





**City of Pembroke Pines**  
**Planning & Economic Development Department**  
**601 City Center Way 3<sup>rd</sup> Floor**  
**Pembroke Pines FL, 33025**

## Summary

<b>Agenda Date:</b>	December 9, 2021	<b>Application ID:</b>	SUB 2021-01
<b>Project:</b>	Pines and 72nd Plat	<b>Project Number:</b>	PRJ 2020-10
<b>Project Planner:</b>	Joseph Yaciuk, Planning Administrator		
<b>Owner:</b>	Trinity Lutheran Church	<b>Agent:</b>	Dwayne L. Dickerson
<b>Location:</b>	South of Pines Boulevard and east of 72 Avenue	<b>Acreage:</b>	+/-4 Acres
<b>Existing Zoning:</b>	A (Agricultural)	<b>Proposed Zoning:</b>	B-3 (General Business) / A (Agricultural)
<b>Existing Land Use:</b>	Community Facility (CF)	<b>Proposed Land Use:</b>	Commercial (C) / Community Facility (CF)
<b>Reference Applications:</b>	PH 2020-02, ZC 2020-02		
<b>Applicant Request:</b>	Platting of property.		
<b>Staff Recommendation:</b>	<p><b>Transmit to City Commission with a favorable recommendation subject to the following:</b></p> <ol style="list-style-type: none"> <li>1. Recertification of the City Land Use Map.</li> <li>2. City Commission adoption of Zoning Change application ZC 2020-02.</li> <li>3. Satisfaction of Broward County comments.</li> <li>4. City Commission approval of a municipal dedication for a portion of this property.</li> </ol>		
<b>Reviewed for the Agenda:</b>	Director: <u></u>	Planning Administrator: <u></u>	
<b>Final:</b>	<input type="checkbox"/> Planning & Zoning Board	<input checked="" type="checkbox"/> City Commission	

## Project Description / Background

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Dwayne L. Dickerson, agent for owner Trinity Lutheran Church Inc., requests consideration to plat a +- 4 acres of property generally located south of Pines Boulevard and east of Southwest 72 Avenue. The property will be divided into 2 parcels with the following proposed development restrictions:

- Parcel A (2.02 acres) is the southernmost parcel and will be restricted to 12,500 square feet of church use.
- Parcel B (1.94 acres) is to the north of Parcel A and will be restricted to a convenience store with 16 fueling positions.

The subject property is part of the larger +-4.23 acre church property. The church plans to sell the subject +- 2 acres of the church property for the future construction of a new Wawa gas station. The existing church building on site will be demolished to make way for the gas station. It is anticipated that a new church building will be built on the portion of the property being retained by Trinity Lutheran.

On November 4, 2020, the City Commission passed on first reading a land use change for the +-2 acres (Parcel B) from Community Facilities (CF) to Commercial (C). Second reading of the land use change is expected within the next few months. On October 14, 2021, the Planning and Zoning Board approved a zoning change application to rezone same +-2-acre property (parcel B) from A (Agriculture) to B-3 (General Business). Both the land use plan amendment and the rezoning are required for the future Wawa to develop on site.

The applicant will be required to seek final land use plan amendment, rezoning, plat and site plan approvals prior to constructing the Wawa on this site. The pending land use application second reading ordinance, subject rezoning ordinance, and plat resolution for this property will be heard at City Commission at a later date.

A formal site plan application for the proposed Wawa gas station is expected to be submitted in the future. A conceptual plan has been supplied to the board for discussion purposes. The gas station plan will be subject to review through the site plan process which includes review by the Planning and Zoning Board.

### **SURROUNDING PROPERTIES:**

The existing zoning and land use plan designations of the surrounding properties to the subject site are as follows:

North – Pines Boulevard – City of Hollywood

East – General Business (B-3) / Commercial (C)

South – Residential Single Family (R1-C) / Low 5 Residential

West – Southwest 72 Avenue / Agricultural (A) / Community Facility (CF) – North Perry Airport



**ACCESS:**

Access to this property will be via the following:

- A 40' wide opening off of Southwest 72 Avenue
- A 40' wide opening off of Pines Boulevard

**ADDITIONAL DETAILS:**

A municipal dedication requirement for a portion of this property will also need to be accepted by City Commission as required under Section 154.36.

**Staff recommendation: Transmit to City Commission with a favorable recommendation subject to the following:**

1. **Recertification of the City Land Use Map.**
2. **City Commission adoption of Zoning Change application ZC 2020-02.**
3. **Satisfaction of Broward County comments.**
4. **City Commission approval of a municipal dedication for a portion of this property.**

**Enclosed:**

Plat Application  
Memo from Planning Division (11/29/21)  
Memo from Engineering Division (11/23/21)  
Memo from Zoning Administrator (11/2/21)  
Memo from Planning Division (11/1/21)  
Memo from Planning Division (9/14/21)  
Subject Site Aerial Photo  
Pines and 72<sup>nd</sup> Plat



# 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: City of Pembroke Pines

Received

SEP 13 2021

City of Pembroke Pines  
Planning and Economic Development

Indicate the type of application you are applying for:

- ☐ Appeal\*
- ☐ Comprehensive Plan Amendment
- ☐ Delegation Request
- ☐ DRI\*
- ☐ DRI Amendment (NOPC)\*
- ☐ Flexibility Allocation
- ☐ Interpretation\*
- ☐ Land Use Plan Map Amendment\*
- ☐ Miscellaneous
- ☒ Plat\*

- ☐ Sign Plan
- ☐ Site Plan\*
- ☐ Site Plan Amendment\*
- ☐ Special Exception\*
- ☐ Variance (Homeowner Residential)
- ☐ Variance (Multifamily, Non-residential)\*
- ☐ Zoning Change (Map or PUD)\*
- ☐ Zoning Change (Text)
- ☐ Zoning Exception\*
- ☐ Deed Restriction

## INSTRUCTIONS:

- All questions must be completed on this application. If not applicable, mark *N/A*.
- Include all submittal requirements / attachments with this application.
- All applicable fees are due when the application is submitted (Fees adjusted annually).
- Include mailing labels of all property owners within a 500 foot radius of affected site with signed affidavit (Applications types marked with \*).
- All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
- 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 \*).
- 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.
- 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: Joseph Project #: PRJ 20 20-10 Application #: SUB2021-01  
Date Submitted: 09/13/21 Posted Signs Required: existing Fees: \$ 4,852



**SECTION 1-PROJECT INFORMATION:**Project Name: WawaProject Address: 7150 Pines Blvd. Pembroke Pines, FL 33024Location / Shopping Center: Southeast corner of Pines Blvd. & SW 72nd Ave.Acreage of Property: 1.93 Building Square Feet: +/- 5,363Flexibility Zone: \_\_\_\_\_ Folio Number(s): 5141 1401 0041Plat Name: Tatums Subdivision Traffic Analysis Zone (TAZ): \_\_\_\_\_Legal Description:  
See attached surveyHas this project been previously submitted? Yes No ☒ X

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: Trinity Lutheran Church, Inc.  
Owner's Address: 7150 Pines Blvd. Pembroke Pines, FL 33024  
Owner's Email Address: \_\_\_\_\_  
Owner's Phone: \_\_\_\_\_ Owner's Fax: \_\_\_\_\_  
Agent: Dunay, Miskel & Backman, LLP  
Contact Person: Dwayne L. Dickerson, Esq.  
Agent's Address: 14 SE 4th St. Suite 36 Boca Raton, FL 33432  
Agent's Email Address: ddickerson@dmbblaw.com  
Agent's Phone: 561-405-3336 Agent's Fax: 561-409-2341

*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	PROPOSED
Zoning: <u>A</u>	Zoning: <u>B-3</u>
Land Use / Density: <u>Community Facilities</u>	Land Use / Density: <u>Commercial</u>
Use: <u>Church</u>	Use: <u>Gas station &amp; convenience store</u>
Plat Name: <u>Tatums Subdivision</u>	Plat Name: <u>Pines &amp; 72nd</u>
Plat Restrictive Note: <u>N/A</u>	Plat Restrictive Note: _____ <u>See attached narrative</u>
<b>ADJACENT ZONING</b>	<b>ADJACENT LAND USE PLAN</b>
North: <u>RS-6 (Hollywood)</u>	North: <u>Low Residential (Hollywood)</u>
South: <u>A</u>	South: <u>Community Facilities</u>
East: <u>B-2A</u>	East: <u>Commercial</u>
West: <u>A</u>	West: <u>Community Facilities</u>



*-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-*

**SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY**

Application Type (Circle One):    Variance        Zoning Appeal        Interpretation

Related Applications:   N/A  

Code Section:   N/A  

Required:   N/A  

Request:   N/A  

Details of Variance, Zoning Appeal, Interpretation Request:

  N/A  

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**SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY**

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use:   N/A  

Requested City Land Use:   N/A  

Existing County Land Use:   N/A  

Requested County Land Use:   N/A

**SECTION 6 - DESCRIPTION OF PROJECT** (attach additional pages if necessary)

See attached narrative



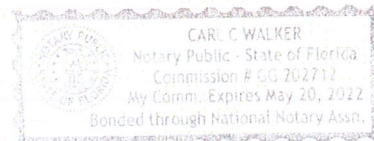
## SECTION 7- PROJECT AUTHORIZATION

### OWNER CERTIFICATION

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

Lisa Montalchi 9/9/21  
Signature of Owner Date

Sworn and Subscribed before me this 9 day  
of September, 20 21



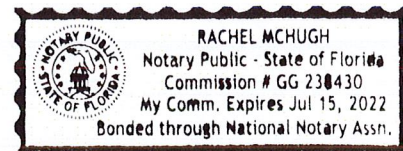
8.00 [Signature]  
Fee Paid Signature of Notary Public My Commission Expires

### 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] 9/10/2021  
Signature of Agent Date

Sworn and Subscribed before me this 10th day  
of September, 20 21



[Signature]  
Fee Paid Signature of Notary Public My Commission Expires



Gary Dunay	Melanie Brill	Matthew H. Scott
Bonnie Miskel	Hope Calhoun	Christina Bilenki
Scott Backman	Dwayne Dickerson	Lauren G. Odom
Eric Coffman	Ele Zachariades	

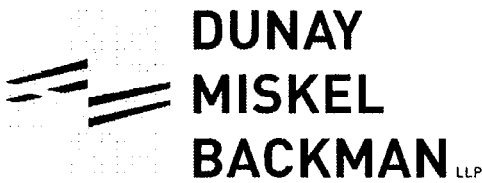
**Wawa**  
**Southeast Corner of Pines Boulevard & SW 72<sup>nd</sup> Avenue**  
**Plat Application Narrative**

Trinity Lutheran Church Inc. ("Petitioner") is the owner of the +/- 1.93 acre parcel, generally located on the southeast corner of Pines Boulevard and SW 72<sup>nd</sup> Avenue ("Wawa Property") within the City of Pembroke Pines ("City"). The Wawa Property is the northern portion of a larger +/- 4.23 acre parcel currently owned by Petitioner and identified by folio number 5141 1401 0041. The Wawa Property is currently developed with a church and is designated as Community Facilities on the City's Future Land Use Map and is currently zoned A (Agricultural). Petitioner proposes to redevelop the Wawa Property with a vibrant +/-5,363 square foot Wawa convenience store and gas station with food service ("Project"). The church will be relocated to the southern +/- 2.3 acres of the overall parcel. In order to develop the Project, Petitioner is processing a land use plan amendment to amend the future land use designation on the Wawa Property to Commercial, and a rezoning of the Wawa Property to the City's B-3, General Business, zoning district ("Rezoning"), 2 site plan applications to develop the proposed church and Wawa projects, and an application to re-plat the Property.

Per the Broward County Administrative Rules Document, the Property must be re-platted and a restrictive note must be recorded on the face of the plat, limiting the square footage of the uses on the plat. As such, the Petitioner is proposing to plat the Property as the Pines and 72<sup>nd</sup> plat with a restrictive note as follows:

"This plat is restricted to Lot 1 (12,500 square feet of place of worship and church) and Lot 2 (Convenience Store with 16 fuel position)."





Gary Dunay  
Bonnie Miskel  
Scott Backman  
Eric Coffman

Hope Calhoun  
Dwayne Dickerson  
Ele Zachariades  
Matthew H. Scott

Christina Bilenki  
Lauren G. Odom  
Nicole Jaeger  
Rachael Bond Palmer

**Wawa**  
**Southeast Corner of Pines Boulevard & SW 72<sup>nd</sup> Avenue**  
**Sustainability Impact Statement**

Trinity Lutheran Church Inc. ("Petitioner") is the owner of the +/- 1.93 acre parcel, generally located on the southeast corner of Pines Boulevard and SW 72<sup>nd</sup> Avenue ("Wawa Property") within the City of Pembroke Pines ("City"). The Wawa Property is the northern portion of a larger +/- 4.23 acre parcel currently owned by Petitioner and identified by folio number 5141 1401 0041. The Wawa Property is currently developed with a church and is designated as Community Facilities on the City's Future Land Use Map and is currently zoned A-1. Petitioner proposes to redevelop the Wawa Property with a vibrant +/- 5,363 square foot Wawa convenience store and gas station with food service ("Project"). The church will be relocated to the southern +/- 2.3 acres of the overall parcel. The development of the project will have a positive impact on the City and surrounding area and will include sustainable initiatives above and beyond the City Code requirements. Specifically, the Project will include the following sustainable initiatives:

- White Roof (High SRI reduces Heat Island effect)
- Building Automation System (reduces energy use and records performance)
- Water usage metering
- Lighting/signage controllers (reduces energy use)
- LED lighting both interior and exterior (reduces energy use approx. 35%)
- Recycling program, Designated recycling collection area
- Natural lighting far in excess of standard AHJ requirements
- Deep overhangs at most glazing
- Low E, insulated glazing in windows
- Tinted insulated Clerestory windows
- Energy Star appliances where non-proprietary
- Operable window shades, all lower windows
- Motion sensor faucets and flush valves
- Low flow plumbing fixtures (if requested)
- No CFC based refrigerants in any building systems
- Low VOC materials: adhesives, sealants, paints, coatings, and flooring systems.
- Bicycle racks near building
- 25% concrete paving in lieu of asphalt (reduces Heat Island effect)
- Drip Irrigation (reduces water use)
- Water-efficient, regionally-adapted, non-invasive landscape species
- Interior parking lot landscaping
- LEED AP Professionals are on staff at Cuhaci & Peterson Architects
- LEED AP Professionals are on staff at Civil Engineering firms



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**Wawa**  
**Southeast Corner of Pines Boulevard & SW 72<sup>nd</sup> Avenue**  
**Economic Impact Statement**

Trinity Lutheran Church Inc. ("Petitioner") is the owner of the +/- 1.93 acre parcel, generally located on the southeast corner of Pines Boulevard and SW 72<sup>nd</sup> Avenue ("Wawa Property") within the City of Pembroke Pines ("City"). The Wawa Property is the northern portion of a larger +/- 4.23 acre parcel currently owned by Petitioner and identified by folio number 5141 1401 0041. The Wawa Property is currently developed with a church and is designated as Community Facilities on the City's Future Land Use Map and is currently zoned A-1. Petitioner proposes to redevelop the Wawa Property with a vibrant +/- 5,363 square foot Wawa convenience store and gas station with food service ("Project"). The church will be relocated to the southern +/- 2.3 acres of the overall parcel. The development of the project will have a positive economic impact on the City and surrounding area. Specifically, the Project will have a positive economic impact in the following ways:

**Increased Taxable Value of Land**

As an existing church use for the entire 4.23 acre parcel, the Property is not generating any property taxes for the City's tax rolls. With the approval of the Project, the northern 1.93 acre portion of the Project will become a commercial, taxable property, generating an estimated \$110,500 annually in property taxes that will be added to the City's tax rolls.

**Job Creation**

Each new store Wawa creates significant construction-related jobs – followed by an average of 40-50 long-term retail jobs drawn from the local community. All Associates receive competitive wages and are eligible for benefits and Employee Shared Ownership Plan (ESOP). Today, more than 20,000 associates share in the ownership of Wawa through the Employee Stock Ownership Plan (ESOP), which is one of the top 10 largest ESOPs in the country. Each store is seen not as a retail trial, but as a significant long-term investment. The new minimum starting rate is \$13.00 an hour. This increase in base pay began May 31, 2021 as part of a broader compensation package and commitment to Associate growth.

Here are some of the benefits offered to eligible Wawa associates (including dependent and spousal/domestic partner):

- Employee Stock Ownership Plan (ESOP)
- Wawa, Inc. 401(k) Plan
- Medical Coverage (including Prescription benefits)
- Dental Plan
- Vision Plan
- Disability Coverage (both short and long term)
- Basic Life & Accidental Death & Dismemberment Insurance



- Supplemental Life Insurance (including dependent and spousal/domestic partner)
- Flexible Spending Accounts (Health Care & Dependent Care)
- Annual Wellness Screenings & Health Coaching
- Educational Assistance Plan
- Employee Assistance Program
- Employee Credit Union
- PTO (Paid Time Off)
- Critical Illness and Accident/Injury Benefits

#### Community Investment & Charitable Impact

Wawa invests \$6 million on average with every new store built. At the construction level Wawa provides the community with an average of over \$1 million in local contractor fees, over \$250,000 in worker fees, and over \$25,000 in landscaper fees.

Every year, The Wawa Foundation provides more than \$12 million in grants to thousands of organizations. The Wawa Foundation focuses its support on organizations committed to health, hunger and everyday heroes through local, regional and national grants. Since its 2014 inception, The Wawa Foundation and Wawa have contributed more than \$89 million to non-profit community organizations. Customers generously support in-store campaigns through coin donations. The Wawa Food Share program enables each store to donate some of its unsold product at the end of the day to local food pantries, resulting in more than 4 million meals donated annually.

## **PLANNING DIVISION STAFF COMMENTS**

### **Memorandum:**

Date: November 29, 2021  
To: SUB 2020-01 file  
From: Joseph Yaciuk, Planning Administrator  
Re: Pines and 72<sup>nd</sup> Plat

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

**Recommendations: Staff recommendation: Transmit to City Commission with a favorable recommendation subject to the following:**

- 1. Recertification of the City Land Use Map.**
  - 2. City Commission adoption of Zoning Change application ZC 2020-02.**
  - 3. Satisfaction of Broward County comments.**
  - 4. City Commission approval of a municipal dedication for a portion of this property.**
-



**CITY OF PEMBROKE PINES  
PUBLIC SERVICES DEPARTMENT  
ENVIRONMENTAL SERVICES/ENGINEERING DIVISION**

## **DRC REVIEW FORM**



**November 23, 2021**

**PROJECT: *PINES AND 72<sup>ND</sup> PLAT (7150 PINES BLVD. – WAWA/TRINITY CHURCH)***  
**CITY REFERENCE NUMBER: *SUB 2021-01/PRJ 2020-10***

**To: To: Joseph Yaciuk, Planning Administrator**  
**Planning and Economic Development Department**

**From: John L. England, P.E.**  
**Environmental Services/Engineering Division, Public Services Department**  
**(954) 518-9046**

### **RECOMMENDATION:**

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The Environmental Services/Engineering Division's DRC 'Comments' for the proposed Plat have been satisfied and the proposed Plat is hereby recommended for 'Consideration' by the Planning and Zoning Board.

## MEMORANDUM

November 2, 2021

To: Joe Yacuik  
Planning Administrator

From: Dean A. Piper  
Zoning Administrator

Re: SUB 2021-01 (PRJ 2020-10 – Pines and 72<sup>nd</sup> Plat)

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The following are my comments regarding the above Plat:

1. Proposed Plat requires 6% Municipal Dedication Agreement per Section 154.36.  
**Still Needed.**
2. Re-zoning of property must be completed prior to approval of proposed plat.  
**In Process, Not completed.**
3. Land Use Amendment for property must be completed prior to approval of proposed plat.  
**In Process, Not completed.**
4. Provide square footage of Convenience Store on Note #1 under "Plat and Survey Notes:".  
**Square footage not provided.**

Please contact me with any questions.

## PLANNING DIVISION STAFF COMMENTS

### Memorandum:

Date: November 1, 2021  
To: SUB 2020-01 file  
From: Joseph Yaciuk, Planning Administrator  
Re: Pines and 72<sup>nd</sup> Plat

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

1. Applicant is responsible to comply with notice requirements of 155.302. Plats require published notice, mailed notice and posted notice. Plats do not require HOA notice. Failure to provide notice per Code requirements will result in delays in project scheduling.
2. Land Use Plan Amendment must be approved prior to plat being approved.. In process
3. Property must be rezoned and must be complete prior to plat being approved. In process.
4. Change approval label on front page
  - a. From: City Administrative Services Department
  - b. To: City Planning and Economic Development Department

Still Need Please see format below.

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT:  
THIS PLAT WAS APPROVED BY THE CITY OF PEMBROKE PINES, FLORIDA, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 202\_\_.

BY: \_\_\_\_\_  
DIRECTOR

CITY PLANNING AND ZONING BOARD:  
THIS PLAT WAS APPROVED BY THE CITY OF PEMBROKE PINES, FLORIDA, PLANNING AND ZONING BOARD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 202\_\_.

- ~~5. Verify with Broward County whether the delineation of parcels into "Lots" is acceptable to them.~~
6. Provide restrictive note for area of convenience store as part of the plat. Please provide referenced email that note is acceptable to Broward County.
- ~~7. Verify that lots proposed on plat match legal of zoning and land use requests.~~
8. 6% Municipal Dedication requirement (Section 154.36 of the Code of Ordinances) must be met for property.

**Recommendations: N/A**

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## PLANNING DIVISION STAFF COMMENTS

### Memorandum:

Date: September 14, 2021  
To: SUB 2020-01 file  
From: Joseph Yaciuk, Planning Administrator  
Re: Pines and 72<sup>nd</sup> Plat

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

1. Applicant is responsible to comply with notice requirements of 155.302. Plats require published notice, mailed notice and posted notice. Plats do not require HOA notice. Failure to provide notice per Code requirements will result in delays in project scheduling.
2. Land Use Plan Amendment must be approved prior to unit number being determined.
3. Property must be rezoned and must be complete prior to plat being approved.
4. Change approval label on front page
  - a. From: City Administrative Services Department
  - b. To: City Planning and Economic Development Department
5. Verify with Broward County whether the delineation of parcels into "Lots" is acceptable to them.
6. Provide restrictive note for area of convenience store as part of the plat.
7. Verify that lots proposed on plat match legal of zoning and land use requests.
8. 6% Municipal Dedication requirement (Section 154.36 of the Code of Ordinances) must be met for property.

### Recommendations:

N/A

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SUBJECT SITE AERIAL PHOTO

Pines and 72<sup>nd</sup> Plat (SUB 2021-01, PRJ 2020-10)

