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**Wawa
Northwest Corner of Pembroke Road and S. Hiatus Road
Delegation Request**

The Ferber Group ("Petitioner") is the contract purchaser of the +/- 1.75 acre parcel, generally located on the northwest corner of Pembroke Road and Hiatus Road ("Wawa Property") within the City of Pembroke Pines ("City"). The Wawa Property is currently vacant. The Wawa Property is located within a larger +/- 9.99 acre parcel previously approved as the Village of Mayfair Shopping Center ("Shopping Center Property"). The Shopping Center Property is designated as Commercial on the City's Future Land Use Map and is currently zoned B-2, Community Business. Petitioner proposes to redevelop the Wawa Property with a vibrant +/-6,119 square foot Wawa convenience store and gas station with food service ("Project"). In order to develop the Project, Petitioner is also requesting a rezoning of the Shopping Center Property to the City's B-3, General Business, zoning district ("Rezoning").

Wawa provides its patrons with a convenient stop for fresh, built-to-order foods, beverage, coffee, fuel services, free air and surcharge-free ATMs. All of Wawa's stores offer a large fresh food service selection, including Wawa brands such as built-to-order hoagies, fresh brewed coffee, hot breakfast sandwiches, built-to-order specialty beverages, and an assortment of soups, sides and snacks. The Project seeks to redevelop this underutilized lot with this vibrant commercial use that will serve the community.

The Property is located within Tracts G-2A and G-3 of the "Pembroke Lakes South" Plat, according to the Plat thereof as recorded in Plat Book 119, Page 1 of the Public Records of Broward County, Florida ("Plat"). The existing non-vehicular access lines are shown on the Agreement for Amendment to Nonvehicular lines as recorded in Official Records Book 45601, Page 1142 of the Public Records of Broward County, Florida and attached hereto as "Exhibit A". As part of the Project, Petitioner is proposing to amend the non-vehicular access lines on the Plat to allow for an additional twenty five foot (25') opening for right-turns into the Wawa Property from Hiatus Road and a fifty foot (50') opening for right turns into and out of the Wawa Property along Pembroke Road. More specifically, Petitioner proposes to amend the non-vehicular access lines in accordance with the sketch and legal description attached hereto as "Exhibit B". Petitioner is not intending to modify the existing eighty foot (80') openings allowing for access to the Shopping Center Property along Hiatus Road and Pembroke Road. The proposed amendment to the non-vehicular access lines will provide for direct access to the Project which will alleviate confusion of customers otherwise having to navigate through the Shopping Center Property to find their ultimate destination and provide for safer, more convenient access to the Wawa Property. At this time, we respectfully request a letter of no objection from the City, so that we may process this request through Broward County.