



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING DIRECTOR AND FPRA DIRECTOR
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

TO: Nicholas Mimms, PE, City Manager
THROUGH: Rebecca Grohall, AICP, Planning Director
FROM: Vennis Gilmore, Planning Analyst
SUBJECT: **Application for Site Plan and Design Review**
Wawa Fueling Station
5575 Okeechobee Road
DATE: August 19, 2016

STAFF REPORT

Applicant/Representative: Scott Kerney P.E., Engineer, Wawa, Inc.
7699 Golf Channel Drive
Orlando, FL. 32819

Owner: S and S Rentals B, LLC
400 High Point Dr.
Suite 500
Cocoa, FL. 32926

Applicant's Request: Approval to construct a 6,119 sf fueling station in the General Commercial (C-3) District

Location: 5575 Okeechobee Road

Parcel ID: 2419-322-0002-000-5, 2419-322-0003-000-2, 2419-322-0004-000-9, & 2419-321-0001-000-5

Current Zoning: General Commercial Zone (C-3)

Future Land Use: General Commercial (GC)

Surrounding Zoning:

North	East	South	West
C-3	R-4	C-3	C-3

Site Size: 6.72 acres – Proposed Lease Area

Utilities: FPUA

Staff Analysis:***Request***

In accordance with Sections 22-58, 22-59, and 22-73 of the City Code, the applicant is requesting the review and approval of a Site Plan and Design Review to construct a 6,119 sf Fueling Station on a collection of parcels in the C-3 General Commercial district, located at 5575 Okeechobee Road. The site is presently utilized by Elpex Commercial Tire & Service Center, acting as a Goodyear Tires satellite location. The site currently supports a 10,246 sf brick stucco building with a tar and gravel roof, a 9,120 sf metal structure with 9 commercial vehicle service bays, built in 1968. The proposed 6,119 sf fueling station to replace the existing facility will include a Wawa convenience store and a canopy for the fuel pumps.

The proposed site improvements include the removal of the building, existing asphalt, and the construction of a 6,119 square foot Wawa Convenience Store and gas station along with associated parking and utilities. A series of storm inlets with exfiltration trench and dry detention area will convey runoff and will provide water quality and water quantity for the site. Additional utilities are required with this development and therefore will require additional utility permitting. In compliance with City Code Section 22-187 General Landscaping Requirements; landscaping improvements are included in the applicant's site plan.

The property is located southeast corner of the Okeechobee Road and Jenkins Road intersection. The site is surrounded by C-3 General Commercial businesses to the north, south, and west. East of the subject property is R-4 Medium Density Residential zoning. The existing 19,366 sf of buildings will be demolished upon site plan and design review approval.

Zoning & Land Use

The subject site is located within the General Commercial Zone (C-3) and has a General Commercial land use designation. The purpose of this district is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead it should promote concentrations of commercial activities.

The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections.

The presented development is consistent with the land development code and the comprehensive plan.

Traffic

Access to the site is provided via two-way driveways on Okeechobee Road and Jenkins Road. The proposed use will increase traffic generation of the site due to new patrons and frequency of customers. The proposed operation is estimated to generate 5,175 trips daily, of which 3,260 are from existing pass by capture, and 1,915 are new trips. Of the new trips, 250 are designated as AM peak hour, and 312 PM peak hour trips. The increase of the existing use totals approximately 198 peak hour new daily trips, of which 92 are AM peak hour and 106 are PM peak hour. The proposed trips will be met with the active Florida Department of Transportation (FDOT) enhancements to Okeechobee Road, and the intersection with Jenkins. Additionally, the proposed site plan integrates a designated turn lane from Okeechobee to be utilized by Wawa and future development to the east.

Landscaping

Pursuant to City Code Section 22-187 (7) interior vehicular use areas, the use will have a 74,030 sf vehicular use area; requiring 4,936 sf of landscape area. This interior landscaping will consist of 50 trees; of which trees, 22 will be oaks, 4 palms substitutes, 14 magnolias, and 10 cypresses. Per City Code Section 22-187 (4)(5)(6), 20 trees with a hedge are provided within the landscape strips abutting a right-of-way, via 11 oaks and 9 crape myrtles. Landscape strips abutting adjacent property necessitates 19 trees and the applicant will be providing 2 trees, 16 pines, and 1 oak. Additionally, due to the residential zoning of the property to the south, the applicant will be integrating a landscape hedge to buffer the site. The refuse collection area will be screened with the suggested shrubs by code. Currently, there are no trees to be mitigated for the proposed development.

Design Review

The city's design review guidelines suggest approaches to design situations that will contribute to the existing and developing character of the city. The intent of the city's design review process is not to stifle innovative architecture but rather to assure respect for and reduce incompatible and adverse impacts on the visual experience throughout the city. This shall be accomplished through respectful interpretation of vernacular building typologies and styles in proposed development. Proposed designs shall take cues from traditional proportioning systems and be synonymous with a chosen style.

Wawa's design presentation is intended to reflect the language and style associated with modern Florida vernacular architecture typified by clapboard siding, a pitched roof element, pastel colors, and front awnings. The design integrates a variety of landscaping to blend the fuel islands, store and parking areas with the surrounding commercial corridor. The fuel stations are presented with trademark "winged" gas canopy, sloping towards the right-of-way to expose the colored metal roof design.

Technical Review Committee

All affected departments have reviewed the proposed Site Plan and Design Review with regards requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided for review.

Planning Board Recommendation:

The Planning Board, at their August 9th, 2016 meeting voted unanimously to recommend approval of the request with the following staff recommended conditions:

1) Per City Code Section 22-187. (10) Other areas. Areas in Commercial or Industrial zones shall have a site obscuring fence or planted material so as to provide a visual and noise buffer between such areas and the lot in the residential or open space zone. **Please integrate the appropriate buffering along the southern property line accordingly.**

2) Per City Code Section 22-31 (c) (4) j. Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area. **Please consider an architectural feature such as an awning or canopy to cover the proposed ice container outside of the establishment.**

The applicant has made the suggested amendment as shown in the site plan submittal provided for review.

3) **Please consider adjustment of the north-west entry and shared driveway to provide greater clearance from the entry from Okeechobee Road, increase stacking area, and minimization of internal intersection conflicts.**

The applicant has made the suggested amendment as shown in the site plan submittal provided for review.

Staff Recommendation:

The presented Site Plan, Design Review and related new construction adhere to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan pertaining to the requested fueling station activity the subject requests. Minor landscaping and driveway revisions have been agreed upon by the applicant after receiving the technical review commentary. The applicant's responses to technical review, planning board, and staff commentary have been received and revisions have been submitted. The requested Site Plan and Design Review Application is consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the City Commission **approve** the requested application with the following condition:

1) Per City Code Section 22-187. (10) Other areas. Areas in Commercial or Industrial zones shall have a site obscuring fence or planted material so as to provide a visual and noise buffer between such areas and the lot in the residential or open space zone. **Please integrate the appropriate buffering along the southern property line accordingly.**