

## **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:** To be provided to Broward County following transmittal by City of Pembroke Pines.

- 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, 3<sup>rd</sup> Floor  
Pembroke Pines, FL 33025  
[mstamm@ppines.com](mailto: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:** To be provided to Broward County following transmittal by City of Pembroke Pines.

- 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 1.99-gross (1.93-net) acre portion ("Amendment Parcel") of the 4.01 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@dmblaw.com](mailto:ddickerson@dmblaw.com) / [cbilenki@dmblaw.com](mailto:cbilenki@dmblaw.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:** Applicant is proposing a Land Use Plan Amendment ("LUPA") for the Amendment Parcel, which is located within the City of Pembroke Pines ("City") and Broward County ("County"). The Amendment Parcel is designated Community Facilities (CF) on the City's future land use map and Community on the County's future land use map. More specifically, Applicant is requesting a LUPA for Amendment Parcel, which consists of the northern 1.99-gross acre portion of the 4.01-gross acre Overall Property along Pines Boulevard to the City's Commercial land use designation, and the County's Commerce designation, in order to allow for the Amendment Parcel to be redeveloped as a Wawa service station and convenience store. The remaining southern portion of the Overall Property will be developed as a new church ("Project").

### **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 1.99-gross acres of the 4.01-acre Overall Property, per the enclosed Boundary and Topographic Survey. The Amendment Parcel is 1.93-net acre per the Pembroke Pines Future Land Use Element in the Comprehensive Plan. 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 Amendment Parcel and Overall Property is Community Facilities (CF), and the County's future land use designation is Community. The proposed local land use designation for the Amendment Parcel is Commercial, while the balance of the Overall Property will remain as Community Facilities. Applicant is also proposing to amend the County's Future Land Use Map from the Community future land use designation to Commerce for the Amendment Parcel. The City and County Land Use Maps are provided in Exhibits "C" and "D", respectively.

**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 +/- 2.02 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 72<sup>nd</sup> 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 Plan	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 Amendment Parcel is Commercial. 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.

**Table 1 – Proposed Use**

Type of Use	Parking Spaces / Square Footage	Surface Parking Spaces (Existing)
Commercial (fuel service station)	62 Parking Spaces / 5,636 SF	66 Parking Spaces (existing, Religious Institution Use)

**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 existing Community Facilities land use designation permits a maximum FAR of 1.0, subject to the granting of a Special Exception, pursuant to the City's Comprehensive Plan Future Land Use Element Adoption Document Section IX on Floor Area Ratio. For the 1.99-gross acre Amendment Parcel, the maximum allowable development is an 86,917 square foot building with the utilization of a Special Exception as noted in the Future Land Use Element Adoption Document.

**Table 2 – Adopted Entitlements**

<b>Community Facilities (CF) Land Use Category</b>	<b>Building Square Footage</b>
Allowable Building Square Footage (1.99-gross acre lot, up to 1.0 FAR with Special Exception)	86,917 SF
Parking spaces (8.5 spaces/1,000 SF)	739 spaces

**Table 3 – Net Change in Entitlements for Proposed LUPA: Commercial**

<b>Type of Land Use</b>	<b>Allowed or Existing (SF)</b>	<b>Proposed</b>	<b>Net Change</b>
Service Station with Convenience Store (1.0 FAR with Special Exception)	86,917 SF	5,636 SF	-81,281 SF
Parking Spaces (3.5 spaces/1,000 SF)	305 spaces	20 required, 62 proposed	-243 spaces
Total Net Change	-81,281 SF; -243 parking spaces		

## **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:**

82 gallons/capita/day

1000 gallons/acre/day

*Source: City of Pembroke Pines Code of Ordinances § 156.30.*

The City of Pembroke Pines currently available 10 Year Water Supply Facilities Work Plan is dated January 5, 2009.

- 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 MGD, with an average demand of 13 MGD. The area is served by the Pembroke Pines Eastern Wellfield and the WTP has SWWMD 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.

**Table 4 - Potable Water Demand – Adopted (existing) Land Use Designation: Community Facilities**

Adopted Land Use	Multiplier GPD*	Adopted Land Use GPD
Church – 300 seats	3/sanctuary seat	900
Total Adopted Land Use Demand = 900 gpd		

**Table 5 - Potable Water Demand – Proposed Land Use Designation: Commercial**

Adopted Land Use	Multiplier GPD*	Adopted Land Use GPD
Service Station	2,238 each	2,238
Total Proposed Land Use Demand = 2,238 gpd		

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 “E”. The name, position, and contact information of party providing verification is as follows:

Karl M. Kennedy, PE, CFM  
City of Pembroke Pines  
City Engineer  
Office: 954-518-9040  
Email: [kkennedy@ppines.com](mailto:kkennedy@ppines.com)

## B. Sanitary Sewer Analysis

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

**Response:** The following level of service standards are provided in the City of Pembroke Pines Code of Ordinances:

85 gallons/capita/day

1,000 gallons/acre/day

*Source: City of Pembroke Pines Code of Ordinances § 156.30.*

### 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 Hollywood Regional Wastewater Treatment Plant. The current plant capacity is 55.5 MGD.

### 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.

**Table 6 - Sanitary Sewer Demand - Adopted Land Use: Community Facilities**

Adopted Land Use	Multiplier GPD*	Adopted Land Use GPD
Church – 300 seats	3/ sanctuary seat	900
Total Adopted Land Use Demand = 900 gpd		

**Table 7 - Sanitary Sewer Demand - Proposed Land Use Designation: Commercial**

Proposed Land Use	Multiplier GPD*	Proposed Land Use GPD
Service Station	2,238 each	2,238
Total Proposed Land Use Demand = 2,238 gpd		

**Table 8 - 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 "F".

The name, position, and contact information of party providing verification is as follows:

Karl M. Kennedy, PE, CFM  
City of Pembroke Pines  
City Engineer  
Office: 954-518-9040  
Email: [kkennedy@ppines.com](mailto:kkennedy@ppines.com)

### **C. Solid Waste Analysis**

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

**Response:** The following level of service standards are provided in the City of Pembroke Pines Solid Waste Sub-Element of the Infrastructure Element of the Comprehensive Plan:

**5 pounds/capita/day**

*Source: City of Pembroke Pines Comprehensive Plan 2013 (Infrastructure Element)*

**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 remaining solid waste is disposed of at the Okeechobee Landfill. The Reuter Recycling Facility has a design capacity of 5,600 tons per day. Current demand on the facility is 1,500 tons per day (as of 2013 Comprehensive Plan), approximately 27 percent of design capacity. The Okeechobee Landfill has adequate capacity for a minimum of 50 years and can accept 5,000 tons per day. The Okeechobee Landfill currently accepts 3,800 tons per day.

*Source: City of Pembroke Pines Comprehensive Plan 2013 (Infrastructure Element)*

**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.**



**Table 9 - Solid Waste Demand - Adopted Community Facilities Land Use Designation**

<b>Adopted Land Use</b>	<b>Multiplier</b>	<b>Total Adopted Land Use lbs./day</b>
Church – 9,677 SF	1 lb/100 sq ft/day	96.77
<b>Total Adopted Land Use Demand = 96.77 lbs/day</b>		

*\* Multiplier Based On Broward County Comprehensive Plan Solid Waste Element Table 6-13: Proposed Solid Waste Generation Rates. Value for an office building was selected as the most similar facility type.*

**Table 10 - Solid Waste Demand - Proposed Land Use Designation: Commercial**

<b>Proposed Land Use</b>	<b>Multiplier</b>	<b>Total Proposed Land Use lbs./day</b>
Service Station – 5,636 SF	4 lbs/100 sq ft/day	225.44
<b>Total Proposed Land Use Demand = 225.44 lbs./day</b>		

*\* Multiplier Based On Broward County Comprehensive Plan Solid Waste Element Table 6-13: Proposed Solid Waste Generation Rates.*

- 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:** The information provided in items 1-3 above was found in the City of Pembroke Pine Comprehensive Plan Infrastructure Element and the Broward County Comprehensive Plan Solid Waste Element. Please refer to correspondence dated August 25, 2020 from Waste Pro, the commercial solid waste service provider for the City confirming capacity, attached hereto as attached as Exhibit "G".

The name, position, and contact information of party providing verification is as follows:

David Perez

WastePro USA, Sales Manager

954-668-6100

954-967-4200

#### **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 Pembroke Pines Comprehensive Plan are as follows:

<u>Facility Type</u>	<u>Level of Service Standard</u>
Road Protection	Residential streets not greater than fifty feet wide rights- of-way to have crown elevations no lower than the elevation for the respective area depicted on the Broward County "Flood Criteria Map." Rights-of-way greater than fifty feet wide to have an ultimate edge of pavement no lower than the elevation for the respective area depicted on the "Flood Criteria Map." In all cases, residential streets shall be designed in accordance with the Broward County flood maps.
Buildings	<p>"The minimum lowest floor elevation" shall be the highest of the following:</p> <ol style="list-style-type: none"> <li>1. Minimum floor elevation as set forth in the South Florida Water Management District's Surface Water Management Permit.</li> <li>2. The elevation shown on the "100-Year Floor Elevation" Map, Latest Revision, prepared by Broward County Transportation Department.</li> <li>3. Twelve (12") inches above the highest point of the paved roadway/drive-lane nearest to the building.</li> </ol>
Off-Site Discharge	Not to exceed the inflow limit of SFWMD primary receiving canal or the local conveyance system, whichever is less. Within the SBDD pumped basins, the allowable discharge is not applicable. The discharge for the entire basin is controlled by the District's pump station.
Storm Sewers	Design frequency minimum to be three year rainfall intensity of the State Department of Transportation Zone 10, rainfall chart as shown on the attached Exhibit "H". 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.
Flood Plain	Calculated flood elevations routing based on the ten- year and one hundred-year return frequency rainfall of the three-day duration shall not exceed the corresponding elevations of the Broward County "Flood Criteria Map" and the "100 Year Floor Elevation" Map, or in accordance with SBDD permits.
Antecedent Water	The control elevation for each of the District's basins are set by SFWMD permits.

Water Quality  
Pretreatment  
and  
Storage

- a. Retention and/or detention in the overall system, including swales, lakes, canals, greenways, etc., Standards shall be provided for one of the three following On-Site criteria or equivalent combinations thereof:
  1. Wet detention volume shall be provided for the first inch of runoff from the developed Project, or the total runoff of 2.5 inches times the percentage of imperviousness, whichever is greater.
  2. Dry detention volume shall be provided equal to 75 percent of the above amounts computed for wet detention.
  3. Retention volume shall be provided equal to 50 percent of the above amounts computed for wet detention.
- b. Commercial or industrial zoned projects shall provide at least one half inch of dry detention or retention pretreatment as part of the required retention/detention, unless reasonable assurances can be offered that hazardous materials will not enter the Project's surface water management system.
- c. Systems with inlets in greased areas will be credited with up to 0.2 inches of the contributing areas. Full credit will be based on a ratio of 10:1 impervious area runoff to pervious area with proportional credit granted for greater ratios.
- d. Storage requirements for each SBDD basin are in accordance with SBDD's Public Facility Report.

Best Management  
(BMP'S)

Prior to discharge to surface or ground water Practices BMP's will be used to reduce pollutant discharge.

*Source: Pembroke Pines Comprehensive Plan 2013 (Infrastructure Element)*

## **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 "H".

The name, position, and contact information of party providing verification is as follows:

Dustin Wood, P.E.  
Section Leader  
Environmental Resource Bureau  
South Florida Water Management District  
3301 Gun Club Road  
West Palm Beach, FL 33406  
561-682-2624  
duwood@SFWMD.gov

## **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 72<sup>nd</sup> Avenue

<b>Table 11: Existing 2017 Conditions LOS Analysis</b>					
<b>Roadway</b>	<b>Segment</b>	<b>Existing # Lanes</b>	<b>Maximum Service Capacity (hr)</b>	<b>2019 Peak Hour Volume</b>	<b>2019 LOS</b>
112	Pines/Hollywood Boulevard East of University	6LD	5390	5130	D
425	SW 72 <sup>nd</sup> North of Pembroke	2LU	1197	1672	F
427	SW 72 <sup>nd</sup> North of Pines	2LU	1197	1169	D

Source: Broward County 2019 Roadway LOS Tables.

**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.**

**Response:**

<b>Table 12: Short-Term 2030 LOS Analysis</b>					
<b>Roadway</b>	<b>Segment</b>	<b>Existing # Lanes</b>	<b>Maximum Service Capacity (hr)</b>	<b>2030 Peak Hour Volume</b>	<b>2030 LOS</b>
112	Pines/ Hollywood Boulevard East of University	6LD	5390	4771	D
425	SW 72 <sup>nd</sup> North of Pembroke	2LU	1197	1323	F
427	SW 72 <sup>nd</sup> North of Pines	2LU	1197	1143	D

Source: Broward County 2019 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 Table 13.

Table 13: 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 <sup>ND</sup> North of Pembroke	2LU	1197	1007	D
427	East of University	2LU	1197	1112	D

Source: Exhibit 26 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 Parcel was calculated using trip generation rates published in the Broward County Transportation Concurrency Guide (effective December, 2009). For the Church, the Broward County Guide does not provide PM Peak Hour rates, only a daily rate, therefore the trips were also calculated using the equations published in ITE Trip Generation 10<sup>th</sup> Edition.

**Table 14 – Trip Generation - Adopted Land Use Designation: Community Facilities**

Land Use	Weekday Trip Rate	Weekday Trips
Church (11,152 square feet)	0.55/ksf	6

Source: Appendix A – Broward County Transportation Concurrency Guide

Land Use	PM Peak Trip Rate	PM Peak Trips
Church (11,152 square feet)	$T=0.26x+17.81$	21

Source: ITE Trip Generation 10<sup>th</sup> Edition

**Table 15 – Trip Generation - Proposed Land Use Designation: Commercial**

Land Use	PM Rate	PM Trips
Service Station (16 vfp)	10.07/vfp (28.5% pass-by)	161 gross trips (43 pass-by)
<b>Total</b>	<b>118 new trips/PM peak hour</b>	

*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 road network. The significance calculations are provided in Table 16.

**Table 16 – 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%	83	1.54%	No
425	SW 72nd	North of Pembroke	1197	15%	18	1.50%	No
427	SW 72nd	North of Pines	1197	15%	18	1.50%	No

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

**Response:** Transportation studies to be provided as necessary, however 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.**

**Response:**

*Existing Bus Transit Service:*

- Broward County Transit Bus Route 7



- There are currently no City of Pembroke Pines Bus Routes within one-quarter of a mile of the Amendment Parcel.

*Planned Mass Transit Routes:*

- None discovered during site due diligence.

The transit route information described above is attached at the end of this section.

**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:** The information provided in items 1-2 above was obtained via the City of Pembroke Pines and Broward County Transit websites. Please refer to correspondence from Broward County Transit dated August 13, 2020 and corresponding Broward County Transit map, included as Exhibit "I".

The name, position, and contact information of party providing verification is as follows:

Diego B. Munoz  
Service Planner  
Service and Strategic Planning  
Broward County Transportation Department  
Transit Division – Service and Capital Planning  
1 N. University Drive, Suite 3100A  
Plantation, FL 33324

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

**Response:** Same question as item 2, above.

**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. The Wetlands Map is attached as Exhibit "J".

**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. The Priority Planning Area Map is attached as Exhibit "K".

- 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. The County's evacuation zone map is attached as Exhibit "L".

## **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:** It is Applicant's understanding that 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**

**Response:** Applicant will demonstrate Consistency with the Broward County Land Use Plan and Pembroke Pines' Future Land Use Element Policies are discussed in context of the proposed LUPA below.

### **Pembroke Pines Future Land Use Element**

**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 4.01-acre Overall Property with a new church on the 2-acre southern portion of the Overall Property (under existing CF land use designation to remain), and a Wawa service station on the 1.99-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.*

### **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 1.99-acre portion of the Overall Property, along with a new church on the southern 2-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 2.20.11** - Broward County shall promote and encourage, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, the direction of (re)development towards existing communities to capitalize on the availability and economies of existing infrastructure, the need for select neighborhood and commercial revitalization and the public need to maximize its tax base of property.

*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 1.99-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, 13 copies, including 3 hard copies and 10 digital copies, will be provided to the Broward County Planning Council.

**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.