



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: May 20, 2020
J. Yaciuk, M. Stamm
Plans for DRC _____ Planner: & D. Piper

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 checked="" 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 foot 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: WawaProject Address: 7150 Pines BoulevardLocation / Shopping Center: Southeast Corner of Pines Boulevard and SW 72nd AvenueAcreage of Property: 1.93 Acres Building Square Feet: +/- 5,363 sq.ft.Flexibility Zone: _____ Folio Number(s): A portion of folio 5141 1401 0041Plat Name: Tatums Subdivision Traffic Analysis Zone (TAZ): _____Legal Description:
Please see attached survey.

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: Trinity Lutheran Church Inc.

Owner's Address: 7150 Pines Boulevard, 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 Street, 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

Zoning: A - 1

Land Use / Density: Community Facilities

Use: Church

Plat Name: Tatums Subdivision

Plat Restrictive Note: None

PROPOSED

Zoning: B-3

Land Use / Density: Commercial

Use: Gas Station / Convenience Store

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT ZONING

North: RS-6 (Hollywood)

South: A-1

East: B-2A

West: A-1

ADJACENT LAND USE PLAN

North: Low Residential (Hollywood)

South: Community Facilities

East: Commercial

West: Community Facilities

-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

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only ☒ City and County Amendment

Existing City Land Use: Community Facilities

Requested City Land Use: Commercial

Existing County Land Use: Community

Requested County Land Use: Commerce

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

Please see attached narrative.

SECTION 7- PROJECT AUTHORIZATION

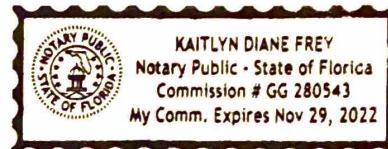
OWNER CERTIFICATION

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.

[Signature]
Signature of Owner

June 26 2020
Date

Sworn and Subscribed before me this 26 day
of June, 2020



Fee Paid

[Signature]
Signature of Notary Public

My Commission Expires

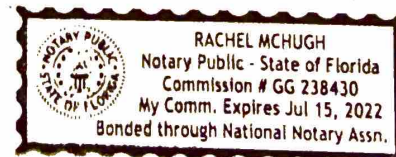
AGENT CERTIFICATION

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]
Signature of Agent

6/30/2020
Date

Sworn and Subscribed before me this 30th day
of June, 2020



Fee Paid

[Signature]
Signature of Notary Public

My Commission Expires