



Legislation Text

File #: 21-1078, **Version:** 1

SUB 2021-01, Pines and 72nd Plat, generally located on the southeast corner of SW 72 Avenue and Pines Boulevard, plat application. (Joseph)

SUMMARY EXPLANATION AND BACKGROUND:
PROJECT DESCRIPTION / BACKGROUND:

Dwayne L. Dickerson, agent for owner Trinity Lutheran Church Inc., requests consideration to plat a +- 4 acres of property generally located south of Pines Boulevard and east of Southwest 72 Avenue. The property will be divided into 2 parcels with the following proposed development restrictions:

- Parcel A (2.02 acres) is the southernmost parcel and will be restricted to 12,500 square feet of church use.
- Parcel B (1.94 acres) is to the north of Parcel A and will be restricted to a convenience store with 16 fueling positions.

The subject property is part of the larger +-4.23 acre church property. The church plans to sell the subject +- 2 acres of the church property for the future construction of a new Wawa 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 +-2 acres (Parcel B) from Community Facilities (CF) to Commercial (C). Second reading of the land use change is expected within the next few months. On October 14, 2021, the Planning and Zoning Board approved a zoning change application to rezone same +-2-acre property (parcel B) from A (Agriculture) to B-3 (General Business). Both the land use plan amendment and the rezoning are

required for the future Wawa to develop on site.

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 - Residential Single Family (R1-C) / Low 5 Residential
- West - Southwest 72 Avenue / Agricultural (A) / Community Facility (CF) - North Perry Airport

ACCESS:

Access to this property will be via the following:

- A 40' wide opening off of Southwest 72 Avenue
- A 40' wide opening off of Pines Boulevard

ADDITIONAL DETAILS:

A municipal dedication requirement for a portion of this property will also need to be accepted by City Commission as required under Section 154.36.

STAFF RECOMMENDATION:

Transmit to City Commission with a favorable recommendation subject to the following:

1. Recertification of the City Land Use Map.
2. City Commission adoption of Zoning Change application ZC 2020-02.
3. Satisfaction of Broward County comments.
4. City Commission approval of a municipal dedication for a portion of this property.