

Wawa Becker

Preliminary and Final Subdivision Plat
(P23-082)

City Council Meeting September 25, 2023



Request Summary

Applicant's Request:	This is an application for approval of a preliminary and final subdivision plat for Wawa at Becker.
Agent:	Bradley Currie, EDC
Applicant /Property Owner:	Becker, LLC, and Wawa Florida, LLC
Location:	The subject property is located at the southwest corner of the intersection of SW Port St. Lucie Blvd and SW Becker Rd.

Location Map



Background

- The subject property is the northern portion of Tract L, Port St. Lucie Section 33 (3.83 acres).
- The parcel was created via a series of metes and bounds lot splits by the General Development Corporation (GDC) that subdivided the parent parcel, Tract L, Port St. Lucie Section 33, into three parcels.
 - GDC deeded a southwest corner clip (.07 acres) to Southern Bell for telecommunications equipment.
 - GDC deeded the remaining 3 acres of the southern portion of Tract L to the City of Port St. Lucie. City parcel was developed as a stormwater pond.
 - This application will subdivide the northern 3.8 acres owned by Becker, LLC, and Wawa Florida, LLC, into two lots to create legal descriptions that conform to City Code.



Associated Applications

- A minor site plan was approved by SPRC 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).



Subdivision Plat

- This application for subdivision plat approval subdivides the property into two parcels:
 - The Wawa facility will be located on Parcel 1 (1.91± acres)
 - No development plans for Parcel 2 (1.96 acres)
- The two parcels will share driveway access via a twenty-six (26) foot wide cross access easement that provides access to a driveway on SW Becker Road and a driveway on SW Port St. Lucie Boulevard.
- The project was reviewed for concurrency for transportation, utilities, etc. as part of site plan approval.



Recommendation

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

