



**TO:** Nicholas Mimms, PE, City Manager

**THROUGH:** Rebecca Grohall, AICP, Planning Director

**FROM:** Kori Benton, Senior Planner

**RE:** **Application for Site Plan & Design Review**  
**Dollar Tree**  
**4008 Okeechobee Road**

**DATE:** October 23, 2017

**STAFF REPORT**

**Owner/Applicant:** Smigiel Partners XIX Ltd  
 PO Box 540669  
 Lake Worth, FL 33454

**Representative:** Jason M. Gunther, P.E.  
 Thomas Engineering Group  
 125 West Indiantown Road, Suite 206  
 Jupiter, FL 33458

**Requested Action:** Approval of a Site Plan & associated Design Review to construct a 9,977 sq. ft. discount retail store.

**Location:** 4008 Okeechobee Road

**Parcel IDs:** 2417-332-0009-000-9 & 2417-333-0001-000-6

**Current Zoning:** General Commercial (C-3)

**Future Land Use:** General Commercial (GC)

**Surrounding Zoning:**

North	East	South	West
C-3	C-3	C-3	C-3

**Site Size:** 3.17 acres

**Utilities:** Located within the FPUA Service Area

## Staff Analysis:

### *Request*

In accordance with Sections 22-22, 22-30, 22-58, and 22-59 of the City Code, the applicant is requesting the review and approval of a Site Plan & Design Review construct a 9,977 sq. ft. discount retail store. The subject property is 3.17 acres in size and is located within the General Commercial (C-3) zoning district.

### *Project Detail*

The proposed Site Plan includes a 9,977 sq. ft. Dollar Tree retail store, support parking, lighting, landscaping, storm water, and pedestrian improvements.

The application includes 2 parcels of land totaling 3.17 acres in size. The proposed Dollar Tree is proposed adjacent to Hartman Road, occupying approximately 1.67 acres of the site, allocating the remaining 1.31 acres to the east for subdivision and future commercial development.

### *Design*

The proposed retail store represents a streamlined contemporary concept featuring vertically articulated parapets and horizontal façade schemes. The structure reaches a peak height of thirty feet and two and one-half inches (30'-2 ½"), at the main entrance, which is articulated with a double door entry, transom windows, canopy, and accentuated façade. Architectural enhancements are concentrated on the south and west elevations to enhance facades fronting Okeechobee and Hartman Roads. The building style is characterized by use of subtle building materials such as smooth stucco and traditional brick to follow similar building concepts in the surrounding area.

### *Site & Landscape Plan*

Vehicular access to the site is provided via full-access two-way driveway located on Hartman Road, opposite the existing driveway to the Orange Blossom Business Center approximately 360 feet north of the nearest edge of pavement on Okeechobee Road, and a right-in/right-out driveway on Okeechobee Road. The presence of the raised median on Okeechobee Road will physically prevent left turn movements at the Okeechobee Rd. driveway.

A total of fifty (50) parking spaces (two of which are handicapped-accessible), and a bicycle rack will be provided. Shared access is planned between the Dollar Tree and future development on the eastern parcel, however the applicant has not provided a conceptual connection to Moonswiners further to the east. Staff recommends at the time of development on the eastern parcel said connection is coordinated between the property owners and completed pursuant to Comprehensive Plan *Objective 2.7 & Policy 2.7.2* which guides provision of cross access with adjacent properties.

Right-of-way (R.O.W.) sections for along Hartman Road Thirty-five (35) ft. and fifteen (15) ft. sections of right-of-way (R.O.W.) along Hartman Road are presented for dedication to St. Lucie County. A six (6) ft. wide sidewalk is proposed along the Hartman and Okeechobee Road, with an addition of benches to improve the streetscape and pedestrian corridor.

The presented site and landscape plan couples the preservation of several existing oak trees with landscaping and required shrubs for screening and buffering in accordance with Section 22-187 of the City Code. A total of 61 new trees and nearly 1,000 shrub plants will be planted to enhance the site. The applicant seeks to defer the installation of the easternmost landscape buffer, adjacent to Moonswiners, until the development of the eastern "out" parcel. Staff

encourages the planting and establishment of the required trees, with deferment of the property shrubs until future development.

Stormwater pretreatment will be provided in the form of a dry retention area located at the northern portion of the property. Site lighting will be provided for the parking area and the perimeter of the proposed structure in accordance with City Code requirements.

### *Traffic*

The traffic impact study provided by the applicant determined that a total of 422 additional daily trips will be generated by the proposed project. Of these trips, 38 AM peak hour and 68 PM peak hour trips will be dispersed onto the surrounding roadway network. All of the surrounding roadway segments are expected to operate at their current adopted level of service (LOS) with the additional trips. The traffic engineer for the project has noted that traffic projections for the anticipated buildout of the Dollar Tree, and future development of the eastern parcel do not warrant exclusive left or right turn lanes at either of the proposed site access driveways. Staff anticipates further review and analysis at the time of site plan application for the east parcel to account for the future use, additional development, and the anticipated connection to Moonswiners BBQ.

### **Technical Review Committee**

All affected departments have reviewed and conditionally approved the Site Plan based on compliance with the requirements of the City Code.

### **Planning Board**

The Planning Board, at their October 10<sup>th</sup>, 2017 meeting, voted unanimously to recommend approval with the conditions presented by staff.

### **Staff Recommendation:**

The proposed Site Plan and Design Review filing generally meet the requirements of the City Code and is found to be consistent with the City's Comprehensive Plan; therefore Staff recommends **approval** with the following conditions:

- 1) The trees proposed within the eastern landscape buffer are installed within twelve (12) months of a Certificate of Occupancy (CO) issued for Dollar Tree or a final plat subdividing the property eliminating the tree requirement.
- 2) The final ground sign design is in compliance with City Code Section 22-59 (g) signs.
- 3) Future Development of the eastern parcel accommodates cross access to 3900 Okeechobee Road (Moonswiners BBQ).