



# City of Lauderhill, FL

Lauderhill City Hall -  
Commission Chambers  
Suites 141-142  
5581 W. Oakland Park  
Blvd.,  
Lauderhill, FL 33313

## File Details

**File Number: 12R-1721**

**File ID:** 12R-1721

**Type:** Ordinance

**Status:** First Reading

**Version:** 1

**Reference:**

**In Control:** Building  
Department

**File Created:** 03/28/2016

**File Name:** WAWA Text Amendment

**Final Action:**

**Title:** ORDINANCE NO. 160-04-113: AN ORDINANCE OF THE CITY OF LAUDERHILL, FLORIDA AMENDING THE LAND DEVELOPMENT REGULATIONS (LDR) ARTICLE III., ZONING DISTRICTS, PART 5.0., SPECIAL REGULATIONS FOR SPECIFIC LAND USE CLASSIFICATIONS, SECTION 5.15.A, CONVENIENCE STORE, TO PROVIDE AN EXEMPTION TO THE DISTANCE SEPARATION REQUIREMENTS RELATIVE TO A WAWA CONVENIENCE STORE WITH AN ACCESSORY USE OF NO MORE THAN SIX (6) GAS PUMPS WITH A CANOPY; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, CHARLES FARANDA).

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** ORD-160-04-113-LDR-5.15A-WaWa.pdf, WAWA DRR.pdf

**Enactment Number:**

**Contact:**

**Hearing Date:**

\* **Drafter:** dgiancoli@laudershill-fl.gov

**Effective Date:**

## History of Legislative File

| Ver-<br>sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return<br>Date: | Result: |
|---------------|--------------|-------|---------|----------|-----------|-----------------|---------|
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### Text of Legislative File 12R-1721

**ORDINANCE NO. 160-04-113: AN ORDINANCE OF THE CITY OF LAUDERHILL, FLORIDA AMENDING THE LAND DEVELOPMENT REGULATIONS (LDR) ARTICLE III., ZONING DISTRICTS, PART 5.0., SPECIAL REGULATIONS FOR SPECIFIC LAND USE CLASSIFICATIONS, SECTION 5.15.A, CONVENIENCE STORE, TO PROVIDE AN EXEMPTION TO THE DISTANCE SEPARATION REQUIREMENTS RELATIVE TO A WAWA CONVENIENCE STORE WITH AN ACCESSORY USE OF**

**NO MORE THAN SIX (6) GAS PUMPS WITH A CANOPY; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, CHARLES FARANDA).**

**Request Action:**

Adopt the Ordinance approving the amendment requested by the applicant.

**Need:**

The applicant is requesting an amendment to the Land Development Regulations, Article III, Section 5.15.A-Convenience Store, to address distance separation and location issues which would currently restrict the development of a proposed Wawa convenience store and six pump (12 fueling positions) gas station with a canopy.

**Summary Explanation/ Background:**

The Land Development Regulation for a convenience store, Article III, Section 5.15.A.1. require a minimum separation of a one mile radius from any other convenience store. When you apply this regulation to the existing convenience stores located in the City of Lauderhill, the development of any additional convenience store is precluded by the minimum separation of a one mile radius.

The Land Development Regulation for a service station, Article III, Section 5.35., require minimum plot sizes (100 feet by 100feet), minimum separation requirements between service stations(2,000 feet except when located on separate corners of an intersection) and minimum distances between a church, playground, playfield, hospital or school (500 feet).

In addition, service stations are prohibited in the General Commercial Zoning District if the location abuts residential property zoned RS-4, RS-5, RM-5, RM-8, RM-10, RM-18 and RM-22 or property that abuts a water body zoned PO and is located on property with a lot depth are equal to or less than 350 feet. The land use is also prohibited where the front or rear property lines are equal to or less than 350 feet from property zoned RS-4, RS-5, RM-5, RM-8, RM-10, RM-18 and RM-22.

**Attachments:**

- 1) Development Review Report

**Cost Summary/ Fiscal Impact:**

None

**Estimated Time for Presentation:**

15 minutes

**Master Plan:**

**Goal 1: Clean, Green Sustainable Environment**

- Increase mass transit ridership
- Reduce City energy consumption
- Reduce water consumption

**Goal 2: Safe and Secure City of Lauderhill**

- Crime in lower 50% in Broward
- Residents feel safe in neighborhood
- Reduce emergency fatalities

**Goal 3: Open Spaces and Active Lifestyle for all ages**

- Increase participation in youth sports
- Add new park land and amenities
- Increase attendance at cultural programs and classes

**Goal 4: Growing Local Economy, Employment and Quality of Commercial Areas**

- Increase commercial tax base
- Increase employment in Lauderhill businesses
- Decrease noxious and blighted uses in commercial areas

**Goal 5: Quality Housing at all Price Ranges and Attractive Communities**

- Neighborhood signs and active HOAs
- Housing & streets improved, litter reduced
- Increase proportion of single family homes and owner occupied housing

**Goal 6: Efficient and Effective City Government, Customer Focused & Values Diversity**

- Improves City efficiency
- Increase use of Information Technology
- Increases residents perception of Lauderhill as an excellent place to live