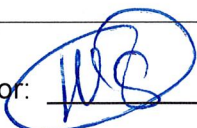



**City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025**

Summary

Agenda Date:	October 14, 2021	Application ID:	ZC 2020-02
Project:	WAWA / Trinity Lutheran Church	Project Number:	PRJ 2020-10
Project Planner:	Joseph Yaciuk, Planning Administrator	Enacting Document:	<input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance
Owner:	Trinity Lutheran Church	Agent:	Dwayne L. Dickerson
Location:	South of Pines Boulevard and east of 72 Avenue	Acreage:	+/-2 Acres
Existing Zoning:	A (Agricultural)	Proposed Zoning:	B-3 (General Business)
Existing Land Use:	Community Facility (CF)	Proposed Land Use:	Commercial (C)
Reference Applications:	PH 2020-02, SUB 2021-01		
Applicant Request:	Rezone a +/- 2 acre portion of the existing church parcel from A (Agricultural) to B-3 (General Business)		
Staff Recommendation:	Transmit to City Commission with a favorable recommendation.		
Final:	<input type="checkbox"/> Planning & Zoning Board	<input checked="" type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director: <u></u> Planning Administrator: <u></u>		

Project Description / Background

Dwayne L. Dickerson, agent for owner Trinity Lutheran Church Inc., requests consideration to rezone a +-2-acre property located at the southeast corner of Pines Boulevard and 72 Avenue from A (Agriculture) to B-3 (General Business). The Trinity Lutheran Church currently occupies the site.

The parcel contemplated for rezoning is part of the larger +-4.23 acre church property. The church plans to sell the subject +- 2 acres of the church property to Wawa for the future construction new gas station. The existing church building on site will be demolished to make way for the gas station. It is anticipated that a new church building will be built on the portion of the property being retained by Trinity Lutheran.

On November 4, 2020, the City Commission passed on first reading a land use change for the subject +-2 acres from Community Facilities (CF) to Commercial (C). Second reading of the land use change is expected within the next few months.

The applicant will be required to seek final land use plan amendment, rezoning, plat and site plan approvals prior to constructing the Wawa on this site. The pending land use application second reading ordinance, subject rezoning ordinance, and plat resolution for this property will be heard at City Commission at a later date.

A formal site plan application for the proposed Wawa gas station is expected to be submitted in the future. A conceptual plan has been supplied to the board for discussion purposes. The gas station plan will be subject to review through the site plan process which includes review by the Planning and Zoning Board.

SURROUNDING PROPERTIES:

The existing zoning and land use plan designations of the surrounding properties to the subject site are as follows:

North – Pines Boulevard – City of Hollywood

East – General Business (B-3) / Commercial (C)

South – Agriculture (A) / Community Facility (CF) – Remaining church parcel*

West – Southwest 72 Avenue / Agricultural (A) / Community Facility (CF) – North Perry Airport

*The remaining +-2.23 acres of the church property to the south of the subject site will be retained by Trinity Lutheran. There are no plans to change the Agricultural (A) zoning on this remaining church property as the Agricultural (A) zoning district allows for the future contemplated church use. Any future construction on the remaining church property would require future review through the site plan process.

ANALYSIS:

Compatibility with Adjacent Use

Staff reviewed this zoning change application and finds that the proposed B-3 (General Business) designation for this property is consistent with the proposed Commercial land use as well as the B-3 (General Business) zoning directly to the east of the subject parcel. The proposed gas station use contemplated for this parcel is consistent with the commercial land use under future final consideration at City Commission as well as the B-3 (General Business) zoning as requested within this application. Further, the gas station use contemplated on this site is compliant with locational requirements of 155.328 (A) (2) as this parcel is located at the intersection of two streets.

The remaining church property to the south of the proposed Wawa site will retain its Community Facilities zoning and land use designation which will act as a buffer between the proposed Wawa and Pines Village residences to the south.

Staff Recommendation: Transmit to the City Commission with a favorable recommendation.

Enclosures: Unified Development Application
Rezoning Justification
Memo from Planning Administrator (9/22/2021)
Memo from Planning Administrator (8/13/2020)
Memo from Zoning Administrator (8/12/2020)
Aerial Map



John Dunay	Melanie Bell	Heather Wilson
Dennis Miskel	Boysie Coltrane	Christina Binkley
Scott Backman	DeWayne Buckelew	Edward G. Odum
Eric Coltrane	Eric Zachary	

Wawa
Southeast Corner of Pines Boulevard & SW 72nd Avenue
Rezoning Justification

Trinity Lutheran Church Inc. ("Petitioner") is the owner of the +/- 1.93 acre parcel, generally located on the southeast corner of Pines Boulevard and SW 72nd Avenue ("Wawa Property") within the City of Pembroke Pines ("City"). The Wawa Property is the northern portion of a larger +/- 4.23 acre parcel currently owned by Petitioner and identified by folio number 5141 1401 0041. The Wawa Property is currently developed with a church and is designated as Community Facilities on the City's Future Land Use Map and is currently zoned A-1. Petitioner proposes to redevelop the Wawa Property with a vibrant +/- 5,363 square foot Wawa convenience store and gas station with food service ("Project"). The church will be relocated to the southern +/- 2.3 acres of the overall parcel. In order to develop the Project, Petitioner is requesting a land use plan amendment to amend the future land use designation on the Wawa Property to Commercial, and a rezoning of the Wawa Property to the City's B-3, General Business, zoning district ("Rezoning").

Wawa is often described as a restaurant that sells gasoline. It provides its patrons with a convenient stop for fresh, built-to-order foods, beverage, coffee, fuel services, free air and surcharge-free ATMs. All of Wawa's stores offer a large fresh food service selection, including Wawa brands such as built-to-order hoagies, fresh brewed coffee, hot breakfast sandwiches, built-to-order specialty beverages, and an assortment of soups, sides and snacks. Based on the breakdown of area uses within a Wawa store, approximately 55.8% of the total building square footage is used for the restaurant only, while approximately 17.1% is used for the convenience store area. The Project seeks to redevelop this underutilized lot with this vibrant commercial use that will serve the community. The Rezoning will allow for the service station (fuel sales) use with ancillary food service and convenience store uses.

The Rezoning is also consistent with the City's Comprehensive Plan. As noted above, the Wawa Property has a Future Land Use Designation of Community Facilities. However, as part of the Project, Petitioner is proposing to amend the land use designation to Commercial. The resulting Commercial land use designation will be consistent with the proposed B-3 zoning designation. In addition, the Rezoning is consistent with the following goals, policies and objectives:

- Policy 1.9 – Continue to implement land development regulations to insure that all community shopping centers are located on arterial and collector highways: Petitioner is proposing development of the Project along a major thoroughfares within the City.
- Objective II – A variety of employment opportunities should continue to be encouraged to balance the City's tax base, provide jobs and employment centers...: Petitioner is proposing a vibrant new commercial development that will expand the economic base of the City by adding to the

commercial sector of its economy and creating both temporary and long term jobs along with the added employers that will come to the City as a result of the Project.

- Policy 2.2 – Continue to identify areas to attract major employers: Wawa is a national company that is expanding into the South Florida market. Wawa currently employs approximately 22,000 associates and will create additional new jobs within the City through the development of the Project.
- Policy 2.5 – Continue to encourage the location of commercial...centers near public transportation facilities to improve access to employment opportunities: The Property is located within close proximity of bus stops and shelters located along Pines Boulevard.
- Objective VIII – Continue to implement land development regulations which insure the revitalization or redevelopment of any blighted areas that may be identified in the future: Petitioner is proposing redevelopment of an underutilized parcel with a vibrant commercial use that will serve the community.
- Policy 8.7 – Encourage infill and redevelopment activities that are compatible with the character of the existing neighborhood: The Project seeks to redevelop this underutilized lot with this vibrant commercial use that will serve the community and provide a needed service to nearby residential property owners.
- Policy 12.3 – Safe and convenient on site traffic flow shall be provided: Safe flow of traffic will be provided for the Project.
- Policy 12.4 – Adequate vehicular parking shall be provided for new development: The Project will meet or exceed the parking requirements contained within the City's land development regulations.
- Policy 19.10 – The development of key intersections or major transit stops to create nodes of development should be promoted: Petitioner is proposing development at a key intersection of the City and intends to revitalize the Wawa Property with a vibrant commercial development that will serve the needs of residents within the community.

The proposed Project is compatible with development in the adjacent areas with the community facility uses to the west and south, and existing commercial uses along the Pines Boulevard corridor. The Project will help satisfy a community need and is compatible with surrounding residential and commercial development. It will also expand the economic base of the City by adding to the commercial sector of its economy, creating both temporary jobs during the construction phase and long term jobs with the added employer that will come to the City as a result of this Project.

Sketch and Description:

THIS IS NOT A SURVEY

Legal Description:

A PARCEL OF LAND BEING A PORTION OF LOT 4, MAP OF TATUM'S SUB-DIVISION, AS ORIGINALLY RECORDED IN PLAT BOOK 2, PAGE 5 OF THE PUBLIC RECORDS OF DADE COUNTY, NOW LYING WITHIN BROWARD COUNTY, SAID PLAT BEING AVAILABLE THROUGH THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, BLOCK 5, BOULEVARD PARK, AS RECORDED IN PLAT BOOK 51, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE EAST RIGHT-OF-WAY LINE OF SW 72ND AVENUE (80' WIDE PUBLIC RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 86040-2544, REVISED 4/1/96); THENCE RUN ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 02°06'48" WEST A DISTANCE OF 307.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 02°06'48" WEST, A DISTANCE OF 274.81 FEET; THENCE RUN NORTH 43°02'53" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 41.12 FEET TO A POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 820 (HOLLYWOOD BOULEVARD ALSO KNOWN AS PINES BOULEVARD)(120' WIDE PUBLIC RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 86040-2544, REVISED 4/1/96); THENCE RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 88°12'20" EAST, A DISTANCE OF 257.95 FEET TO A POINT LYING ON THE EAST LINE OF LOT 4, MAP OF TATUM'S SUB-DIVISION, AS ORIGINALLY RECORDED IN PLAT BOOK 2, PAGE 5 OF THE PUBLIC RECORDS OF DADE COUNTY, NOW LYING WITHIN BROWARD COUNTY, SAID PLAT BEING AVAILABLE THROUGH THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE RUN ALONG THE EAST LINE OF SAID LOT 4, SOUTH 02°08'18" EAST A DISTANCE OF 304.33 FEET; THENCE DEPARTING SAID EAST LINE RUN SOUTH 88°16'39" WEST A DISTANCE OF 287.24 FEET TO THE POINT OF BEGINNING.

SUBJECT PARCEL CONTAINS 86,918 SQUARE FEET OR 2.00 ACRES MORE OR LESS.

Abbreviation Legend:

(A) - ACTUAL	Δ - DELTA	GOV'T - GOVERNMENT	PC - POINT OF CURVATURE	R41E - RANGE 41 EAST
APPROX - APPROXIMATE	(D) - DEED	IP - IRON PIPE	PCC - POINT OF COMPOUND	R - RADIUS
AVG - AVERAGE	(DE) - DEED EXCEPTION	IR - IRON ROD	PCP - CURVATURE	RAD - RADIAL
(BB) - BEARING BASIS	DEPT - DEPARTMENT	IR&C - IRON REBAR & CAP	PG - PERMANENT CONTROL POINT	REC - RECOVERED
BLDG - BUILDING	D/U - DRAINAGE AND UTILITY	L - ARC LENGTH	PGS - PAGE	REV - REVISION
BM - BENCH MARK	E - EASEMENT	LB# - LICENSED BUSINESS NUMBER	PI - POINT OF INTERSECTION	RP - RADIUS POINT
(C) - CALCULATED	ELEV - ELEVATION	(M) - MEASURED	POB - POINT OF BEGINNING	R/W - RIGHT-OF-WAY
C - CHORD	EOP - EDGE OF PAVEMENT	N & D - NON-RADIAL	POC - POINT OF COMMENCEMENT	SEC 14 - SECTION 14
CB - CHORD BEARING	ESMT - EASEMENT	NSI - NO SURVEYOR IDENTIFICATION	POL - POINT ON LINE	SQ - SQUARE
CCR # - CERTIFIED CORNER RECORD NUMBER	FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION	NT - NON-TANGENT	PRC - POINT OF REVERSE CURVATURE	SQ FT - SQUARE FEET
C/L - CENTERLINE	FF - FINISH FLOOR	OR - OFFICIAL RECORDS	PRM - PERMANENT REFERENCE MONUMENT	TB - TANGENT BEARING
CM - CONCRETE MONUMENT	FND - FOUND	(P) - PLAT	PT - POINT OF TANGENCY	T51S - TOWNSHIP 51 SOUTH
CONC - CONCRETE	FP&L - FLORIDA POWER AND LIGHT	PB - PLAT BOOK	FEC - FLORIDA EAST COAST RAILWAY	(TYP) - TYPICAL
COR - CORNER	(G) - GRID (STATE PLANE)	FS - FLORIDA STATUTE		UE - UTILITY EASEMENT
				W/ - WITH

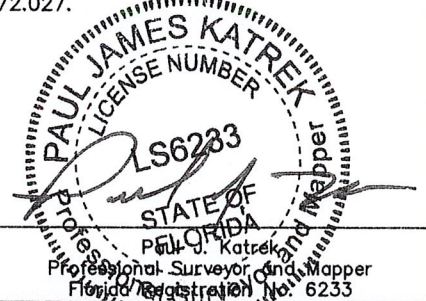
Surveyor's Notes:

- COPIES OF THIS SKETCH AND DESCRIPTION ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED DATUM AS BEING N88°12'20"E ALONG THE SOUTH RIGHT-LINE OF STATE ROAD 820.
- THE "LEGAL DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR PER THE CLIENT'S REQUEST.
- THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED.
- THIS IS NOT A BOUNDARY SURVEY, THIS SKETCH AND DESCRIPTION WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR, NO FIELD SURVEY WAS PERFORMED TO DEFINE OWNERSHIP.

Surveyor's Certification:

I hereby certify that the attached "Sketch and Description" of the hereon-described property is true and correct to the best of my knowledge, information and belief as prepared under my direction on September 8, 2020. I further certify that this "Sketch and Description" meets the standards of practice set forth in Rule Chapter 5J-17 of the Florida Administrative Code, pursuant to FS 472.027.

For the Firm By:



TITLE BLOCK ABBREVIATIONS
Eng. = ENGINEERING L.B. = LICENSED BUSINESS
C.O.A. = CERTIFICATE OF AUTHORIZATION Arch. = ARCHITECTURAL
Landscp. = LANDSCAPE N/A = NOT APPLICABLE Lic. = LICENSED
No. = NUMBER P.O. = POST OFFICE © = COPYRIGHT

NOT VALID WITHOUT
SHEETS 1 AND 2 OF 2.

Drawn by: JTF

Date: 9/8/2020 Job No. S30408

Scale: N/A

File: S30408.DWG

cph

www.cphcorp.com

500 W. Fulton St. ~ Sanford, FL 32771 ~ Ph: 407.322.6841

Prepared By:
CPh, Inc.

Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Landscp. Lic. No. LC0000298

SKILKEN GOLD
7150 PINES BOULEVARD
SECTION 14-TOWNSHIP 51 SOUTH-RANGE 41 EAST
CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet

1

1 of 2

© 2020

Sketch and Description:

THIS IS NOT A SURVEY

STATE ROAD 820 (HOLLYWOOD/PINES BLVD)

(120' R/W WIDTH PER FDOT R/W MAP
SECTION NO. 86040-2544, REVISED 4/1/96)

(BEARING BASIS)
N 88°12'20" E 257.95'

N 43°02'53" E
41.12'

S R/W LINE

E LINE LOT 4

SUBJECT PARCEL
CONTAINS 86,918 SQUARE FEET
OR 2.00 ACRES±

PORTION OF LOT 4

TATUM'S SUB-DIVISION
PB 2, PG 5 (DADE COUNTY)

FOLIO ID #5141 14 01 0041
OWNER: TRINITY LUTHERAN CHURCH INC
ADDRESS: 7150 PINES BOULEVARD,
PEMBROKE PINES FL 33024-7348

ORB 2833, PG 37

PORTION OF LOT 3

TATUM'S SUB-DIVISION
PB 2, PG 5 (DADE COUNTY)

PARCEL ID #5141 14 01 0030
OWNER: 7100 PINES PLAZA INC
ADDRESS: 7100 PINES BOULEVARD,
PEMBROKE PINES FL 33023

ORB 21103, PG 749

S 88°16'39" W 287.24'

POB

E R/W LINE

FOLIO ID #5141 14 01 0041
OWNER: TRINITY LUTHERAN CHURCH INC
ADDRESS: 7150 PINES BOULEVARD,
PEMBROKE PINES FL 33024-7348

ORB 2833, PG 37

POC

NW COR OF LOT 1,
BLOCK 5
BOULEVARD PARK
PB 51, PG 33

LOT 1
BLOCK 5

BOULEVARD PARK
PB 51, PG 33

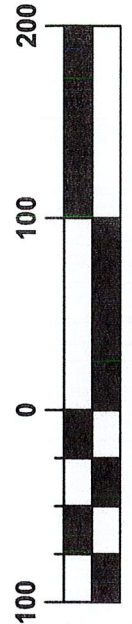
SW 71ST WAY
(50' R/W WIDTH PER BOULEVARD
PARK, PB 51, PG 33)

SW 72ND AVENUE

(80' R/W WIDTH PER FDOT R/W MAP
SECTION NO. 86040-2544, REVISED 4/1/96)

N 02°06'48" W 274.81'

N 02°06'48" W 307.22'



Graphic Scale in Feet



TITLE BLOCK ABBREVIATIONS
Eng. = ENGINEERING L.B. = LICENSED BUSINESS
C.O.A. = CERTIFICATE OF AUTHORIZATION Arch. = ARCHITECTURAL
Landsc. = LANDSCAPE N/A = NOT APPLICABLE Lic. = LICENSED
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**NOT VALID WITHOUT
SHEETS 1 AND 2 OF 2.**

Drawn by: JTF

Date: 9/8/2020

Job No. S30408

Scale: 1"=100'

File: S30408.DWG

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Prepared By:
CPH, Inc.

Licenses:
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Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Landsc. Lic. No. LC0000298

SKILKEN GOLD
7150 PINES BOULEVARD

SECTION 14-TOWNSHIP 51 SOUTH-RANGE 41 EAST
CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet

2

2 of 2

© 2020

PLANNING DIVISION STAFF COMMENTS

Recommendations:

Date: September 22, 2021
To: ZC 2020-02 file
From: Joseph Yaciuk, Planning Administrator
Re: WAWA

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

All of my comments have been addressed

PLANNING DIVISION STAFF COMMENTS

Recommendations:

Date: August 13, 2020
To: ZC 2020-02 file
From: Joseph Yaciuk, Planning Administrator
Re: WAWA

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

1. Verify that you have met all City / HOA Noticing requirements. Verify that you have provided mailing labels of property owners within 500 feet of the property.
2. Provide survey and legal of area to be rezoned.
3. Identify nearby transit stops and distances to substantiate your claims in the rezoning justification.
4. Are you proposing a restrictive covenant on this property? Please feel free to call to discuss. Staff would request that you provide any supporting paperwork / studies to substantiate the "community need" assertion in your backup paperwork. WAWA (at this point) is just one of several uses which this property could be utilized under B-3 zoning. Certain uses in B-3 may or may not be considered "community needs" by the market or the surrounding neighborhoods.
5. Plat amendment / replat, municipal dedication, and site plan applications will be required (at minimum) for you to develop as proposed.

MEMORANDUM

August 12, 2020

To: Joe Yaciuk
Planning Administrator

From: Dean A. Piper
Zoning Administrator

Re: ZC 2020-02 (PRJ 2020-10: Wawa @ Pines Blvd. & SW 72nd Ave.)

Zoning has no comments regarding the above Re-Zoning.

Polk St

NW 2nd St

NW 1st St

NW 2nd Ave

NW 3rd Ave

Duval St

Tyler St

Hollywood Blvd

SW 2nd St

SW 3rd St

Subject Site

Trinity Lutheran Parcel

Broward College

PEMBROKE PINES