





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

Agenda Date:	October 8, 2020	Application ID:	PH 2020-02
Project:	Wawa (Trinity Lutheran Church)	Project Number:	PRJ 2020-10
Project Planner:	Sharon Williams, Planning Administrator		
Applicant:	Trinity Lutheran Church.	Agent:	Dwayne Dickerson, Esq., Dunay, Miskel & Backman, LLP
Location:	7150 Pines Blvd. Southeast corner of Pines Blvd., and 72 nd Avenue.	Acreage:	1.99
Existing Zoning:	A-1 Limited Agricultural District	Existing Land Use:	Community Facilities
Project Description:	<p>Public Hearing (PH 2020-02)</p> <p>The purpose of this Public Hearing is to consider a small scale land use plan map amendment application at the request of Trinity Lutheran Church, to change the land use designation from Community Facilities to Commercial for the purpose of developing a gas station and convenience store on the northern 1.99 gross acres (1.93 net) of the church's overall 4.01 acre property located at 7150 Pines Boulevard, generally located at the southeast corner of Pines Boulevard and 72nd Avenue.</p>		
Staff Recommendation:	<p>Staff requests the Planning and Zoning Board as the Local Planning Agency (LPA) transmit the proposed amendments to the City Commission, Broward County Planning Council and Broward County Commission with a positive recommendation subject to Broward County Commission approval and recertification of the City's land use plan.</p>		
Reviewed for the Agenda:	<p>Director: <u></u> Planning Administrator: <u></u></p>		
Final:	<input type="checkbox"/> Planning & Zoning Board <input checked="" type="checkbox"/> City Commission		

Project Description / Background

Trinity Lutheran Church is located on the Northeast corner of Pines Boulevard and 72nd Avenue. According to the Broward County Property Appraiser the facility was built in the 1960's. The existing Church is located on the northern 1.99 gross acres (1.93 net) of the 4.01acre parcel.

As part of the overall development plan, the site will be developed into two parcels: The developer is proposing that the north parcel, with the hard corner, be developed as the gas station with a convenience store. The church will be demolished from the north parcel and relocated to the southern parcel. The land use plan amendment (LUPA) is only for the northern parcel of the property. The southern portion will remain Community Facilities (CF) land use and Limited Agricultural (A-1) zoning. In addition to the LUPA, the applicant will be required to plat, rezone and site plan the entire +/- 4 acre property.

PUBLIC HEARING (PH 2020-02)

The purpose of this Public Hearing is to consider the Trinity Lutheran Church small scale land use plan map amendment application to change the future land use designation for the approximate 1.99 acre site from Community Facilities to Commercial for the purpose of developing a gas station and convenience store. This application is considered to be small scale as it is less than 10 acres. State agency review is not required with small scale amendments.

The land use designations and existing uses of the surrounding properties are as follows:

North – Low Residential (5du/ac) (City of Hollywood)

East – Commercial (shopping center)

South – Community Facilities (vacant)

West –Community Facilities (Broward College)

The proposed commercial land use is compatible with the adjacent commercial shopping center. The analysis of Public Facilities and Services which is based on the maximum development potential of the site under the existing and proposed land use designation indicates increases in impacts on all public facilities and services. The applicant has submitted letters of adequate capacity to serve the proposed impacts of development. The City's Environmental Services Department recommended the amendment go forward with the understanding that the department may have some additional comments about traffic circulation during the site plan approval process.

STAFF RECOMMENDATION:

Staff requests the Planning and Zoning Board as the Local Planning Agency (LPA) transmit the proposed amendments to the City Commission, Broward County Planning Council and Broward County Commission with a positive recommendation subject to Broward County Commission approval and recertification of the City's land use plan.

Enclosed: **Unified Development Application**
 Comparative Analysis
 Correspondence from Environmental Services, 7/20/2020
 Vicinity Map
 Aerial Vicinity Map