



City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	August 13, 2020	Application ID:	MSC 2020-10
Project:	Nuevo Comienzo Church	Project Number:	N/A
Project Planner:	Cole Williams, Planner / Zoning Technician		
Owner:	Jorge Vanegas	Agent:	Jorge Vanegas
Location:	20841 Johnson Street Unit 102		
Existing Zoning:	PUD (Planned Unit Development)	Existing Land Use:	Industrial
Reference Applications:	MSC 2018-03, ZV 2017-19, MSC 2011-12, MSC 2007-100, SP 2005-42, SP 2005-22		
Applicant Request:	Non-concurrent parking agreement for new Church.		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director:  Planning Administrator: 		

Project Description / Background

Jorge Vanegas, agent, is requesting approval of a non-concurrent parking agreement for Nuevo Comienzo Church located with the Chapel Trail Trade Center at 20841 Johnson Street unit 102.

Chapel Trail Trade Center was approved through SP 2005-22. In 2017, zoning variance (ZV 2017-19) was approved allowing 638 parking spaces instead of the required 710 parking spaces to allow 1 space (72 total) per owner unit reserved between the hours of 9:00 am to 5:00 pm only. Additionally, in 2018 through MSC 2018-03 a non-concurrent parking agreement was approved for Everglades Community Church.

PARKING

The Chapel Trail Trade Center contains 638 parking spaces for public use. The applicant has provided an hourly required parking count for this property based on the current tenants. Based on the analysis provided, the peak number of parking spaces required based on current uses and hours of operation is 633.7 (Monday – Friday 5:00am – 5:00pm), which does not exceed the provided amount (638). Nuevo Cominezo Church will operate on Sundays between 11:00am and 12:30pm. The analysis shows that based on current uses only 141.1 parking spaces are required on Sunday of the 638 provided.

Staff Recommendation: Approval of this application based on the uses described in the attached chart. If the intensity of uses or days of operation change and such change results in an increase of parking required per day, then the applicant will need to amend this agreement.

Enclosed: Miscellaneous Plan Application
Memo from Planning Division, (8/5/20)
Memo from Zoning Administrator, (8/5/20)
Miscellaneous Plan
Site Aerials



City of Pembroke Pines Planning and Economic Development Department Unified Development Application

Planning and Economic Development
City Center - Third Floor
601 City Center Way
Pembroke Pines, FL 33025
Phone: (954) 392-2100
<http://www.ppines.com>

Prior to the submission of this application, the applicant must have a pre-application meeting with Planning Division staff to review the proposed project submittal and processing requirements.

Pre Application Meeting Date: _____

Plans for DRC _____ Planner: _____

Indicate the type of application you are applying for:

- | | |
|---|---|
| <input type="checkbox"/> Appeal* | <input type="checkbox"/> Sign Plan |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Site Plan* |
| <input type="checkbox"/> Delegation Request | <input type="checkbox"/> Site Plan Amendment* |
| <input type="checkbox"/> DRI* | <input type="checkbox"/> Special Exception* |
| <input type="checkbox"/> DRI Amendment (NOPC)* | <input type="checkbox"/> Variance (Homeowner Residential) |
| <input type="checkbox"/> Flexibility Allocation | <input type="checkbox"/> Variance (Multifamily, Non-residential)* |
| <input type="checkbox"/> Interpretation* | <input type="checkbox"/> Zoning Change (Map or PUD)* |
| <input type="checkbox"/> Land Use Plan Map Amendment* | <input type="checkbox"/> Zoning Change (Text) |
| <input type="checkbox"/> Miscellaneous | <input type="checkbox"/> Zoning Exception* |
| <input type="checkbox"/> Plat* | <input type="checkbox"/> Deed Restriction |

INSTRUCTIONS:

1. All questions must be completed on this application. If not applicable, mark **N/A**.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually).
4. Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with *).
5. All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
6. Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with *).
7. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
8. Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

Staff Use Only

Project Planner: _____ Project #: PRJ 20____ - ____ Application #: _____

Date Submitted: ____/____/____ Posted Signs Required: (____) Fees: \$_____

SECTION 1-PROJECT INFORMATION:Project Name: NUEVO COMIENZO, INCProject Address: 20841 JOHNSON ST. UNIT 102 PEMBROKE PINES, FL 33029Location / Shopping Center: CHAPEL TRAIL

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): _____

Plat Name: _____ Traffic Analysis Zone (TAZ): _____

Legal Description:

Has this project been previously submitted?

Yes

☒ No

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: GLORIA E VANEGAS

Owner's Address: 20841 JOHNSON ST. UNIT 101 PEMBROKE PINES

Owner's Email Address: ACADEMYSIMU@GMAIL.COM

Owner's Phone: 954-450-4666 Owner's Fax: 954-435-9830

Agent: N/A

Contact Person: N/A

Agent's Address: N/A

Agent's Email Address: N/A

Agent's Phone: N/A Agent's Fax: _____

All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

Zoning: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

PROPOSED

Zoning: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT ZONING

North: _____

South: _____

East: _____

West: _____

ADJACENT LAND USE PLAN

North: _____

South: _____

East: _____

West: _____

Code Section: _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

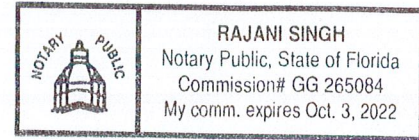
Existing County Land Use: _____

Requested County Land Use: _____

WILL BE TEACHING BIBLE STUDIES ALSO
TEENS, COUPLES COUNSELING SERVICES

Bhavan Bhavan 08/03/2020
Signature of Owner Date

Sworn and Subscribed before me this 08 day
of 03, 20 20



N/A Rajani Singh Oct 3rd 2022
Fee Paid Signature of Notary Public My Commission Expires

AGENT CERTIFICATION

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Signature of Agent Date

Sworn and Subscribed before me this _____ day
of _____, 20 _____

Fee Paid Signature of Notary Public My Commission Expires

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: August 5, 2020
To: MSC 2020-10 file
From: Cole Williams, Planner / Zoning Technician
Re: Nuevo Cominezo Church Non-Concurrent.

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

PLANNING HAS NO COMMENTS REGARDING THIS APPLCIATION.

MEMORANDUM

August 5, 2020

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2020-10 (Nuevo Comienzo Non-Concurrent Parking)

All of my comments have been satisfied.

Bldg 20841	Usage	new name	Hours	Tenant	Area in SqFt	Office Sq.Ft.	Warehouse Sq.Ft.	Church Sq.Ft.	Days Usage	Operation	Mon-Fri		Sat		Sun	
Unit #											5a-5p	5p-9p	5a-5p	5p-9p	5a-5p	5p-9p
101	Office	Shaolin Academy	M-F 2 to 7 pm	Shaolin Kung Fu Academy	3,216.0	3,216.0	0.0	0.0	M-F	2 pm - 7:30 pm	11.3	11.3	0.0	0.0	0.0	0.0
102	Church	Nuevo Comienzo Inc.	Sunday 11:00am - 12:30	Nuevo Comienzo Inc.	2,991.0	0.0	0.0	2,991.0	Sunday	11am-12:30pm	0.0	0.0	0.0	0.0	25.5	0.0
103	Community Services	Abiding Grace	Sunday 6:15 pm	Filipino-American Church	2,991.0	0.0	0.0	2,872.0	Sunday	9 am - 9 pm	0.0	0.0	0.0	0.0	0.0	25.5
104	Medical Office	sun east dental	M-F 8 to 5 pm	Sun East Dental	2,991.0	2,872.0	0.0	0.0	M-F	8 am - 5 pm	16.5	0.0	0.0	0.0	0.0	0.0
105	Office Warehouse	Resof	M-F 8 to 5 pm	Resof	9,047.0	4,371.0	4,676.0	0.0	M-F	8 am - 5 pm	20.0	0.0	0.0	0.0	0.0	0.0
106	Office Warehouse															
107	Office Warehouse															
108	Office Warehouse	Walter and Patricia Sanchez		Engineering Resources Group	2,991.0	2,872.0	0.0	0.0	M-F	9 am - 7 pm	10.1	10.1	0.0	0.0	0.0	0.0
109	Office Warehouse	Engineering Resources	M-F 9 to 5 pm	Engineering Resources Group	2,905.0	2,905.0	0.0	0.0	M-F	9 am - 6 pm	10.2	10.2	0.0	0.0	0.0	0.0
110	Office Warehouse	Dr G's Marine	M-F 9 to 5 pm	Dr. G's Marine Aquaculture	2,998.0	245.3	2,752.7	0.0	M-F	9 am - 5 pm	5.0	5.0	0.0	0.0	0.0	0.0
111	Office Warehouse	Luya Group	M-F 9 to 5 pm	Luya Group	4,319.0	4,319.0	0.0	0.0	M-F	9 am - 5 pm	15.1	0.0	0.0	0.0	0.0	0.0
113	Office	Academy of Arts	M-F 9-to 5 pm	Academy of Arts	4,376.0	4,376.0	0.0	0.0	M-F	2 pm - 9:30 pm	15.3	15.3	15.3	0.0	0.0	0.0
114	Office	Academy of Arts	Sat 10 to 6 pm	Academy of Arts	2,972.0	2,972.0	0.0	0.0	M-F	2 pm - 9:30 pm	10.4	10.4	10.4	0.0	0.0	0.0
115	Office Warehouse	AW Tees	M-F 9 to 5 pm	AW Tees	2,872.0	2,872.0	0.0	0.0	M-F	9 am - 5 pm	10.1	0.0	0.0	0.0	0.0	0.0
116	Office Warehouse	AW Tees	M-F 9 to 5 pm	AW Tees	3,110.0	3,110.0	0.0	0.0	M-F	9 am - 5 pm	10.9	0.0	0.0	0.0	0.0	0.0
Total SqFt					47,779.0	34,130.3	7,428.7	5,863.0		Total Parking	134.7	62.2	25.7	0.0	25.5	25.5

Bldg 20851	Usage	Tenant	Area in SqFt	Office Sq.Ft.	Warehouse Sq.Ft.	Church Sq.Ft.	Days Usage	Operation	Mon-Fri		Sat		Sun	
Unit #									5a-5p	5p-9p	5a-5p	5p-9p	5a-5p	5p-9p
101	Office	Vacant	3,413.0	3,413.0	0.0	0.0	M-F	9 am - 5 pm	11.9	0.0	0.0	0.0	0.0	0.0
102	Office Warehouse	Vacant	3,071.0	582.0	2,489.0	0.0	M-F	9 am - 5 pm	5.8	0.0	0.0	0.0	0.0	0.0
103	Warehouse	JC Karting	2,991.0	0.0	2,991.0	0.0	M-F	9 am - 6 pm	4.5	4.5	0.0	0.0	0.0	0.0
104	Warehouse	JC Karting	2,991.0	0.0	2,991.0	0.0	M-F	9 am - 6 pm	4.5	4.5	0.0	0.0	0.0	0.0
105	Office	HF Business Corp	2,991.0	2,991.0	0.0	0.0	M-F	9 am - 5 pm	10.5	0.0	0.0	0.0	0.0	0.0
106	Office Warehouse	M&A Windows	2,991.0	553.0	2,438.0	0.0	M-F	9 am - 6 pm	5.6	5.6	0.0	0.0	0.0	0.0
107	Office Warehouse	Good Chance Textiles	2,991.0	897.0	2,015.0	0.0	M-F	8am - 6pm	6.2	6.2	0.0	0.0	0.0	0.0
108	Office Warehouse	Garrison	2,991.0	897.0	2,015.0	0.0	M-F	9 am - 5 pm	6.2	0.0	0.0	0.0	0.0	0.0
109	Office Warehouse	Aeronate	2,991.0	897.0	2,015.0	0.0	M-F	8:30 am - 5:30 pm	6.2	0.0	0.0	0.0	0.0	0.0
110	Office Warehouse	Trashouts	2,991.0	897.0	2,015.0	0.0	M-F	6am - 8 pm	6.2	6.2	0.0	0.0	0.0	0.0
111	Warehouse	Resof	2,991.0	553.0	2,438.0	0.0	M-F	8 am - 5 pm	4.4	0.0	0.0	0.0	0.0	0.0
112	Warehouse	Resof	2,991.0	0.0	2,991.0	0.0	M-F	8 am - 5 pm	3.0	0.0	0.0	0.0	0.0	0.0
113	Office Warehouse	Corporate Cleaners	2,991.0	2,991.0	0.0	0.0	M-F	8 am - 7 pm	10.5	10.5	0.0	0.0	0.0	0.0
114	Office Warehouse	J&J Carpet	2,991.0	2,991.0	0.0	0.0	M-F	7:30 am - 6 pm	10.5	10.5	0.0	0.0	0.0	0.0
115	Community Services	Adams AME Church	2,991.0	2,991.0	0.0	0.0	Tuesday - Friday	10am - 2 pm	10.5	0.0	0.0	0.0	0.0	0.0
116	Community Services	Adams AME Church	2,991.0	0.0	0.0	2,991.0	Sunday	9 am - 5 pm	0.0	0.0	0.0	0.0	25.5	0.0
117-118	Office Warehouse	A to Z Nutrition Intl Inc	6,027.0	5,982.0	0.0	0.0	M-F	7 am - 5 pm	20.9	0.0	0.0	0.0	0.0	0.0
119	Office Warehouse	Vacant	1,412.0	1,412.0	0.0	0.0	M-F	9 am - 5 pm	4.9	0.0	0.0	0.0	0.0	0.0
120	Instructional Serivces	Max Effort Gym	1,691.0	1,691.0	0.0	0.0	M-F	9 am - 5 pm	5.9	0.0	0.0	0.0	0.0	0.0
121	Office	Gerald and Susan Remillar	1,691.0	1,691.0	0.0	0.0	M-F	9 am - 5 pm	5.9	0.0	0.0	0.0	0.0	0.0
122	Office	Southeast Management	1,412.0	1,412.0	0.0	0.0	M-F	9 am - 5 pm	4.9	0.0	0.0	0.0	0.0	0.0
Total SqFt			60,591.0	32,841.0	24,398.0	2,991.0		Total Parking	148.9	47.8	0.0	0.0	25.5	0.0

Bldg #	2087 #	Usage	Tenant	Area in Sq Ft	Office Sq Ft	Warehouse Sq Ft	Church Sq Ft	Days Usage	Operation	Mon-Fri		Sat		Sunday		
Unit #										5a-5p	5p-9p	5a-5p	5p-9p	5a-5p	5p-9p	
101	Church	Everglades Community Church*		3,125.0	3,125.0	0.0	3,125.0	M-F; Saturday-Sunday	9 am - 5 pm (office), 5 pm - 9 pm (church); 9 am - 9 pm (church)	10.9	26.6	26.6	26.6	26.6	26.6	
102	Office Warehouse	Commpro LLC		2,927.0	2,927.0	0.0	0.0	M-F	8 am - 7 pm	10.2	10.2	0.0	0.0	0.0	0.0	0.0
103	Office Warehouse	Shred Monkeys		2,913.0	2,913.0	0.0	0.0	M-F	9 am - 5 pm	10.2	0.0	0.0	0.0	0.0	0.0	0.0
104	Office Warehouse			2,893.0	2,893.0	0.0	0.0	M-F	9 am - 5 pm	10.1	0.0	0.0	0.0	0.0	0.0	0.0
105	Church	The Way Fellowship		2,912.0	0.0	0.0	2,912.0	Tuesday; Sunday	7 pm - 9 pm, 9 am - 3 pm	10.2	24.8	0.0	0.0	26.6	0.0	
106	Office Warehouse	M Warehouse		2,899.0	1,364.0	1,535.0	0.0	M-F; Saturday	8 am - 6 pm; 9 am - 4 pm	7.1	6.8	7.1	0.0	0.0	0.0	0.0
107	Distribution Office	UN Fluid / Investgo (no answer)		2,995.0	2,925.0	0.0	0.0	M-F	9 am - 5 pm	10.2	0.0	0.0	0.0	0.0	0.0	0.0
108	Office Warehouse	Millenium Air Parts		3,000.0	2,945.0	0.0	0.0	M-F	9 am - 7 pm	10.3	10.3	0.0	0.0	0.0	0.0	0.0
109	Church	Pines West Congregation of Jehovah Witness		4,471.0	0.0	0.0	4,471.0	Tuesday-Thursday; Saturday-Sunday	6 pm - 8 pm; 9 am - 2 pm	15.3	38.0	38.0	0.0	38.0	0.0	0.0
111	Office Warehouse	Two Plus		4,367.0	4,367.0	0.0	0.0	Monday-Friday; Saturday	9:30 am - 6 pm; 11:30 am - 4 pm	15.3	0.0	15.3	0.0	0.0	0.0	0.0
112	Office Warehouse	Autoperformance		4,212.0	665.0	3,547.0	0.0	M-F	1 pm - 8 pm	7.6	3.3	0.0	0.0	0.0	0.0	0.0
113	Office Warehouse	La Moda Clothing		5,810.0	1,368.0	4,552.0	0.0	Monday-Friday; Saturday	10 am - 5pm	9.3	0.0	9.3	0.0	0.0	0.0	0.0
114	Office Warehouse															
115	Office Warehouse	Ingemel Development LLC		2,887.0	2,887.0	0.0	0.0	M-F	9 am - 6 pm	10.1	10.1	0.0	0.0	0.0	0.0	0.0
116	Office	KandoolT, LLC		3,229.0	3,126.0	0.0	0.0	M-F	8 am - 5 pm	10.9	0.0	0.0	0.0	0.0	0.0	0.0
		Total Area SqFt		48,640.0	31,505.0	9,634.0	10,508.0		Total Parking	147.9	130.1	96.2	26.6	91.1	26.6	

	Parking Usage					
	Mon		Sat		Sun	
	5a-5p	5p-9p	5a-5p	5p-9p	5a-5p	5p-9p
Building 20841	134.7	62.2	25.7	0.0	25.5	25.5
Building 20851	148.9	47.8	0.0	0.0	25.5	0.0
Building 20861	202.2	77.5	25.9	0.0	0.0	0.0
Building 20871	147.9	130.1	96.2	26.6	91.1	26.6
Total	633.7	317.6	147.8	26.6	142.1	52.1
Total Available	638					
ZV 2017-19	710					

