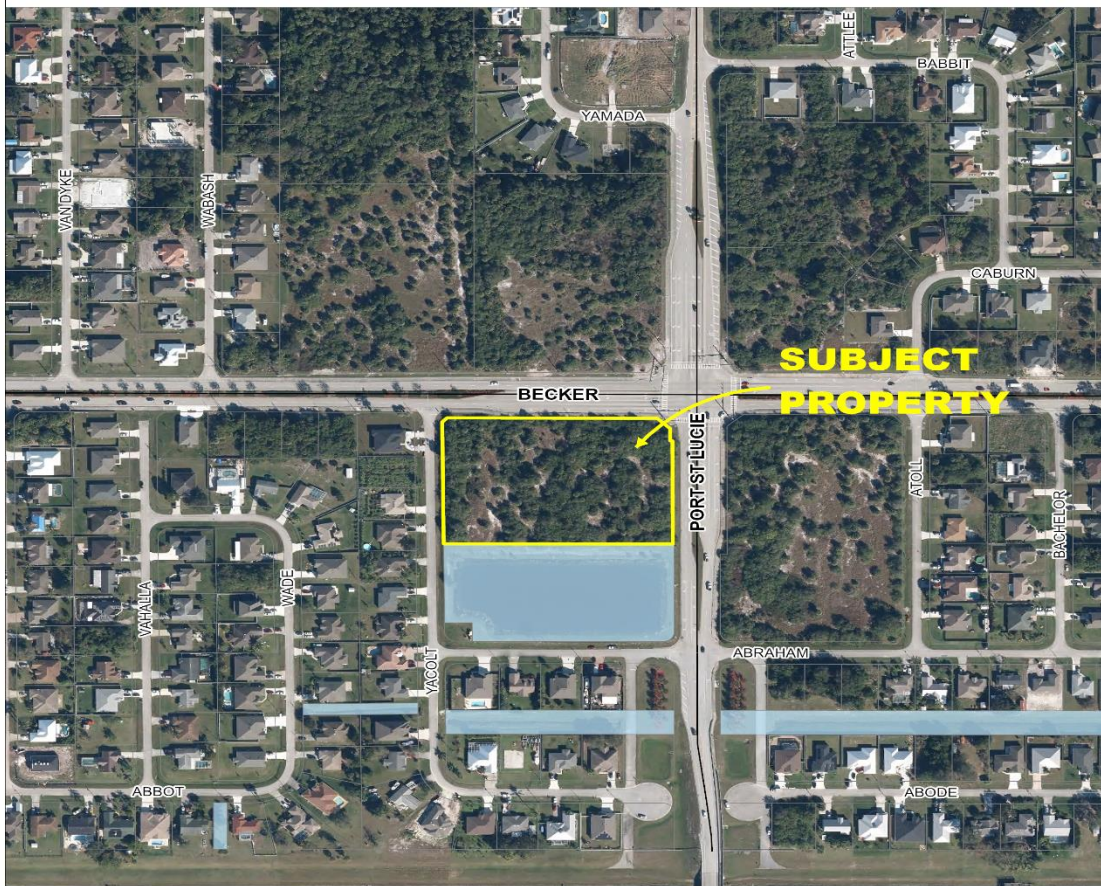




**Wawa Becker  
 Preliminary and Final Subdivision Plat  
 P23-082**



Project Location Map

**SUMMARY**

Applicant's Request:	Approval of a preliminary and final subdivision plat for a project known as Wawa Becker Plat.
Applicants	Becker, LLC, and Wawa Florida, LLC
Property Owner:	Becker, LLC, and Wawa Florida, LLC
Agent:	Bradley Currie, Engineering, Design, and Construction, Inc.
Location:	The subject property is located at the southwest corner of the intersection of SW Port St. Lucie Blvd and SW Becker Rd.
Project Planner:	Bridget Kean, AICP, Senior Planner

**Project Description:**

This application is a replat of a portion of Tract L, Port St. Lucie Section 33. The subject property is 3.80 acres and located at the southwest corner of the intersection of SW Port St. Lucie Boulevard and SW Becker Road. A minor site plan was approved for the subject property by the Site Plan Review Committee on March 22, 2023. It allows for a 6,119 square foot Wawa convenience store and fuel service station with 903 square feet of outdoor seating and sixteen (16) fueling positions as Phase I. A special exception use for the convenience store and fuel service station was approved by the City Council on February 27, 2023 (Res. 23-R18). A variance to the Citywide Design Standards for the location of the driveway on SW Becker Road was approved by the Planning and Zoning Board on August 2, 2022 (PZB Order 22-14). This application subdivides the property into two parcels. The Wawa facility will be located on proposed Parcel 1 (1.91± acres). The City has not received any applications for the development of proposed Parcel 2 (1.96± acres) at this time. The two parcels will share driveway access via a twenty-six (26) foot wide cross access easement that runs along both parcels and provides access to a driveway on SW Becker Road and a driveway on SW Port St. Lucie Boulevard.

**Background:**

The subject property is a portion of Tract L, Port St. Lucie Section 33. Tract L, Port St. Lucie Section 33 is a 7.03 -acre tract that was subdivided via metes and bounds lot splits by the General Development Corporation (GDC). GDC first deeded the southwest corner of the tract (.07 acres) to Southern Bell in 1984 for telecommunications equipment. In 1991, the remaining acreage of the southern portion of the lot (3 acres) was included in land deeded to the City of Port St. Lucie from GDC and developed as a stormwater pond.

The subdivision of property via a lot split is not consistent with the City’s Subdivision Code. Section 156.022 of the Subdivision Code requires the recording of a plat to subdivide land into two or more parcels. Since the lot splits occurred under the direction of the General Development Corporation and not the actions of any of the current owners, it is not practicable to require Becker, LLC, and Wawa Florida, LLC, as the owners of the northern portion of Tract L, Port St. Lucie Section 33, to include the two southern parcels in the replat. Therefore, the replat is being processed via a provision in the City’s Subdivision Code that allows the City Council to grant exceptions to the requirements of the Subdivision Code as may be reasonable when the literal enforcement of one (1) or more provisions of the Subdivision Code is impracticable or will exact undue hardship as identified in the resolution approving the subdivision plat.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of the preliminary final subdivision plat at the May 24, 2023 Site Plan Review Committee meeting.

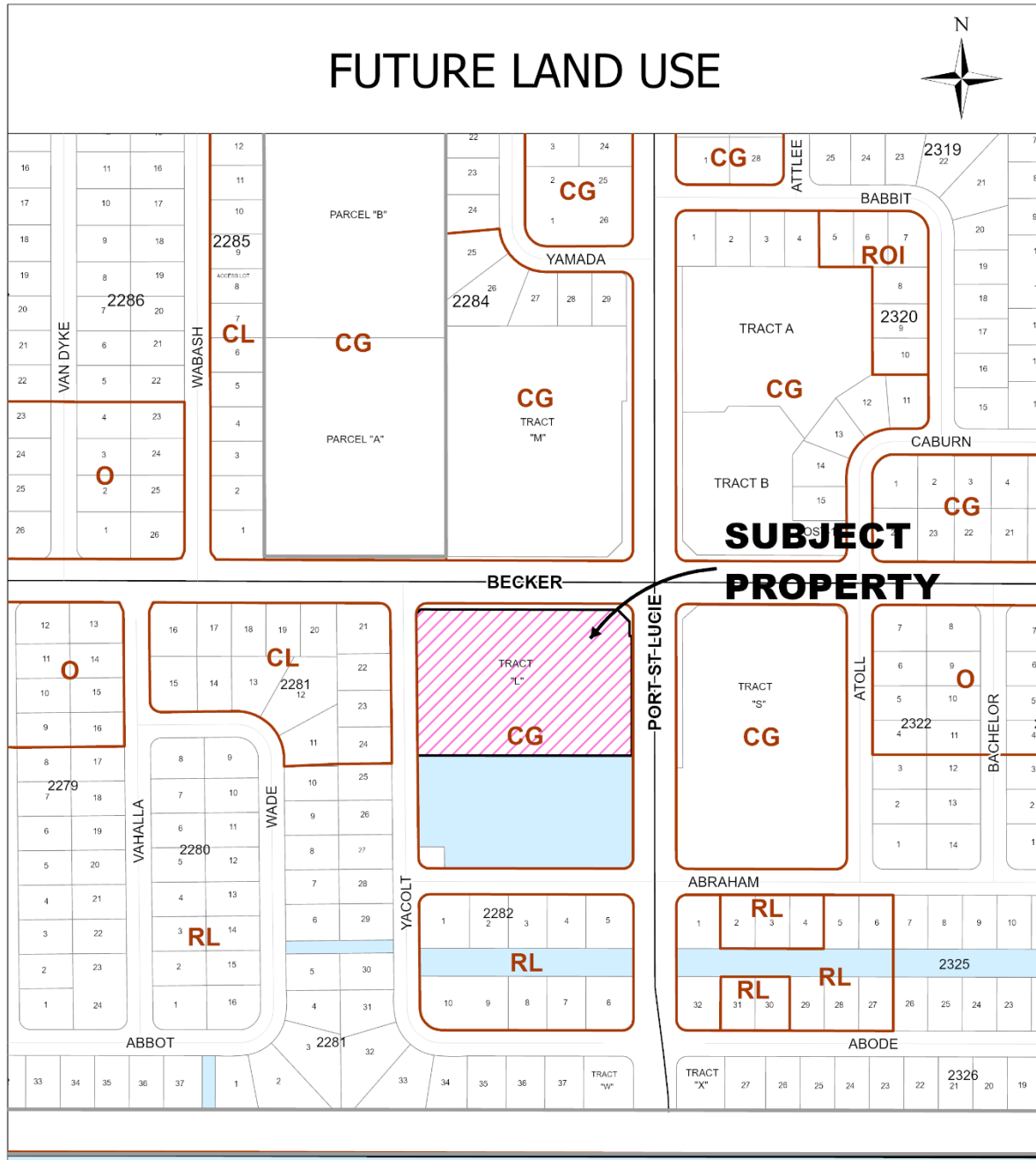
**Location and Site Information**

Parcel Number:	3420-660-0012-000-4; 3420-660-0012-030-3
Property Size:	3.80 acres, more or less
Legal Description:	A portion of Tract L, Port St. Lucie Section 33
Future Land Use:	CG
Existing Zoning:	CG
Existing Use:	Vacant land

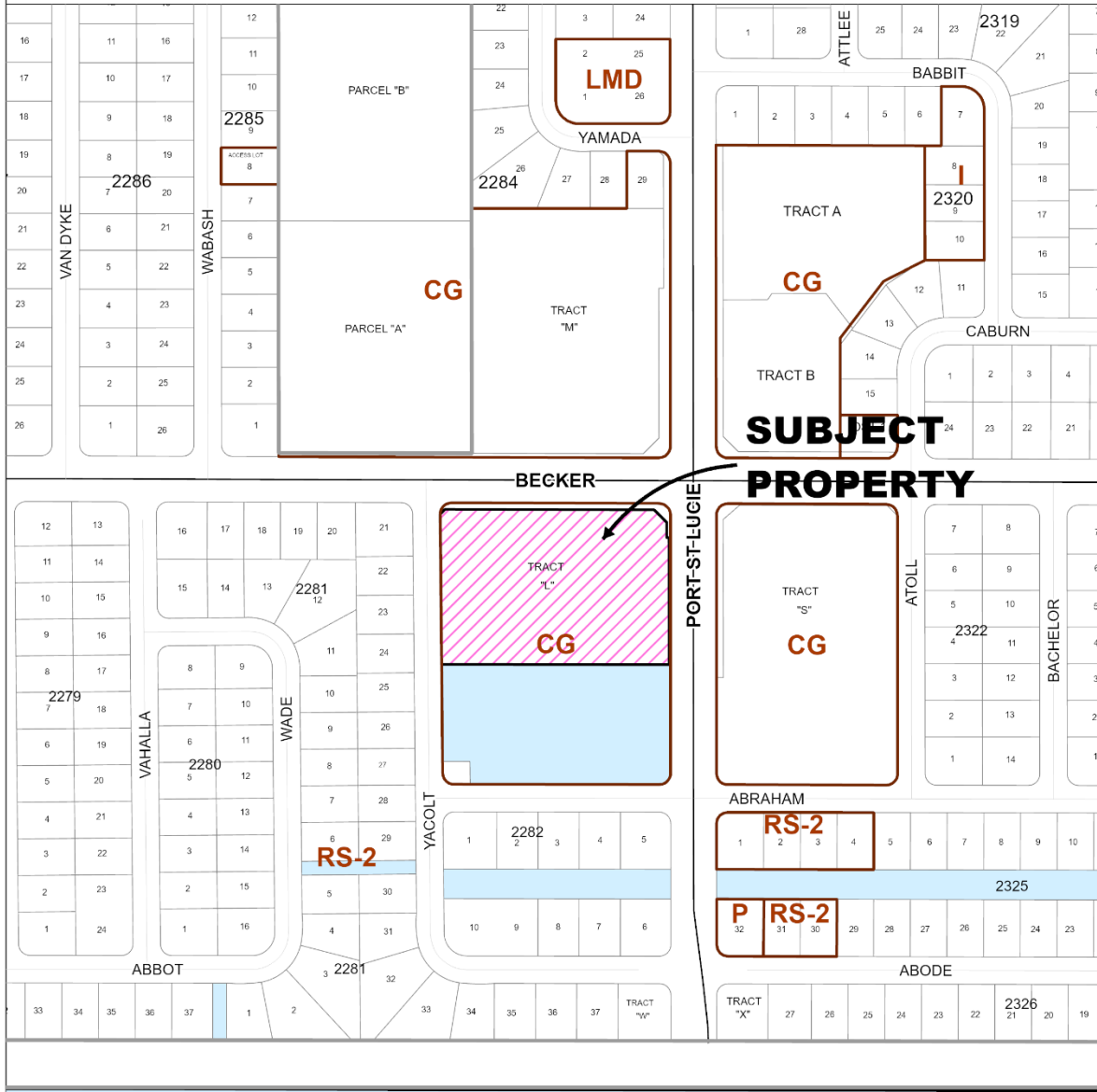
**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Vacant
South	CG	CG	City Detention Pond
East	CG	CG	Vacant
West	CL	RS-2	Residential Single-Family

CG – General Commercial, CL – Limited Commercial, RS-2 – Single-family Residential



# EXISTING ZONING



## IMPACTS AND FINDINGS

### **CONCURRENCY REVIEW (CHAPTER 160)**

The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

<b><i>Sanitary Sewer and Potable Water Facilities</i></b>	The subject site is served by the City of Port St. Lucie Utility Systems Department. Utility plans were approved as part of the construction plans for the associated site plan (P22-005).
<b><i>Traffic Circulation</i></b>	Addressed as part of the review and approval of the associated site plan (P22-005)
<b><i>Parks and Recreation Facilities</i></b>	Not applicable to commercial development
<b><i>Stormwater Management Facilities</i></b>	Addressed as part of the review and approval of the associated site plan (P22-005)
<b><i>Solid Waste</i></b>	Addressed as part of the review and approval of the associated site plan (P22-005)
<b><i>Public School Concurrency Analysis</i></b>	Not applicable to commercial development

### **NATURAL RESOURCE PROTECTION (CHAPTER 157)**

An environmental assessment report was submitted with the site plan. Per the environmental assessment, the site is mostly disturbed land with marginal habitat. A site assessment for gopher tortoises was provided and one potentially occupied burrow was found 100% gopher tortoise survey conducted by a Florida Fish and Wildlife Conservation Commission (FWC) Authorized Gopher Tortoise Agent (AGTA) will be required no more than 90 days prior to any land clearing/development occurring onsite. A FWC permit must be obtained to relocate any tortoises located within the project area and/or located within 25 feet of the project area.

### **OTHER**

***Fire District:*** The access location (external and internal) were reviewed by the Fire District as part of the review of the associated site plan (P22-005).

***Public Art (Chapter 162):*** This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All private development meeting the applicability requirements of Chapter 162 must elect one of three methods for providing public art within ninety (90) days of the issuance of the first building permit. The three options are artwork on site, fee in lieu of providing public art onsite, or a combination of artwork on site and payment in lieu.

### **Related Projects**

P22-005 – Wawa at Becker Minor Site Plan

P22-198 - Wawa PSL & Becker - Convenience Store and Fueling Station Variance (Driveway Access from Becker Road)

P22-006 –Becker, LLC, (Wawa Convenience Store and Fuel Service Station) Special Exception Use Application

## **STAFF RECOMMENDATION**

The Site Plan Review Committee recommended approval of the preliminary final subdivision plat at the May 24, 2023 Site Plan Review Committee meeting.