



Legislation Text

File #: 21-0911, **Version:** 1

ZC 2020-02, the purpose of this item is to transmit a recommendation to the City Commission, at the request of Trinity Lutheran Church Inc., a zoning change request from A-1 (Agriculture) to B-3 (General Business) for the purpose of developing a Wawa Gas Station, generally located on the southeast corner of Pines Boulevard and SW 72 Avenue, containing approximately 2.00 acres more or less. (Joseph)

SUMMARY EXPLANATION AND BACKGROUND: **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.