

1. TRANSMITTAL INFORMATION

- A. Letter of transmittal from municipal mayor or manager documenting that the local government took action by motion, resolution or ordinance to transmit a proposed amendment to the Broward County Land Use Plan. Please attach a copy of the referenced motion, resolution or ordinance. The local government's action to transmit must include a recommendation of approval, denial or modification regarding the proposed amendment to the Broward County Land Use Plan.**

Response: A transmittal letter from the City of Pembroke Pines along with a copy of the ordinance is included with this submittal.

- B. Name, title, address, telephone, phone number and e-mail of the local government contact.**

Response: Sharon L. Williams, Planning Administrator (PT)
City of Pembroke Pines
Planning and Economic Development
601 City Center Way
Pembroke Pines, Florida 33325
954-392-2100
swilliams@ppines.com

Michael Stamm Jr., Director, Planning & Economic Development Department
601 City Center Way, 3rd Floor
Pembroke Pines, FL 33025
mstamm@ppines.com
954-392-2100

- C. Summary minutes from the local planning agency and local government public hearing of the transmittal of the Broward County Land Use Plan amendment.**

Response: Copies of the meeting minutes from the Planning & Zoning Board and City Commission meetings are attached.

- D. Description of public notification procedures followed for the amendment by the local government including notices to surrounding property owners, advertisements in local publications, signage at proposed site, etc.**

Response: A 500' mailing radius will be used to distribute public notice for the scheduled public hearing(s) no later than 15 days prior to the proceeding, along with a written affidavit confirming same as required by the City of Pembroke Pines' Zoning Code requirements. In addition, notice of hearing(s) shall be posted on a sign(s) placed on the subject property and published in a newspaper of general circulation in the city pursuant to the requirements of Section 155.411.

E. Whether the amendment is one of the following:

- *Development of Regional Impact**
- *Small scale development activity (Per Florida Statutes)**
- *Emergency (please describe on separate page)**

Response: The area subject to the requested Land Use Plan Amendment consists of the northern 2.74-gross acre portion ("Amendment Parcel") of the 5.04 gross acre property located at 7150 Pines Boulevard ("Overall Property") within the City of Pembroke Pines, and as such is a small-scale amendment under Florida Statutes Chapter 163.3187.

2. APPLICANT INFORMATION

A. Name, title, address, telephone, phone number and e-mail of the applicant.

Note: The applicant is Trinity Lutheran Church, Inc. ("Applicant"), and its agent for purposes of this application is Dunay, Miskel & Backman, LLP ("Agent"). The Applicant's Agent's contact information is noted below. Please contact Agent; Agent will serve as Applicant's contact.

B. Name, title, address, telephone, phone number and e-mail of the agent.

Dwayne L. Dickerson, Esq./Christina Bilenki, Esq.
Dunay, Miskel and Backman, LLP
14 S.E. 4th Street, Suite 36
Boca Raton, FL 33432
Tel: 561-405-3300
ddickerson@dmbblaw.com / cbilenki@dmbblaw.com

C. Name, title, address, telephone, phone number and e-mail of the property owner.

Owners: Trinity Lutheran Church, Inc. (100% ownership)

Note: The Agent will serve as the owner's contact; please contact Agent.

D. Applicant's rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs). Planning Council staff may accept greater than two paragraphs, if submitted in an electronic format.

Response: The property is located along Pines Blvd., at the intersection of Pines Blvd. and SW 72nd Ave. The amendment parcel is the northern 2.74 gross acre portion of a larger 5.04 gross acre parcel. The Property is currently developed with a church and is designated as Community Facilities on the City's Future Land Use Map and Community on the County's Future Land Use Map. This amendment proposes to amend the City's Future Land Use Map to Commercial and the County's Future Land Use Map to Commerce for the 2.74 gross acre amendment parcel to facilitate the development of a vibrant 5,363 square foot Wawa convenience store and gas station with food service. The church will be relocated to the southern 2.3 gross acres of the overall parcel.

The proposed amendment is compatible with development in the adjacent areas with the community facility uses to the west and south, and existing commercial uses along the Pines Boulevard corridor. The Project will help satisfy a community need and is compatible with surrounding residential and commercial development.

3. AMENDMENT SITE DESCRIPTION

- A. Concise written description of the general boundaries and gross acreage (as defined by BCLUP) of the proposed amendment.**

Response: The Amendment Parcel consists of the northern 2.74-gross acres of the 4.01-acre Overall Property, per the enclosed Boundary and Topographic Survey. The Overall Property is located at 7150 Pines Boulevard, at the southeast corner of SW 72nd Avenue and Pines Boulevard.

- B. Sealed survey, including legal description of the area proposed to be amended.**

Response: The Boundary and Topographic/ALTA Survey, including sketch and legal description, is provided as Exhibit "A".

- C. Map at a scale clearly indicating the amendment's location, boundaries and proposed land uses.**

Response: The map clearly indicating the Amendment Parcel's location, boundaries and proposed land use is provided as Exhibit "B".

4. EXISTING AND PROPOSED USES

- A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each designation. For Activity Center amendments, the proposed text indicating the maximum residential and nonresidential uses must be included.**

Response: The City's future land use designation for the 5.04 gross acres of the Overall Property is Community Facilities (CF), and the County's future land use designation for the Overall Property is Community. The Applicant is proposing to amend the City's Future Land Use Map to change the designation on the 2.74 Amendment Parcel to Commercial and to Commerce on the County's Future Land Use Map. A breakdown of the proposed gross acreage of each land use designation is provided below.

	Broward County	Cooper City
Current Overall Property	5.04 gross acres Community	5.04 gross acres Community Facility
Proposed Amendment Parcel	2.74 gross acres Commerce	2.74 gross acres Commercial
Proposed Remaining Balance of Overall Property	2.3 gross acres Community	2.3 gross acres Community Facility

B. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for adjacent areas.

Response: It is Applicant's understanding that none of the abutting properties have utilized the County's flexibility provisions.

C. Existing use of amendment site and adjacent areas.

Response: The Overall Property is currently developed and used as a church. The properties to the north, across Pines Boulevard, are single-family homes. The property to the east is a commercial shopping plaza. The southern 2.3 acres of the Overall Property is currently vacant and will remain as Community Facilities for future development of a church, while the parcels further south are developed with single-family residential homes. The property to the east, across NW 72nd Avenue, is Broward College.

Land Use Designations	North	South	East	West
City Future Land Use Map	Low Residential (LRES) (Hollywood) Use: Single Family Homes	Community Facilities: Vacant	Commercial (C) Use: Strip Shopping Center	Community Facilities (CF) Use: College
County Land Use Map	Low (5) Residential	Community	Commerce	Community

D. Proposed use of the amendment site including proposed square footage (for analytical purposes only) for each non-residential use and/or dwelling unit count. For Activity Center amendments, also provide each existing non-residential use square footage and existing dwelling unit count within the amendment area.

Response: The proposed land use designation for the 2.74 gross acre Amendment Parcel is Commercial (City of Pembroke Pines land use designation) and Commerce (Broward County land use designation). Applicant is proposing to redevelop the Amendment Parcel along Pines Boulevard, as a Wawa service station with 16 fuel pumps and a 5,636 square-foot convenience store.

E. Maximum allowable development per local government adopted and certified municipal land use plans under existing designation for the site, including square footage/floor area ratio/lot coverage/height limitations/ for each non-residential use and/or dwelling unit count.

Response: The maximum build out under the current Community Facility land designation is a 27,400 square foot government office building.

5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. Provide calculations for each public facility and/or service. If more than one amendment is submitted, calculations must be prepared on an individual and cumulative basis.

A. Potable Water Analysis

- 1. Provide the potable water level of service per the adopted and certified local land use plan, indicating the adoption date of the 10 Year Water Supply Facilities Workplan.**

Response: Per the Infrastructure Element of the City of Pembroke Pines Comprehensive Plan, the level of service standard for potable water is 82.68 gallons/capita/day.

The City of Pembroke Pines' currently available 10 Year Water Supply Facilities Work Plan is dated September 8, 2020.

- 2. Identify the potable water facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources. Identify the well field serving the area in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal and expiration date of the SFWMD permit.**

Response: The Amendment Parcel is serviced by the City of Pembroke Pines Water Treatment Plant, which currently has a capacity of 18.2 MGD, with an average demand of 13.1 MGD. Per the City's 10 Year Water Supply Plan, the projected committed demand of the plant is 16.09 MGD. There are no planned plant capacity expansions. The area is served by the Pembroke Pines Eastern & Central Wellfields and the WTP has SFWMD permit 06-00135-W, which expires August 18, 2030, and has 15.6 MGD capacity for withdrawal.

- 3. Identify the net impact on potable water demand, based on adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.**

Response: The following tables show the water demand based on what can be developed under the current land use designation and what is proposed to be developed under the proposed land use designation.

Potable Water Demand – Adopted (existing) Land Use Designation: Community Facilities

Adopted Land Use	Multiplier GPD*	Adopted Land Use GPD
27,400 sq. ft. government office building	0.2	5,480
Total Adopted Land Use Demand = 5,480		

Potable Water Demand – Proposed Land Use Designation: Commercial

Adopted Land Use	Multiplier GPD*	Adopted Land Use GPD
27,400 sq. ft. Shopping Center	0.1	2,740
Total Proposed Land Use Demand = 2,740		

4. Correspondence from potable water provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

Response: The letter from the potable water provider is included as Exhibit “C”.

B. Sanitary Sewer Analysis

1. Provide the sanitary sewer level of service per the adopted and certified local land use plan.

Response: Per the City of Hollywood Comprehensive Plan, the level of service standard for wastewater shall be the Florida Department of Environmental Protection Permitted Capacity of the facility. The LOS standard for wastewater treatment plants shall be measured by average daily flow.

2. Identify the sanitary sewer facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding source.

Response: The Amendment Parcel is serviced by Southern Regional Wastewater Treatment Plant in the City of Hollywood. Per the Sanitary Sub Element of the City of Hollywood Comprehensive Plan, the current plant capacity of the plant is 55.5 MGD. The current demand is 41.6 MGD and committed demand is 2.9 MGD for a total of 44.5 MGD. There are no planned plant capacity expansions at this time.

3. Identify the net impact on sanitary sewer demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

Sanitary Sewer Demand - Adopted Land Use: Community Facilities

Adopted Land Use	Multiplier GPD*	Adopted Land Use GPD
27,400 sq. ft. government office building	0.2	5,480
Total Adopted Land Use Demand = 5,480		

Sanitary Sewer Demand - Proposed Land Use Designation: Commercial

Proposed Land Use	Multiplier GPD*	Proposed Land Use GPD
27,400 sq. ft. shopping center	0.1	2,740
Total Proposed Land Use Demand = 2,740		

Projected Sanitary Sewer Demand and Projected Plant Capacity

	2019 (actual)	2020	2030
Projected Pembroke Pines Demand	5.5 MGD	7 MGD	10 MGD
Projected Plant Capacity	55.5 MGD	55.5 MGD	55.5 MGD

4. Correspondence from sanitary sewer provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

Response: The letter from the sanitary sewer provider confirming capacity is included as Exhibit "D".

C. Solid Waste Analysis

- 1. Provide the solid waste level of service per the adopted and certified local land use plan.**

Response: Per the City of Pembroke Pines Infrastructure Element of the Comprehensive Plan the level of service standard for solid waste is 5 pounds/capita/day.

- 2. Identify the solid waste facilities serving the service area in which the amendment is located including the landfill/plant capacity, current and committed demand on the landfill/plant capacity and planned landfill/plant capacity.**

Response: Solid waste generated in the City of Pembroke Pines is collected and delivered to the Reuter Recycling Facility for sorting of recyclable materials. The facility acts as a transfer station, with the bulk of the solid waste being disposed of at the Chambers Landfill in Okeechobee. The capacity of the landfill is 11,526,857 tons with a current and committed annual capacity demand of 2,000,000 tons and a permitted capacity of 58,160,409 tons.

3. Identify the net impact on solid waste demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

Solid Waste Demand		
Land Use	Multiplier	Total Proposed Land Use lbs./day
Existing: Office- 27,400	1 lbs/100 sq. ft./day	274
Proposed: Shopping Center-27,400	5 lbs/100 sq ft/day	1,370
Total Proposed Land Use Demand = 1,096 lbs./day		

4. Correspondence from the solid waste provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

Response: A letter from Waste Management confirming the capacity of the landfill is provided as Exhibit "E".

D. Drainage Analysis

1. Provide the drainage level of service per the adopted and certified local land use plan.

Response: The drainage level of service standards provided in the Infrastructure Element of the Pembroke Pines Comprehensive Plan is as follows:

<u>Facility Type</u>	<u>Level of Service Standard</u>
Storm Sewers	Design frequency minimum to be three year rainfall intensity of the State Department of Transportation Zone 10, rainfall chart. SBDD requires that an initial time of concentration of 10 minutes be used or calculations be provided to justify a time of concentration greater than 10 minutes. The time of overland flow is dependent on the slope of the ground and the nature of the ground cover, for example, whether the surface is paved, rocky or grassed.

2. Identify the drainage district and drainage systems serving the amendment area.

Response: There are five different drainage administration agencies within the City of Pembroke Pines: the City of Pembroke Pines Environmental Services Division, the South Broward Drainage District, the Central Broward Water Control District, the Broward County Water Management Division, and the South Florida Water Management District. However, the Amendment Parcel lies outside of the jurisdiction of both the South Broward Drainage District and the Central Broward Water Control District.

3. **Identify any planned drainage improvements, including year, funding sources and other relevant information.**

Response: No planned drainage improvements were discovered during site due diligence.

4. **Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site.**

Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

Response: No relevant existing SWMP or ERP was discovered during site due diligence.

5. **If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage of proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.**

Response: The Amendment Parcel meets the level of service required. Please see attached preliminary stormwater/drainage improvements report.

6. **Correspondence from local drainage district verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.**

Response: The proposed Project within the Amendment Parcel does not currently plan on connecting to, or impacting, the existing drainage basin. The development will store and treat stormwater onsite per local and state codes. The preliminary drainage report and correspondence from South Florida Water Management District dated August 11, 2020 confirming analysis submitted is enclosed as Exhibit "F".

E. Recreation and Open Space Analysis

1. **Provide the recreation level of service per the adopted and certified local land use plan.**

Response: Broward County requires every city to maintain a minimum level of service of 3 acres of parks per 1,000 residents. The City of Pembroke Pines' level of service standard for parks is 10 acres per 1,000 residents.

2. For amendments which will result in an increased demand for “community parks” acreage, as required by the Broward County Land Use Plan, an up-to-date inventory of the municipal community parks inventory must be submitted.

Response: This amendment will not increase population and as such will not increase demand for parks.

3. Identify the net impact on demand for “community parks” acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.

Response: As this amendment proposes to amend the land use from Community Facilities to Commercial, there is no impact on population and as such no impact on park demand generated by this amendment.

4. Identify the projected “community parks” acreage needs based on the local government’s projected buildout population.

Response: The City of Pembroke Pines Comprehensive Plan Recreation and Open Space Element Table ROS-2 “Projected Park Needs by Year, 2005-2025” states the Park Acres Needed to be 1,215 by 2025.

5. As applicable, describe how the local government and/or applicant are addressing Broward County Land Use Plan Policies 2.5.4 and 2.5.5. (a. through e.) regarding the provision of open space.

Response: Broward County Land Use Plan Policy 2.5.4 pertains to amendments resulting in the loss of open space areas. The existing land use does not contain any public open space and so will not violate this policy. Broward County Land Use Plan Policy 2.5.5 pertains to amendments containing golf courses and also does not apply.

F. Traffic Circulation Analysis

Please be advised, if required, that the Planning Council staff will request from the Broward Metropolitan Planning Organization (MPO), as per Policy 2.14.6 of the BCLUP, an analysis of the impacts of the amendment to the regional transportation network. The MPO will charge a separate cost-recovery fee directly to applicants for technical assistance requested by the Planning Council for the preparation and review of the land use plan amendment transportation analysis. Please contact the MPO for additional information regarding this fee.

1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.

Response: Major roadways serving the Amendment Parcel include:

- Pines Boulevard (Hollywood Boulevard)
- SW 72nd Avenue

2. Identify the projected level of service for the roadways impacted by the proposed amendment for the long-range planning horizons. Please utilize average daily and P.M. peak hour traffic volumes per Broward County Metropolitan Planning Organization plans and projections.

Existing 2019 Conditions LOS Analysis					
Roadway	Segment	Existing # Lanes	Maximum Service Capacity (hr)	2019 Peak Hour Volume	2019 LOS
112	Pines/Hollywood Boulevard East of University	6LD	5390	5130	D
425	SW 72 nd North of Pembroke	2LU	1197	1672	F
427	SW 72 nd North of Pines	2LU	1197	1169	D

Short-Term 2030 LOS Analysis					
Roadway	Segment	Existing # Lanes	Maximum Service Capacity (hr)	2030 Peak Hour Volume	2030 LOS
112	Pines/ Hollywood Boulevard East of University	6LD	5390	4771	D
425	SW 72 nd North of Pembroke	2LU	1197	1323	F
427	SW 72 nd North of Pines	2LU	1197	1143	D

Source: Broward County 2030 Roadway LOS Tables

In addition, long-term (2035) projected LOS was determined based upon information provided in the Broward County 2035 Long Range Transportation Plan. The LOS for the long-term planning horizon is summarized in the table below.

Long-Term 2040 LOS Analysis					
Roadway	Segment	Existing # Lanes	Maximum Service Capacity (hr)	2017 Peak Hour Volume	2017 LOS
112	Pines/Hollywood Boulevard East of University	6LD	5390	4446	D
425	SW 72 ND North of Pembroke	2LU	1197	1007	D
427	East of University	2LU	1197	1112	D

Source: Broward County 2035 Long Range Transportation Plan

1. Planning Council staff will analyze traffic impacts resulting from the amendment. The applicant may provide a traffic impact analysis for this amendment – calculate anticipated average daily and pm peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network for the long-range planning horizon.

Response: The trip generation potential for the amendment site was calculated using trip generation rates published in the Broward County Transportation Concurrency Guide (effective December, 2009). For the Government Office Building, the Broward County Guide does not provide PM Peak Hour rates, therefore the trips were calculated using the equations published for General Office less than 100,000 square feet.

Trip Generation - Adopted Land Use Designation: Community Facilities

Land Use	PM Peak Hour Equation	PM Peak Hour Trips
Government Office Building (27,400 square feet)	$\ln(T) = 0.737 \ln(FA) + 1.831$	72

Source: Appendix A – Broward County Transportation Concurrency Guide

Trip Generation-Proposed Land Use Designation: Commerce

Land Use	PM Peak Hour Equation	PM Peak Trips
Commercial GE 20,000 SF (27,400 square feet)	$\ln(T) = 0.66 \ln(FA) + 3.403$	267

Source: Appendix A – Broward County Transportation Concurrency Guide

A significance calculation was performed to determine if the project traffic is anticipated to create a significant impact on the surrounding roadway network. The significance calculations are provided in the table below.

Significance Calculations

Link ID	Roadway Name	Segment	Adopted Capacity	% Project Traffic	Project Traffic	% Capacity Consumed	Significant?
112	Pines/Hollywood Blvd	East of University	5390	70%	187	3.47%	No
425	SW 72nd	North of Pembroke	1197	15%	40	3.34%	No
427	SW 72nd	North of Pines	1197	15%	40	3.34%	No

4. Provide any transportation studies relating to this amendment, as desired.

Response: A trip generation analysis has been provided as Exhibit G. Based upon the significance calculations the project is not anticipated to create a significant impact to the surrounding roadway network. Based upon the level of service evaluation, the roadways in the surrounding area are experiencing existing deficiencies that are not the result of the project and will not be significantly impacted by project traffic.

G. Mass Transit Analysis

1. Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.

According to the Broward County Transit Division, the current transit service provided within one-quarter mile from the Property includes BCT Route 7. The Table below provides detailed information on the service provided on along the route:

Bus Route	Days of Service	Service Span A.M. – P.M.	Service Frequency
BCT 7	Weekday Saturday Sunday	5:00 am – 11:17 pm 5:00 am – 11:17 pm 8:40 am – 9:28 am	25/50 Minutes 30/60 Minutes 30/60 Minutes

2. Describe how the proposed amendment furthers or supports mass transit use.

Response: The proposed site plan includes the construction of a bus stop and bus/bike lane per Broward County standards to encourage mass transit use.

3. **Correspondence from transit provider verifying the information submitted as part of the application on items 1-2 above. Correspondence must contain name, position and contact information of party providing verification.**

Response: A letter from Broward County Transit verifying the information is attached as Exhibit H.

H. Public Education Analysis

Please be advised that the Planning Council staff will request from The School Board of Broward County (SBBC), as per Policy 2.15.2 of the BCLUP, an analysis of the impacts of the amendment on public education facilities. Per SBBC Policy 1161, the applicant will be subject to a fee for the analysis and review of the land use plan amendment application. The applicant should contact the SBBC to facilitate this review and determine the associated fees.

1. Public School Impact Application

Response: No residential units are proposed as part of this land use plan amendment. As such, the public school impact analysis is not applicable.

2. The associated fee in the form of a check made payable to the SBBC.

Response: Not applicable to this amendment.

6. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated. Planning Council staff will request additional information from Broward County regarding the amendment's impact on natural and historic resources.

A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites.

Response: The Amendment Parcel is not a historic site or within a historic district on the National Register of Historic Places or locally designated historical sites. In addition, no National Register historic sites are located adjacent to the Amendment Parcel or Overall Property.

B. Archaeological sites listed on the Florida Master Site File.

Response: It is Applicant's understanding that the Amendment Parcel is not within an archaeological site listed on the Florida Site File.

C. Wetlands.

Response: Based on review of the Wetlands Map provided by Broward County's Environmental Lab, wetlands are not located within the Amendment Parcel and Overall Property.

D. Local Areas of Particular Concern as identified within the Broward County Land Use Plan.

Response: The Overall Property is not identified as a Local Area of Particular Concern by the Broward County Land Use Plan.

E. Priority Planning Area map and Broward County Land Use Plan Policy 2.21.1 regarding sea level rise.

Response: Based on review of Broward County's Priority Planning Area Map, the Amendment Parcel is not within a Priority Planning Area for sea level rise.

F. "Endangered" or "threatened species" or "species of special concern" or "commercially exploited" as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

Response: It is Applicant's understanding that there are no endangered, threatened or species of special concern associated with the Amendment Parcel.

G. Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

Response: It is Applicant's understanding that there are no plants on the Amendment Parcel that are listed in the Regulated Plant Index under protection by the Florida Department of Agriculture and Consumer Services.

H. Wellfields – indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 "Wellfield Protection." If so, specify the affected zone and any provisions which will be made to protect the wellfield.

Response: The Amendment Parcel is not located within a wellfield protection zone.

I. Soils – describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area's natural features.

Response: It is Applicant's understanding that the amendment will not require the alteration of soil conditions or topography.

J. Beach Access – Indicate if the amendment site fronts the ocean or would impact access to public beaches. If so, describe how public beach access will be addressed.

Response: The Amendment Parcel does not front the beach, and it would not impact access to public beaches.

7. AFFORDABLE HOUSING

Describe how the local government is addressing Broward County Land Use Plan Policy 2.16.2 consistent with Article 5 of this Document.

Response: As the proposed amendment will not result in the addition of residential dwelling units, Broward County Land Use Plan Policy 2.16.2 is not applicable.

8. LAND USE COMPATIBILITY

Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent municipalities and/or county jurisdictions). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.

Response: The proposed LUPA to change the land use designation to Commercial for development of a Wawa service station is consistent with the land uses of the surrounding commercial shopping center to the east and other commercial uses along Pines Boulevard. It will also be an improvement to the area by filling a need for service stations in the immediate area, while bringing a complimentary use to the adjacent shopping center.

9. HURRICANE EVACUATION ANALYSIS

(Required for those land use plan amendments located in a hurricane evacuation zone as identified by the Broward County Emergency Management Division).

Provide a hurricane evacuation analysis based on the proposed amendment, considering the number of permanent and seasonal residential dwelling units (including special residential facilities) requiring evacuation, availability of hurricane shelter spaces, and evacuation routes and clearance times. The hurricane evacuation analysis shall be based on the best available data/modeling techniques as identified by the Broward County Emergency Management Division.

Response: The Amendment Parcel is not located in a hurricane evacuation zone as identified by the Broward County Emergency Management Division. As such, this analysis is not applicable.

10. REDEVELOPMENT ANALYSIS

Indicate if the amendment is located in an identified redevelopment area (i.e., Community Redevelopment Agency, Community Development Block Grant). If so, describe how the amendment will facilitate redevelopment and promote approved redevelopment plans.

Response: The Amendment Parcel is not located within an identified redevelopment area.

11. INTERGOVERNMENTAL COORDINATION

Indicate whether the proposed amendment site is adjacent to other local governments. If so, please provide additional copies for the notification and/or review by adjacent local governments.

Response: The Amendment Parcel is adjacent to the municipality of Hollywood. Copies of the notification will be provided as needed.

12. DESCRIBE CONSISTENCY WITH HIGHLIGHTED REGIONAL ISSUES AND POLICIES OF THE LOCAL AND COUNTY LAND USE PLANS

Pembroke Pines Comprehensive Plan

Policy 1.7 Continue to evaluate all land use amendment requests for compatibility with the surrounding development and land uses.

The proposed Commercial land use designation for the Amendment Parcel will be more compatible with the surrounding developments and land uses. The corridor's immediately surrounding context to the east are predominantly community-serving commercial uses, while Broward College adjacent to the west of the site is a large community facility that serves and attracts residents and commuters from outside the City. In addition, the Florida Turnpike exit/onramp is located 1 mile east of the Amendment Parcel. As such, the proposed Commercial land use designation will not only be compatible with the surrounding development and land uses, but it will also serve the surrounding uses, those driving from outside the City for Broward College in particular.

Policy 1.13 By 2008, update land development regulations providing criteria for the review of land use plan amendments that includes an analysis which demonstrates compatibility with the surrounding neighborhood, availability of essential municipal and other governmental services, and protection of natural resources.

The proposed Commercial land use designation for the Amendment Parcel will be compatible with the surrounding neighborhood, will utilize available government services, and ensure the protection of natural resources. As noted above, the proposed commercial land use designation and development of a Wawa service center will be compatible with the corridor's predominantly community facility and commercial uses. In addition, the proposed land use plan amendment will ensure protection of natural resources by allowing for the optimized, efficient redevelopment of the 5.04-acre Overall Property with a new church on the 2.3 acre southern portion of the Overall Property (under existing CF land use designation to remain), and a Wawa service station on the 2.74-acre Amendment Parcel. The proposed amendment will allow the Overall Property to appropriately adapt to the current market needs for commercial uses on land which has been previously developed and has adequate infrastructure and government services.

Policy 2.2 – Continue to identify areas to attract major employers:

Wawa is a national company that is expanding into the South Florida market. Wawa currently employs approximately 22,000 associates and will create additional new jobs within the City through the development of the Project.

Policy 2.5 – Continue to encourage the location of commercial...centers near public transportation facilities to improve access to employment opportunities.

The Property is located within close proximity of bus stops and shelters located along Pines Boulevard. More specifically, The Property is immediately adjacent to the Pines Boulevard B/SW 72A bus stop along the south side of Pines Blvd.; a stop to the east along the south side of Pines Blvd., approximately 400 feet from the Property and near SW 71st Avenue; a bus stop to the west on along the south side of Pines Blvd and approximately 1,500 feet from the Property; and multiple stops along the north side of the Pines Blvd, including a stop approximately 200 feet from the Property.

Broward County Land Use Plan

Policy 2.2.2 Establish flexibility within the Broward County Land Use Plan in order to facilitate the arrangement of densities and intensities and allow local governments and the private sector to respond to changing conditions.

The proposed land use designation for the Amendment Parcel is in response to changing conditions of the site and surrounding area. As the Overall Property has been developed and used as a church for decades, the existing church building is aged and in need of renovation. Further, the existing development inefficiently utilizes the land and resources The redevelopment of the Amendment Parcel with a Wawa service station on the northern 2.74-acre portion of the Overall Property, along with a new church on the southern 2.3 acre portion of the Overall Property, will appropriately activate the southern portion of the Overall Property while meeting the demand for a service station and neighborhood services. As such, the proposed land use designation and use of the site as a service station and convenience store will allow the Overall Property to appropriately adapt to the current market needs and more appropriately fit the immediately surrounding context of the corridor.

Policy 3.2.2- Activities intended to diversify Broward County's economic base should not adversely impact the quality of life of the County's permanent, seasonal, or tourist populations.

The proposed amendment will promote this policy by more efficiently utilizing and activating the currently underused Overall Property in an area of available infrastructure and resources. The redevelopment of the 2.74-acre Amendment Parcel will utilize existing, available infrastructure in a highly trafficked corridor and portion of the City. The proposed Wawa service station use will be complimentary to the adjacent commercial uses and the neighboring residential community, while the use will also meet demand and target commercial revitalization benefitting the community's tax base.

13. ADDITIONAL SUPPORT DOCUMENTS

A. Other support documents or summary of support documents on which the proposed amendment is based.

Response: No additional support documents are provided at this time.

B. Any proposed voluntary mitigation or draft agreements.

Response: No voluntary mitigation or draft agreements have been prepared at this time.

14. PLAN AMENDMENT COPIES

- A. 3 hard copies and 10 digital copies (13 copies total) for the BCPC (Please include additional copies, if amendment site is adjacent to other municipalities and/or county jurisdictions). Additional copies may be requested by the Planning Council Executive Director after the initial application submittal.**

Response: As applicable, 14 copies, including 4 hard copies and 10 digital copies, will be provided to the Broward County Planning Council and the City of Hollywood.

- B. If requesting concurrent transmittal to DEO, 1 hard copy and 10 digital copies (11 copies total), as required by DEO, of the corresponding local land use plan amendment application, including transmittal letter from municipality to DEO.**

Response: Transmittal to DEO is not applicable for this application.

Exhibits

- A. Survey & Legal Description**
- B. Locational/Proposed Land Use Designation Map**
- C. Potable Water Service Letter**
- D. Waste Water Service Letter**
- E. Landfill Capacity Letter**
- F. Drainage Service Letter**
- G. Trip Generation Analysis**
- H. Mass Transit Service Letter**