

**BECKER, LLC**  
**Wawa Convenience Store and Fueling Station**  
**Special Exception Use Application**  
**P22-006**

Planning and Zoning Board Meeting

February 7, 2023

Holly F. Price, AICP, Senior Planner



# Request Summary

- **Proposed: Wawa Convenience Store** consisting of **6,119 S.F building and a 688 S.F. exterior dining area** - and a **gas station with 8 fuel pumps** for 16 fuel stations.
- As set forth in Section 158.124(C)(11) of the Zoning Code a convenience store with a fuel station in a CG (General Commercial) zoning district requires SEU (Special Exception Use) approval.
- As set forth in Section 2.3.3.1.a of the Becker Road Overlay District (BROD) Design Standards a fuel service station located in the Activity Center Subdistrict requires SEU approval.
- As set forth in Section 2.3.3.1.c of the Becker Road Overlay District (BROD) Design Standards, if side street access to a property located in the Activity Center is proposed, SEU approval is required.
- Applicant/Agent: Brad Curry, AICP, Engineering, Design, and Construction (EDC)
- Owner: Becker, LLC



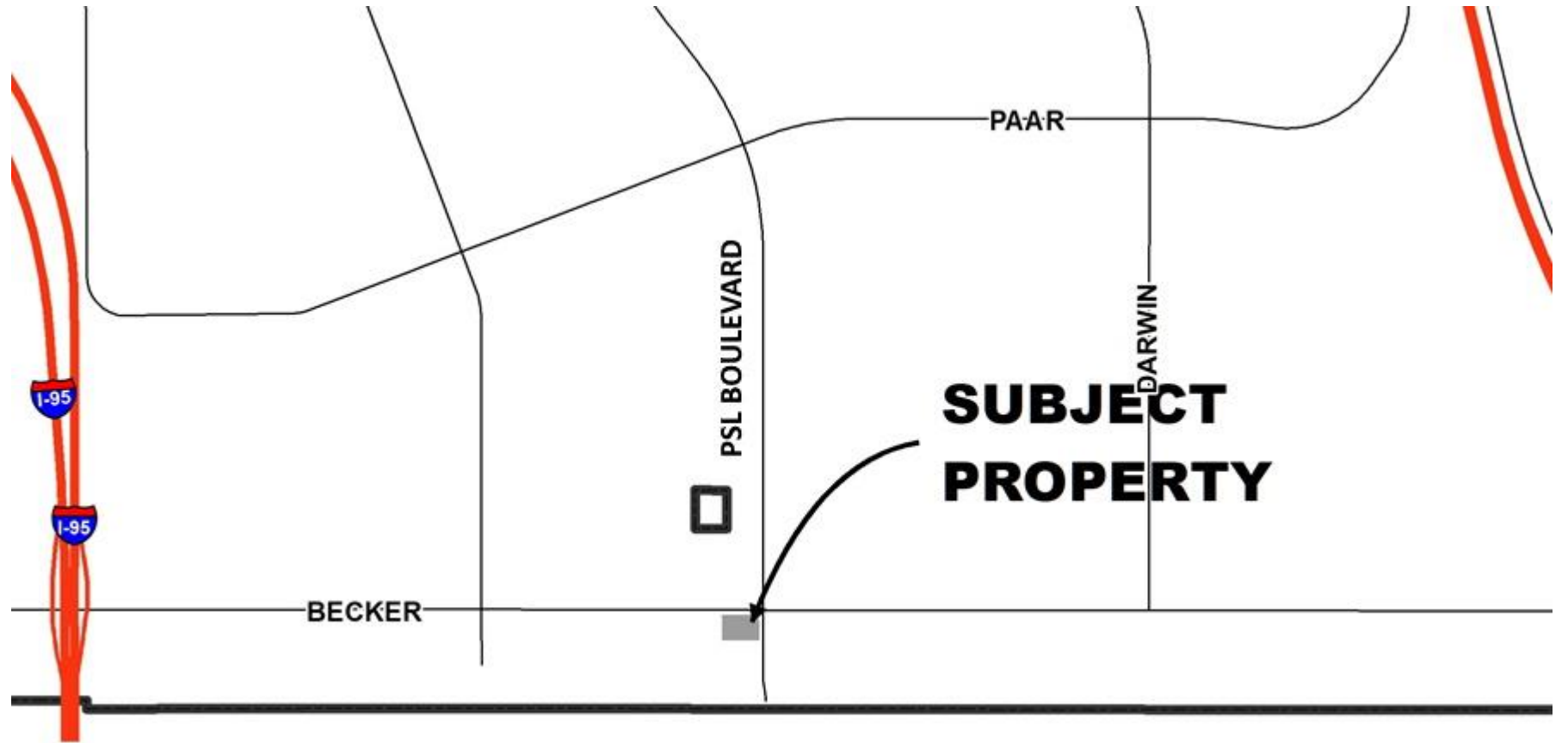
# Request Summary

- On September 14, 2022, the Site Plan Review Committee (SPRC) recommended approval with all comments addressed. Some of the comments from Public Works have not been addressed. The applicant requested to proceed with this application and not address the following comments from the SPRC.
- **1. Public Works does not support the placement of the mid-block driveway located in the Becker Road right-turn lane. [Remove or relocate the mid-block driveway so that it is not in the functional area of the Port St. Lucie Blvd. & Becker Rd. intersection.]**
- **2. Public Works does not support the spacing distance of the mid-block driveway from Yacolt Drive. [The spacing does not meet the minimum 250-foot distance. The proposed spacing is 243.27 feet.]**
- **3. Public Works requested a right-turn lane from Becker Road onto Yacolt Drive. [This street is located on west side of the subject parcel. This right-turn lane correlates with having side street access.]**



# Location Map

SW corner of Port St. Lucie Blvd. and Becker Road.



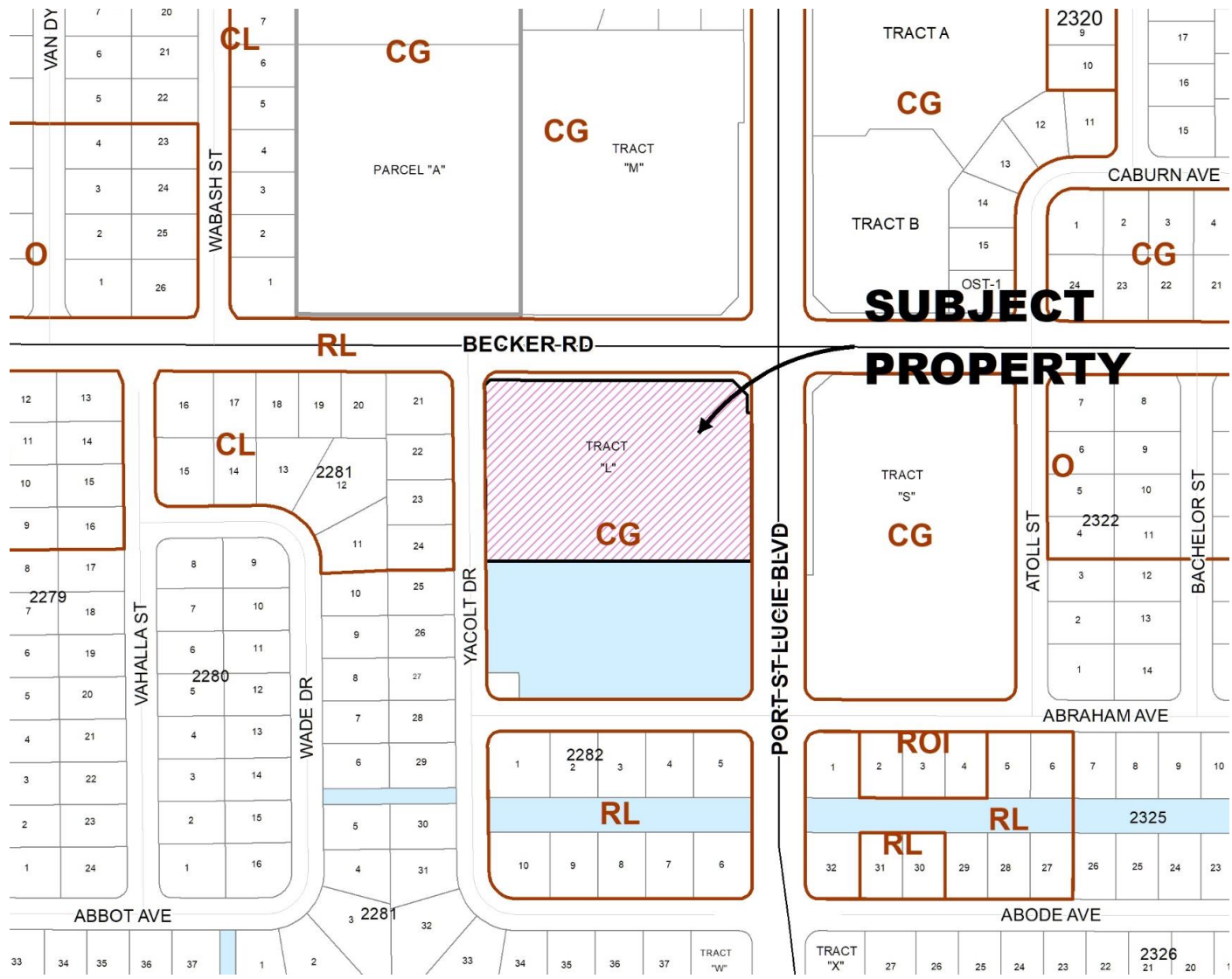


# Aerial

Located at SW corner of Port St. Lucie Blvd. and SW Becker Road.

*Vacant commercial properties at corners of PSL Boulevard and Becker Road have been zoned for commercial use for over 40 years.*





# Land Use

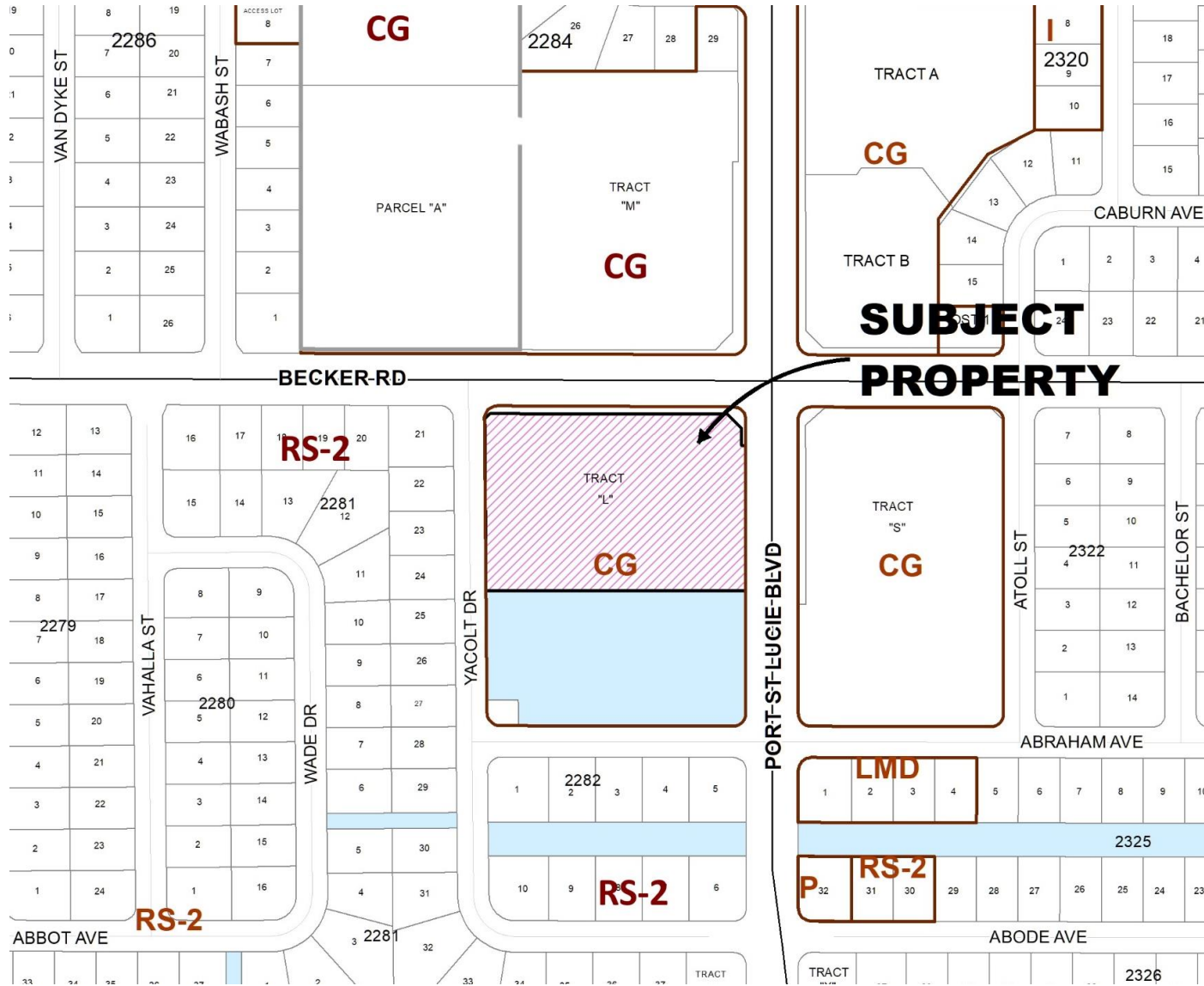
## CG (General Commercial)

In 2018, the City established conversion areas along Becker Road to allow single-family lots to be assembled and rezoned for commercial uses.

The property to the west of the subject property has a future land use of CL (Limited Commercial).

However, these lots have not been rezoned for commercial uses and most of these lots are being used for single-family residential.





# Zoning

## CG (General Commercial)

Lots located to the west of the subject site are zoned single-family residential (RS-2).



# General Site Context

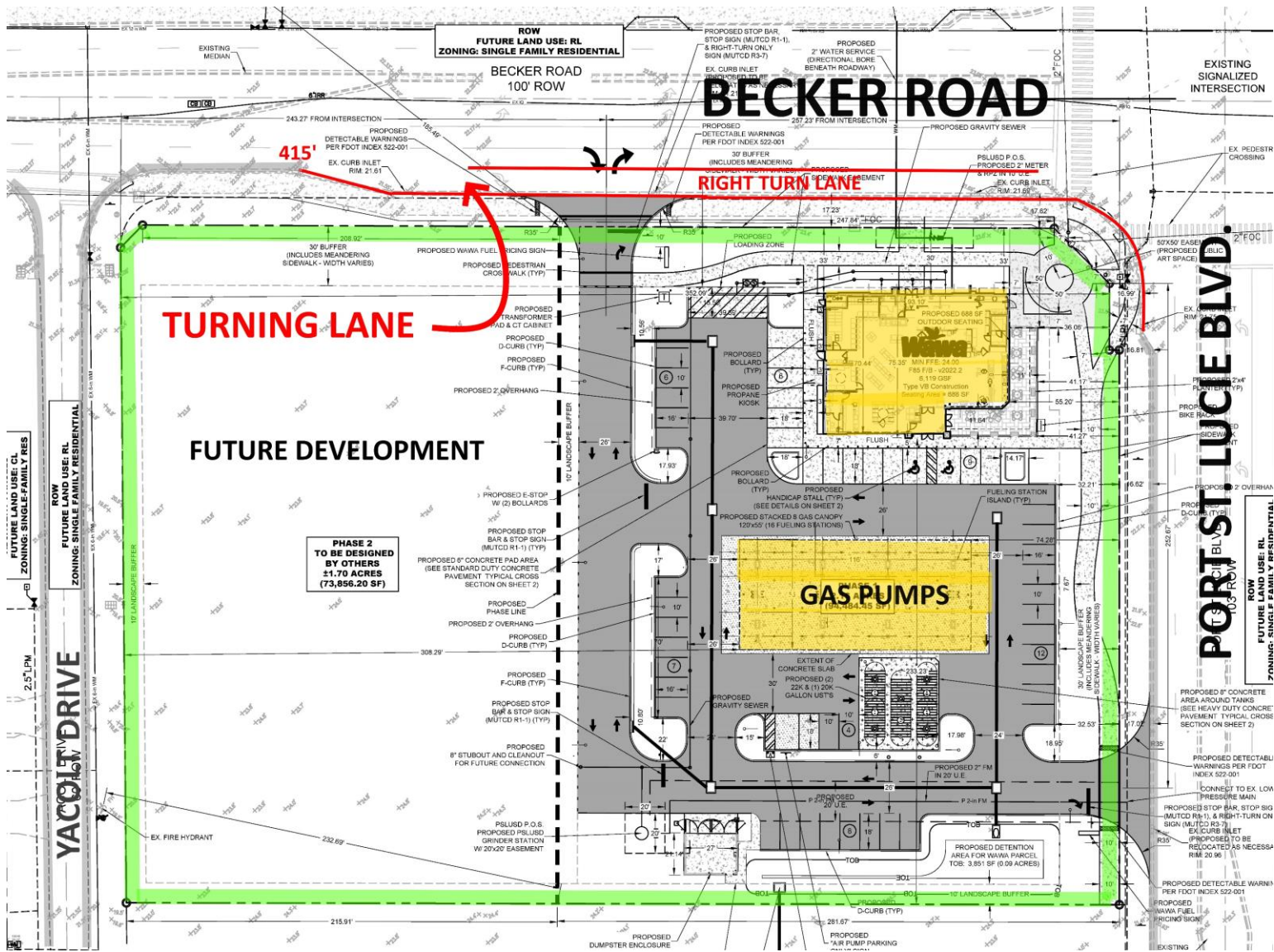


- This site is currently vacant.
- On Yacolt Drive, on the west side of the subject parcel, three houses are located on the first four lots.
- These lots are located in a Conversion Area.
- These four properties have a future land use designation of CL (Limited Commercial) and are zoned RS-2 (Single-family Residential).
- It was the intention of the Planning and Zoning Department that these Conversion Area lots would be assembled and rezoned to a commercial use.
- However, several of these houses are new, and it is doubtful that these lots would be combined for commercial use anytime soon.

# Previous Actions

- **Site Plan Review Committee:** On September 14, 2022, the Site Plan Review Committee (SPRC) reviewed the Special Exception Use (SEU) application and recommended approval with all comments being addressed. There are three comments by the Public Works Department that have not been addressed by the applicant as indicated on page 3 earlier. The applicant indicated that he wanted to send this SEU application forward regardless of these comments.
- **P22-198 Wawa Variance:** On August 2, 2022, the Planning and Zoning Board voted unanimously to grant a variance to allow a proposed mid-block driveway to be located in the right-turn lane on Becker Road. See figure on next page.





# Concept Plan

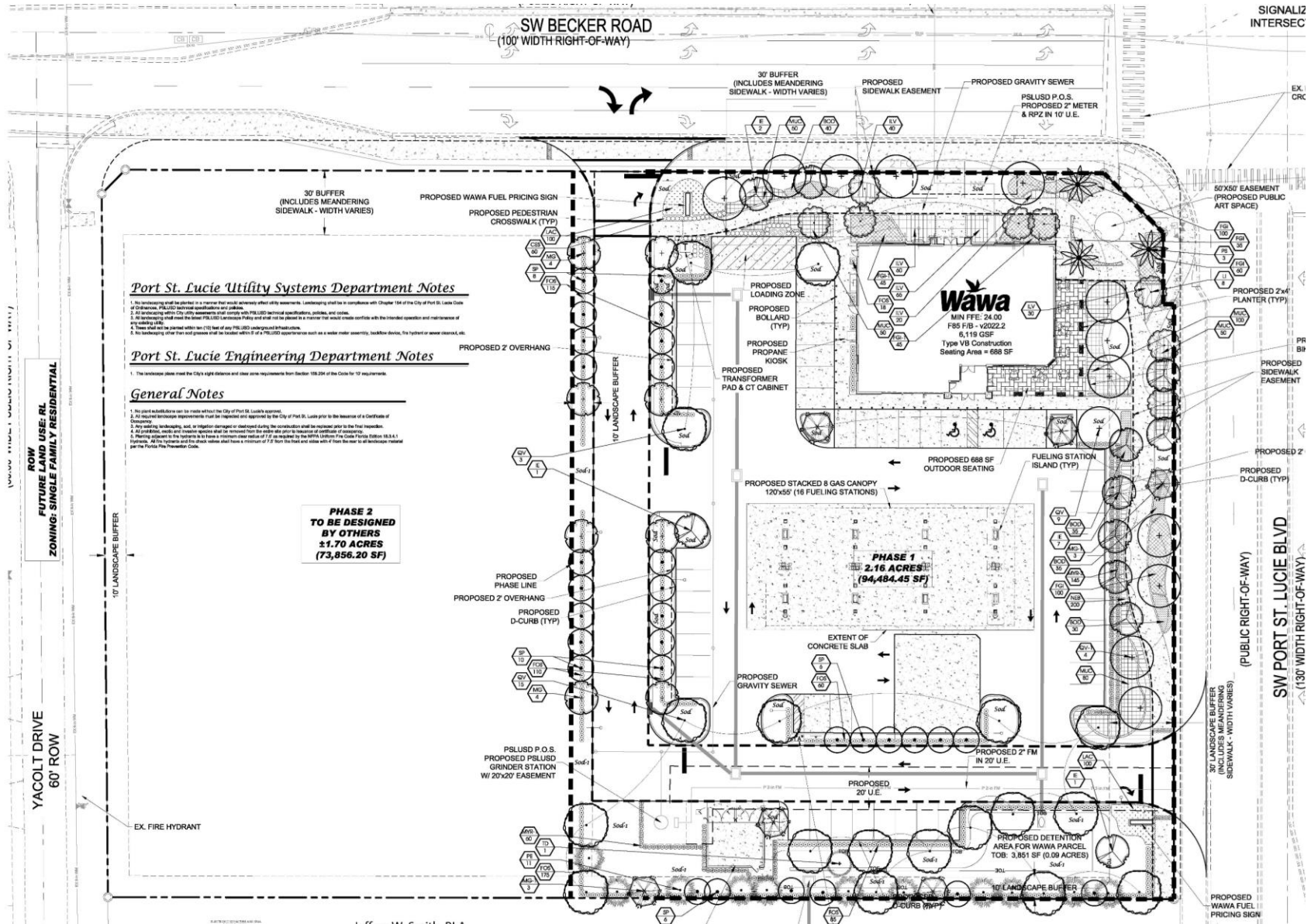
Shows mid-block driveway extending from right-turn lane. Public Works does not support.

The site includes the whole block. Wawa is Phase 1.

As per Becker Road Design Standards, the building is located in front of parking lot and faces Becker Road.



# Preliminary Landscape Plan



**Port St. Lucie Utility Systems Department Notes**

1. No landscaping shall be planted in a manner that would adversely affect utility easements. Landscaping shall be in compliance with Chapter 134 of the City of Port St. Lucie Code.
2. All irrigation, PSLUSD approved specifications and standards.
3. All landscaping shall be installed in accordance with PSLUSD technical specifications, policies, and codes.
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**Port St. Lucie Engineering Department Notes**

1. The landscape plan shall meet the City's right-of-way and clear area requirements from Section 108.234 of the Code for 10' requirements.

**General Notes**

1. No plant establishment can be made without the City of Port St. Lucie's approval.
2. All irrigation requirements shall be reported and approved by the City of Port St. Lucie prior to the issuance of a Certificate of Occupancy.
3. Any existing landscaping, soil, or irrigation damaged or destroyed during the construction shall be replaced prior to the final inspection.
4. All irrigation, water, and electrical systems shall be removed from the site after prior to the final inspection of the construction.
5. Planting adjacent to the roadway shall have a minimum clear radius of 17' as required by the Florida Uniform Fire Code Florida Edition 103.5.1.1. Exemptions: 10' for fire hydrants and fire trucks shall have a minimum of 17' for the truck and clear width of 17' from the rear to the back of the truck for the Florida Fire Preceptor Code.

**PHASE 2  
TO BE DESIGNED  
BY OTHERS  
2.70 ACRES  
(73,956.20 SF)**





FRONT ELEVATION



REAR (BECKER ROAD) ELEVATION



RIGHT (PORT ST. LUCIE BLVD) ELEVATION

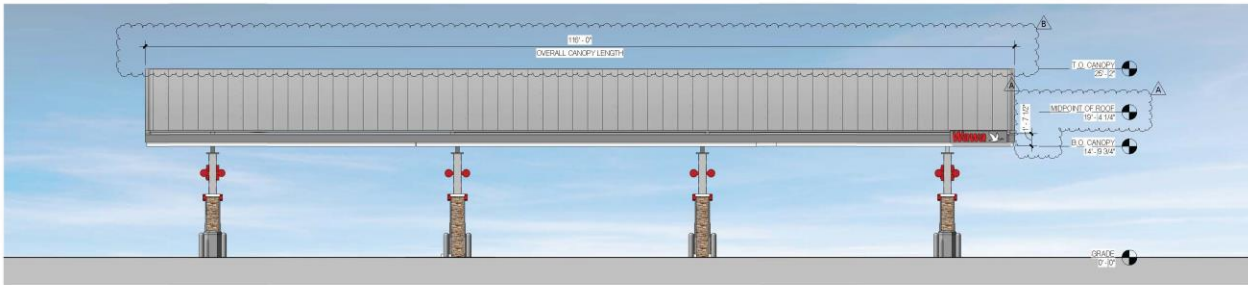


LEFT ELEVATION

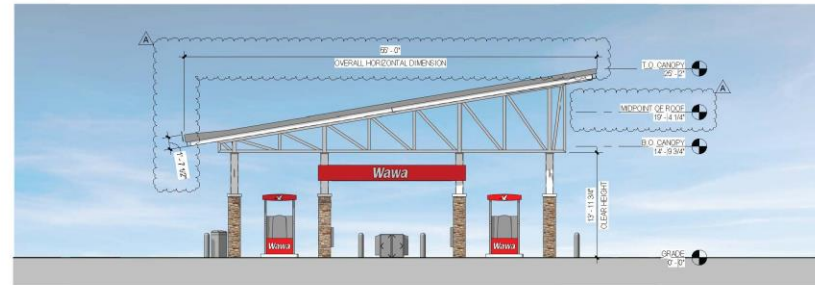


# Conceptual Elevations





CANOPY SIDE ELEVATION



CANOPY END ELEVATION



# Conceptual Elevations



# Public Works Traffic Analysis

The Traffic Impact Statement received in June 2022 was reviewed by City Staff and found to **NOT comply with City Code and Public Works Policy #19-01**

Per ITE Trip Generation Manual, 11<sup>th</sup> Edition, this site would produce a total of 448 PM Peak Hour trips. The Saturday Peak hour and AM Peak hour trips are even higher. This is divided over 2 driveways and in/out movements. No right turn lane extensions are proposed. The existing right turn lane is of insufficient length from the driveway location that is proposed.



# Public Works

## City Code Non-Compliance

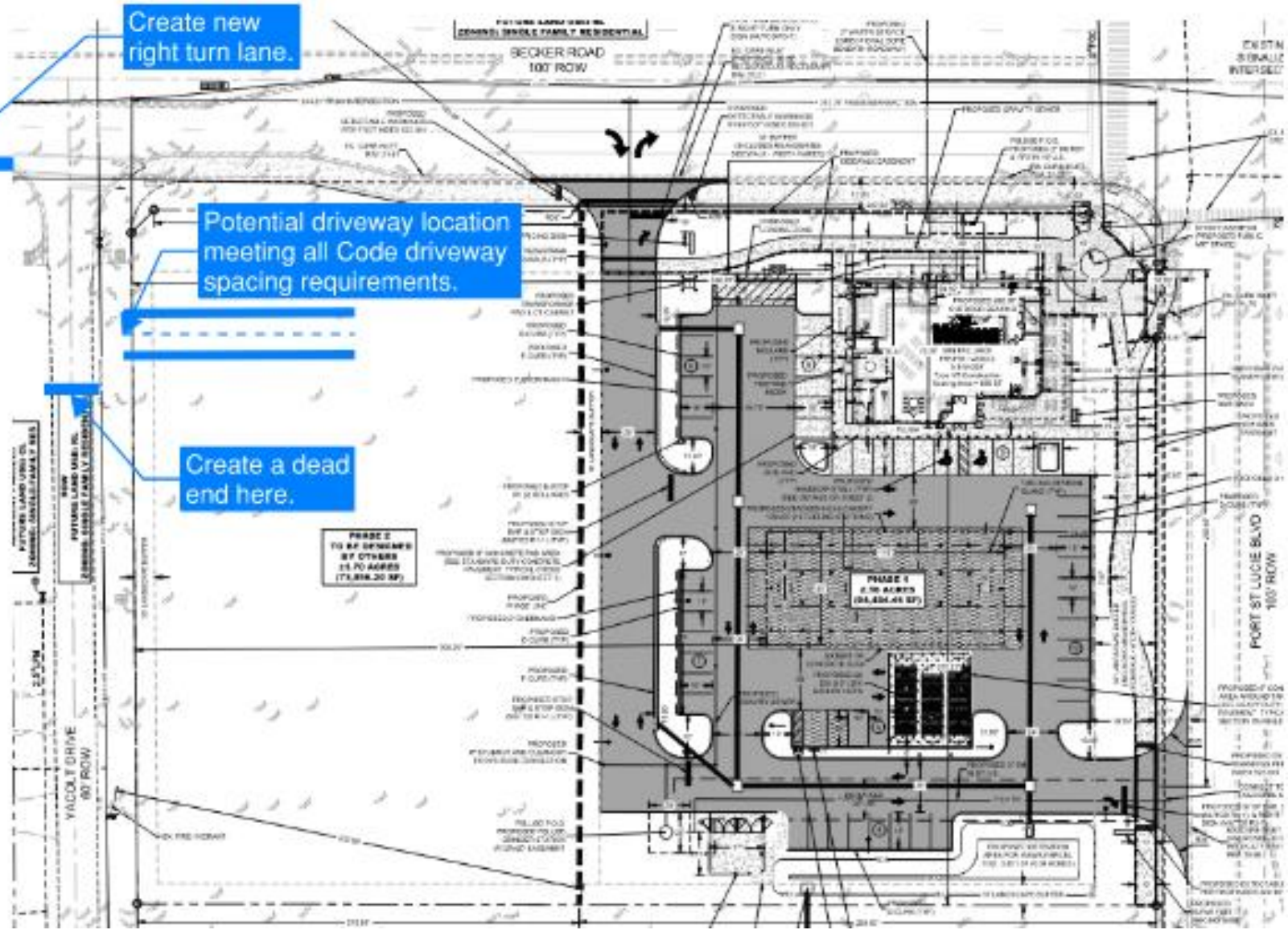
Zoning Code Section 158.222(B)(4), driveway spacing from intersections shall be measured at minimum of 250' from middle of driveway to the right-of-way line of the intersecting street. Applicant is proposing driveway at 243' from Yacolt Drive.

Of more concern to the Public Works Dept is the location of the driveway being within the existing right turn lane of the Becker and Port St. Lucie Blvd intersection. City Code states, “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.”

The proposed driveway location within the functional area of the intersection will create additional conflict points and therefore creating a safety concern.



# Public Works - Alternative Driveway Location option



**Evaluation of SEU CRITERIA**  
**(Section 158.260)**

**FINDINGS**

**ADEQUATE INGRESS AND EGRESS MAY BE OBTAINED TO AND FROM THE PROPERTY, WITH PARTICULAR REFERENCE TO AUTOMOTIVE AND PEDESTRIAN SAFETY AND CONVENIENCE, TRAFFIC FLOW AND CONTROL, AND ACCESS IN CASE OF FIRE OR OTHER EMERGENCY. (§ 158.260 (A))**

**THE PROPOSED USE WILL NOT CONSTITUTE A NUISANCE OR HAZARD BECAUSE OF THE NUMBER OF PERSONS WHO WILL ATTEND OR USE THE FACILITY, OR BECAUSE OF THE HOURS OF OPERATION, OR BECAUSE OF VEHICULAR MOVEMENT, NOISE, FUME GENERATION, OR TYPE OF PHYSICAL ACTIVITY. (§ 158.260 (I))**

**NO** – The project as proposed does not meet these criteria. Ingress and egress on Becker Road is not satisfactory. The Public Works Department has indicated that they do not support the proposed mid-block driveway from Becker Road since the driveway would extend from a southbound turn lane – and be located in the functional area of influence near the intersection of Becker Road and Port St. Lucie Boulevard.

Per City Code Section 158.222(B)(4), the minimum spacing between a road and a driveway shall be 250' for a commercial site on Becker Road. However, the applicant is proposing a driveway separation distance of 243'. Of more concern to the Public Works Department, the proposed driveway is being proposed within the existing right turn lane of the Becker Road and Port St. Lucie Blvd. intersection. City Code goes on to state 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.”; such as with this particular case to reduce conflicts.

**Evaluation of SEU CRITERIA**  
**(Section 158.260)**

**FINDINGS**

**ADEQUATE OFF-STREET PARKING AND LOADING AREAS MAY BE PROVIDED, WITHOUT CREATING UNDUE NOISE, GLARE, ODOR, OR OTHER DETRIMENTAL EFFECTS UPON ADJOINING PROPERTIES (§ 158.260 (B)).**

**YES** - In terms of adequate parking and loading.  
**NO** - The project as proposed does not meet these criteria in terms of providing adequate buffering of the parking and loading areas to residential uses on the south side. See next page for buffering comments.

**ADEQUATE AND PROPERLY LOCATED UTILITIES ARE AVAILABLE OR MAY BE REASONABLY PROVIDED TO SERVE THE PROPOSED DEVELOPMENT (§ 158.260 (C)).**

**YES** - The project as proposed meets these criteria. The subject property is located in the City and utilities are in place to serve the development by the City.

**Evaluation of SEU CRITERIA**  
**(Section 158.260)**

**BUFFERS**

**FINDINGS**

**ADEQUATE OFF-STREET PARKING AND LOADING AREAS MAY BE PROVIDED, WITHOUT CREATING UNDUE NOISE, GLARE, ODOR, OR OTHER DETRIMENTAL EFFECTS UPON ADJOINING PROPERTIES. (§ 158.260 (B))**

**ADEQUATE SCREENING OR BUFFERING. ADDITIONAL BUFFERING BEYOND THAT WHICH IS REQUIRED BY THE CODE MAY BE REQUIRED IN ORDER TO PROTECT AND PROVIDE COMPATIBILITY WITH ADJOINING PROPERTIES. (§ 158.260 (D))**

**YARDS AND OPEN SPACES WILL BE ADEQUATE TO PROPERLY SERVE THE PROPOSED DEVELOPMENT AND TO ENSURE COMPATIBILITY WITH ADJOINING PROPERTIES. (§ 158.260 (F))**

**NO – SOUTH SIDE:** The project as proposed does not meet these criteria in terms of providing adequate buffering for compatibility with adjacent residential uses to the south. The south side has a 10-foot-wide landscape buffer. However, the south of the site side of the lot features a gas station canopy, fuel pumps, and parking that would not be screened from view if the hedge is two feet in height as required by code or if palm trees are used as proposed. The fueling station pumps, canopy, and parking lot would be visible to the neighbors to the south. Staff recommends that the applicant provide a 6-foot-high opaque fence in the landscape buffer. In addition, the type of proposed trees shall include canopy trees such as oak trees, not palm trees, and other vegetation that will facilitate in creating an opaque landscape buffer. If the entire parcel, inclusive of Phase 2 is cleared, the landscape buffer on the south side shall be continued along the entire south side of the property. The Landscape Plan shall be modified prior to SEU approval from the City Council.

**WEST SIDE:** This parcel is to be developed in 2 phases. Wawa is phase 1. Buffering between the Wawa site and the residential houses in the

<b><u>Evaluation of SEU CRITERIA</u></b> <b>(Section 158.260)</b>	<b><u>FINDINGS</u></b>
<b>SIGNS, IF ANY, AND PROPOSED EXTERIOR LIGHTING WILL BE SO DESIGNED AND ARRANGED SO AS TO PROMOTE TRAFFIC SAFETY AND TO ELIMINATE OR MINIMIZE ANY UNDUE GLARE, INCOMPATIBILITY, OR DISHARMONY WITH ADJOINING PROPERTIES. (§ 158.260 (E))</b>	<b>YES.</b> The project as proposed meets these criteria. All exterior lighting shall be in conformance with Section 158.221 of the City Zoning Code and all signage shall be in accordance with Chapter 155 of the City Sign Code.
<b>THE USE AS PROPOSED WILL BE IN CONFORMANCE WITH ALL STATED PROVISIONS AND REQUIREMENTS OF THIS CHAPTER. (§ 158.260 (G))</b>	<b>YES,</b> As per Zoning Code Section 158.124(C)(11), convenience stores with or without a fuel service station require approval of a Special Exception Use in a CG (General Commercial) zoning district. As per the Becker Road Overlay District (BROD) Design Standards Section 2.3.3.1.a, a Special Exception Use is required to allow a fuel service station in the Activity Center Subdistrict. <u>The BROD Design Standards Section 2.3.3.1.c also indicates that if access to a site from a side street is provided for a property located in the Activity Center Subdistrict, approval of a Special Exception Use is required.</u>

**Evaluation of SEU CRITERIA**  
**(Section 158.260)**

**FINDINGS**

**ESTABLISHMENT AND OPERATION OF THE PROPOSED USE UPON THE PARTICULAR PROPERTY INVOLVED WILL NOT IMPAIR THE HEALTH, SAFETY, WELFARE, OR CONVENIENCE OF RESIDENTS AND WORKERS IN THE CITY. (§§ 158.260 (H))**

**YES** - The project as proposed meets these criteria. The convenience store and fuel service station are planned to be open 24 hours, 7 days a week, similar to other Wawa businesses in the city. This is a commercial property located at the intersection of two major arterial roads and should be compatible provided adequate buffering is provided on the south side.

**THE USE AS PROPOSED FOR DEVELOPMENT WILL BE COMPATIBLE WITH THE EXISTING OR PERMITTED USES OF ADJACENT PROPERTY. THE PROXIMITY OR SEPARATION AND POTENTIAL IMPACT OF THE PROPOSED USE (INCLUDING SIZE AND HEIGHT OF BUILDINGS, ACCESS LOCATION, LIGHT AND NOISE) ON NEARBY PROPERTY WILL BE CONSIDERED IN THE SUBMITTAL AND ANALYSIS OF THE REQUEST. THE CITY MAY REQUEST PROJECT DESIGN CHANGES OR CHANGES TO THE PROPOSED USE TO MITIGATE THE IMPACTS UPON ADJACENT PROPERTIES AND THE NEIGHBORHOOD. . (§§ 158.26 (J))**

**NO** - Not compatible in terms of access as related to the mid-block driveway on Becker Road. See page 17 or Paragraph A.

**NO** - Not compatible in terms of buffering. See page 19 or Paragraphs B, D, F.

# Recommendation

- Staff finds that the applicant DID NOT address all comments by the Site Plan Review Committee (SPRC). The Planning and Zoning Department recommends that the Wawa Special Exception Use (SEU), P22-006, be approved with the following conditions:
  - 1) Becker Road Mid-block Driveway Access: Staff finds the requirements of Zoning Code Section 158.224, Driveway Spacing from Intersections, to ensure public safety and high-quality public infrastructure have not been met and staff finds that there are viable alternatives that would not create a potentially hazardous driveway configuration at this location. The proposed mid-block access driveway located on Becker Road shall be eliminated. The Conceptual Site Plan shall be updated prior to SEU approval by the City Council.
  - 2) Yacolt Drive Side Street Access: If side street access to the subject site from Yacolt Drive is provided, a right-turn lane from Becker Road to Yacolt Drive shall be provided and Yacolt Drive shall be closed to thru-traffic. These improvements shall be located in the area to the west of the subject site. Such changes shall be reflected on the Conceptual Site Plan prior to this SEU approval by the City Council, and a separate SEU is required for the side street access.
  - 3) Buffering on South Perimeter Lot: The Conceptual Site Plan and/or Landscape Plan shall be modified prior to SEU approval by the City Council to indicate a 6-foot-high opaque fence in the landscape buffer. In addition, the type of proposed trees shall include canopy trees such as oak trees, not palm trees, and other vegetation that will facilitate in creating an opaque landscape buffer along the south side of the parcel. If the entire parcel, inclusive of Phase 2 is cleared, the landscape buffer on the south side shall be continued along the entire south side of the property.



# Recommendation

- 4) Buffering on West Perimeter Lot: Buffering between the Wawa site and the residential houses in the conversion area along Yacolt Drive shall be provided by one of the following:
  - 1) The west side of the site or Phase 2 shall not be cleared until development for Phase 2 is approved. Provided there is enough existing vegetation to maintain the visual buffer, the existing vegetation may be used for the perimeter area buffer until Phase 2 is developed.
  - 2) If the whole site, inclusive of Phases 1 and 2, is cleared prior to approval of Phase 2 or if there is not enough existing vegetation to create a visual buffer, a perimeter buffer along Yacolt Drive with a fence shall be provided as indicated in Landscape Code Section 154.03.C.5.d. The buffer for the west perimeter shall be reviewed at the time of Site Plan review for the Wawa site, Phase 1.

Questions or Comments?