

EXCERPT OF PZB MINUTES

PLANNING AND ZONING BOARD

CITY OF PEMBROKE PINES, FL

October 8, 2020

The Regular / Virtual Meeting of the Planning and Zoning Board of the City of Pembroke Pines was called to order by Chairman Rose via Cisco Webex Communication Media Technology, at 6:30 p.m., Thursday, October 8, 2020, at the Charles F. Dodge Pembroke Pines City Center, City Commission Chambers, 601 City Center Way, Pembroke Pines, FL. Present to-wit via Cisco Webex Communication Media Technology for the virtual meeting: Chairman Rose, Vice Chairman Jacob, Members Girello, Gonzalez, Labate, and Alternate Member Taylor. Absent: Alternate Member Lippman. Also present: Michael Stamm, Jr., Planning and Economic Development Director; Joseph Yaciuk, Planning Administrator; Sharon Williams, Planning Administrator (PT), Brian Sherman, Assistant City Attorney, and Secretary McCoy.

Secretary McCoy declared a quorum present.

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

No lobbying disclosure forms were submitted at this time.

APPROVAL OF MINUTES:

On a motion by Member Girello, seconded by Member Labate, to approve, the minutes of the September 17, 2020 meeting, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob
Members Girello, Gonzalez, Labate

NAY: None

Motion Passed

NEW BUSINESS:

PUBLIC HEARINGS / REGULAR ITEMS:

3. **PH 2020-02**, The purpose of this Public Hearing is to consider, at the request of Trinity Lutheran Church, a proposed change of Land Use designation, from Community Facilities

to Commercial for the northern 1.99 gross acres of the church's overall 4 acre property for the purpose of developing a gas station and convenience store on the proposed **Wawa / Trinity Lutheran Church** property (PH 2020-02) located at 7150 Pines Boulevard and generally located at the southeast corner of Pines Boulevard and SW 72 Avenue.

Chairman Rose stated the purpose of this Public Hearing is to consider, at the request of Trinity Lutheran Church, a proposed change of Land Use designation, from Community Facilities to Commercial for the northern 1.99 gross acres of the church's overall 4 acre property for the purpose of developing a gas station and convenience store on the proposed **Wawa / Trinity Lutheran Church** property (PH 2020-02) located at 7150 Pines Boulevard and generally located at the southeast corner of Pines Boulevard and SW 72 Avenue.

The following staff report was entered for the record:

PROJECT DESCRIPTION / BACKGROUND:

Trinity Lutheran Church is located on the Southeast 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.

Dwayne Dickerson, attorney representing the petitioner, gave a brief Power Point presentation of the proposed land use change.

Chairman Rose inquired if there was anyone from the public who wished to speak either for or against this item.

The following member of the Planning and Zoning Board spoke:

Chairman Rose

The following members of the public spoke via Cisco Webex Communication Media Technology:

Laura Fronczek, 19159 SW 8 Street

Michael Stamm, Jr., Planning and Economic Development Director, read the following public comments submitted via email into the record:

Against:

Wanda Gomez, 7191 SW 3rd Street

Patricia de Leon, resident Pines Village

Leslie Horkin, 740 SW 70 Terrace

Sally Connors (Hand Written Letter), 8251 NW 19 Street

On a motion by Member Girello, seconded by Member Gonzalez, to close the Public Hearing, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob
Members Girello, Gonzalez, Labate

NAY: None

Motion Passed

This will be heard as regular item number 4.

4. **PH 2020-02**, The purpose of this item is to transmit a recommendation to the City Commission, at the request of Trinity Lutheran Church, for the proposed change of Land Use designation, from Community Facilities to Commercial for the northern 1.99 gross acres of the church's overall 4 acre property purpose of developing a gas station and convenience store on the located at 7150 Pines Boulevard, generally located at the southeast corner of Pines Boulevard and 72nd Avenue.

Chairman Rose stated the purpose of this item is to transmit a recommendation to the City Commission, at the request of Trinity Lutheran Church, for the proposed change of Land Use designation, from Community Facilities to Commercial for the northern 1.99 gross acres of the church's overall 4 acre property purpose of developing a gas station and convenience store on the located at 7150 Pines Boulevard, generally located at the southeast corner of Pines Boulevard and 72nd Avenue.

Chairman Rose inquired if there was anyone from the public who wished to speak either for or against this item. No one wished to speak.

The following members of the Planning and Zoning Board spoke:

Chairman Rose, Members Girello, Gonzalez, Labate

The following member of the public spoke:

Dwayne Dickerson, attorney representing the petitioner

Frank

Pastor Spencer, Trinity Lutheran Church

On a motion by Member Gonzalez, seconded by Vice Chairman Jacob, to transmit, as recommended by staff, the Wawa / Trinity Lutheran Church (PH 2020-02) land use plan amendment, to the City Commission and Broward County Planning Council with a favorable recommendation, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob
Members Girello, Gonzalez, Labate

NAY: None

Motion Passed