

	<b>LAND DEVELOPMENT STAFF REPORT AND RECOMMENDATION</b>
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**I. Project Description:**

**Project:** Wawa

**Petitioner:** Bohler Engineering  
2255 Glades Road, Suite 305E  
Boca Raton, FL 33431  
Agent for the owner:  
Lake Worth Road Development  
Associates, Ltd.

**Request:** Site and Development Plan  
approval to build a Convenience  
Store with Fuel Sales

**Location:** The southwest corner of Jog Road  
and Lake Worth Road at 6548,  
6566, 6584, 6602, and 6620  
Lake Worth Road



**II. Site Data:**

**Existing Use:** Gas Station and Retail

**Proposed Use:** Convenience Store with Fuel Sales and  
Retail

**Parcel Control Numbers:** 00-42-43-27-05-022-0771, -0781, -0783,  
-0786, and 00-42-43-27-05-030-0021

**Parcel Size:**

<b>Master Planned Commercial Dev't:</b>	6.27 acres (273,121 square feet)
<b>Subject Site:</b>	4.01 acres (174,675 square feet)
<b>Wawa Site:</b>	2.26 acres (98,445 square feet)

**Existing Future Land Use Designation:** PBC Commercial High with an underlying 8  
units per acre (CH/8)

**Proposed Future Land Use Designation:** City Commercial (CM)

**Existing Zoning District:** PBC General Commercial (CG)

**Proposed Zoning District:** City Commercial Intensive (CI)

Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:			
Direction	Existing Land Use	Future Land Use	Zoning District
North	PNC Bank and Greenacres Plaza Shopping Center	PBC Commercial High/8 (CH/8) and City Commercial (CM)	PBC General Commercial (CG) and City Commercial Intensive (CI)
South	Village of Turnberry Multi-family	PBC High Residential-12 (HR-12)	PBC RH (Residential High)
East	Boston Market Restaurant and Lake Worth Plaza	PBC Commercial High/8 (CH/8) and PBC Commercial High/1 (CH/1)	PBC General Commercial (CG)
West	Red Lobster Restaurant	PBC Commercial High/8 (CH/8)	PBC General Commercial (CG)

**III. Annexation/Zoning History:**

The approximately 4.01 acre subject site is located in unincorporated Palm Beach County within the identified Future Annexation Area of the City. The site contains five (5) individual parcels each having a Palm Beach County future land use designation of Commercial High with an underlying residential density of eight (8) dwelling units per acre (CH/8) and a Palm Beach County zoning designation of General Commercial (CG).

The original Palm Beach County Master Plan approval for the 6.27 acre Crossroads Shopping Center (of which the subject site is a part) was on May 24, 1979 under zoning petition No. 79-110. The development was later amended and granted a special exception for a financial institution with drive-up teller windows, an auto service station, and a drive-thru restaurant via Resolution 87-1202 on August 11, 1987. The Master Plan for the parcels was amended administratively various times throughout the years. The Palm Beach County Property Appraiser’s Office indicates that the existing commercial development was built in stages between 1983 and 1996. The easternmost (Boston Market) and westernmost (Red Lobster) portions of the master site are under separate ownership and are not part of this site plan approval.

The applicant is proposing to re-develop the central portion of the site under the authority of the City of Greenacres and in conformity with the City’s zoning code. The portion of the site proposed for redevelopment is 2.26 acres (98,445 square feet) that fronts directly onto Lake Worth Road.

A variance (BA-15-04) for a reduction of the required buffer widths along the south property line and a portion of the north property line was approved on January 5, 2016. A concurrent petition for a special exception (SE-15-04) is being processed for the site. In addition, City-initiated petitions for annexation (ANX-15-02), comprehensive plan amendment (CPA-15-06), and

zoning change (ZC-15-06) include the subject site and other parcels.

**IV. Applicable City Code Provisions:**

- Sec. 16-196 through 16-202 pertaining to Site and Development Plans
- Sec. 16-496 through 16-506 pertaining to the Commercial Intensive (CI) zoning district
- Sec 16-931 through 16-994 pertaining to sign regulations
- Sec. 16-1241 through 16-1312 pertaining to landscaping
- Sec. 16-1331 through 16-1340 pertaining to off-street parking

**V. Summary of Proposed Site and Development Plan Details:**

The petitioner's site and development plans stamp-dated December 28, 2015 depict the following:

1. A total land area of 2.26 acres (98,445 square feet).
2. The demolition of the existing 510 sq. ft. gas station convenience building (Marathon), attached approximately 3,150 sq. ft. canopy with four (4) pumps (8 fueling positions), a 1,050 sq. ft. drive-thru car wash, and a 3,155 sq. ft. retail building.
3. Construction of a 5,943 sq. ft. convenience store building with 8 fuel pumps (16 fueling positions) under a 6,090 sq. ft. canopy.
4. A total of 46 parking spaces, including 3 handicapped spaces.
5. Three vehicular ingress/egress access points, two on Lake Worth Road and one on Jog Road.
6. A new pedestrian connection to Lake Worth Road.
7. Landscape Plan.
8. Building Plans and Elevations.
9. Photometric Plan.
10. Conceptual Engineering Plan.
11. Boundary and Topographic Survey.

Area:	Square Footage:	Acreage:	Percentage:
Building Lot Coverage (including covered canopies)	12,196.8	0.28	12.39%
Site Impervious Area (excluding building lot coverage)	68,824.8	1.58	69.91%
Site Landscape Area	17,424	0.40	17.7%
<i>Total</i>	98,445.6	2.26	100%
<i>Total Floor Area</i>	5,943	0.14	0.06 FAR

**VI. Staff Analysis:**

***Background:***

The subject site is located on the south side of Lake Worth Road approximately 350 feet west of the intersection of Lake Worth Road and Jog Road with ingress and egress to the property from Lake Worth Road and Jog Road. It is 2.26 acres and contains a 3,155 square foot retail building

and a gas station with four (4) pumps [eight (8) fueling positions] with a 510 square foot convenience store and a 1,050 square foot car wash originally developed in 1990. The existing site improvements are proposed to be removed with the development of the Wawa Gas Station and Convenience Store.

It is part of a planned commercial development that has a total of 31,867 square feet of developed uses on seven (7) parcels, which will be referred to in this staff report as the master site. The existing master site includes an 8,204 square foot restaurant (Red Lobster), a 7,547 square foot office building, a 4,096 square foot retail building (Metro PCS), a 3,155 square foot retail building (formerly a Mattress Firm), a 4,216 square foot retail building (various retail shops), a 5,106 square foot building [Boston Market (2,900 sq. ft.) with drive-thru and vacant retail building (2,206 sq. ft.)] and a gas station with eight (8) fueling positions and a 510 square foot convenience store. All but one parcel (Red Lobster) of the master site will be annexed into the City's limits.

The master site includes parcels under various ownership but with a cross-access and cross-parking agreement and it functions as one site. The total parking required is 260 spaces, based on the sum of the various uses: Boston Market Restaurant (2,900 sq. ft. @ 1 space per 80 sq. ft. = 36 spaces), Retail (2,206 sq. ft. + 4,216 sq. ft. + 4,096 sq. ft. = 10,518 sq. ft. @ 1 space per 200 sq. ft. = 53 spaces), Office (7,547 sq. ft. @ 1 space per 200 sq. ft. = 38 spaces), Red Lobster Restaurant (8,204 sq. ft. @ 1 space per 80 sq. ft. = 103 spaces), and Wawa convenience store (5,943 sq. ft. @ 1 space per 200 sq. ft. = 30 spaces). The total provided parking on the master site is 291 spaces.

On September 10 and 17, 2015, the Land Development Staff reviewed this petition and recommended approval subject to the conditions contained in this staff report.

***Land Development Staff Comments:***

Planning and Engineering Dept.:	Incorporated into the staff report.
Building Department:	Incorporated into the staff report.
Public Safety Department:	Incorporated into the staff report.
Public Works Department	Incorporated into the staff report.

***Other Agencies:***

PBC Traffic Division:	Project meets traffic performance standards.
PBC Water Utilities:	Water and sewer service is provided to the existing building by the Palm Beach County Water Utilities Department.
MPO / Palm Tran:	No objections.
LWDD:	No objections.

***Standards and Staff Findings:***

1. Minimum Lot Requirement: The site area of 2.26 acres **meets** the minimum lot

requirements for the CI district.

2. Maximum Lot Coverage: Building lot coverage of 12.2% **does not exceed** the maximum allowable lot coverage of 30%.
3. Minimum Yard Requirements: Building setbacks **meet** all yard requirements of 50' front (Lake Worth Road), 20' side interior (east and west), and 30' rear (south).
4. Height Restrictions: The building height of 33'-4" for the proposed building **does not exceed** the allowable height of 35'.
5. Off-Street Parking & Loading: The 46 parking spaces provided **exceed** the code requirement of 30 spaces based on a parking rate of 1 space per 200 square feet for convenience store. The bike rack with 5 spaces provided **meets** the minimum code requirement of 1 bike space per 20 parking spaces, with a minimum of 5 bike spaces.
6. Landscaping: The landscaping plan **complies** with the landscape code requirements based upon the approval of variance BA-15-04.
7. Sign Regulations: Permits **shall be obtained** prior to installation of any signs and **shall conform** to the sign conditions listed below.
8. Utilities: The proposed water, sanitary sewer and drainage systems **will meet** code requirements subject to final permitting.
9. Concurrency: Project **meets** traffic concurrency. Water and Sewer service and capacities **are available** to serve the site.
10. Comprehensive Plan: The proposed development **is consistent** with the Commercial (CM) future land use classification. The proposed floor area ratio of 0.06 **does not exceed** the maximum of 0.35 FAR for the CI zoning district.
11. Color Scheme: The color of the building **shall be** in accordance with the Site and Development Plans submitted: Walls (clapboard siding) – James Hardie “Harris Cream” (light yellow); Walls (stucco) – Senergy

#3085 “Meringue” (light yellow); Trim – James Hardie “Arctic White JH10-20” (white); Canopy – Atlas #17 “Bright Red” (red); Base Stone – “Southwest Blend” (beige and brown mix); Roof – Atlas #23 “Coppertone” (copper); and Windows – White.

12. Site and Building Design: The project layout and architectural design **comply** with the site and building design requirements of the code. The proposed new building and canopy will substantially improve the aesthetics of the existing commercial development.

## **VII. Staff Recommendation:**

*Approval* of SP-15-06 with the following conditions:

1. The most stringent requirements of Exhibit "A" Land Development Staff Report and Recommendation dated January 15, 2016 and Exhibit "B" Site and Development Plan stamp-dated December 28, 2015, as hereafter defined shall apply. (Planning)
2. The site shall be developed in accordance with the approved Special Exception (SE-15-04) and Variance (BA-15-04). (Planning)
3. Permits or permit modifications from the South Florida Water Management District (SFWMD), the Lake Worth Drainage District (LWDD), and the Florida Department of Transportation (FDOT), as required, for the stormwater management system must be obtained prior to the issuance of building permits. (Engineering and Building)
4. Permits from the Health Department for modifications to the water and sewer system must be obtained prior to the issuance of building permits. (Engineering and Building)
5. Complete drainage calculations addressing water quality and quantity in accordance with the requirements of SFWMD must be submitted for review along with complete paving and drainage construction plans and subsurface investigation with percolation test prior to the issuance of building permits. (Engineering and Building)
6. Driveway connection and/ or right-of-way construction permits from Palm Beach County Land Development and the Florida Department of Transportation (FDOT) must be obtained prior to issuance of building permits. Any existing driveway connections onsite that become redundant shall be removed and replaced with curbing, etc. to match adjacent conditions. (Engineering and Building)
7. The site plan shall be revised as necessary to reflect all conditions of approval and resubmitted prior to the issuance of building permits. (Planning and Building)

8. In accord with the requirements of the National Pollution Discharge Elimination System (NPDES), a Storm Water Pollution Prevention Plan, Owner/ Operator Certification, and Notice of Intent shall be submitted and accepted by the City prior to the issuance of building permits. (Building and Public Works)
9. The parcels with addresses of 6548, 6566, and 6584 Lake Worth Road shall be joined with a Unity of Title on a form acceptable to the City of Greenacres or the site shall be platted in accord with Chapter 12 of the City Code prior to the issuance of building permits. (Planning and Building)
10. The project shall participate in the City Tree Dedication Program per Section 16-1293; at the time of issuance of building permits one (1) tree to be donated per 1,000 sq. ft. of building area or fraction thereof, therefore six (6) Live Oaks or equivalent cash payment shall be donated to the City subject to the following specification: Live Oak, Florida Grade #1 Container Grown; minimum 12 ft. high; 2 inch diameter trunk at 4 ft.; and 5 ft. spread. (Planning and Building)
11. The project shall be required to pay the City's impact fee of \$2.80 per square foot of gross floor area per Section 16-201. The amount of \$16,640.40 shall be paid at the time of issuance of building permits. (Building)
12. The 10' X 30' easement depicted on the site plan shall be provided to accommodate the existing bus stop to the west on Lake Worth Road. The easement shall be dedicated to Palm Tran, in a form acceptable to the City Attorney, and recorded prior to the issuance of building permits. A standard City of Greenacres bus shelter shall be acquired and installed by the developer in this location prior to the issuance of a Certificate of Occupancy. The shelter is the permanent maintenance obligation of the property owner, including trash collection and electricity for the shelter security light. (Planning and Building)
13. The existing 6' high stucco finished masonry buffer wall along the south property line shall be repaired as necessary, cleaned, and painted on both sides to match the Wawa building. Maintenance of the wall is the responsibility of the proposed Convenience Store with Fuel Sales. (Planning)
14. Utilities shall be provided underground and sufficient in size to properly serve the site. Appurtenances to these systems which require above-ground installation must be effectively screened from view. (Planning, Engineering and Building)
15. All utilities and services to the site shall be provided by entities holding valid franchise agreements with the City. (Engineering and Building)
16. Any portions of the existing site drainage system to remain shall be cleaned to ensure efficient operation. Existing stormwater drain pipes that are no longer in service shall be removed. (Engineering)

17. The building must be provided with an automatic fire sprinkler system and a monitored fire alarm system. In addition, the building shall have a Knox box keyed for the City of Greenacres at the entrance. The order form shall be obtained from the City's Fire Marshal. (Public Safety)
18. All roof top equipment shall be screened on all four sides consistent with the architecture of the building; no equipment shall be taller than the proposed screening. All ground mounted mechanical equipment (air conditioning, backflow preventer, etc.) shall be screened on all four sides; no equipment shall be taller than the proposed screening. (Planning and Building)
19. Building wall signs shall be internally illuminated individual channel letters or reverse channel letters. No raceways or box signs will be permitted. (Planning)
20. All freestanding signs at 6548, 6566, 6584, 6602, and 6620 Lake Worth Road shall be removed, replaced, reconstructed, or added as necessary to be part of a unified sign program across the site. The program shall include a sign on Lake Worth Road and on Jog Road which identifies the site as Crossroads Plaza and includes the full range of addresses (including the Red Lobster and Boston Market sites). The program may also include outparcel / outbuilding signs in accord with Section 16-985(a) footnote 5. The signs shall be consistent in color with those on the building, shall feature decorative architectural elements and colors consistent with the Wawa building, and shall include the numerical street addresses with minimum 6" high numbers in a contrasting color on both faces. In accord with City Code, all directional signage shall be monument style, (Planning)
21. A bicycle rack accommodating a minimum of 5 bikes shall be provided. (Planning)
22. The dumpster enclosure walls shall match the finish, color, and design elements of the building walls and trim. At a minimum, the dumpster enclosure gates shall be of solid 3/4" deep galvanized corrugated 22 gauge steel matching the building color. (Planning)
23. A site clearing and tree removal permit shall be required prior to any clearing activities on site. This permit shall demonstrate protection of existing trees to remain. Additions to the landscaping plan may be necessary to meet Code requirements if existing material to remain is unsuitable for buffer purposes. (Planning)
24. All existing trees shown to remain on the approved landscape plans shall be maintained in perpetuity. In the event they should die, they shall be replaced with like species of a size and quantity in accord with the tree credits in Table 16-1271 of the City of Greenacres Code. (Planning)
25. All existing invasive non-native plants shall be removed from the property. It shall be the responsibility of the property owner to maintain the site free from invasive plants. (Planning and Building)

26. The existing landscaping for the full perimeter along Lake Worth Road of the parcel at 6602 Lake Worth Road and for the full perimeter along South Jog Road of the parcel at 6548 Lake Worth Road shall be replaced with the same material as proposed for the Wawa site and with a size and spacing in accord with City Code. The work must be completed prior to the issuance of a Certificate of Occupancy. (Planning and Building)
27. In accord with the determination of compliance with the Traffic Performance Standards by Palm Beach County Engineering, no building permits shall be issued after the build-out date of December 31, 2016 unless a revised traffic study with a later build-out date has been approved by the County and a copy of the approval provided to the City of Greenacres. (Planning and Building)
28. The existing easements and agreements shall be maintained and/or modified as necessary to ensure cross-access and cross-parking throughout the entire master site. (Planning)
29. No outdoor speakers shall be permitted, except as necessary to comply with safety or handicap accessibility requirements for the gas pumps on site. (Building)
30. Outdoor storage of materials and equipment (i.e. merchandise, pallets, etc.) is prohibited. (Planning and Building)
31. All advertisements and legal addresses on insurance policies and business correspondence shall clearly state that the project is located within the “City of Greenacres”. (Planning)
32. Non-compliance with any of the conditions of approval will result in withholding of the issuance of building permits or a Certificate of Occupancy. (Planning and Building)

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**PLANNING COMMISSION RECOMMENDATION – January 20, 2016**

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The Planning Commission on a motion made by Commissioner Clements and seconded by Commissioner Chambers, voting five (5) to zero (0), ***recommended approval*** of Site Plan ***SP-15-06*** (*Wawa*), as presented by staff with the modification of Condition #29 as follows:

29. No outdoor speakers shall be permitted, except as necessary to comply with safety or handicap accessibility requirements for the gas pumps on site and adjacent to the outdoor seating area on the northeast corner of the building. No music or announcements shall be audible beyond the property lines. (Building)

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**CITY COUNCIL ACTION – February 22, 2016**

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**Samuel J. Ferreri, Mayor**

**Attest:**

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**Denise McGrew, City Clerk**

Attachments:

1. Site and Development Plan Packet