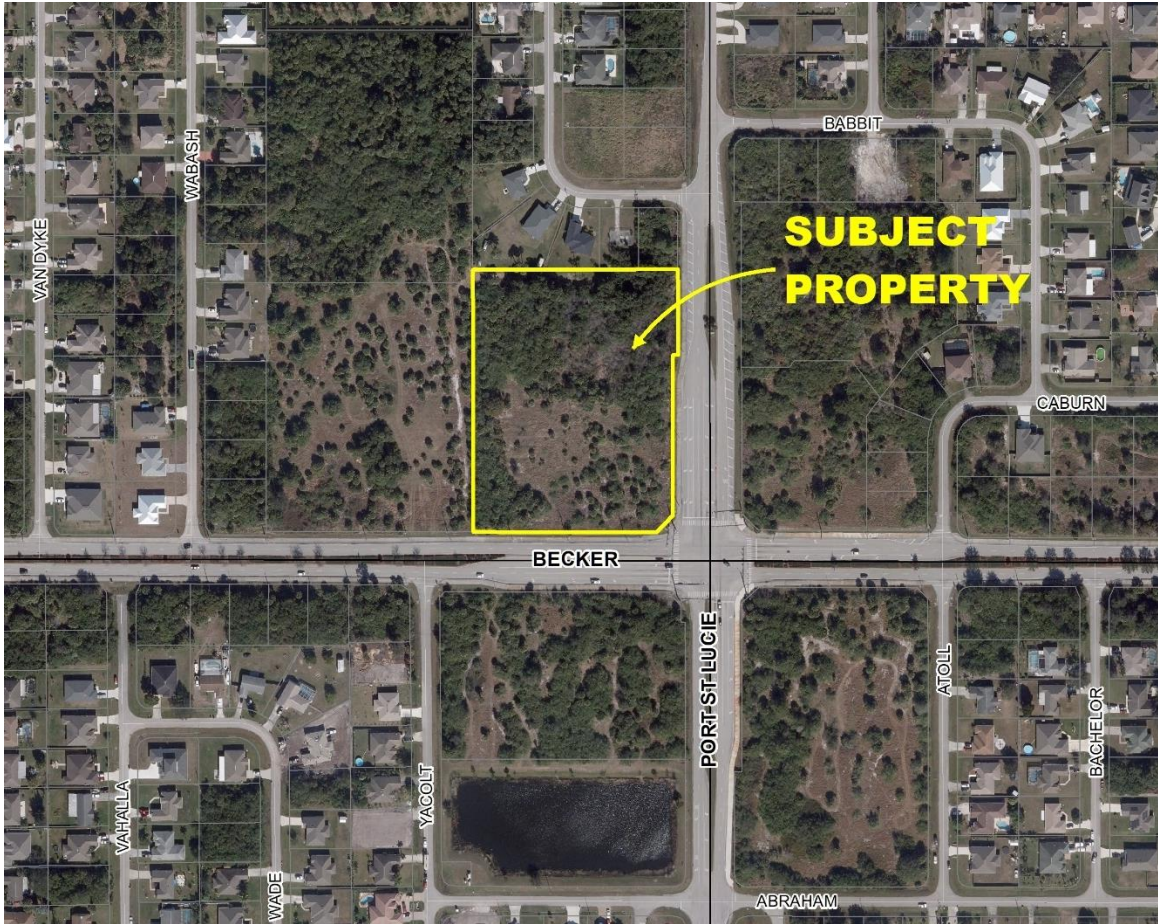




**7-Eleven Becker Road – Fueling Station and Convenience Store
 Special Exception Use Application
 P22-142**



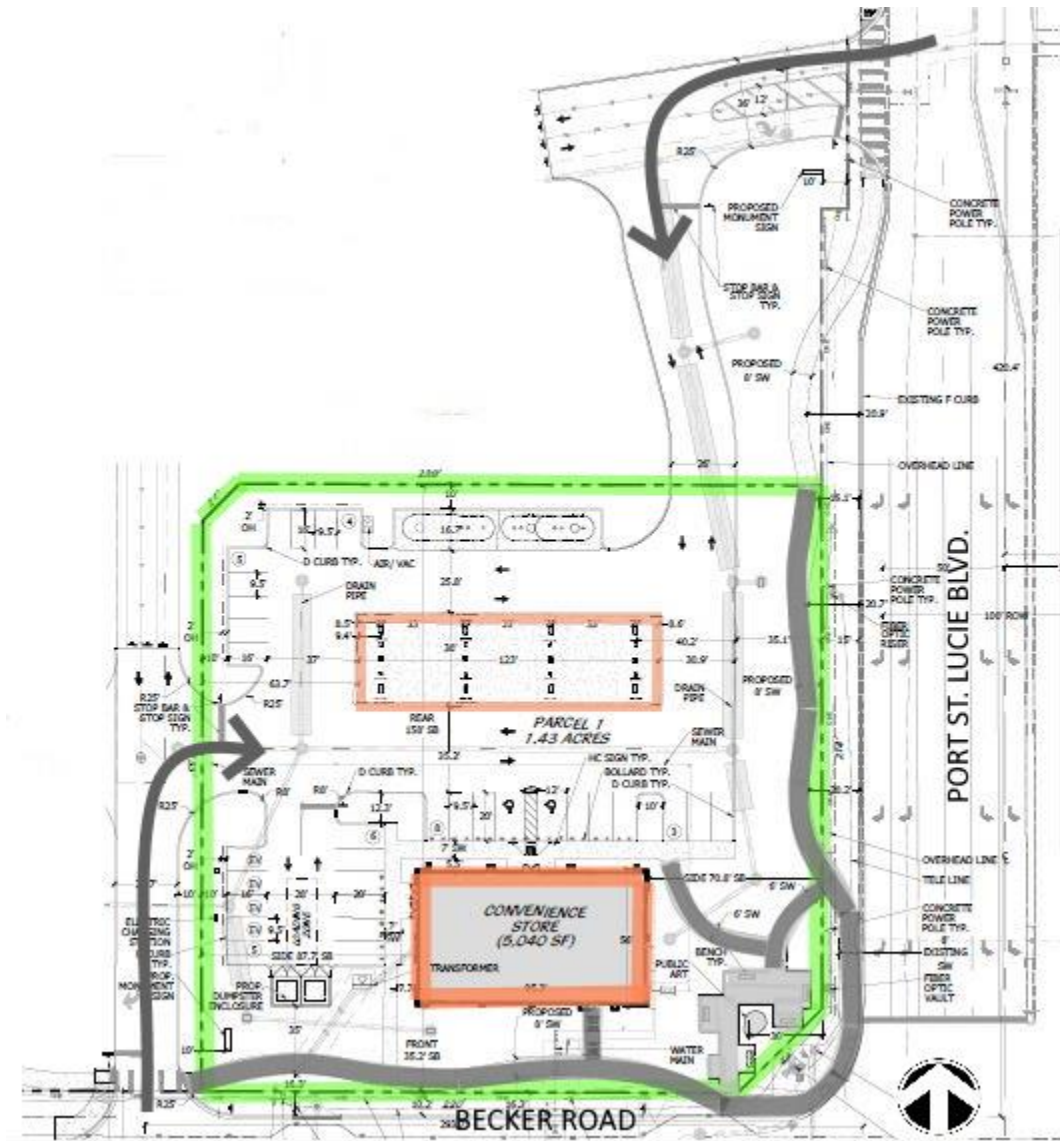
Project Location Map

SUMMARY

Applicant’s Request:	The request is for approval of a Special Exception Use (SEU) for a proposed 7-Eleven Convenience Store and Fueling Station at the NW corner of SW Becker Road and SW Port St. Lucie Boulevard.
Agent:	Daniel T. Sorrow, PLA, AICP - Cotleur and Hearing
Applicant/Property Owner:	Equity One Florida Portfolio, Inc.
Location:	Located at NW corner of SW Becker Road and SW Port St Lucie Boulevard near the City border with Martin County.
Address:	TBD
Project Planner:	Holly F. Price, AICP, Senior Planner

Project Description

This project consists of a proposed 7-Eleven convenience store with 5,040 square feet and a fueling station with 8 fueling pumps (16 fueling positions). This project is located in the Activity Center Subdistrict in the Becker Road Overlay District. As set forth in Section 158.124(c)9 of the City’s General Commercial (CG) Zoning Code, fueling stations are permitted with a Special Exception Use (SEU) approval. In addition, as set forth in Section 2.3.3.1.a of the Becker Road Overlay District (BROD) Design Standards, SEU approval is required when a fueling station and a convenience store is located on a site in a General Commercial (CG) zoning district and in the Activity Center subdistrict. A maximum of 10,000 daily trips as described in the Institute of Transportation (ITE) Manual, 10th Edition, is allowed in the Activity Center. The proposed fueling station with 16 fueling positions creates 4,242 daily trips and is under the maximum 10,000 total daily trips allowed.



Conceptual Site Plan

Previous Actions and Prior Reviews

P22-142, 7-Eleven Becker Road SEU - The Site Plan Review Committee recommended to approve with comments on May 11, 2022.

P21-202, Becker Road Overlay District Design Standards - The design standards were revised and approved on March 14, 2022.

Public Notice Requirements

Notice of this request for a Special Exception Use was mailed to owners of property within a maximum distance of 750 feet to the subject property on July 21, 2022.

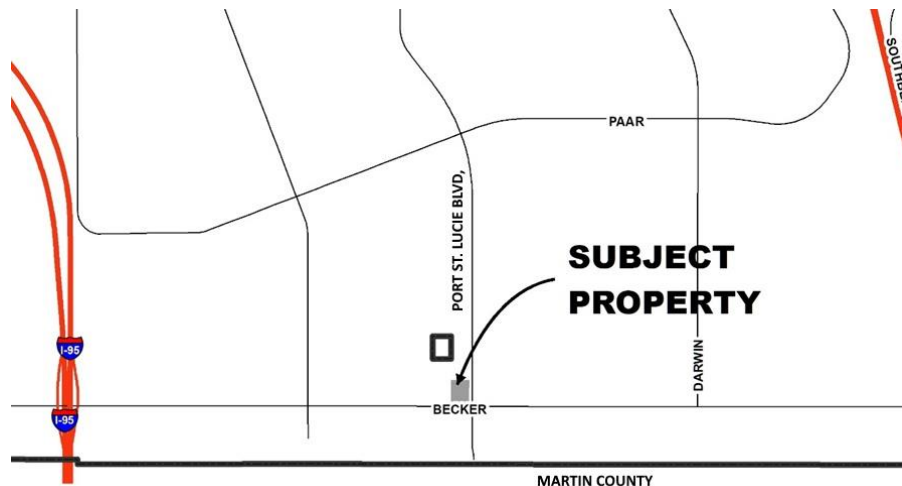
Location and Site Information

Parcel Number:	3420-660-0013-000-1
Property Size:	5.06 acres
Legal Description:	PORT ST LUCIE-SECTION 33- TRACT M-LESS THAT PART MPDAF: COMM AT INT OF BECKER RD AND SW COR PARCEL A, TH S 89-52 22 E 422 FT AND POB, TH CONT E 408.91 FT TO CURVE CONC NW, R OF 25 FT, TH NELY ALG ARC 39.36 FT, TH N 00 05 23 W 14 FT, TH S 00 05 23 E 175.24 FT, TH S 89 54 37 W 11 FT, TH S 00 05 23 E 327.20 FT, TH S 45 00 41 W 48.63 FT, TH N 89 52 22 W 374.55 FT, TH S 00 05 23 E 8 FT TO POB FOR RD R/W AS IN OR 3120-1439 (5.06 AC) (MAP 44/31S) (OR 2712-1453: 3120-1439)
Future Land Use:	CG (General Commercial)
Existing Zoning:	PUD (Planned Unit Development) Proposed - CG (General Commercial)
Existing Use:	Vacant

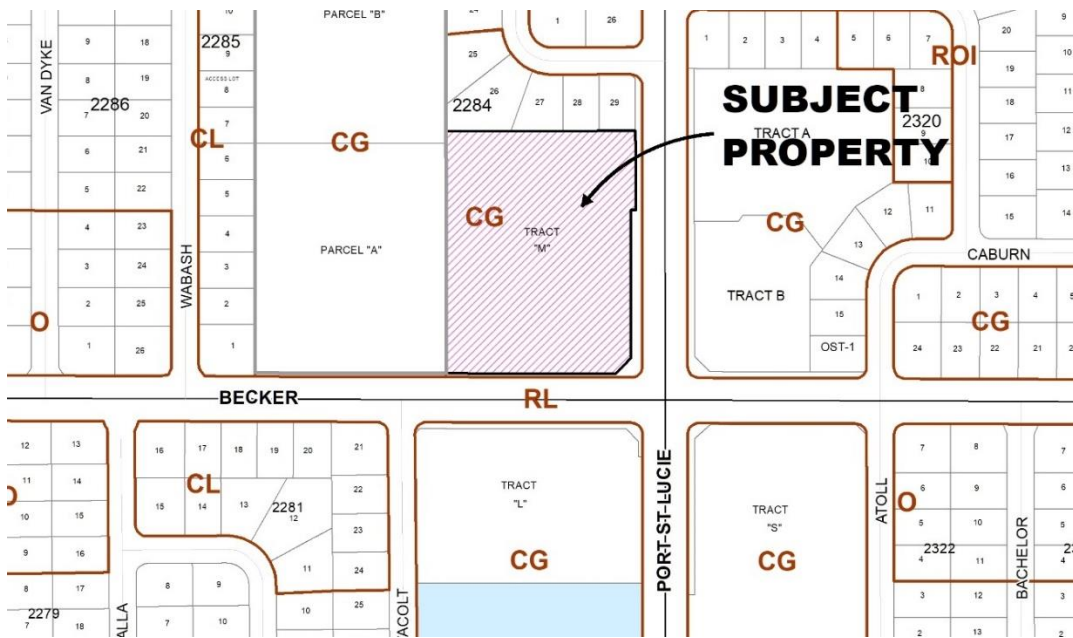
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG	RS-2	Vacant
South	CG	CG	Vacant
East	CG	PUD, Proposed CG	Vacant
West	CG	PUD, Proposed CG	Vacant

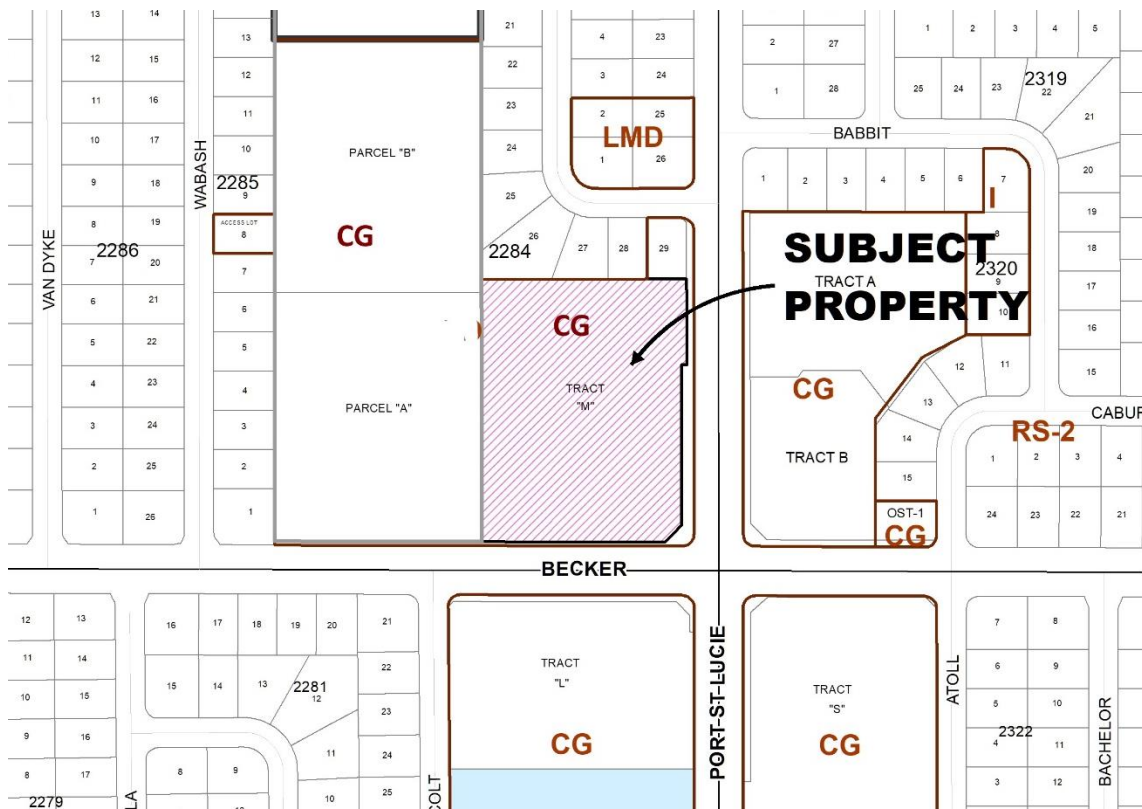
CG – General Commercial, RS-2 - Single-Family Residential, PUD – Planned Unit Development



Location Map



Future Land Use Map



Zoning Map

PROJECT ANALYSIS

Special exceptions are uses that would only be allowed under certain conditions and are reviewed to be compatible with the existing neighborhood. Approval of a special exception application shall only be granted by the City Council if it meets the criteria established under Section 158.260 (A) through (L) as noted below. The applicant's response to the criteria is attached. Staff's review is provided below.

Evaluation of Special Exception Criteria (Section 158.260)

(A) 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.

- **Staff findings:** The subject site covers a small portion of the overall developable area at the NW corner. In the future, other development will be proposed at the NW corner of Becker Road and Port St. Lucie Boulevard. At this time, there are two proposed vehicular access driveways to the subject property, one driveway is from Becker Road and the other from Port St. Lucie Boulevard. Adequate ingress and egress are provided.
- The Conceptual Site Plan was reviewed by the Public Works Department. See attached Public Works Traffic Memo. As required by the Public Works Department, the driveways must be at least 250 feet from the intersection of Port St. Lucie Boulevard and Becker Road and the intersection of Port St. Lucie Boulevard and Yamada Drive. As required, the applicant is adding a right-turn lane from the intersection of Becker Road / Port St. Lucie Boulevard to the driveway on Becker Road.
- Pedestrian and bicycle access is provided by multiuse sidewalks located along SW Port St. Lucie Boulevard and SW Becker Road. The applicant is proposing to remove the existing 10-foot-wide multiuse sidewalks located in these road rights-of-way and replaced them with new 8-foot-wide multiuse sidewalks inside the frontage landscape buffer. Since the existing multiuse sidewalks are 10-feet-wide, the Public Works Department is requiring that the new multiuse sidewalks must also be 10-feet-wide. See condition at end of report.
- As set forth in Section 2.3.3.1.a of the Becker Road Overlay District (BROD) Design Standards, SEU approval is required for the fueling station and convenience store. A maximum of 10,000 daily trips as described in the Institute of Transportation (ITE) Manual, 10th Edition, Land Use 945, is allowed in the Activity Center subdistrict. The proposed fueling station with 16 fueling positions creates 4,242 daily trips and is under the maximum 10,000 daily trips allowed.
- From the multiuse sidewalks, other sidewalks connect to the building entrance along Becker Road and to the main building entrance on the north side. Prior to Site Plan approval, a bike rack will be required near the entrances of the building.

(B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

- **Staff findings:** According to the Becker Road Overlay District (BROD) Design Standards, section 7.4.2, one parking space for each 250 square feet of gross floor area is required for convenience stores with fueling stations. Twenty parking spaces are required, and 31 parking spaces are proposed. In addition, the 16 fueling positions located along each side of the fueling stations count as parking spaces. There is more than adequate parking.

- The adjoining vacant properties are to be developed for commercial uses in the future. Noise, odor, and glare should not be an issue from the proposed fueling station and convenience store.

(C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

- Staff findings: The subject property is located within the City Utility Department jurisdiction and facilities will be required to be in place prior to development.

(D) 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.

- Staff findings: The site is adjacent to vacant commercial property on the west and north sides. Either the existing vacant properties or the future commercial properties will buffer any residential properties from the proposed site. Additional buffering is not required. At the time of Site Plan review, the Landscape Plan will be required to meet the BROD Design Standards for landscaping and the City Landscape Code.

(E) 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. Light shields or other screening devices may be required.

- Staff findings: 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.

(F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

- Staff findings: The site is adjacent to vacant commercial property on the west and north sides. Additional buffering is not needed. At time of Site Plan review, the Landscape Plan will be required to meet the BROD Design Standards for landscaping and the City Landscape Code.

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

- Staff findings: Acknowledged.

(H) 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.

- Staff findings: The proposed fueling station and convenience store is located at the intersection of two major arterial roads that serve as a gateway to the city. The subject site is surrounded by vacant commercial land. Residential areas will be buffered from the proposed fuel station and convenience store by the vacant land or by future commercial development. Currently, there are no fueling stations or convenience stores within a two-mile radius of the site. The operating hours are intended to be 24 hours a day / 7 days a week. Given the location of the subject site, these operating hours are consistent with other similar uses in the city.

(I) 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.

- Staff findings: The proposed fueling station and convenience store is located at the intersection of two major arterial roads that serve as a gateway to the city. The subject site is surrounded by vacant commercial land. Residential areas will be buffered from the proposed fueling station and convenience store by the vacant land or by future commercial development. Currently, there are no fueling stations or convenience stores within a two-mile radius of the site. The operating hours are intended to be 24 hours a day / 7 days a week. Given the location of the subject site, these operating hours are consistent with other similar uses.

(J) 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.

- Staff findings: The proposed fueling station and convenience store are located in an area designated for commercial development, possibly a shopping center. At the time of Site Plan review, the Landscape Plan will be required to meet the landscape requirements of the BROD Design Standards and the City Landscape Code. Sidewalks to the interior of the site are to be provided in a later phase of the development.

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.

- a) Staff findings: Acknowledged.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

- a) Staff findings: Acknowledged.

Public Works - Traffic Generation, Stacking, and Circulation

This application and Traffic Report prepared by MacKenzie Engineering & Planning, Inc. dated June 1, 2022 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

The proposed site is providing the required separations from proposed driveways to existing intersections as well as located the driveways outside of the influence area of the Becker Road and Port St. Lucie Blvd intersection.

Per ITE Trip Generation Manual, 11th edition, this site would produce 433 AM Peak hour trips. The trips are divided over the 2 driveways and in/out movements. The driveway along Becker Road does trigger the need for a right turn lane into the site which is proposed as part of this project. No stacking concern is anticipated at this site as the provided throat distance at each driveway is sufficient for stacking.

PLANNING AND ZONING BOARD ACTION OPTIONS

If the Board finds that the special exception use application is consistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- **Motion to recommend approval to the City Council with conditions as recommended by staff:**
 1. **Condition: Multiuse Sidewalk - Prior to Site Plan approval, the proposed multiuse sidewalks located within the frontage landscape buffer shall be revised to be 10 feet in width. Otherwise, the existing 10-foot-wide multiuse sidewalks shall remain located within the Becker Road and Port St. Lucie Boulevard rights-of-way and a 7-foot-wide multiuse sidewalk shall be located within the frontage buffer as required by Section 5.5.1 of the Becker Road Overlay District (BROD) Design Standards.**
- Motion to recommend approval to the City Council

If the board finds that the special exception use application is inconsistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend denial to the City Council

Should the Board need further clarification or information from either the applicant and/or staff, then the Board may:

- Motion to table or continue the hearing or review to a future meeting.