

Publix Supermarkets (7-Eleven) Special Exception Use (P19-098)

City Council October 28, 2019
John Finizio, Planner III



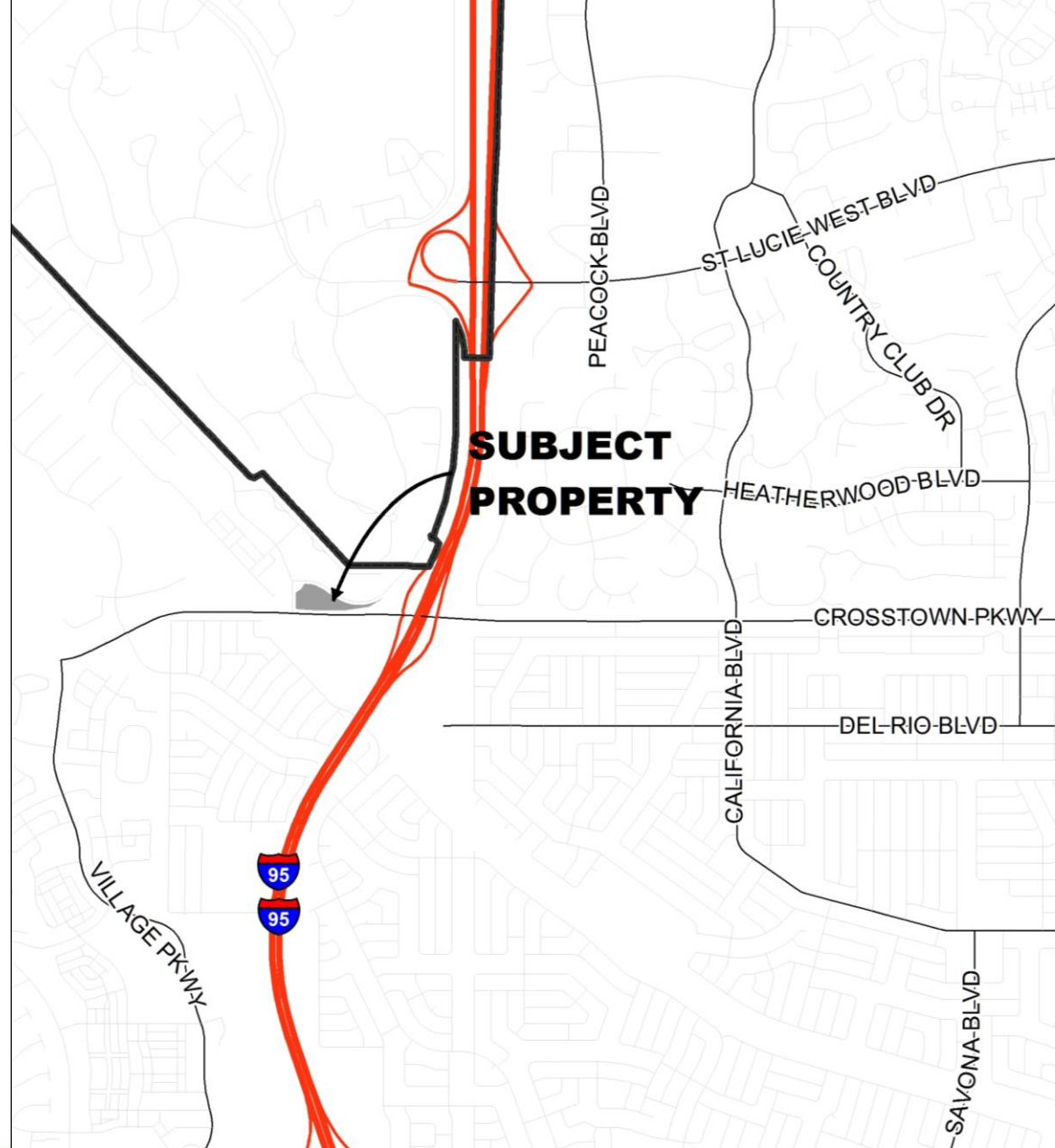
Requested Application:

The request is to allow a retail convenience store with fuel pumps in the Verano Planned Unit Development (PUD) Zoning District per Exhibit 6 (1) (B) of the PUD document and Section 158.124 (C) (11) of the Zoning Code.

APPLICANT: Kimley-Horn & Associates, Inc.,
Matthew Gillespie, P.E.

OWNER: Publix Supermarkets, Inc





Location Map



Aerial

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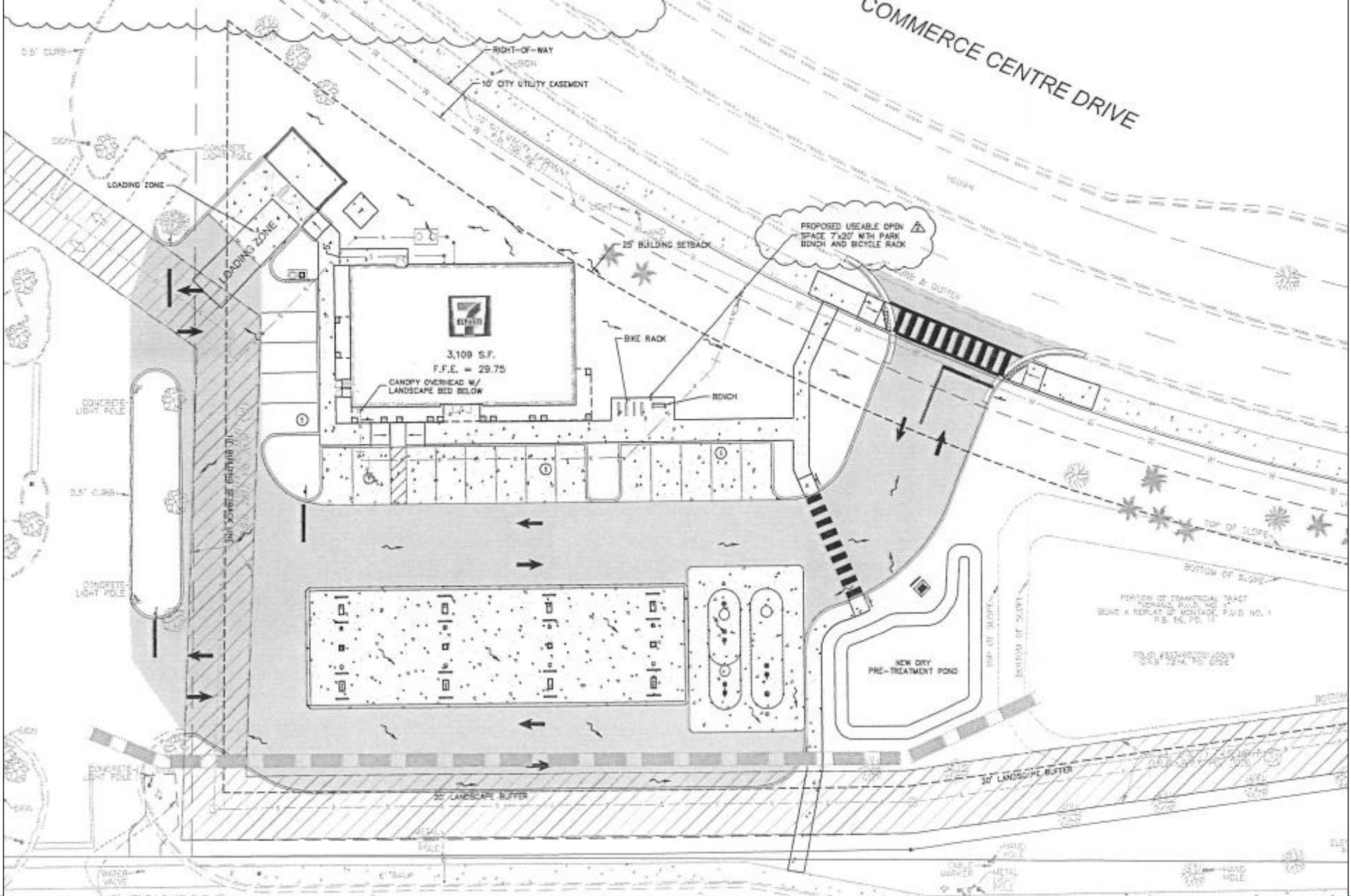


Evaluation of Special Exception Criteria:

The property is located on the northeast corner of Crosstown Parkway and Commerce Centre Drive. This site currently has a total of two (2) access points; one (1) on Crosstown Parkway, and one (1) on Commerce Centre Drive.

Evaluation of Special Exception Criteria:

The minimum required parking for a project this size is 16 parking spaces. The site is providing a total of 34 parking spaces. A bicycle rack is also being provided on the site.



Concept Plan

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Evaluation of Special Exception Criteria:

The proposed Special Exception Use (retail convenience store with fuel pumps) is permitted by the Verano PUD 1 PUD document and as defined by §158.126 (C) (11) General Commercial Zoning District and should conform to all provisions of the City's Land Development Regulations

Evaluation of Special Exception Criteria:

The project has been reviewed for compliance with the Verano Development of Regional Impact (DRI) Development Order, to ensure the provision of adequate public facilities and services are available with the development impacts.

Staff has reviewed the application for concurrency as this project is found to be in compliance.

Evaluation of Special Exception Criteria:

The majority of this site is already developed, and the proposal is to construct a 3,109 square foot convenience store with fuel pumps on the vacant portion.

The property is zoned Planned Unit Development (PUD) for the Verano PUD 1 and is surrounded by commercial land uses on three (3) sides (east, south, and west).

PLANNING AND ZONING BOARD RECOMMENDATION:

On October 1, 2019, the Planning and Zoning Board, with a 4-3 vote, recommended approval of this special exception use application with added condition:

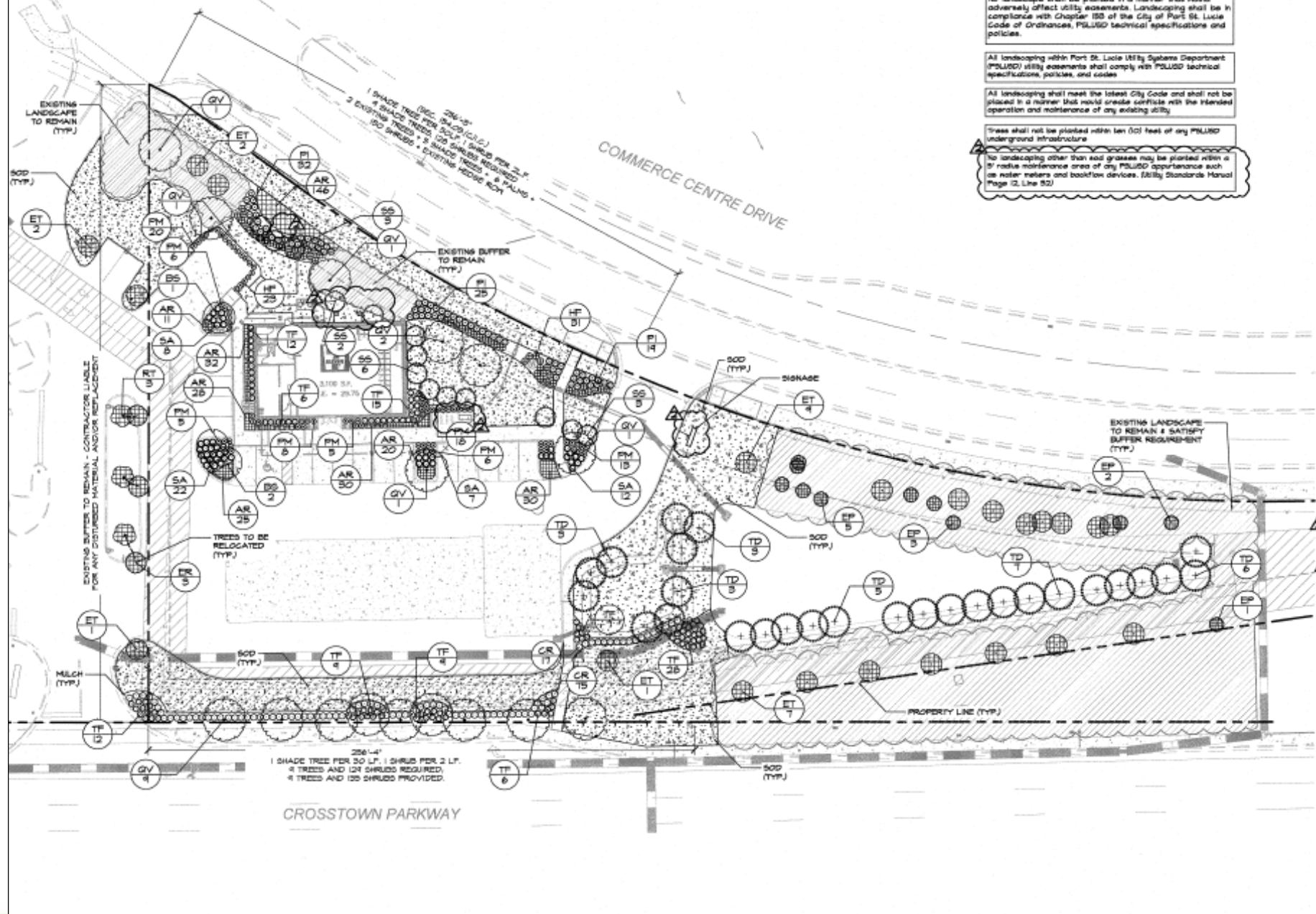
- The applicant will construct a dedicated U-turn lane on Crosstown Parkway.

Neighborhood Meeting:

There was a neighborhood meeting on September 24, 2019.
The three main concerns from the neighbors were:

- Traffic
- Landscaping
- Safety

The applicant has indicated that a second neighborhood meeting will be scheduled prior to the October 28, 2019 City Council meeting.



adversely affect utility easements. Landscaping shall be in compliance with Chapter 150 of the City of Port St. Lucie Code of Ordinances, PSLUSD technical specifications and policies.

All landscaping within Port St. Lucie Utility Systems Department (PSLUSD) utility easements shall comply with PSLUSD technical specifications, policies, and codes.

All landscaping shall meet the latest City Code and shall not be placed in a manner that would create conflict with the intended operation and maintenance of any existing utility.

Trees shall not be planted within ten (10) feet of any PSLUSD underground infrastructure.

No landscaping other than sod grasses may be planted within a 5' radius maintenance area of any PSLUSD appurtenance such as water meters and backflow devices. (Utility Standards Manual Page 12, Line 52)

Concept Plan

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