

WAWA LABELLE PUD

LOCAL PLANNING AGENCY HEARING

JULY 9TH, 2026

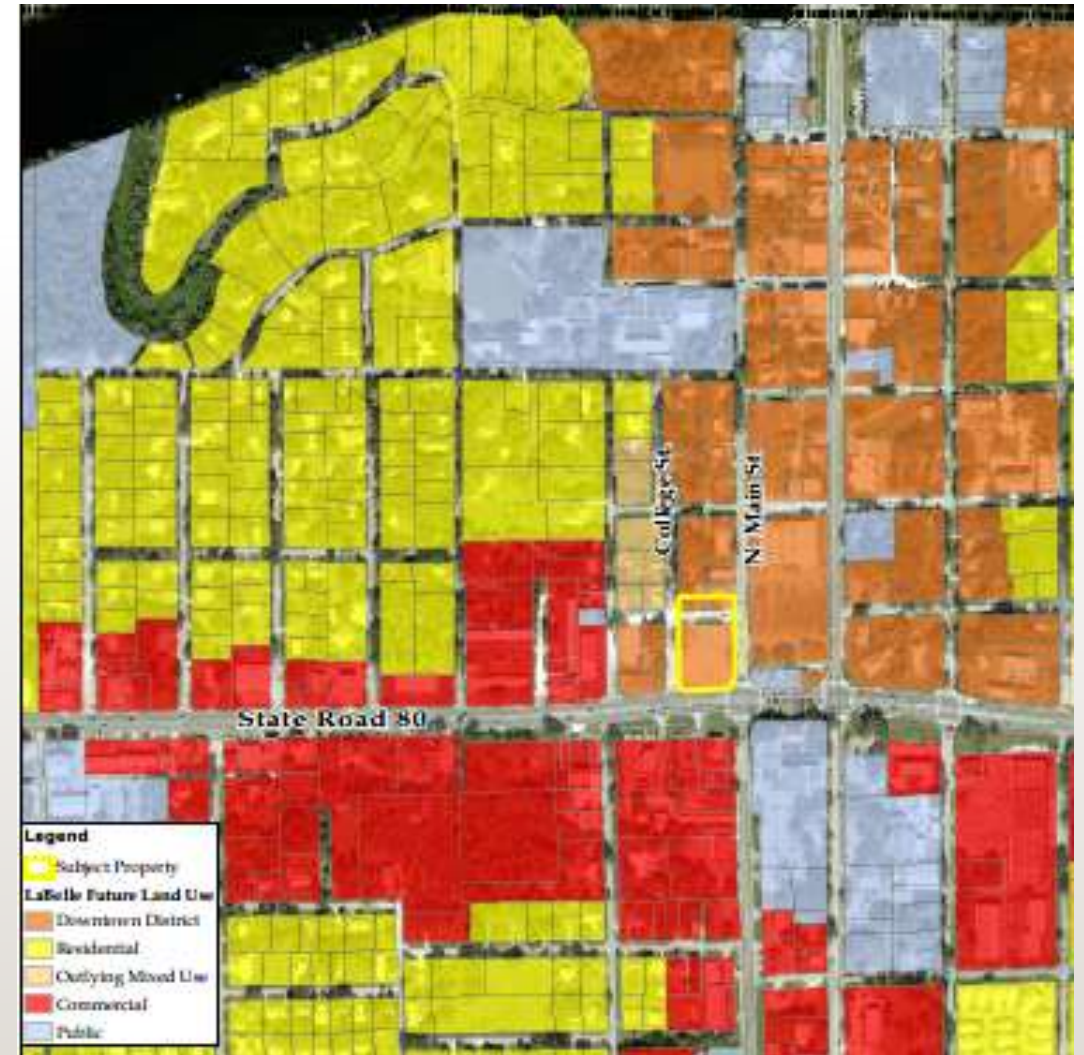


PROJECT TEAM

- ❑ Developer/ Applicant: ComTerra Development
- ❑ Legal Counsel: Neale Montgomery, Pavese Law Firm
- ❑ Land Use Planner: Daniel DeLisi, AICP, DeLisi, Inc.
- ❑ Engineer: Taylor Parker, PE, Bohler Engineering
- ❑ Transportation: Bryan Kelley, PE, Simmons and White

REQUEST

- ❑ Amend the Future Land Use Map to allow for the convenience store with fuel pumps
 - ❑ Downtown District to the Commercial Future Land Use Category
- ❑ Rezone PUD to allow for the specific use - Wawa



PROPERTY LOCATION

- ❑ North side of SR 80 between College Street and N. Main Street
- ❑ Former retail center, now vacant lot



USE OF PROPERTY

- ❑ Former strip commercial center
 - ❑ Office, service, retail
 - ❑ Was not successful
- ❑ Now vacant lot
 - ❑ Vacant lots in urban areas detract, cause “blight” and code enforcement.



EXISTING ZONING

- ❑ Zoned CPD in 2008
- ❑ Northern parcel zoned Downtown Business District
- ❑ Future Land Use: Downtown District



OPPORTUNITIES/ CONSTRAINS OF SITE

- ❑ Directly on SR 80 – Major Federal Highway – State Strategic Intermodal System
 - ❑ Heavy truck traffic
 - ❑ Not pedestrian friendly road
 - ❑ Nearly impossible to remake roadway into pedestrian downtown (FDOT in control, SIS, uses all around not conducive)
- ❑ Strategic location for uses serving travelling public
 - ❑ Uses demonstrate this



BALANCE & TRANSITION



WHAT/WHO IS WAWA

- ❑ Convenience store
 - ❑ Ancillary fuel pumps
 - ❑ EV charging common
- ❑ 200 yr. old company – started as a dairy farm and milk store
- ❑ Known for hoagies and other food items
 - unlike Gas stations, business is centered around hot, fresh made food



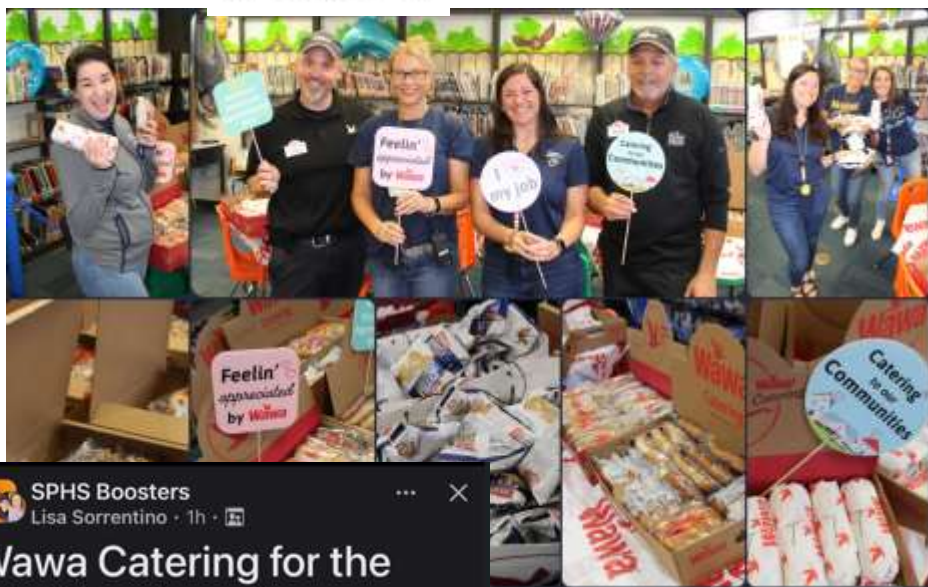


A Proven Community Partner — Before We Ever Build

At Wawa, it's almost impossible to put a label on the type of people that make our culture so wonderful. So, we created our own. We call it Goose Blood—that unique mix of qualities that blends deep humility with a strong work ethic, wrapped in a sense of fun. We live to drive our Mission Statement: ***Fulfilling Lives Everyday***



Supporting our Teachers and Schools



Skyline Elementary added a new photo.

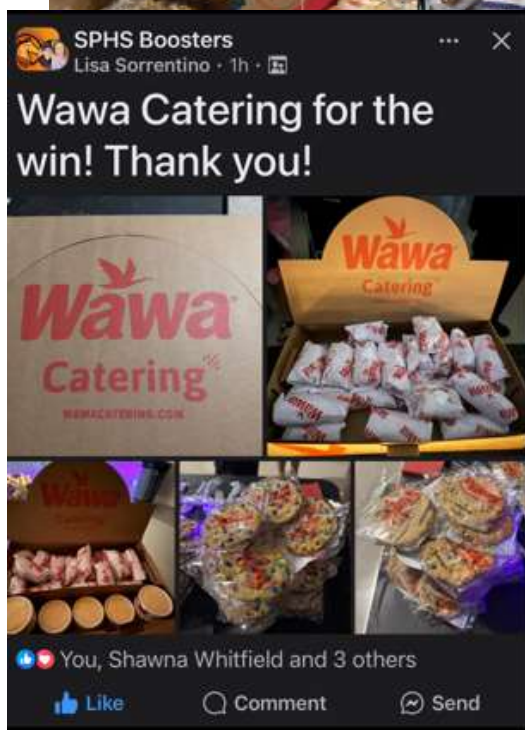
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@Wawa on Santa Barbara surprised our teachers with coffee and donuts! Thank You!

@SunshineAtSkyline @LoveLeeSchools



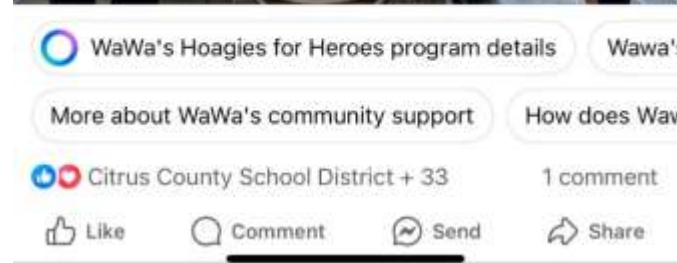
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Supporting our Communities and First Responders







CONNECT
THE GOOD

in our communities



Wawa and The Wawa Foundation have
contributed over \$200 million
since The Wawa Foundation's inception in 2014

The Wawa Foundation Has Three Focus Areas



HEALTH



HUNGER



EVERYDAY
HEROES



\$200 Million
Donated

from Wawa & The Wawa Foundation



34 Million
Meals Donated by Wawa



More Than
8,000
Organizations Reached

Why This Store Would Strengthen the Community

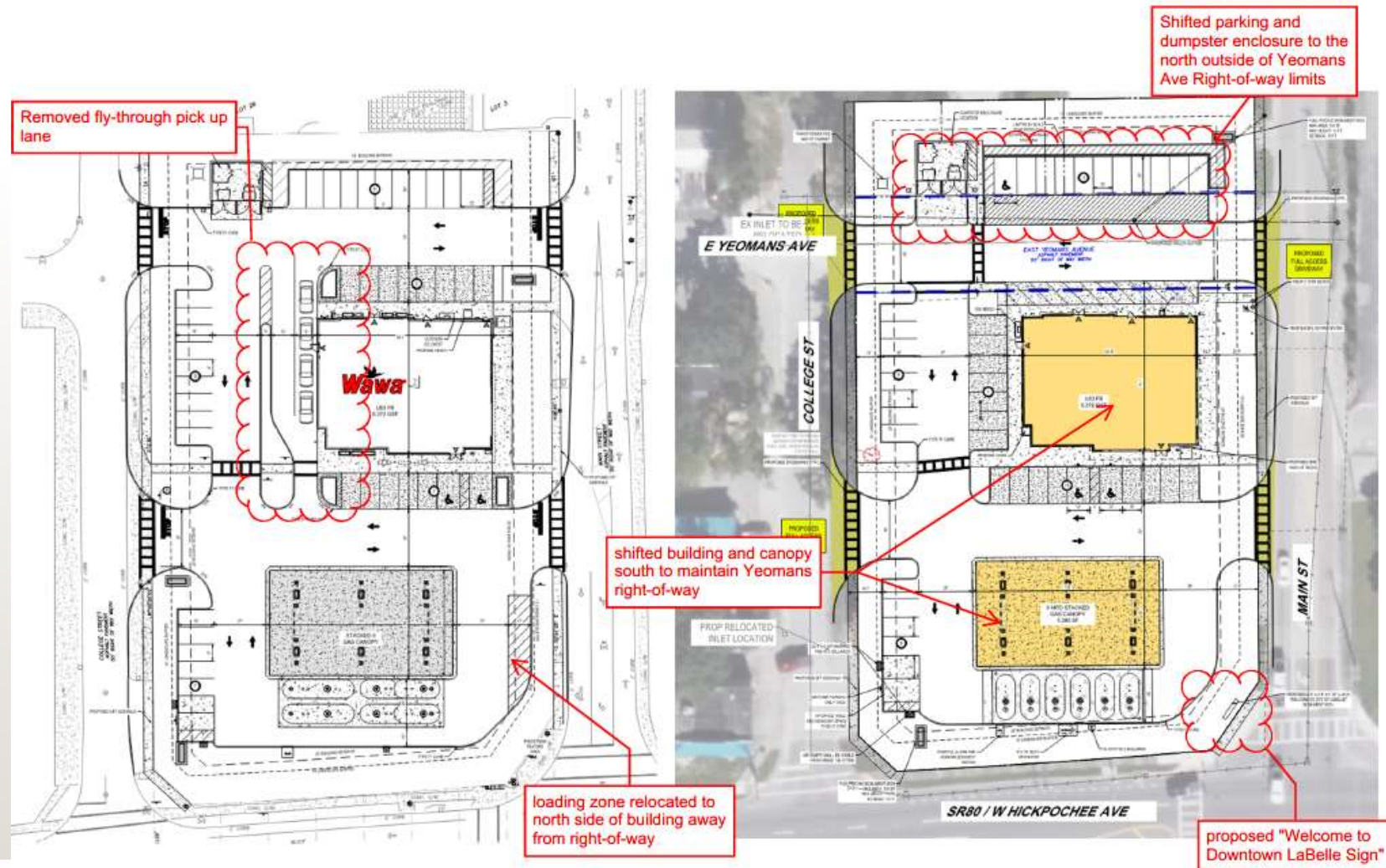
- A proven track record of community investment before and after store openings
- Long-term partnerships with schools, first responders, and youth programs
- A local team hired from the community and supporting the community that they cherish and adore

PD CONCEPT PLAN

- ❑ Building along N. Main Street
- ❑ Maintain Yeomans right of way
- ❑ Crosswalks across Yeomans Ave.
- ❑ Relocated dumpster to north outside of Yeomans right of way –fully enclosed with architectural features and enhanced buffer
- ❑ No “Fly-Thru” lane
- ❑ Added a “Welcome to LaBelle” monument sign



PD PLAN CHANGES



WAWA LANDSCAPE PLAN

BUFFER PLANTING

NORTH BUFFER: 10' BUFFER (210 LF)

4 LARGE TREES/100 LF

8 TREES

8 TREES

DOUBLE HEDGE ROW
24" MINIMUM HEIGHT

COMPLIES

COMPLIES

EAST ROW BUFFER: 10' BUFFER (226 - 30
DRIVE ISLE = 196 LF)

4 LARGE TREES/100 LF

8 TREES

8 TREES

DOUBLE HEDGE ROW
24" MINIMUM HEIGHT

COMPLIES

COMPLIES

SOUTH ROW BUFFER: 15' BUFFER (166 LF)

6 LARGE TREES/100 LF

10 TREES

10 TREES

DOUBLE HEDGE ROW
36" MINIMUM HEIGHT

COMPLIES

COMPLIES

WEST ROW BUFFER: 10' BUFFER (253 - 30
DRIVE ISLE = 223 LF)

4 LARGE TREES/100 LF

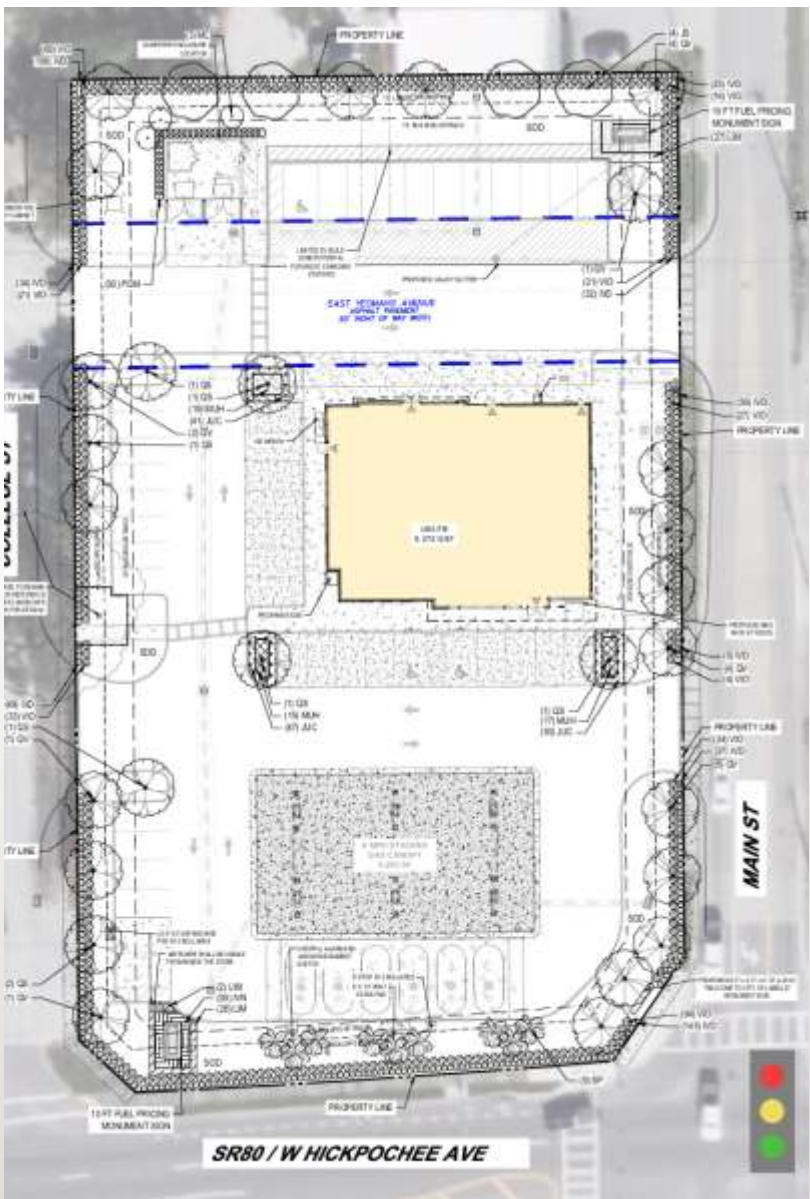
9 TREES

8 TREES
*UTILIZING 1 EXISTING TREE
CREDIT*

DOUBLE HEDGE ROW
24" MINIMUM HEIGHT

COMPLIES

COMPLIES



TRAFFIC

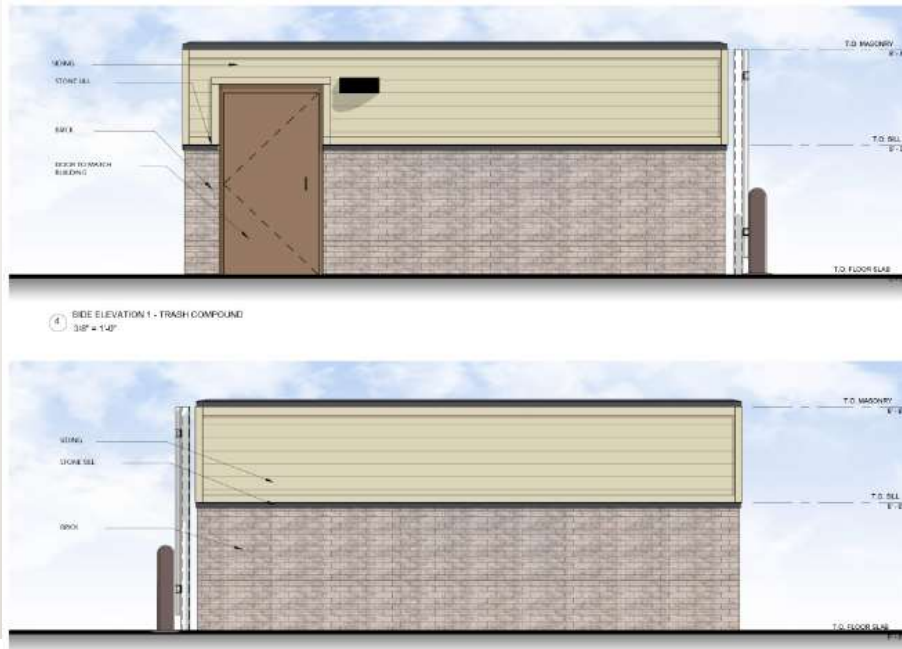
- ❑ Meets all applicable Level of Service requirements
- ❑ Over 70% of trips are expected to be pass-by trips (not new trips)
- ❑ Transportation Element 2.1.1 establishes Level of Service (LOS) requirements
 - Project meets all Level of Service requirements
 - Hickpochee Avenue (SR 80) is currently operating at 50% of capacity thresholds – plenty of excess traffic capacity
 - Wawa only adds approximately 10 new peak hour directional trips to each segment on Hickpochee Avenue – DE MINIMIS IMPACT

WAWA DESIGN CONCEPT



FUEL CANOPY & DUMPSTER

□ Consistent Architecture



② CANOPY REAR ELEVATION & STACKED
A-FRAME
1/4\" = 1'-0\"



STREETSCAPE ALONG MAIN ST.



NORTH TO SOUTH ALONG MAIN ST.



VIEW FROM COLLEGE AVE.



VIEW AT CORNER OF SR 80 & MAIN ST.



IMPROVEMENTS SINCE FEBRUARY

- ❑ Maintaining Yeomans as City right of way
 - ❑ Parking pushed to the north
 - ❑ Safety buffer zone between parking and the travel lane
- ❑ Architecture and Design
 - ❑ Enhanced landscaping and planters around the entire site
 - ❑ “Porch” style covered seating with decorative white fence
 - ❑ Silver metal roof and lighter color scheme
 - ❑ “Welcome to LaBelle” sign as an architectural feature and gateway to downtown
- ❑ Confirmed recreational fuel stations (ethanol free)

STAFF REPORT

- ❑ In agreement with Conditions #1 - #11, #13, #15 – all add landscape and buffer requirements and conditions to enhance the urban environment
- ❑ Minor changes requested to the following:
 - ❑ Condition #12 - 34-foot setback for dumpster location
 - ❑ Needed to redesign the site to accommodate the right of way – dumpster has been redesigned to be fully enclosed with enhanced landscaping – Setbacks shown on the Concept Plan and will be in the PUD
 - ❑ Condition #14 - Diesel fuel – not a truck fueling station
 - ❑ Suggested revision: *Fueling stations designed to accommodate commercial trucking are prohibited.*
 - ❑ Or – *no separate canopy allowed for truck fueling*
 - ❑ Condition #16 – No longer intending to vacate Yeomans right of way

QUESTIONS?

