



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

SUBJECT: **Administrative Approval of Minor Amendment to Site Plan
 Wawa Fueling Station
 5575 Okeechobee Road**

DATE: August 23, 2017

STAFF REPORT

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

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

Staff Action: Approval of application for Minor Amendment to Site Plan

Location: 5359 S US Highway 1

Parcel IDs: 3403-502-0078-000-4

Surrounding Zoning:

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

Future Land Use: GC, General Commercial

Parcel Size: 5.8 acres

Utilities: Located within the FPUA Water/Waste Water Service Area

Project History & Administrative Approval of Minor Amendment:

The City Commission, on September 6th, 2016, approved the Site Plan and Design Review for construction a 6,119 sq. ft. fueling station at 5575 Okeechobee Road. The site was previously occupied by Elpex Commercial Tire & Service Center as a Goodyear Tires satellite location, however the business has been relocated to Orange Avenue and the structures demolished.

In accordance with Section 22-58(i) the applicant has requested authorization of a minor amendment to an approved site plan for adjustment of site access on Jenkins Road, shifting the access point south to accommodate Florida Department of Transportation (FDOT) permit approval. Further, the site plan modification adjusts the stormwater retention area in accordance with South Florida Water Management District (SFWMD) permit conditions. The sidewalk connecting the site to the existing sidewalk along Jenkins road has been modified to accommodate the noted adjustments. The adjustments are minor in nature, presenting no impacts to design of the building or parking areas. The landscape plan has been adjusted to accommodate the minor shift of the driveway, sidewalk, and retention area.

Administrative Approval

The director of development has determined the proposed minor amendment to the St. Lucie County approved site plan is consistent with the intent and purpose of the comprehensive plan, Section 22-58 – Site Plan, and the minor amendment does not:

- (1) Change the use or character of the development;
- (2) Increase the overall coverage or height of structures by more than ten (10) per cent;
- (3) Reduce the approved open space or increase the impervious surface by more than ten (10) per cent;
- (4) Increase density or the total number of dwelling units or the intensity of the development.

The minor amendment becomes effective upon the director's advisory to the city commission of the administrative approval; and such determination shall then become effective, unless the city commission thereupon finds that the proposed amendment is substantial, not minor, in nature, whereupon the amendment shall then be reviewed by the same procedure required for original approval as set forth in this section.