



## Legislation Text

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**File #:** 2020-14, **Version:** 2

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MOTION TO ADOPT PROPOSED ORDINANCE NO. 2020-14 ON SECOND AND FINAL READING.

PROPOSED ORDINANCE NO. 2020-14 IS AN ORDINANCE OF THE CITY OF PEMBROKE PINES, FLORIDA ADOPTING THE PROPOSED SMALL SCALE FUTURE LAND USE PLAN AMENDMENT AMENDING THE CITY'S LAND USE ON AN APPROXIMATE 5 -ACRE PROPERTY GENERALLY LOCATED ON THE SOUTHEAST CORNER OF PINES BOULEVARD AND 72ND AVENUE, KNOWN AS TRINITY LUTHERAN CHURCH, AND AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A;" AMENDING THE CITY'S LOCAL LAND USE PLAN MAP FROM COMMUNITY FACILITIES TO COMMERCIAL FOR THE PURPOSE OF DEVELOPING A GAS STATION AND CONVENIENCE STORE ON THE NORTHERN APPROXIMATE 2.74 GROSS ACRES OF THE OVERALL 5 ACRE PROPERTY; PROVIDING FOR TRANSMITTAL OF CERTIFIED COPIES OF THIS ORDINANCE AND TRANSMISSION OF THE UPDATED FUTURE LAND USE PLAN MAP TO THE BROWARD COUNTY PLANNING COUNCIL AND BROWARD COUNTY COMMISSION; REQUESTING BROWARD COUNTY TO AMEND ITS FUTURE LAND USE MAP AND TO RE-CERTIFY THE CITY'S LAND USE MAP; AUTHORIZING AND DIRECTING THE CITY MANAGER AND ALL APPROPRIATE MEMBERS OF CITY ADMINISTRATION TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE INTENT OF THIS ORDINANCE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

### **(PUBLIC HEARING)**

#### **SUMMARY EXPLANATION AND BACKGROUND**

1. 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 2.74 gross 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.
2. Trinity Lutheran Church is located on the southeast corner of Pines Boulevard and 72<sup>nd</sup> Avenue.
3. According to the Broward County Property Appraiser the facility was built in the 1960's. The existing Church is located on the northern 2.74 gross acres of the approximate 5 acre parcel.
4. 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.
5. 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 Agricultural (A) zoning. In addition to the LUPA, the applicant will be required to plat, rezone and site plan the property. The rezoning is being

heard on tonight's agenda.

6. 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)

7. 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 (see Exhibit 3). 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.

8. The proposed commercial land use is compatible with the adjacent commercial shopping center. Further the applicant has demonstrated via the comparative analysis the proposals consistency with City and County land use policies.

9. On October 8, 2020, at the public hearing and regular meeting of the Local Planning Agency (Planning and Zoning Board) the agency passed a motion to transmit the proposed land use plan amendment to the City Commission and Broward County Planning Council with a favorable recommendation.

10. On November 4, 2020 the City Commission voted pass proposed ordinance 2020-14 on first reading and transmit the item to Broward County.

11. Prior to Broward County approval, the applicant updated the survey for the property, which caused the acreage to be revised on the application from 1.99 gross acres to 2.74 gross acres.

12. On January 25, 2022, the Broward County Commission adopted the associated small scale amendment to the Broward County Land Use Plan map for the WAWA property.

12. Recommend adopting proposed ordinance 2020-14 on second and final reading. The associated rezoning is also being heard on tonight's agenda (Prop Ord, 2021-30).

#### **FINANCIAL IMPACT DETAIL:**

- a) **Initial Cost:** None
- b) **Amount budgeted for this item in Account No:** Not Applicable
- c) **Source of funding for difference, if not fully budgeted:** Not Applicable
- d) **5 year projection of the operational cost of the project** Not Applicable
- e) **Detail of additional staff requirements:** Not Applicable