



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

**TO:** Members of the City of Fort Pierce Planning Board  
**THROUGH:** Rebecca Grohall, AICP, Planning Manager  
**FROM:** Clarissa Davis, Planner  
**SUBJECT:** Site Plan & Design Review – Cumberland Farms – 2009 S. 35<sup>th</sup> Street  
**DATE:** December 30<sup>th</sup>, 2015

### 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 35<sup>th</sup> 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. 35<sup>th</sup> 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 35<sup>th</sup> 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.

**Staff Comments:**

Staff recommends that the Planning Board forward a recommendation of **approval** to the City Commission to approve the Site Plan and Design Review application.