



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

TO: The Honorable Mayor and Members of the City Commission
THROUGH: Rebecca Grohall, AICP, Planning Manager
FROM: Clarissa Davis, Planner
SUBJECT: Site Plan & Design Review – Cumberland Farms – 2009 S. 35th Street
DATE: January 20th, 2016

STAFF REPORT

Owner: Cumberland Farms, Inc
100 Crossing Blvd, Framingham, MA 01702

Applicant/Representative: Michael Troxell / Thomas Engineering Group, LLC
1000 Corporate Drive, Suite 250, Fort Lauderdale, FL 33334

Requested Action: Approval of a Site Plan & Design Review application to construct a Cumberland Farms convenience store and fueling station

Location: 2009 S 35th Street

Parcel IDs: 2417-343-0005-000-5

Current Zoning: C-3, General Commercial

Current Future Land Use: GC, General Commercial

Surrounding Zoning:

North	East	South	West
C-3	RM-5 (County)	C-3	C-3

Parcel(s) Size: 1.42 acres

Staff Analysis:

The property owner, Cumberland Farms, Inc., is proposing to construct a Cumberland Farms location with fuel pumps at 2009 S. 35th Street. This property is zoned C-3, General Commercial with an underlying future land use of GC, General Commercial.

The project entails an approximately 4,900 sq. ft. convenience store with 8 pump islands making a total of 16 fuel pump stations. This site will be virtually identical to the Cumberland Farms location at 2500 W Midway Road that was constructed in 2014. This facility will be a total height of 33'-4", with the convenience store covering up to 8 percent of the lot.

A total of 21 parking spaces including 1 handicap space are provided. An accessible pedestrian pathway is provided from the 35th Street sidewalk onto the property. While parking and building footprint claim 74 percent of the site, over 21 percent is dedicated to green open space.

The convenience store will have a metal standing seam roof with hardie-plank siding used along the wall face. The base of the elevation will have a cultured stone veneer. Columns with a smooth white finish will accentuate the entry way. These materials are compatible with Design Review guidelines detailed in code Section 22-59.

An abundance of vegetation is to be installed throughout the site. A number of Southern Live Oaks, Crape Myrtle, Southern Magnolia, Cabbage Palms as well as many other species will be planted. Shrubs such as Cocoplums, Shrubby Yew and Viburnum will line the property line on all sides of the site.

TRC Comments:

The application was transmitted to the reviewing departments. TRC comments are attached to this staff report.

Planning Board Recommendation:

At their January 12th meeting, the Planning Board voted to approve the application unanimously.

Staff Comments:

Staff recommends that the City Commission **approve** the Site Plan and Design Review application.