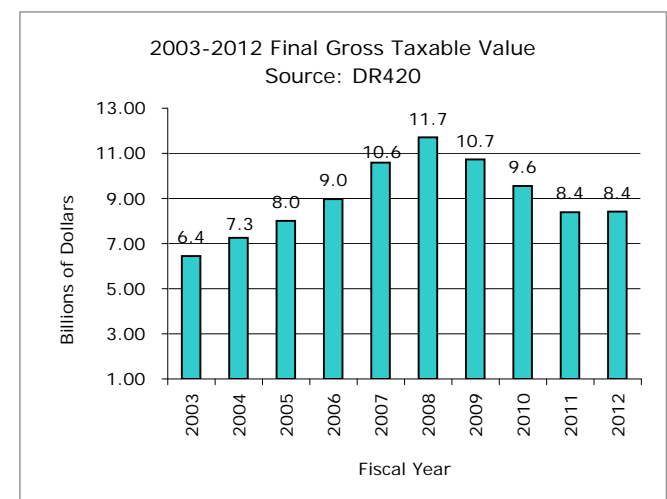
Source: 2012 American Community Survey (Census Bureau)

2012	\$ 27,812	2009	25,766
2011	26,518	2008	25,964
2010	28,600	2007	26,982

Building Permits	Number	Total Value of Construction
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Source: Building Dept 2000-01 through 2007-08; Calvin Giordano &amp; Associates, Inc. starting 2008-09

2011-12	6,200	\$ 529,786,054
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



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

Memorial Health Systems	3,527
City of Pembroke Pines	1,813
Geo Care Inc.	750
Maroone Chevrolet	750
Macy's	573
Publix	495
Wal-Mart Pembroke Pines	368
Target	249
Cintas Corporation	185
Miami Herald	175

**SERVICE STATISTICS****Water (September 30, 2012)** 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, 2012)** Source: Sewer Department

Miles of Sanitary Sewers	412.0
Average Daily Treatment (MGD)	7.5
Average Daily Treatment Capacity (MGD)	9.5

**Public Works (September 30, 2012)** Source: Public Svcs. Dept.

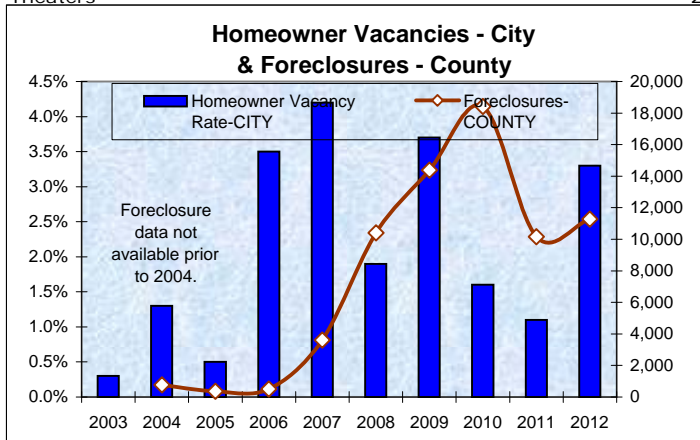
Residential Solid Waste Customers	37,736
Solid Waste Collected (tons)	100,002

**Educational System (July 2012)** Source: Charter Schools Admin.

	City Charter	Other
Elementary:	4	15
Middle School:	2	6
High School:	1	4
Community College (1) /Universities (4)		5

**Center for Arts (2012)** Source: Recreation Dept.

Number of Event Days - Walter C. Young	354
Number of Event Days - River of Grass	294
Theaters	2



(Source: American Community Survey &amp; County Appraiser Office)

**Fiscal Year 2011-12 Property Taxable and Assessed Valuation**

Source: Broward County Property Appraiser [DR403V and DR420]

Total Just Value	\$12,559,436,057
Less: Tax Exempt Property	-1,416,710,838
Differentials (Just Value - Assessed)	-652,531,463
Personal Exemptions	-1,971,419,226
Value Adjmt Bd/Appraiser Adjmts	-106,230,615
Operating Taxable Value	<u>\$8,412,543,915</u>

**Tax Rates (2013)**

Local Retail Sales Tax Rate	6.00%
Property Tax Millage-2013 Assessment	5.6368
Debt Service Millage-2013 Assessment	0.6408

**Police Protection (December 31, 2012)** Source: Police Dept.

Employees (full-time)	288.0
Sworn	231
Non-Sworn	57.0
Grant Positions	0.5
Crime Index (fiscal year)	4,476
Crime Rate (per 1,000 population)	28.8
Traffic Accidents	5,119
Traffic/Parking Citations	35,413
Total Calls for Police Service	88,287

**Fire Protection (December 31, 2012)** Source: Fire Dept.

Stations	6
Employees (full-time)	251
Structure Fires	62
Adv Life Support Rescue Responses	13,686
Basic Life Support Rescue Responses	2,836
Other Rescue Calls	3,157
Other Emergencies	2,963
Fire Inspections (various kinds)	10,823
Fire Investigations	17

**Municipal Parks (September 30, 2012)** 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	22
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	18

### COMPARISON TO LOCAL CITIES

(Source: Local Cities Survey, State Office of Economic & Demographic Research, and Broward County Property Appraiser)

