



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

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

**FROM:** Brandon Creagan, LEED Green Associate, Planner

**RE:** **Application for Development Review & Design Review  
 Publix – 1889 N. US Hwy 1**

**DATE:** September 19, 2018

**STAFF REPORT**

**Property Owner/Applicant:** Real Sub, LLC  
 PO Box 32018  
 Fort Pierce, FL 34982

**Representative:** Jason Kendall  
 CWH Real Estate Services  
 1012 Avon Avenue  
 Lakeland, FL 33801

**Requested Action:** Recommendation of Approval for Publix at Taylor Creek Plaza.

**Site Location:** 1889 N. US Hwy 1

**Parcel IDs:** 1433-440-0005-000-0

**Existing Use:** Existing Taylor Creek Plaza (Publix)

**Parcel Size:** 9.82 Acres

**Development Area:** 9.82 Acres

**Current Zoning:** C-3, General Commercial

**Future Land-Use:** GC, General Commercial

**Surrounding Zoning:**

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

**Staff Analysis:  
Request & Project Detail**

In accordance with Section 22-22, 22-31, 22-58, 22-59, of the City Code, the applicant is requesting the review and approval of a Development Review & Design Review, for the demolition and reconstruction of Publix at Taylor Creek Plaza. The Publix is currently 32,104 square feet in size and the reconstruction would be 46,013 square feet in size. This would represent an increase in 13,909 square feet. The project will also be demolishing a 3,479 square foot section that once was the storage area for West Marine. This section will not be reconstructed. The project will also bring much need site improvements to the parking lot, landscaping, and lighting on site.

**Design**

The building will feature a patina green metal roof and aged bronze metal canopies. The design and color scheme of the Publix will be represented throughout the whole entire plaza as the intent of the applicant is to give the plaza a complete makeover. The paint colors that will be present in the plaza are universal khaki, urban jungle, creamy, kilim beige, & spearmint. The color architectural renderings are included in the Planning Board packets.

**Site & Landscape Plan**

Vehicular access to the site is provided via a traffic light at the intersection of N. US Highway 1 and N. Causeway Drive. Cars traveling southbound also have access to the site from driveways at Wendy's and Sunny Lane. North Bound traffic can also access the site from Sunny Lane. Additional access to the site can come from Sandridge Road (Old US Hwy 1). Sidewalks are present along N US Highway 1.

A total of two hundred seventy eight (278) parking spaces (eleven of which are handicapped-accessible) will be provided. The required total number of spaces is two hundred sixty seven (267) spaces and the applicant is providing a surplus of eleven (11) parking spaces. The Photometric Survey provided is compliant with City Code 22-60(j)(1)(a.)

The presented landscape plan is consistent with City Code 22-187, General Landscaping Requirements. The applicant will provide a total of two thousand two hundred forty one (2,241) shrubs, fifty nine (59) trees, and eighteen (18) palm trees. The surface water management system for the project is proposed to stay the same as the site and system are already developed.

**Traffic**

The traffic impact statement provided by the applicant determined that there will be an increase of 1,227 additional daily trips that will be generated by the proposed project. Of these trips, 150 PM peak hour trips will be dispersed onto the surrounding roadway network and the statement did not include the AM peak hour numbers. The presented increase in daily trips according to the Engineer that performed the study will have no impact on the levels of service (LOS) within the project radius of the impact area.

**Technical Review Committee:**

All affected City Departments have reviewed the proposed Applications for Development Review & Design Review and have provided conditional approval. The comments generated from the technical review, and any responses by the applicant are provided for review.

**Planning Board:**

At their meeting on September 11, 2018 the Planning Board voted unanimously to approve the request as presented.

**Staff Recommendation:**

The requested Applications for Development Review & Design Review meet the requirements of the City Code and are found to be consistent with the City's Comprehensive Plan; therefore Staff recommends that the City Commission approve the request as presented: