



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

Summary

Agenda Date:	February 13, 2020	Application ID:	SP 2019-13
Project:	7-Eleven	Project Number:	PRJ 2019-18
Project Planner:	Joseph Yaciuk, Planning Administrator		
Owner:	6500 Pines Holdings, LLC.	Agent:	Dwayne Dickerson
Location:	6460 Pines Boulevard		
Existing Zoning:	B2-A (Planned Business Center)	Proposed Zoning:	B-3 (General Business)
Existing Land Use:	Commercial	Proposed Land Use:	Commercial
Reference Applications:	SP 99-68, ZV 2000-02, SN 2012-22, ZV 2017-11, ZV 2017-12, ZV 2017-13, SP 2016-27, ZC 2019-03		
Applicant Request:	Demolition of the existing shopping center and the development of a new single story 7-Eleven convenience store, service station, and automatic free-standing car wash with associated signage, lighting, landscaping, parking, and traffic circulation.		
Staff Recommendation:	Deferral until the March 12, 2020 meeting.		
Final:	<input type="checkbox"/> Planning & Zoning Board	<input checked="" type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director:  Planning Administrator: 		

Project Description / Background

Dwayne Dickerson, at the request of his client 6500 Pines Holdings, LLC., has submitted a site plan application for the property located at 6460 Pines Boulevard (FKA: Carter Financial Plaza, Pines Village Plaza). The applicant proposes the demolition of the existing shopping center site and the development of a new single story 7-Eleven convenience store, gas station, and automatic free-standing car wash with associated signage, lighting, landscaping, parking, and traffic circulation.

The applicant at the January 23, 2020 meeting was granted a deferral of Board review of the site plan to tonight's meeting in order to address specific site related concerns. The applicant again requests a deferral of this item to a time certain of March 12, 2020 in order to allow further time for the resolution of utility and buffer issues related to the redevelopment of the property.

Staff recommendation: Deferral until the March 12, 2020 meeting.

Attachment:

Letter from Dwayne Dickerson Esq. (2/6/20)



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

February 6, 2020

Sent Via E-Mail: mstamm@ppines.com

Michael Stamm, Jr.
Director of Planning and Economic Development
City of Pembroke Pines
601 City Center Way, 3rd Floor
Pembroke Pines, FL 33025

Re: 6500 Pines Holdings LLC's ("Applicant") request for deferral of site plan approval application for property located at 6460 Hollywood Blvd., Pembroke Pines, FL ("Property")

Dear Mr. Stamm:

Please accept this correspondence as the Applicant's formal request to defer pending site plan approval application number SP 2019-13 ("Application") for the Property from the February 13, 2020 Planning & Zoning Board meeting, date and time certain, to the March 12, 2020 Planning and Zoning Board meeting. This deferral request is to allow the Applicant additional time to resolve all outstanding utility easement and buffer issues related to the redevelopment of the Property. Once you have had an opportunity to review this request, please confirm that the Application is deferred to the March 12, 2020 Planning and Zoning Board meeting.

Thank you for your time and attention to this matter.

Sincerely,

Dwayne L. Dickerson, Esq.
DLD/rlm

cc: Joe Yaciuk, Planning Administrator, jyaciuk@ppines.com