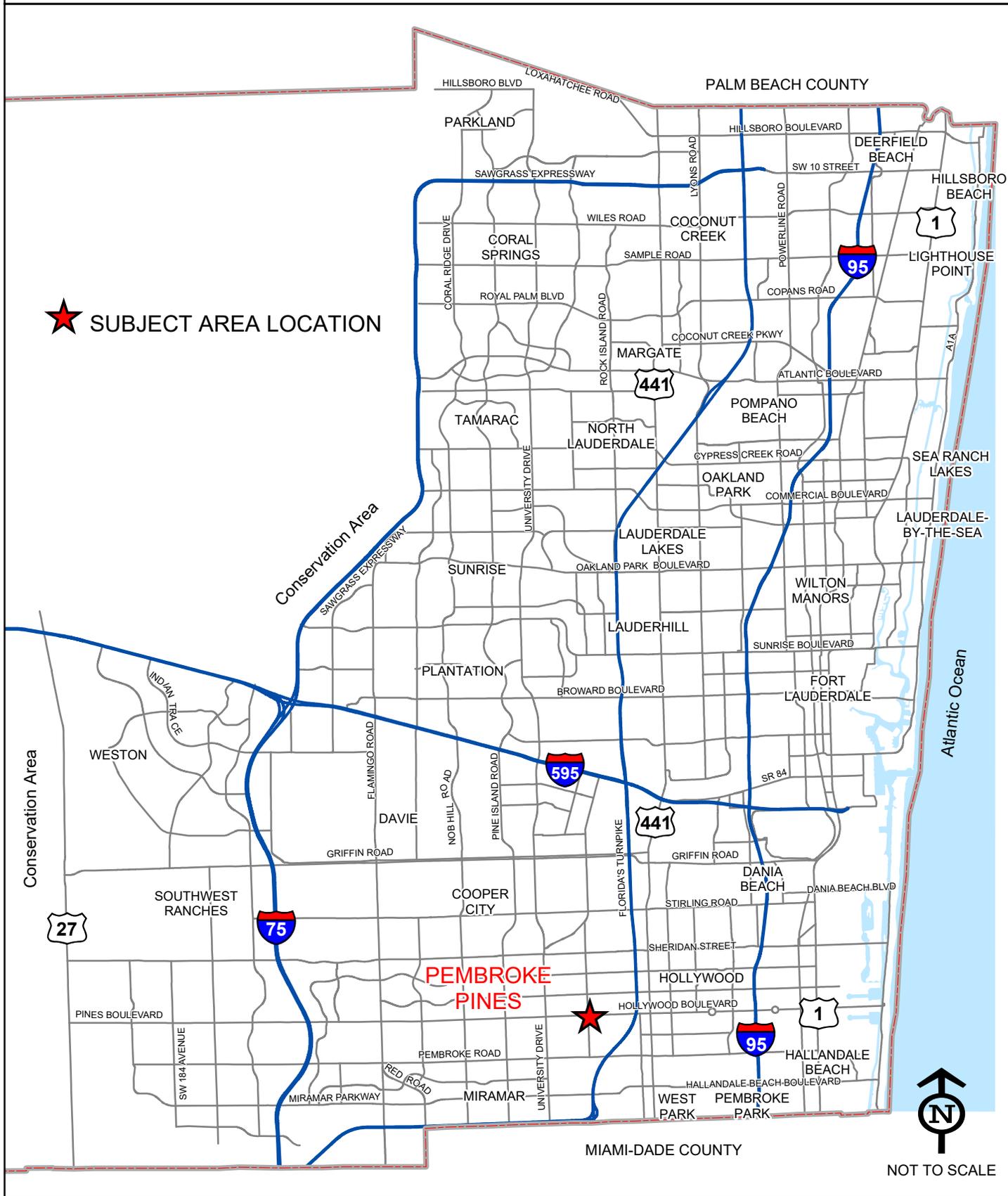
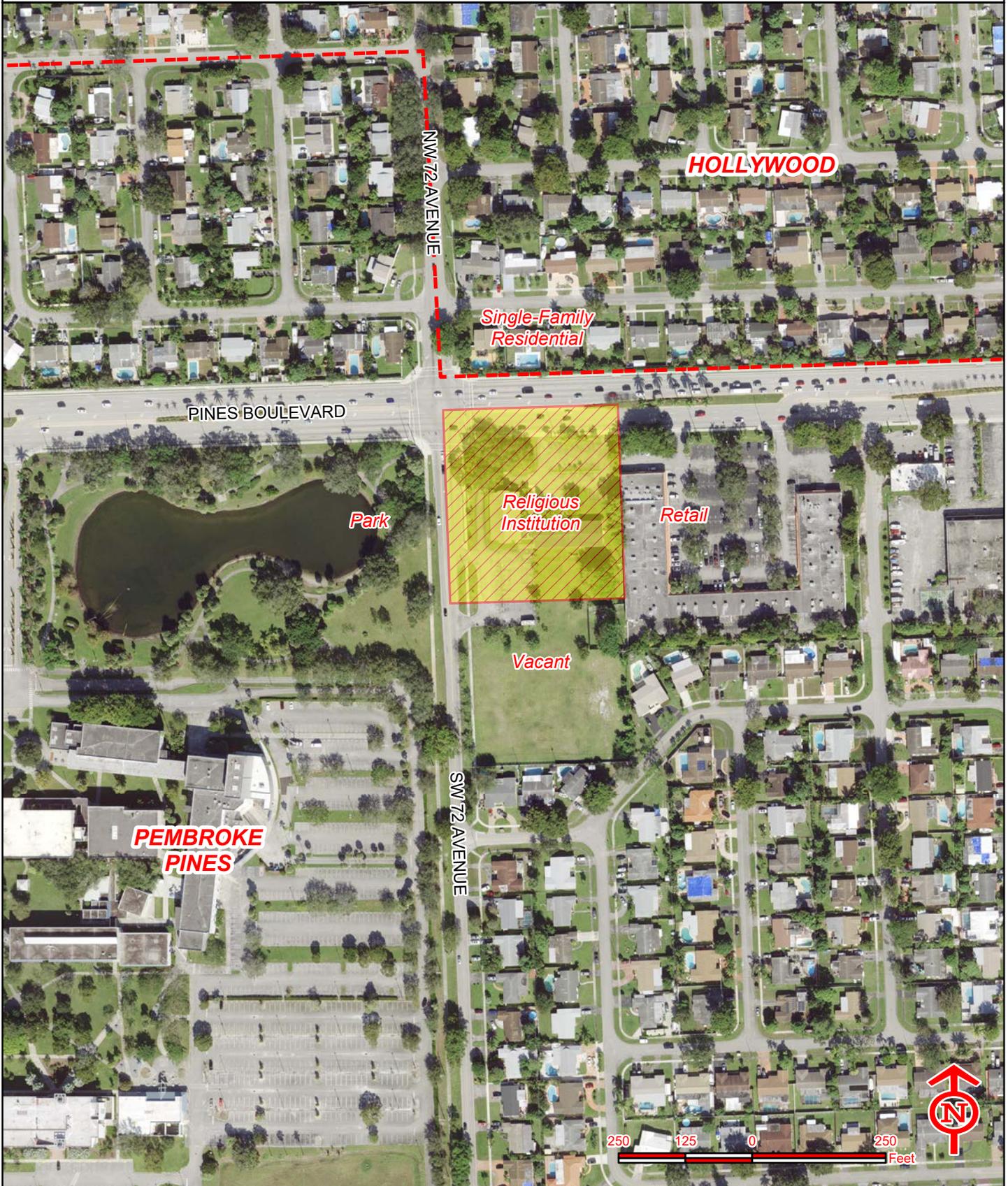


EXHIBIT 2

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN GENERALIZED LOCATION MAP AMENDMENT PC 21-12



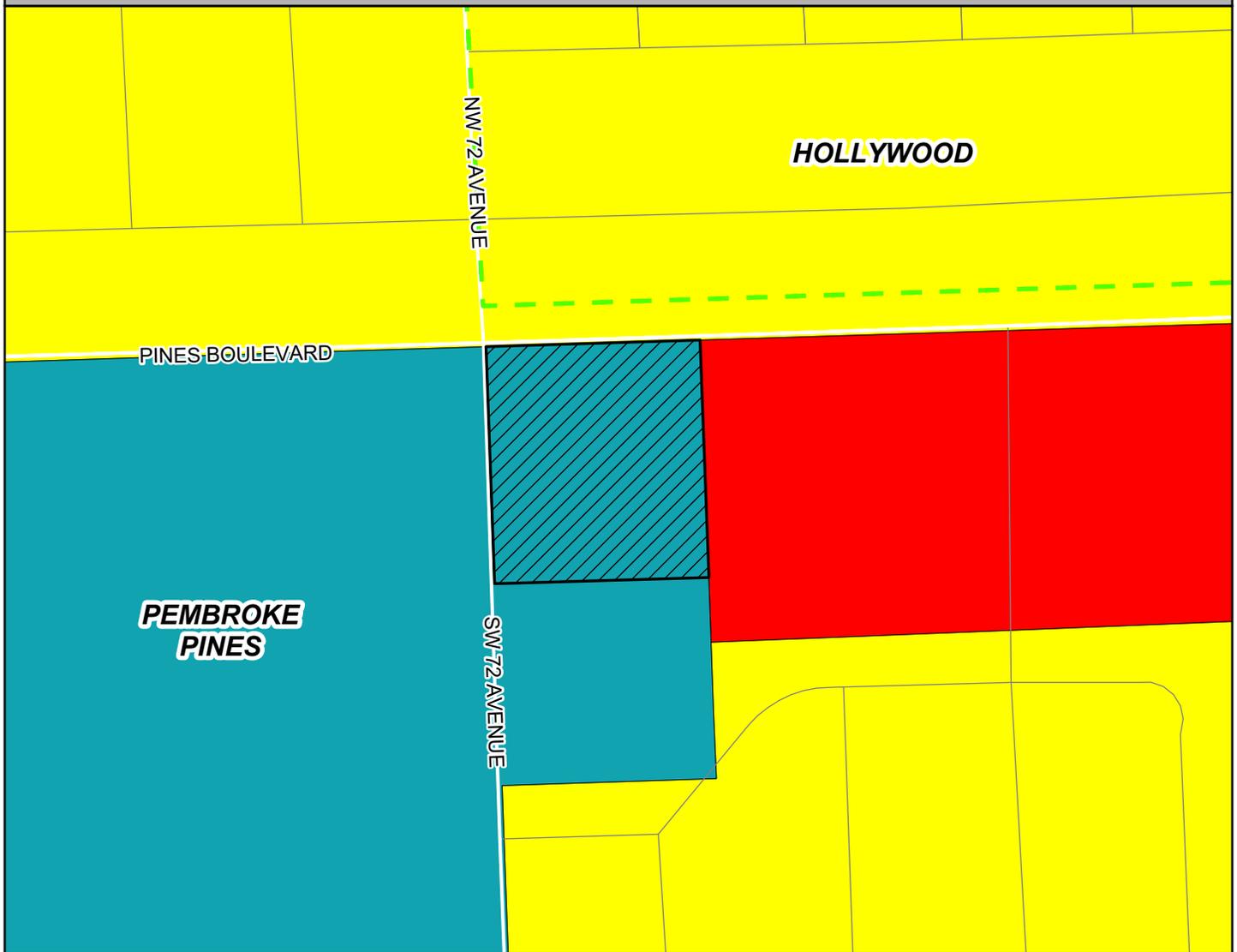
MAP 1
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
AERIAL PHOTOGRAPH
AMENDMENT PC 21-12



MAP 2
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
CURRENT FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 21-12

Current Land Use: **Community**

Gross Acres: **Approximately 2.7 acres**



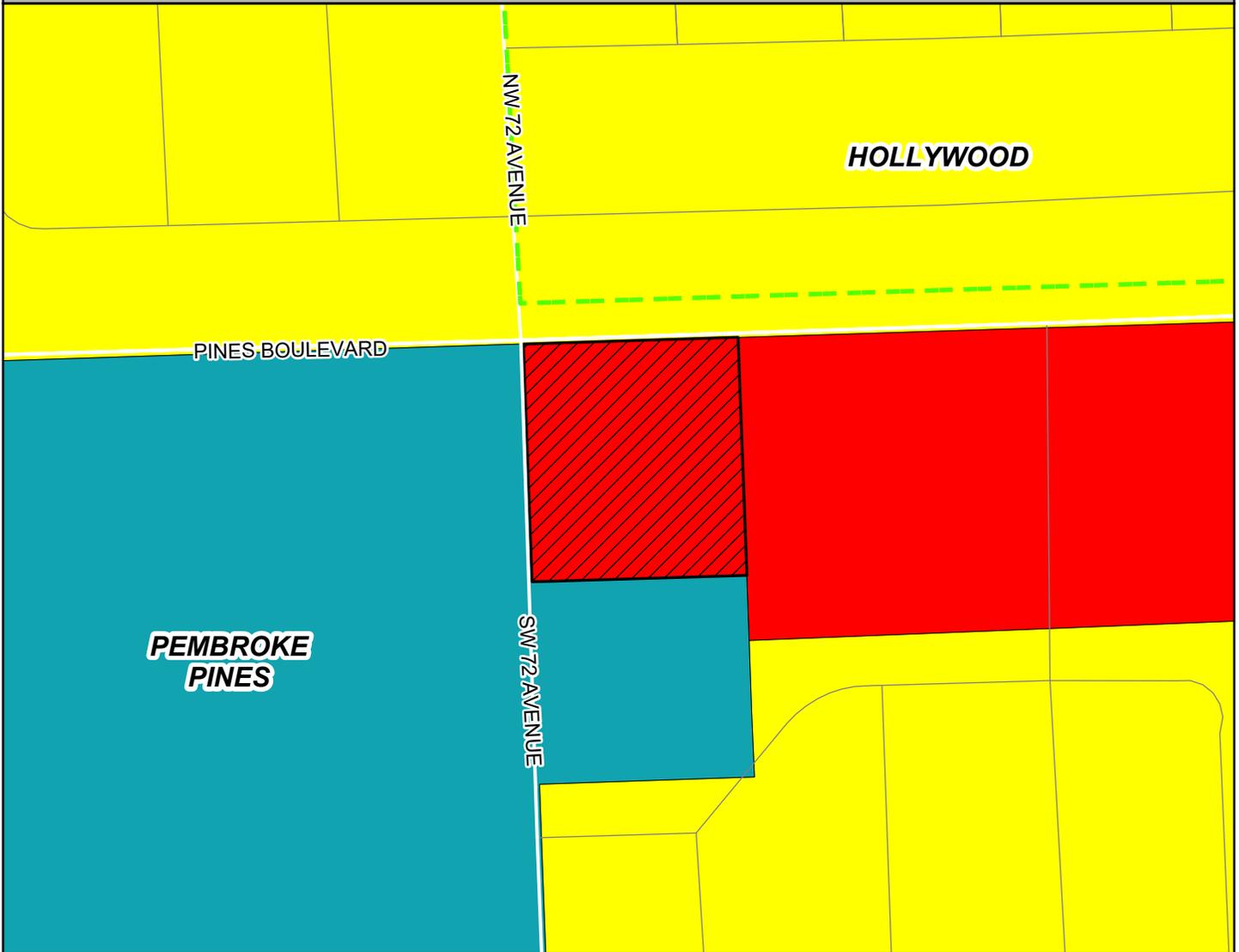
-  Site
-  Municipal Boundary
-  Low (5) Residential
-  Commerce
-  Community



MAP 3
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
PROPOSED FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 21-12

Proposed Land Use: Commerce

Gross Acres: Approximately 2.7 acres



-  Site
-  Municipal Boundary
-  Low (5) Residential
-  Commerce
-  Community



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 21-12
(PEMBROKE PINES)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Recommendation

October 19, 2021

Planning Council staff finds that the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be approved.

In addition, the applicant's acknowledgement and statement to coordinate with appropriate State agencies (i.e. Florida Fish and Wildlife Conservation Commission) for protected species (i.e. burrowing owls) throughout the permitting process, including the potential of on-site relocation and management of nests is recognized. See Attachment 7.

Effectiveness of the approval of the land use plan amendment shall not occur until the municipal recertification of the local amendment is complete.

As the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or
- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or
- (6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.

If the Planning Council chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.

RECOMMENDATIONS/ACTIONS (continued)

DATE

I. Planning Council Staff Recommendation (continued)

October 19, 2021

In addition, if the Planning Council does not require a second Planning Council public hearing and the Broward County Land Use Plan amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment, which directly correlates to the referenced BCLUP amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

II. Planning Council Recommendation

October 28, 2021

Approval per Planning Council staff recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 14-0: Blackwelder, Brunson, Castillo, Fernandez, Good, Grosso, Hardin, Maxey, Parness, Rich, Rosenof, Ryan, Williams and DiGiorgio)

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VII. Recommendation of
Local Governing Body:

The City of Pembroke Pines recommends approval of the proposed amendment.

VIII. Applicant's Rationale

The applicant states: "The property is located along Pines Boulevard, at the intersection of Pines Boulevard and Southwest 72 Avenue. 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 acre 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."

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PC 21-12

REVIEW OF PUBLIC FACILITIES AND SERVICES

I. Potable Water/Sanitary Sewer/Drainage/Solid Waste/Parks & Open Space

Adequate potable water facility capacity and supply, sanitary sewer facility capacity, drainage and solid waste services, and park and open space acreage will be available to serve the proposed land use. See Attachment 1.

Regarding the long-range planning horizon for potable water supply, it is noted that the City of Pembroke Pines adopted its 10-year Water Supply Facilities Work Plan on February 3, 2021.

II. Transportation & Mobility

The proposed amendment from the Community land use category to the Commerce land use category is projected to increase the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 134 p.m. peak hour trips. See Attachment 2.

The Broward Metropolitan Planning Organization (MPO) Year 2040 Transportation Plan model analysis distributed the projected 134 additional p.m. peak hour trips to the regional transportation network on the following roadways:

- **Southwest 72 Avenue**
- **Pines Boulevard/Hollywood Boulevard**

Further, the proposed amendment is projected to **significantly** impact the following roadway segment:

- An additional **68 p.m. peak hour trips (5.7% of capacity) on Southwest 72 Avenue**, between Pines Boulevard/Hollywood Boulevard and Pembroke Road.

However, this link is projected to operate at an acceptable level of service (LOS) “D,” with or without the subject amendment. Therefore, the proposed amendment **is not projected to adversely impact** the operating conditions of the regional transportation network. See Attachment 2.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation & Mobility (continued)

Planning Council staff utilizes a “significance” threshold corresponding to additional p.m. peak hour trips in excess of three-percent (3%) of such capacity of a regional roadway link at the long-range planning horizon. Planning Council staff utilizes this significance threshold for several reasons, including a) per Policy 2.14.9 of the BrowardNext – Broward County Land Use Plan, a “significance” threshold corresponding to additional p.m. peak hour trips in excess of three-percent (3%) of such capacity of a regional roadway link at the long-range planning horizon, b) the threshold is also considered a margin of error to recognize that there is a range of potential permitted uses and development scenarios for any given land use plan designation, and c) recognition that all new development, independent of any land use plan amendment traffic analysis, is required to comply with Broward County traffic concurrency mitigation provisions, which is assessed at the plat/site planning stage.

In addition, Planning Council staff notes for informational purposes only, the following roadway levels of service for adjacent regional transportation network segments:

- **Southwest 72 Avenue**, between Sheridan Street and Pines Boulevard/Hollywood Boulevard, is currently operating at and projected to continue operating at LOS “D,” with or without the subject amendment.
- Two (2) segments on **Pines Boulevard/Hollywood Boulevard**, between University Drive and Florida’s Turnpike, are currently operating at and projected to continue operating at LOS “C,” with or without the subject amendment.

The Broward County Transit Division (BCT) report states that current and future fixed-route county bus service is provided to the proposed amendment site. In addition, the BCT Mobility Advancement Program (MAP) identifies planned improvements to the county routes serving the amendment site. Further, the BCT staff recommends that any proposed development be designed to provide safe movement for pedestrians and bicycles, including transit connectivity to the existing sidewalk/bicycle network and bus stops. See Attachment 3.

III. Public Schools

The Broward County School Board staff report states that the amendment as proposed would not generate additional students into Broward County Public Schools. The site is not located directly adjacent to existing public schools and as proposed, will not have direct physical impact on Broward County Public Schools. See Attachment 4.

SECTION IV
AMENDMENT REPORT
PROPOSED AMENDMENT PC 21-12

REVIEW OF NATURAL RESOURCES

I. Designated Protected/Regulated Areas

The Broward County Environmental Protection and Growth Management Department (EPGMD) report indicates that the proposed amendment site does not contain Natural Resource Areas, Local Areas of Particular Concern, or Urban Wilderness Inventory sites within its boundaries. See Attachment 5.

II. Wetlands

The EPGMD report indicates that the proposed amendment site does not contain wetlands within its boundaries. Therefore, the proposed land use designation is not expected to have a negative impact on wetland resources. See Attachment 5.

III. Sea Level Rise

The EPGMD report indicates that the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. See Attachment 5.

IV. Other Natural Resources

The EPGMD report indicates that the subject site contains mature tree canopy. Development of the site must comply with the Tree Preservation regulations of the City of Pembroke Pines. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use designation is not expected to have a negative impact on upland resources. It is further noted that development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 5.

Both the EPGMD report and Broward County Parks and Recreation Division comments note that burrowing owl nests may be present on the site, as well as have been present south of the amendment parcel and that permits must be obtained during the permitting process from the Florida Fish and Wildlife Conservation Commission (FWC) prior to any development of the parcel. See Attachments 5 and 6.

REVIEW OF NATURAL RESOURCES (continued)

IV. Other Natural Resources (continued)

The applicant has provided correspondence acknowledging the burrowing owls and has stated that it will coordinate with the FWC as required throughout the permitting process, as well as that it has contracted with Project Perch regarding the potential on-site relocation and management of nests. See Attachment 7.

V. Historical/Cultural Resources

The Broward County Planning and Development Management Division (PDMD) report states that the proposed amendment will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity. See Attachment 8.

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PC 21-12

OTHER PLANNING CONSIDERATIONS/INFORMATION

I. Affordable Housing

The land use plan amendment is not subject to Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it does not propose any additional residential units to the BCLUP. See Attachment 8.

II. BrowardNext - Broward County Land Use Plan Policies

The proposed amendment is found to be generally consistent with the policies of the BrowardNext - Broward County Land Use Plan.

III. Other Pertinent Information

The proposed amendment is located adjacent to the City of Hollywood. Planning Council staff solicited comments from the adjacent municipality. No comments have been received from the City as of this writing.

It is Planning Council staff's understanding that the existing religious institution on the amendment site will be built on the adjacent vacant parcel south of the amendment site. As a result, the applicant has held several informational meetings to discuss the proposal with its congregation, as well as conducted significant conversation and communication with the Pines Village Neighborhood Group that represents the residential area to the south of the vacant parcel.

Regarding public notification, the Broward County Planning Council staff sent approximately 31 courtesy notices to all property owners within the land use plan amendment boundaries, as well as within 300 feet of the boundaries.

SECTION VI
AMENDMENT REPORT
PROPOSED AMENDMENT PC 21-12

PLANNING ANALYSIS

The proposed BrowardNext – Broward County Land Use Plan (BCLUP) amendment from Community to Commerce would be generally compatible with the surrounding existing single-family residential to the north, retail to the east, park to the west, and vacant land proposed for a religious institution to the south. In addition, the proposed amendment site is located along Pines Boulevard, which is a primary transportation corridor and appropriate for higher intensity non-residential uses.

Planning Council staff’s analysis also finds that adequate **potable water plant capacity and supply, sanitary sewer, drainage, solid waste capacity and park acreage** will be available to serve the proposed land use. Further, no adverse impacts to **public school facilities or cultural resources** were identified.

Regarding anticipated impacts to the **regional transportation network**, the proposed amendment is projected to increase the net number of p.m. peak hour vehicle trips on the regional transportation network by approximately 134 p.m. peak hour trips. The Broward Metropolitan Planning Organization (MPO) Year 2040 Transportation Plan model analysis distribution of the projected additional p.m. peak hour trips indicates a **significant impact** to Southwest 72 Avenue, between Pines Boulevard/Hollywood Boulevard and Pembroke Road. However, this link is projected to operate at an acceptable level of service (LOS) “D,” with or without the subject amendment. Therefore, the proposed amendment is not projected to adversely impact the operating conditions of the regional transportation network. See Attachment 2.

Concerning impacts to **natural resources**, the Broward County Parks and Recreation Division and the Broward County Environmental Protection and Growth Management Department reports identify that any issues with protected species, such as burrowing owls, should be addressed through the permitting process and coordinated with the Florida Fish and Wildlife Conservation Commission (FWC). See Attachments 5 and 6. The applicant has provided correspondence acknowledging the burrowing owls and will coordinate with appropriate state agencies as required throughout the permitting process, as well as that it has contracted with Project Perch regarding the potential on-site relocation and management of nests. See Attachment 7.

Planning Council staff finds that the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be approved.

SECTION VII
AMENDMENT REPORT
PROPOSED AMENDMENT PC 21-12

ATTACHMENTS

1. Broward County Planning Council Supplemental Report of September 2021
2. Broward County Planning Council Traffic Analysis of July 21, 2021
3. Broward County Transit Division Report of August 4, 2021
4. School Board of Broward County Consistency Review Report of August 4, 2021
5. Broward County Environmental Protection and Growth Management Department Report of August 16, 2021
6. Broward County Parks and Recreation Division Report of August 18, 2021
7. Email correspondence from Amanda Martinez, Land Planner, Dunay, Miskel and Backman, LLP, to Julie M. Bernal, Planner Trainee, Broward County Planning Council, dated September 22, 2021
8. Broward County Planning and Development Management Division Report of August 10, 2021
9. Broward County Water Management Division Report of July 20, 2021

ATTACHMENT 1

BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 21-12

Prepared: September 2021

POTABLE WATER

The proposed amendment site will be served by the Pembroke Pines Water Treatment Plant, which has a current capacity of 18.2 million gallons per day (mgd). The current and committed demand on the treatment plant is 13.1 mgd, with 5.1 mgd available. The wellfields serving the amendment site have a combined permitted withdrawal of 15.6 mgd, with 2.5 mgd available for water withdrawal, which expires on August 18, 2030. Planning Council staff utilized a level of service of 0.2 gallons per day (gpd) per square foot for community uses and 0.1 gpd per square foot for commerce uses. The amendment will result in a net decrease of 0.003 mgd on the projected demand for potable water. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment site.

SANITARY SEWER

The proposed amendment site will be served by the Hollywood Southern Regional Wastewater Treatment Plant, which has a current capacity of 55.5 mgd. The current and committed demand on the treatment plant is 44.5 mgd, with 11 mgd available. Planning Council staff utilized a level of service of 0.2 gpd per square foot for community uses and 0.1 gpd per square foot for commerce uses. The amendment will result in a net decrease of 0.003 mgd on the projected demand for sanitary sewer. Sufficient sanitary sewer capacity will be available to serve the proposed amendment site.

SOLID WASTE

The proposed amendment site will be served by Waste Pro for solid waste disposal service. Waste Pro collects and transports the City's solid waste to the Reuter Recycling Facility, and then to the Okeechobee Landfill for additional processing. The Landfill has an annual constructed capacity of 11.5 million tons and a demand of 2 million tons, with 9.5 million tons available. Planning Council staff utilized a level of service of 1 pound per 100 square feet per day for community uses and 5 pounds per 100 square feet per day for commerce uses. The proposed amendment will result in a net increase in demand of 1,080 pounds per day or 0.54 tons per day. Sufficient solid waste capacity will be available to serve the proposed amendment site.

DRAINAGE

The proposed amendment site is located within the jurisdiction of the City of Pembroke Pines Environmental Services Division, the Broward County Water Management Division and the South Florida Water Management District. Surface water management licenses/permits from the appropriate agencies will be required prior to any construction.

PARKS AND OPEN SPACE

The City of Pembroke Pines has 1,024.7 acres in its parks and open space inventory. The 2045 projected population (166,758) requires approximately 500.3 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The amendment will result in no net impact on the projected demand for local parks. The City of Pembroke Pines continues to meet the community parks acreage requirement of the Broward County Land Use Plan of 3 acres per one thousand persons population.

ATTACHMENT 2

TRAFFIC ANALYSIS - Peak PC 21-12

Prepared: July 21, 2021

MPO Model Run Received: September 28, 2021

INTRODUCTORY INFORMATION

Jurisdiction: City of Pembroke Pines

Size: Approximately 2.7 acres

TRIPS ANALYSIS

Potential Trips - Current Land Use Designation

Current Designation: Community

Potential Development: 27,000 square feet of community use

Trip Generation Rate: "ITE Equation (730) Government Office Building"*

Total P.M. Peak Hour Trips: 86 peak hour trips

Potential Trips - Proposed Land Use Designation

Proposed Designation: Commerce

Potential Development: 27,000 square feet of commerce use

Trip Generation Rate: "ITE Equation (820) Shopping Center"

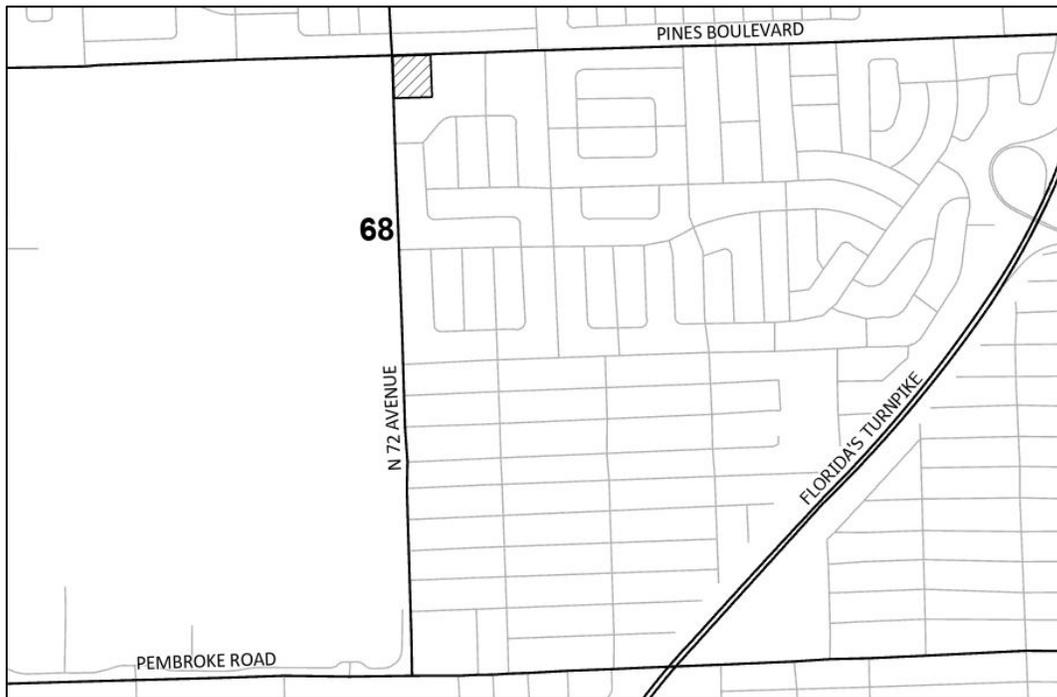
Total P.M. Peak Hour Trips: 220 peak hour trips

Net P.M. Peak Hour Trips **+ 134 peak hour trips**

*Institute of Transportation Engineers (ITE) traffic generation equations from "Trip Generation - Tenth Edition," the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.

TRAFFIC ANALYSIS (continued)

Graphic of Impacted Roadway Segments of the Regional Transportation Network:



Impacted Regional Transportation Network Without the Proposed Amendment: Year 2040:

Roadway	Segment	Volume	Capacity	LOS
1. Southwest 72 Avenue	Pines Boulevard to Pembroke Road	1,007	1,197	D

Impacted Regional Transportation Network With the Proposed Amendment: Year 2040:

Roadway	Segment	Volume	Capacity	LOS
1. Southwest 72 Avenue	Pines Boulevard to Pembroke Road	1,075	1,197	D

PLANNING COMMENTS

The proposed amendment is projected to increase traffic on the regional transportation network by approximately 134 p.m. peak hour trips at the long-term planning horizon. Distribution of the projected additional p.m. peak hour trips indicates that the proposed amendment is projected to significantly impact Southwest 72 Avenue, between Pines Boulevard/Hollywood Boulevard and Pembroke Road. However, this segment is projected to operate at an acceptable level of service (LOS) “D,” with or without the addition of the trips generated by the proposed amendment.

ATTACHMENT 3



Transportation Department

TRANSIT DIVISION- Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382



VIA EMAIL

August 4, 2021

Julie Bernal
Planner Trainee
Broward County Planning Council
115 South Andrews Ave, Room 307
Fort Lauderdale, FL 33301

RE: PC 21-12 – Pembroke Pines LUPA

Dear Ms. Bernal:

Broward County Transit (BCT) has reviewed your correspondence dated July 14, 2021, regarding a Land Use Plan Amendment (LUPA) located on the Southeast corner of Pines Boulevard and Southwest 72 Avenue in the City of Pembroke Pines for current and planned transit service. The current transit service provided within a quarter mile of the amendment site includes BCT fixed route 7. Please refer to the following table for detailed information.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
7	Weekday	5:00a – 11:17p	25/50 minutes
	Saturday	5:00a – 11:17p	30/60 minutes
	Sunday	8:40a – 9:28p	30/60 minutes

As part of the 30 year [Mobility Advancement Program](#), BCT plans to implement several fixed route bus improvements, including shorter headways and increased span of service to better meet passenger needs. Rapid Bus service via Pines/Hollywood Boulevard, between Flamingo Road and Young Circle, are currently prioritized for study as part of a countywide Transit Systems Plan.

Please be advised that capital improvements to existing or future bus stops located adjacent or within the amendment site will be addressed during the project's development review process.

BCT has adequate capacity for current and planned services to meet additional service demand as described in this proposed LUPA. BCT recommends that any proposed (re)development on the amendment site be designed to provide safe movement for pedestrians and bicycles including transit connectivity between the existing sidewalk / bicycle network and proposed future bus stops.



Transportation Department

TRANSIT DIVISION- Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

Please feel free to call me at 954-357-8387 or email me at Dimunoz@broward.org if you require any additional information or clarification on this matter.

Sincerely,

Diego B. Munoz

Diego B. Munoz
Planner
Service and Strategic Planning

Broward County Board of County Commissioners

Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Dale V.C. Holness • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine
www.broward.org

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT

**LAND USE NON-RESIDENTIAL
SBBC-3117-2021
County No: PC 21-12
WAWA Trinity Lutheran Church**

August 4, 2021



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

ATTACHMENT 4

RECEIVED
8/5/2021

SCHOOL CONSISTENCY REVIEW REPORT LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION															
Date: August 4, 2021	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">Units Permitted <input style="width: 50px; text-align: center;" type="text" value="0"/></td> <td style="width: 50%; border: none;">Units Proposed <input style="width: 50px; text-align: center;" type="text" value="0"/></td> </tr> </table>	Units Permitted <input style="width: 50px; text-align: center;" type="text" value="0"/>	Units Proposed <input style="width: 50px; text-align: center;" type="text" value="0"/>	Existing Land Use: Religious institution													
Units Permitted <input style="width: 50px; text-align: center;" type="text" value="0"/>	Units Proposed <input style="width: 50px; text-align: center;" type="text" value="0"/>																
Name: WAWA Trinity Lutheran Church	NET CHANGE (UNITS):	Proposed Land Use: Commerce															
SBBC Project Number: SBBC-3117-2021	Students	Current Zoning: Religious institution															
County Project Number: PC 21-12	<table style="width: 100%; border: none;"> <tr> <td style="width: 15%; border: none;">Perm</td> <td style="width: 15%; border: none;">Proposed</td> <td style="width: 15%; border: none;">NET CHANGE</td> </tr> <tr> <td style="border: none;">Elem</td> <td style="border: none; text-align: center;">0</td> <td style="border: none; text-align: center;">0</td> </tr> <tr> <td style="border: none;">Mid</td> <td style="border: none; text-align: center;">0</td> <td style="border: none; text-align: center;">0</td> </tr> <tr> <td style="border: none;">High</td> <td style="border: none; text-align: center;">0</td> <td style="border: none; text-align: center;">0</td> </tr> <tr> <td style="border: none;">Total</td> <td style="border: none; text-align: center;">0</td> <td style="border: none; text-align: center;">0</td> </tr> </table>	Perm	Proposed	NET CHANGE	Elem	0	0	Mid	0	0	High	0	0	Total	0	0	Proposed Zoning: Commerce
Perm	Proposed	NET CHANGE															
Elem	0	0															
Mid	0	0															
High	0	0															
Total	0	0															
Municipality Project Number: PH 2020-02		Section: 14															
Owner/Developer: Trinity Lutheran Church, Inc.		Township: 51 S															
Jurisdiction: Pembroke Pines		Range: 41 E															

Comments

This land use plan amendment does not include residential use and as such, is not anticipated to generate additional students into Broward County Public Schools. Additionally, the site is not located directly adjacent to existing public schools and as proposed, will not have direct physical impact on Broward County Public Schools.

August 4, 2021

Date

Reviewed By:

Mohammed Rasheduzzaman

Signature

Mohammed Rasheduzzaman, AICP

Name

Planner

Title

ATTACHMENT 5

EPGMD Environmental Comments
PC 21-12
Page 1



ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT REVIEW AND COMMENTS ON PROPOSED BROWARD COUNTY LAND USE PLAN MAP AMENDMENT

For: Broward County Planning Council

Amendment No.: PC 21-12

Jurisdiction: Pembroke Pines

Applicant: Trinity Lutheran Church, Inc.

Size: Approximately 2.7 acres

Existing Use: Religious institution

Current Land Use Designation: Community

Proposed Land Use Designation: Commerce

Estimated Net Effect: Addition of 2.7 acres of commerce use
Reduction of 2.7 acres of community use

Location: In Section 14, Township 51 South, Range 41 East; generally located on the southeast corner of Pines Boulevard and Southwest 72 Avenue.

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

ANALYSIS AND FINDINGS

ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION

Wetlands - [CP: Objectives C8 and C9 Policies; BCLUP Strategy EP-2 and Policies 2.22.1, 2.22.2, 2.22.3]

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division determined that, at this time, there are no indications of wetlands within the boundaries of the plat.

Upland Resources (including Tree Preservation and Greenways) - [CP Objective C6 and Policies C6.1, C6.7, C6.10, C6.11; BCLUP Strategy CCR-2 and EP-3 and Policies 2.5.5, 2.23.3, 3.3.1]

Review of aerial photographs indicates that the subject site contains mature tree canopy. Development of the site must comply with the tree preservation regulations of the City of Pembroke Pines. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources.

Any issues with protected species (burrowing owls), will be addressed through the permitting process and coordination with FWC.

Contaminated Sites - [CP Policies C1.6, C2.1, C2.4, C2.5, C2.7, WM3.6; BCLUP Strategy EP-3 and Policy 2.5.5]

The list of known contaminated sites (from EPGMD's GIS Database of Contaminated Locations in Broward County) has been reviewed. There is **one (1)** listed contaminated site that was found within one-quarter mile of the proposed amendment location. See attached map and database for further information as it relates to the land use amendment site.

Because the proposed amendment location contains contaminated sites, please note that for any site overlying or containing potential or actual sources of pollution to ground or groundwater, the Environmental Engineering and Permitting Division's (EPPD) approval of an application for a building permit or approval to construct or alter shall not be granted until EPPD is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h), Broward County Code].

The interactive map of contaminated sites in Broward County can be found on the internet at <https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx>.

Any questions can be directed to (954) 519-1483 or EAR@broward.org. (MO 8/4/2021)

Solid Waste - [CP Policies (SW) 6.1.2, 6.1.3, 6.2.6, 6.2.7, 6.2.10, WM3.18; BCLUP Policies 2.11.8, 2.20.3, 2.20.13, 2.34.1, 3.4.3 and Implementation Regulations and Procedures – 1. Development Review Requirements]

There **are no** active or inactive solid waste facilities located within one mile of the proposed amendment (MO 8/4/2021)

ENVIRONMENTAL AND CONSUMER PROTECTION DIVISION

Wellfield Protection - [CP Policies (SW) 6.2.7, WM3.6, WM3.8, WM3.18; BCLUP Policies 2.26.1, 2.26.2, 2.26.3]

The proposed amendment site is not currently within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. (SC 07/28/2021)

SARA TITLE III (Community Right to Know) - [CP Policy C2.5, (SW) 6.2.10, 6.2.12, WM3.18; BCLUP Strategy EP-3 and Policy 2.5.5, 2.26.1]

The list of known SARA Title III Facilities in Broward County has been reviewed. There are no known SARA Title III Facilities on, adjacent to, or within ¼ mile of the proposed amendment site. (SC 07/28/2021)

Hazardous Material Facilities - [CP Policies C2.2, (SW) 6.2.6, 6.2.7, WM3.18; BCLUP Strategy EP-3 and Policy 2.26.21]

The list of known hazardous material facilities and storage tank facilities (from ECPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are four (4) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the four (4) facilities, two (2) are hazardous material facilities, one (1) is a storage tank facility, and one (1) is a facility that has both hazardous materials and storage tanks. (SC 07/28/2021)

A Hazardous Material Management Storage Tank Facility License shall be obtained prior to the construction, installation and operation of the storage tank and dispensing system pursuant to Chapter 27 Article X, Storage Tanks, Broward County Code of ordinances. The upper northern portion of the property is within the designated Zone 3 but outside Zone 2 of the City of Pembroke Pine Wellfield serviced by Well Numbers 10 and 11, and as such a Hazardous Material Wellfield License will not be required at this time pursuant to Chapter 27 Article XIII, Wellfield Protection, Broward County Code of ordinances.

ENVIRONMENTAL PLANNING & COMMUNITY RESILIENCE DIVISION

Air Quality - [CP Objective C1 and C2, and Policy C2.5, C2.6, C2.9, C2.10, (SW) 6.2.10; BCLUP Strategy EP-3 and Policies 2.9.2, 2.25.1]

The preliminary traffic analysis indicates that the proposed amendment would result in an increase **by 134 PM** peak hour trips per day compared to trips associated with the current designation. Based upon the trips generated and the projected levels of service on surrounding roadways, an amendment to the proposed land use designation can reasonably be assumed to have a **minimal impact** on air quality. Due to the existing road deficiencies, we highly recommend the use of alternative modes of transportation and adding native vegetation to reduce air quality impacts. There **are no** air permitted facilities located within half a mile of the proposed amendment site. (MO 8/6/2021)

Specially Designated Areas - [CP Objective C6 and policies C6.1, C6.3, C6.5, C6.6, C7.2, C7.4; BCLUP Strategies EP-3, IG-3 and Policies 2.5., 2.12.4, 2.23.1, 2.23.2, 2.23.3, 2.29.1, 3.3.7, 3.3.9, 3.3.10, Implementation Regulations and Procedures - 7. Criteria and Procedures For Environmentally Sensitive Lands And Local Areas of Particular Concern]

County specially designated areas, e.g. Natural Resource Areas, Native Vegetative Communities Category Local Areas of Particular Concern, Urban Wilderness Inventory sites, do not exist within the boundaries of the proposed amendment site.

Protected Natural Lands – The project site is not included, nor is it adjacent to any site in the Protected Natural Lands Inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Inventory provides information regarding the ownership and management for each of the Protected Natural Lands and may be accessed at: <http://www.broward.org/NaturalResources/LandStewardship/Pages/NaturalLands.aspx>

Marine and Riverine Resources - [CP Objectives CM1, CM4 and Policies C.7.7 C7.6, C7.8; BCLUP Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.24.2, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 2.28.1, 3.3.4, 3.3.7, 3.3.9, 3.3.12]

The proposed land use designation is not expected to have an impact on marine or riverine resources. Impacts to resources require review and licensing under Article XI of Chapter 27, Broward County Code of Ordinances.

Priority Planning Areas for Sea Level Rise – [CP Policies CC1.7, CC2.1, CC2.9, CC2.10, CC2.12, CC2.14, CC2.15, CC3.6, CM2.6; BCLUP Strategy CCR-2 and Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5, 2.21.6, 2.21.7]

The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 2070. In review of land use plan amendments, the County requires the applicant to demonstrate that the project will not increase saltwater intrusion or areawide flooding, not adversely affect groundwater quality or environmentally sensitive lands, and that subsequent development will be served by adequate stormwater management and drainage facilities.

The County also strongly discourages those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. The County will take into consideration sea level rise and flood protection mitigation strategies and requirements included within the city's local comprehensive plans and/or development regulations, or improvements committed to by the applicant which would mitigate or enhance flood protection and adaptation from rising sea levels.

While the County encourages applicants to consider these and other impacts from climate change during the site planning process, the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore, Broward County Land Use Plan Policies 2.21.1, 2.21.5 and Comprehensive Plan Policies CC2.1, CC2.12 and CC2.14, do not apply to the review of this project.

NatureScape Program – [CP Policies C6.8, CC3.9, WM3.33, WM4.17; BCLUP 2.20.14, 2.20.17]

NatureScape is about creating Florida-friendly landscapes that conserve water, protect water quality, and create wildlife habitat. Development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. Information regarding Naturescape can be accessed at: <http://www.broward.org/NatureScape/Pages/Default.aspx>

Surface Water Management - [CP Policies BMSD1.2.2, BMSD1.1.3, BMSD1.2.3, IC7.4, WM2.4, WM2.5, WM3.4, WM3.5, WM3.9, WM3.10, WM3.15, WM3.23, WM3.34, WM4.6, CM6; BCLUP Strategy CCR-2, EP-2, DP-2, and Policies 2.12.5, 2.21.1, 2.21.3, 2.21.5, 2.21.7, 2.24.1, 2.24.2, 2.24.4, 2.24.5, 2.26.5]

The proposed amendment site is located within the jurisdiction of the South Florida Water Management District (SFWMD), the City of Pembroke Pines and Broward County. Development within the site will be required to meet the drainage standards of Broward County and the South Florida Water Management District. Successful compliance with the criteria established should result in reducing the potential danger from flooding and maintaining the quality of surface waters. A surface water management permit may be needed prior to any construction on the site.

The property is in Flood Zone X (shaded) or 0.2% Annual Chance Flood Hazard (500-year floodplain). Being in Zone X, there is possibility of a Letter of Map Amendment (LOMA), therefore you do not need to contact the Floodplain Manager for the City

Water Recharge - [CP Policies WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Policies 2.5.5, 2.26.1]

The proposed land use designation would involve a moderate percentage of impervious area. The development resulting from the proposed land use designation could result in a net decrease in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation would be minor, since the allowable impervious will decreased by 15% on a 2.7 acre site.

This impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

We suggest that the design of future development on the site maintain or increase current observable open space in as much as possible, to offset impacts on recharge capacity on the property. Open space can include but not be limited to stormwater retention, ponds, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer.

Please see attached Water Recharge Questionnaire.

BROWARD COUNTY PLANNING COUNCIL
WETLAND RESOURCE QUESTIONNAIRE
as completed by the
ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT
DEPARTMENT

I. Description of the Site and Proposed Amendment

For: Broward County Planning Council

Applicant: Trinity Lutheran Church, Inc.

Amendment No.: PC 21-12

Jurisdiction: Pembroke Pines

Size: Approximately 2.7 acres

Existing Use: Religious institution

Current Land Use Designation: Community

Proposed Land Use Designation: Commerce

Estimated Net Effect: Addition of 2.7 acres of commerce use
Reduction of 2.7 acres of community use

Location: In Section 14, Township 51 South, Range 41 East; generally located on the southeast corner of Pines Boulevard and Southwest 72 Avenue.

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

II. Wetland Review

A. *Are wetlands present on subject property?* No

B. *Describe extent (i.e. percent) of wetlands present on subject property.*

C. *Describe the characteristics and quality of wetlands present on subject property.*

D. *Is the property under review for an Environmental Resource License?* No

E. *Has the applicant demonstrated that should the proposed Land Use designation be approved, the proposed project will be consistent with the requirements of Article XI, Chapter 27 of the Broward County Code of Ordinances?*

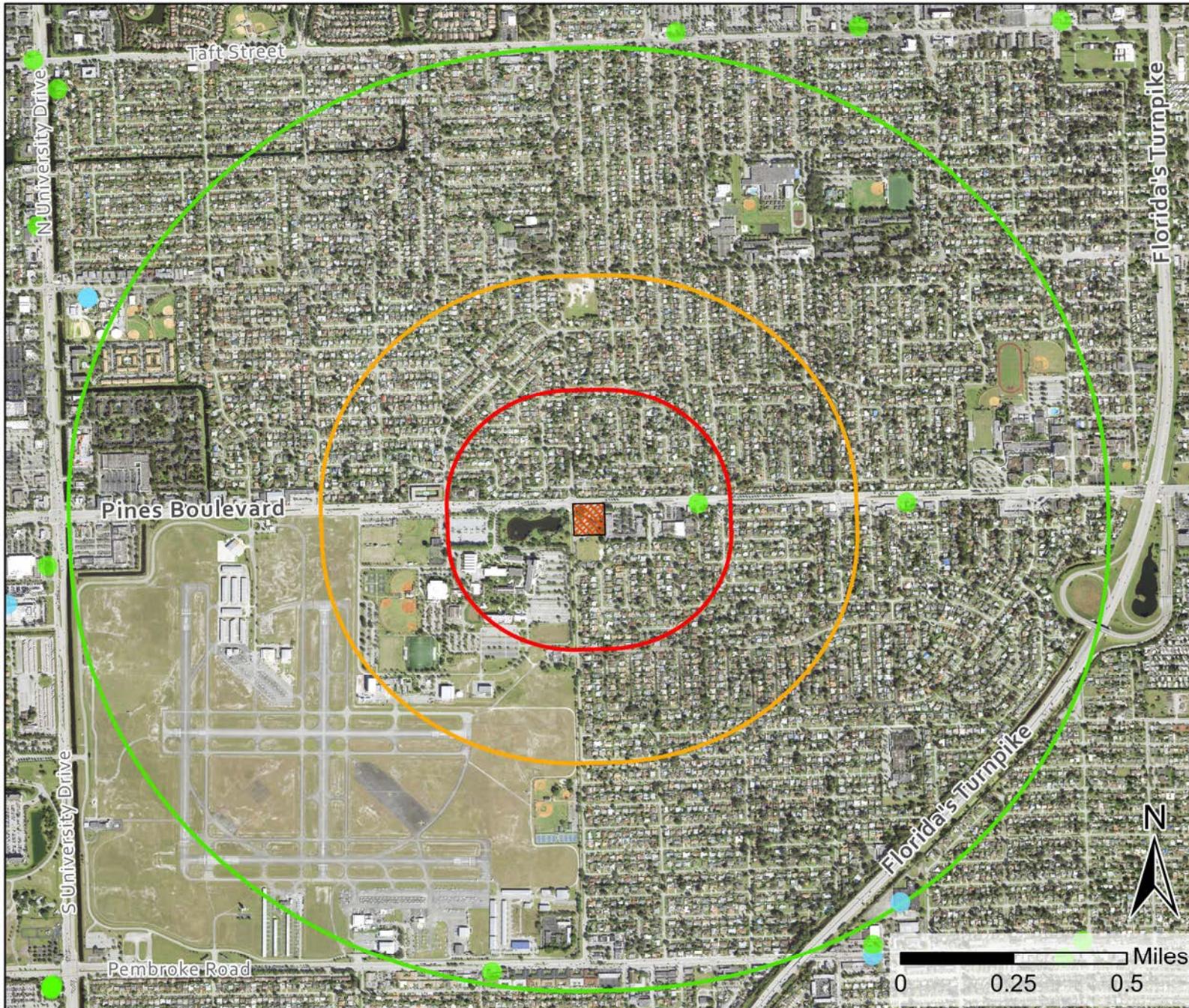
Wetland Resource Questionnaire
PC 21-12

III Comments:

The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at <https://www.fleppc.org/list/list.htm>.

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Engineering and Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

Completed by: Linda Sunderland, PWS
Environmental Program Supervisor



	Proposed Site
	Contaminated Sites
	Solid Waste Facilities
	Air State Permitted Facilities
	Quarter Mile Buffer
	Half Mile Buffer
	One Mile Buffer

Generated for location purposes only. Marker size is a visual aid and neither represents exact location nor area of designated facility.

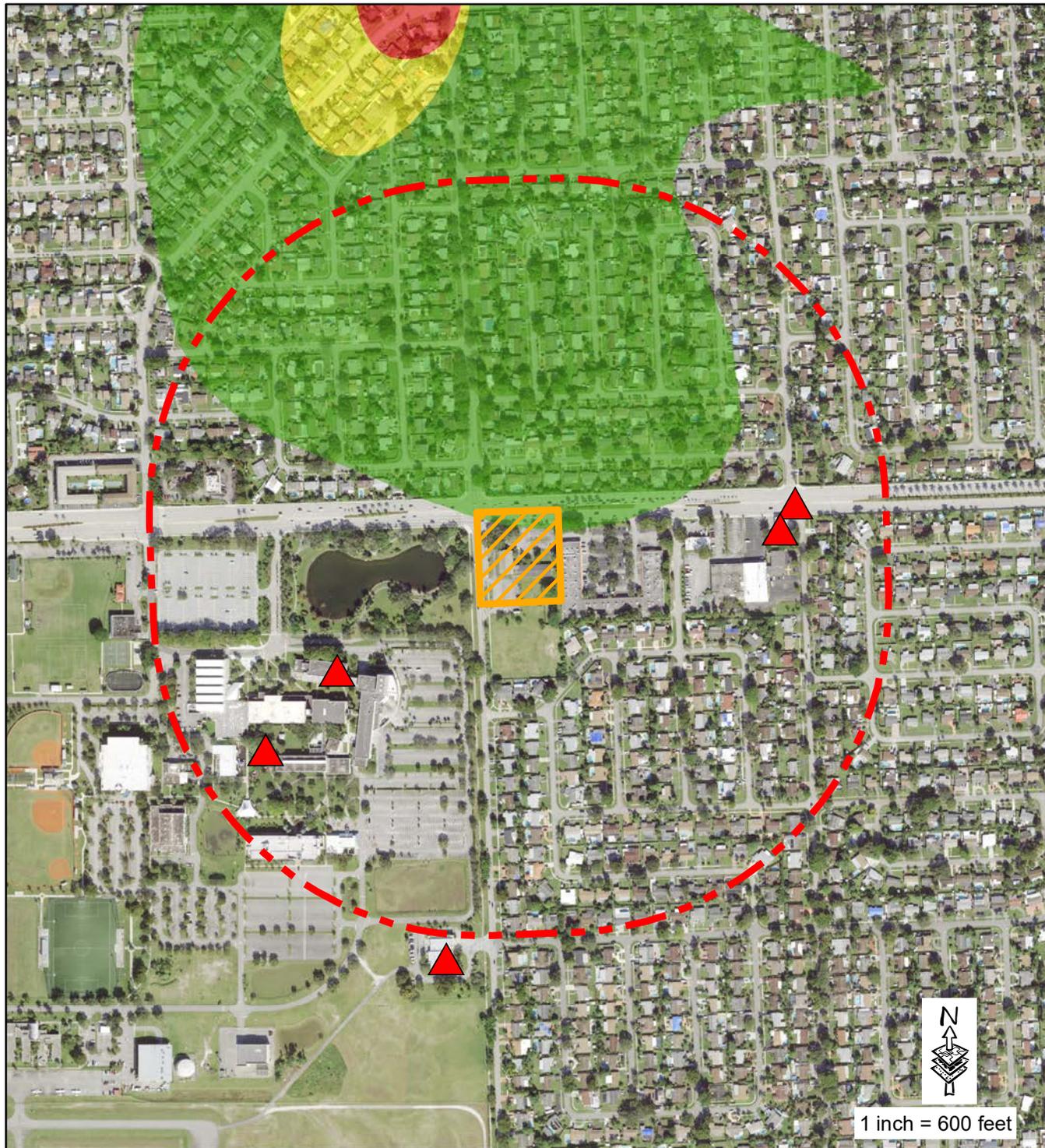
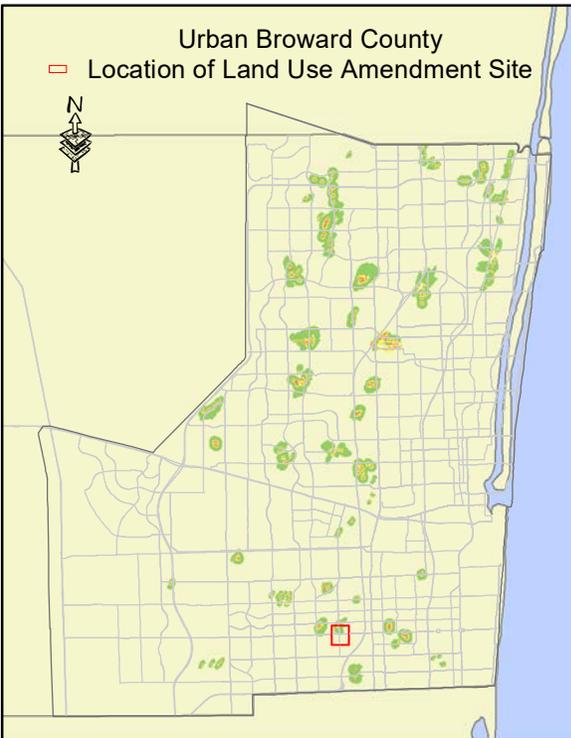
Prepared by: LAKINCI 7/30/2021
 Environmental Engineering and Permitting Division

Contaminated Sites

Site Number	Facility Name	Street Address	City	Zip Code	Pollutant	Facility Type	DEP Facility Number	Active
SF-1213	AMOCO STATION #2216	7000 PINES BLVD	Pembroke Pines	33024	Petroleum	Gas Station	68502208	Y

Hazardous Materials Facilities within, adjacent to, or in close proximity (0.25 miles) of Land Use Amendment			
Name of Facility	Address	Type of Facility based on SIC	Type of License
Tires D & G Auto Repair	7000 PINES BLVD, Pembroke Pines, FL 33024	7538 - General Automotive Repair Shops	Hazardous Materials
Broward College, South Campus	7200 HOLLYWOOD BLVD, Pembroke Pines, FL 33024	8221 - Colleges, Universities, and Professional Schools	Hazardous Materials & Storage Tank
T-Mobile - 6FB1230B	7200 PINES BLVD, Hollywood, FL 33024	4812 - Radiotelephone Communication	Hazardous Materials
Pine U Gas	7000 PINES BLVD, Pembroke Pines, FL 33024	5541 - Gasoline Service Stations	Storage Tank

Land Use Amendment Site: LUA PC 21-12



Land Use Amendment Map Legend

- ▲ Hazardous Materials Facility
- ★ Sara Title III 302 Facility
- - - 0.25 Mile Buffer
- ▨ Proposed Amendment Site
- Wellfield Zone 1
- Wellfield Zone 2
- Wellfield Zone 3

Miles 0 0.125 0.25

Environmental and Consumer Protection Division review of Land Use Amendments for presence of hazardous materials and community right to know sites within urban Broward County. Review includes also the location of Wellfield Protection Zones. The display is generated for location purposes only. Marker (if present) is a visual aid and neither represents exact location nor distance to project site. If data are associated, data are provided "as is".

The division does not accept responsibility for damages suffered as a result of using, modifying, contributing or distributing the materials.

Prepared by: SCHRISTINE - August 2021
 Environmental and Consumer Protection Division



1 inch = 600 feet

**BROWARD COUNTY PLANNING COUNCIL
WATER RECHARGE QUESTIONNAIRE
as completed by
ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT**

I. Information about the Proposed Amendment

Amendment No.: PC 21-12

Jurisdiction: Pembroke Pines

Applicant: Trinity Lutheran Church, Inc.

Size: Approximately 2.7 acres

Existing Use: Religious institution

Current Land Use Designation: Community

Proposed Land Use Designation: Commerce

Location: In Section 14, Township 51 South, Range 41 East; generally located on the southeast corner of Pines Boulevard and Southwest 72 Avenue.

II. Water Recharge Review based on Broward County Land Use Plan Designations

A. Describe the general impacts of the current land use designation on water recharge:

Current Land Use Designation: 2.7 acres of Community

A typical value for an impervious area produced by this type of development is approximately 85 percent.

B. Describe the general impacts of the proposed land use designation on water recharge:

Proposed Land Use Designation: 2.7 acres of Commerce

A typical value for an impervious area produced by this type of development is potentially 70% percent.

C. Describe the general impacts of the proposed land use change on water recharge:

Estimated Net Effect:

Addition of 2.7 acres of commerce use

Reduction of 2.7 acres of community use

III. Analysis of Impact of Change in Land Use Designation

The purpose of this review is to consider County policies regarding water recharge. Aquifer recharge is one of several significant methods that will aid in the protection and conservation of the Surficial Aquifer System. Therefore, the County will continue to promote the development of alternative water supply strategies, including Aquifer recharge, and protect the quality of our potable water supply sources. [Applicable County Policies include: CP WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Strategy CCR-3; Policies 2.5.5, 2.26.1, 2.26.2]

The proposed land use designation would involve a moderate percentage of impervious area. The development resulting from the proposed land use designation could potentially result in a net decrease in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation is expected to be minor, since the allowable impervious will decreased by 15% on a 2.7 acre site.

This impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

IV. Comments

We suggest that the design of future development on the site maintain or increase current observable open space in as much as possible, to offset impacts on recharge capacity on the property. Open space can include but not be limited to stormwater retention, ponds, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer.

Prepared by: S. Forelle, Broward County Environmental Planning & Community Resilience Div.

ATTACHMENT 6



PARKS AND RECREATION DIVISION • Administrative Offices
950 N.W. 38th St. • Oakland Park, FL 33309-5982 • 954-357-8100 • TTY 954-537-2844 • FAX 954-357-5991

*Winner of the National Gold Medal Award for Excellence in Park and Recreation Management
Accredited by the Commission for Accreditation of Park and Recreation Agencies (CAPRA)*

MEMORANDUM

August 18, 2021

To: Barbara Blake Boy, Executive Director
Broward County Planning Council

Thru: Dan West, Director *Dan West*
Parks and Recreation Division

From: Linda Briggs Thompson, Environmental Program Manager *LBT*
Parks and Recreation Division

Re: **Land Use Plan Amendment Comments**
Proposed Amendment PC 21-12, WaWa LUPA (Pembroke Pines)

Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan for WaWa (Pembroke Pines). Our comment is as follows:

PC 22-1 No objections to the Land Use Plan Amendment. However, staff has noted that burrowing owl (*Athene cunicularia*) nests have been present on the south end of the parcel, south of the existing parking lot and south of the identified project area. Burrowing owls are listed by the State of Florida as a threatened species and permits must be obtained by Florida Fish and Wildlife Conservation Commission prior to disturbing their nests.

If you or your staff has any questions about our comments, please call me at 954-357-8120.

ATTACHMENT 7

Bernal, Julie

From: Amanda Martinez <amartinez@dmbblaw.com>
Sent: Wednesday, September 22, 2021 8:15 AM
To: Bernal, Julie
Cc: Dwayne Dickerson; 'Patrick O'Leary'
Subject: FW: Land Use Plan Amendment - PC 21-12

Hi Julie,

Please see the response below from the client regarding the burrowing owls located on the site.

Amanda Martinez, Land Planner
Dunay, Miskel and Backman, LLP
14 SE 4th Street, Suite 36
Boca Raton, FL 33432
Tel (direct): (954)304-7755
Tel(main): 561-405-3300
Fax: (561)409-2341
E-mail: amartinez@dmbblaw.com

From: Patrick O'Leary <patrick@bluepeninsula.net>
Sent: Tuesday, September 21, 2021 5:35 PM
To: Amanda Martinez <amartinez@dmbblaw.com>
Cc: Dwayne Dickerson <ddickerson@dmbblaw.com>
Subject: RE: Land Use Plan Amendment - PC 21-12

Amanda:

We acknowledge the burrowing owls currently on site and have contracted with Project Perch, South Florida Audubon Society, to pursue the permits and construct new burrows on site for the owls.

Please let me know if you need any additional information.

Regards,

Patrick

Patrick O'Leary

President
(248) 797-0003 | patrick@bluepeninsula.net

Blue Peninsula

Real Estate | Luxury Homes

20411 W. 12 Mile Road, Suite 200 | Southfield, MI 48076

ATTACHMENT 8



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
115 S. Andrews Avenue, Room 329K • Fort Lauderdale, Florida 33301 • 954-357-6634 • FAX 954-357-8655

DATE: August 10, 2021

TO: Barbara Blake Boy, Executive Director
Broward County Planning Council

FROM: Josie P. Sesodia, AICP, Director
Planning and Development Management Division

SUBJECT: Broward County Land Use Plan
Review of Proposed Amendment – Pembroke Pines PC 21-12

Digitally signed by JOSIE
SESODIA
Date: 2021.08.10
12:58:00 -04'00'

The Broward County Planning and Development Management Division (PDMD) staff has reviewed proposed amendment PC 21-12. The subject site is located in Pembroke Pines involving 2.7 acres. The amendment proposes:

Current Designations: Community

Proposed Designation: Commerce

*Estimated Net Effect: Addition of 2.7 acres of Commerce use
Reduction of 2.7 acres of Community use*

Item 7 – Analysis of Natural and Historic Resources

- A. The County’s archaeological consultant reviewed the application, and based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), determined that the proposed project will have no adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity.
- B. Comments and recommendations pertaining to this land use plan amendment for historic/archaeological resources:
1. The subject property is located within the City of Pembroke Pines, within the jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32).
 2. If, in the event that unmarked burials are discovered, then, pursuant to Florida State Statutes, Chapter 872.05, “all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist.”

Contact: Broward County Medical Examiner
5301 S.W. 31st Avenue
Fort Lauderdale, Florida 33312
Telephone: (954) 357-5200
Fax: (954) 327-6580
Email: Med_Exam_Trauma@broward.org
Website: <http://www.broward.org/MedicalExaminer>

Item 8 - Affordable Housing

The Planning and Development Management Division (PDMD) staff reviewed this application and determined that it is not subject to BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document as no residential units are proposed for this amendment.

Item 11 – Redevelopment Analysis

The proposed amendment site is not located within an identified redevelopment area.

Item 12 – Intergovernmental Coordination

The proposed amendment site is located approximately one-quarter (1/4) mile east of Broward County’s North Perry Airport. The site’s northern boundary is adjacent to the City of Hollywood, separated by Pines/Hollywood Boulevard (SR 820).

cc: Leonard Vialpando, Director, Environmental Protection and Growth Management Department
Ralph Stone, Director, Housing Finance and Community Redevelopment Division
Darby Delsalle, AICP, Assistant Director, Planning and Development Management Division
Susanne Carrano, Senior Planner, Planning and Development Management Division
Heather Cunniff, AICP, Planning Section Supervisor, Planning and Development Management Division
Richard Ferrer, Historic Preservation Officer, Planning and Development Management Division

JS/smc

ATTACHMENT 9



Public Works Department – Water and Wastewater Services

WATER MANAGEMENT DIVISION

2555 West Copans Road • Pompano Beach Florida 33069 • PHONE: 954-831-0751 • FAX: 954 831-3285

July 20, 2021

Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301
Attn: Julie Bernal, Planner Trainee
[Via email to jubernal@broward.org](mailto:jubernal@broward.org)

SUBJECT: PC 21-12 WaWa Pembroke Pines
Land Use Plan Amendment – Drainage Analysis

Dear Ms. Bernal:

The information in the above-captioned land use plan amendment (LUPA) is essentially correct. Our office has no objection to this LUPA.

Sincerely,

A handwritten signature in blue ink that reads "Susan Juncosa".

Susan Juncosa
Natural Resource Specialist
Broward County Water Management Division
2555 W. Copans Road, Pompano Beach, FL 33069
Office:(954)-831-0778
E-mail: sjuncosa@Broward.org