



TO: Nicholas Mimms, P.E., City Manager

THROUGH: Rebeca Guerra, AICP, LEED-AP, CPD, Interim Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner

SUBJECT: **Application for Site Plan and Design Review**
Wawa Fueling Station
2101 South US Highway 1

BOARD DATE: June 17, 2019

STAFF REPORT

Owner: Morris/Satnick Fort Pierce Associates, LLC
 350 Veterans Boulevard
 Rutherford, NJ 07070

Representative: R.J. Kennedy, P.E. (Engineering Design, & Construction, Inc.)
 10250 SW Village Parkway, Suite 201
 Port St. Lucie, FL 34987

Applicant’s Request: Approval to Construct a 5,943 Square Foot Fueling Station

Location: 2101 S. US Highway 1

Parcel ID: 2415-342-0001-000-8

Current Zoning: General Commercial Zone (C-3)

Future Land Use: General Commercial (GC)

Surrounding Zoning:

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

Site Size: 1.61 Acres – Proposed Lease Area

Utilities: FPUA

Staff Analysis: Request

In accordance with Sections 22-22, 22-31, 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 5,943 square foot Fueling Station located at 2101 South US Highway 1. The site is in front of the former K-Mart and will be adjacent to US 1 between PNC Bank and Payless Shoes. There are no plans to create an outparcel for this development by the owners of the Plaza. The fueling station would represent the first phase of the redevelopment of this plaza. The proposed 5,943 square foot development will occupy space that is currently used for parking. The development, a Wawa fueling station, will be located within a leased area of the overall site.

Design Review

The City's Design Review guidelines provide 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 may be accomplished through respectful interpretation of vernacular building typologies and styles in proposed development. Proposed designs should take cues from traditional proportioning systems and be synonymous with a chosen style.

The fueling station'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 island is presented with trademark "winged" gas canopy, sloping towards the right-of-way to expose the colored metal roof design. This fueling station will have the same design and look as the fueling station on 5575 Okeechobee Road.

Site & Landscaping Plan

The proposed building is 5,943 square feet in size with sixteen fueling positions. There are thirty parking spaces that are required and the applicant is providing forty six parking spaces. Two handicap parking spaces are required and the applicant is providing three handicap spaces within the forty six parking spaces that they are providing. They will also be providing bicycle parking in accordance with City Code 22-60(f)(1)(a). The Lighting Plan provided with the plans is consistent with City Code Section 22-60(j)(1)(a), which stipulates that commercial projects shall have site lights that is a minimum average of two footcandles. The site plan does provide for pedestrian cross access from the sidewalk on US Highway 1 to the front door of the building.

The Landscape Plan provides for twenty four trees, but the plan denotes that per City Code 22-187, forty trees are required to be planted onsite. Notwithstanding the above, the site is currently a parking lot with no vegetation and the addition of trees and shrubs will benefit the overall property. However, the Landscape Plan still must account for the sixteen trees that would be required to make up the total of forty trees. As there is no room on site to add additional trees, the Planning Department has worked with the applicant to find a solution to replace the sixteen missing trees with other types of vegetation.

Traffic

The traffic impact statement provided by the applicant has determined that there will be an increase of 1,144 new additional daily trips that will be generated by the proposed project. Of these trips, 92 PM peak hour trips and 96 AM peak hour trips will be dispersed onto the surrounding roadway network. The presented increase in daily trips has been stated to 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 based on compliance with requirements of City Code. The comments generated from the technical review, and any responses by the applicant, have been provided.

Planning Board

The Planning Board at their meeting on May 14, 2019 voted 5-0 to recommend approval of the request with the two staff conditions 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 **APPROVAL** of the requests with the following two (2) conditions.

1. Before a Certificate of Occupancy is issued, provide a landscape bond for all proposed landscaping pursuant to City Code 22-180.
2. A revised Landscape Plan shall be submitted with the Building Permit which addresses the sixteen (16) trees that will be substituted with other types of vegetation.