

BECKER, LLC.
WAWA PSL & BECKER
Variance

Project: P22-198

Planning and Zoning Board Meeting

Holly F. Price, AICP, Senior Planner

August 2, 2022 Meeting



REQUESTED VARIANCE

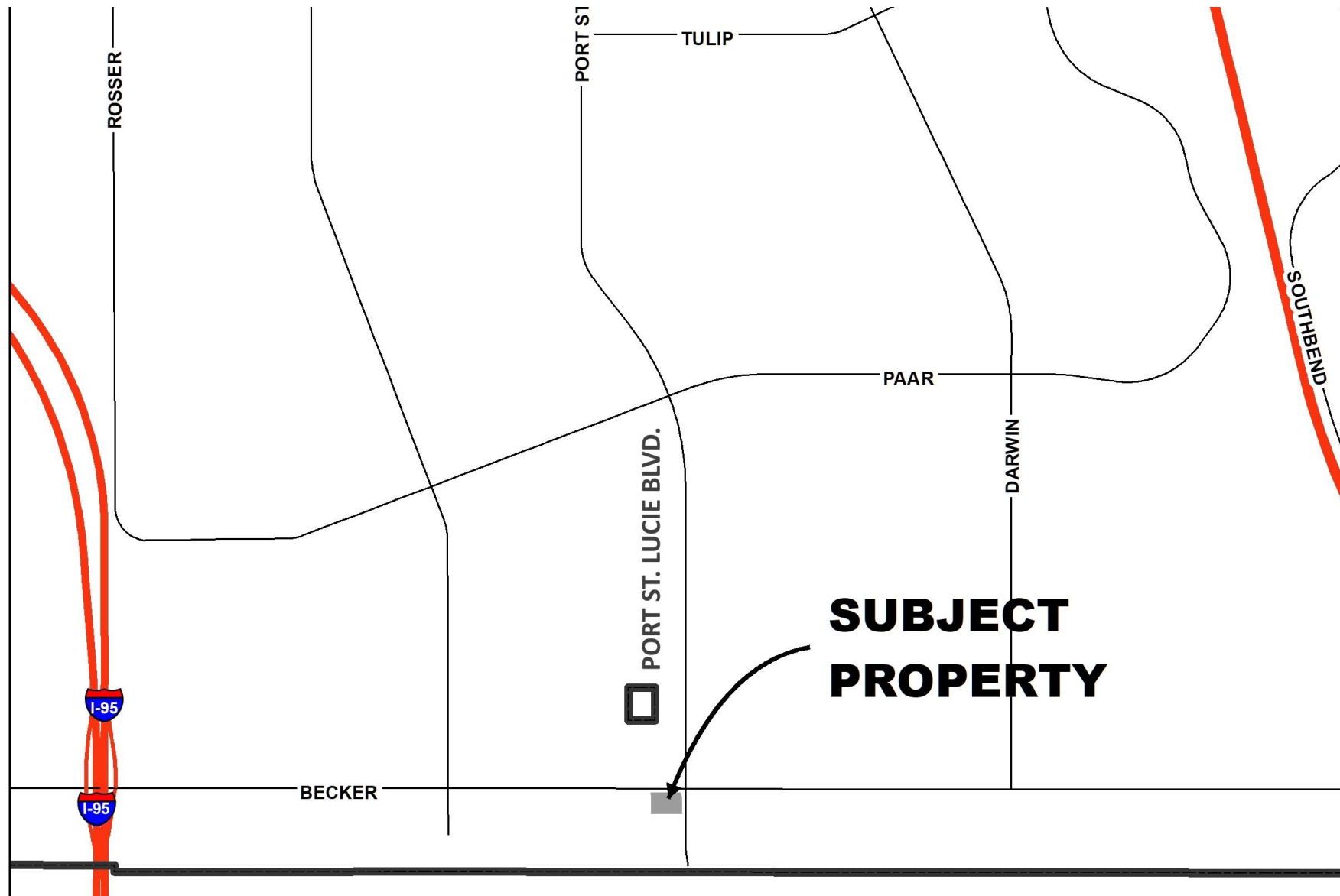
- **Request:** To grant a variance to **Section 158.222(B)(4), Driveway Spacing from Intersections**, to allow a driveway to connect from Becker Road to the subject site that is 257 feet west of the intersection of Port St. Lucie Boulevard and Becker Road and located in the functional area of the intersection.

BACKGROUND

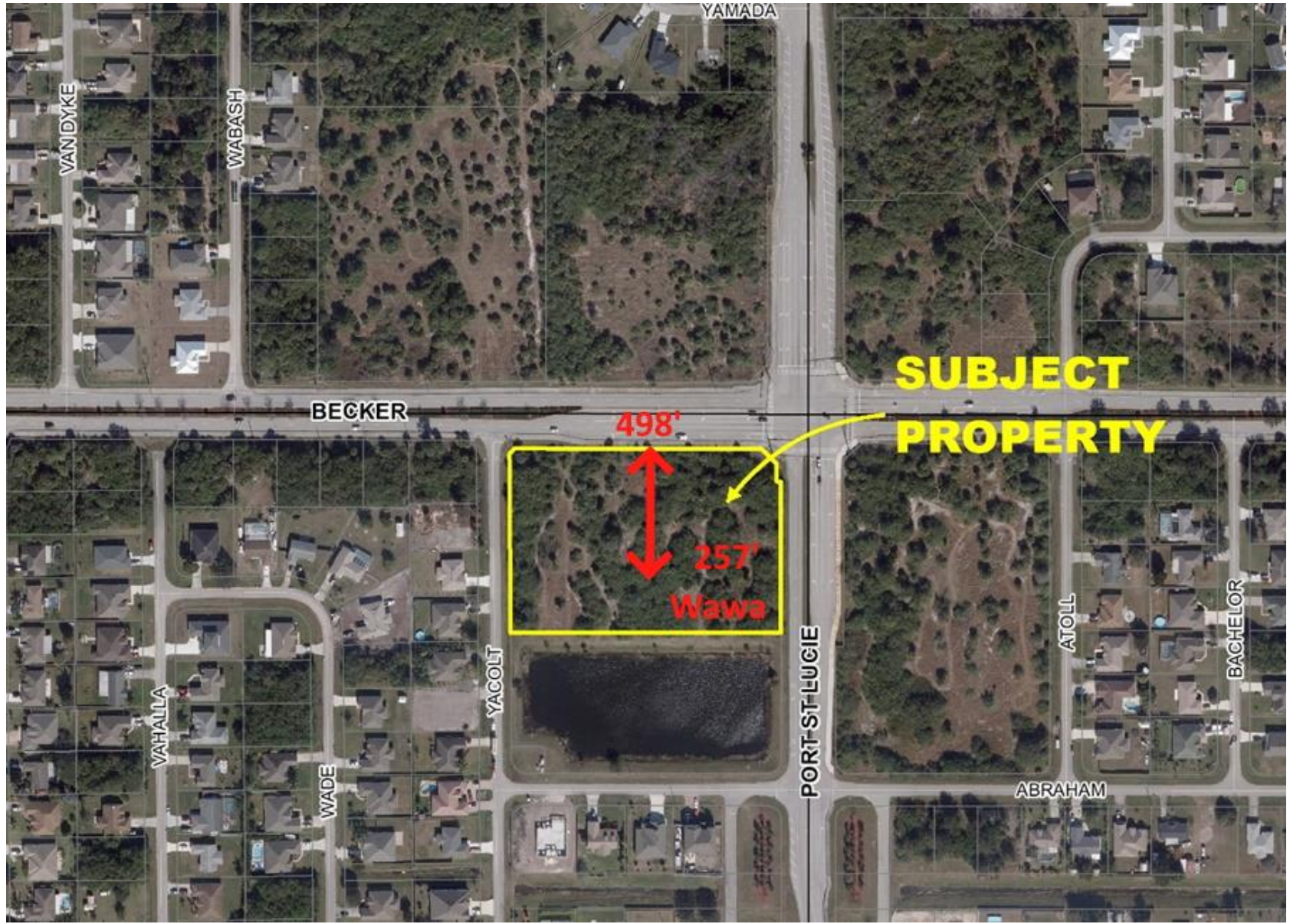
- **Agent:** Engineering, Design, and Construction (EDC).
- **Applicant/Owner:** Becker, LLC.
- **Location:** SW corner of SW Becker Road and SW Port St. Lucie Boulevard
- **Property Size:** 3.8 acres
- **Neighbor Comments:** None



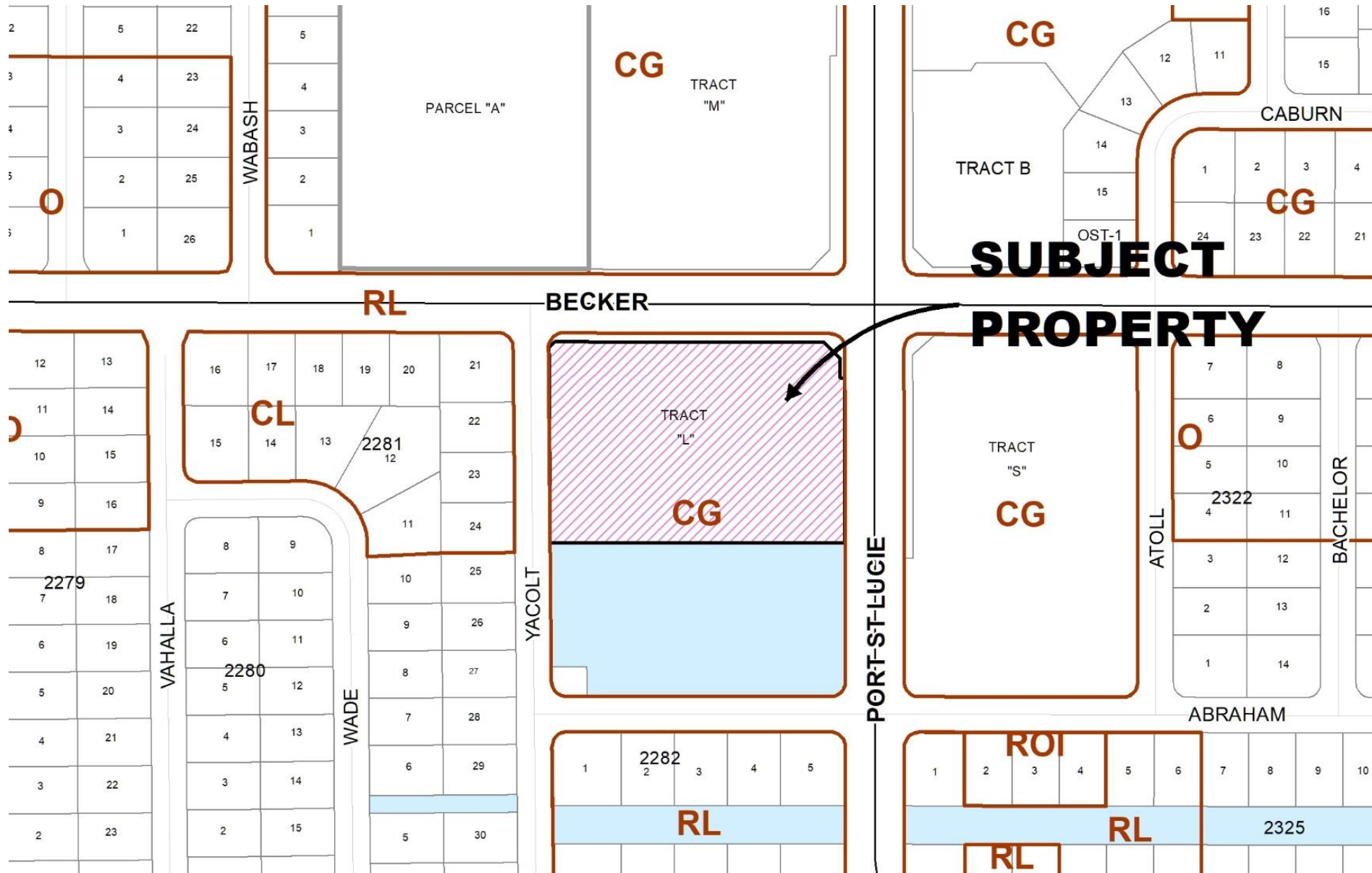
LOCATION MAP



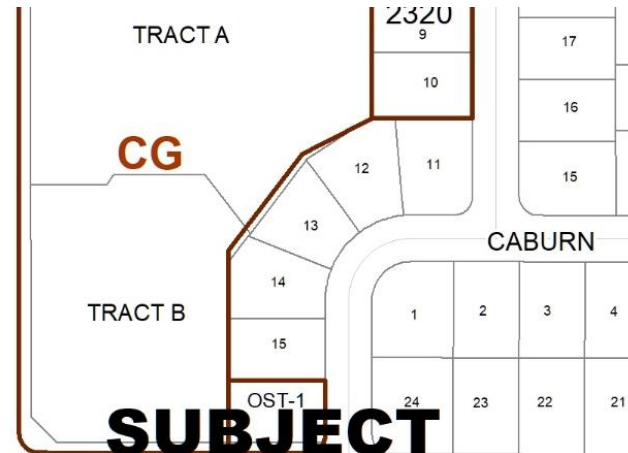
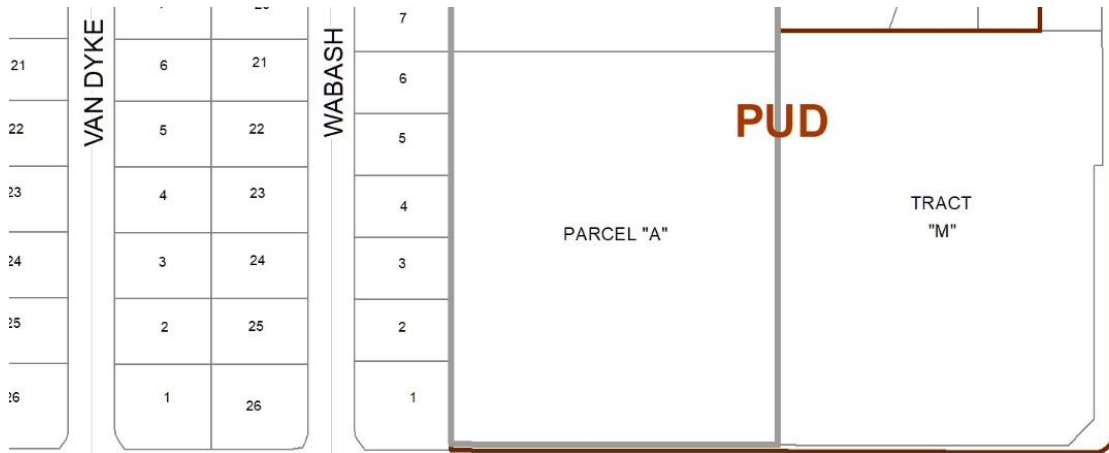
AERIAL MAP



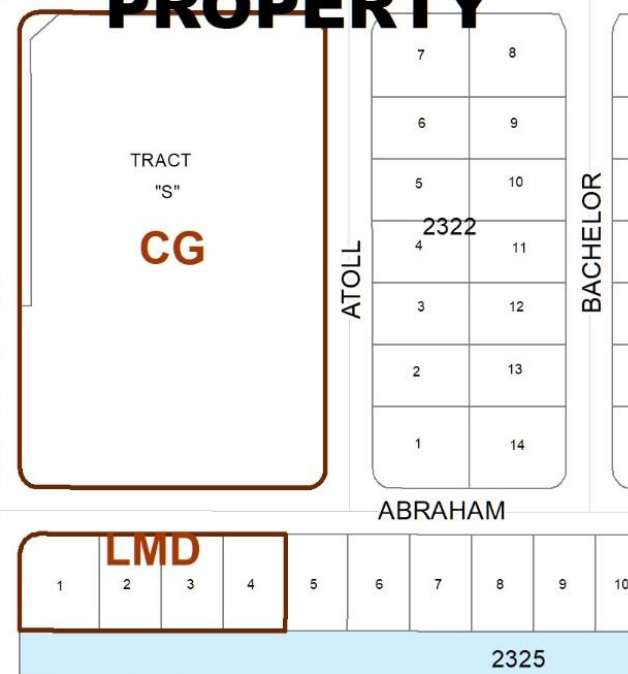
FUTURE LAND USE MAP



ZONING MAP



**SUBJECT
PROPERTY**



FINDINGS

- The Public Works Department does not support having a driveway to this property from Becker Road.
- The proposed access is located in the functional area of influence of the intersection at Becker Road and Port St. Lucie Boulevard.
- City Code Section 158.222(B)(4), Driveway Spacing from Intersections, indicates that the minimum driveway spacing for commercial development from an intersection is 250 feet. However, this code also indicates that:
 - ... standards in excess of these spacing requirements are preferable and may be required for driveways located within the functional area of an intersection or areas where access restrictions are necessary to reduce conflicts, preserve the safety of the traveling public, or to preserve the function of the adjacent roadway.
- Public Works limits the distances of driveways from intersections on many streets throughout the city.



FINDINGS

- The proposed driveway is located in a turn lane for traffic heading southbound on Port St. Lucie Boulevard. Having vehicles use this turn lane for an access driveway to commercial development and having vehicles use this turn lane to access southbound Port. St. Lucie Boulevard would create traffic conflicts.
- If there is no access from Becker Road to the subject site, motorists would need to access the site from the side streets. This would not be as convenient to motorists as direct access from Becker Road. Some opposition has been voiced by residents about creating traffic on Yacoult Drive.
- On the west side of Yacoult Drive, the first four lots from Becker Road have a Limited Commercial (CL) future land use. However, at least 3 of the 4 lots have houses.



QUESTIONS OR COMMENTS?

- Applicant is requesting a variance to allow a driveway to extend into the subject site from Becker Road.

PLANNING AND ZONING BOARD ACTION OPTIONS:

- Make a motion to approve
- Make a motion to approve with conditions
- Make a motion to deny
- Make a motion to table

