

Equity One Florida Portfolio, Inc.
7-Eleven Becker Road
Fueling Station and Convenience Store
Special Exception Use Application
P22-142

Planning and Zoning Board Meeting

August 2, 2022

Holly F. Price, AICP, Senior Planner



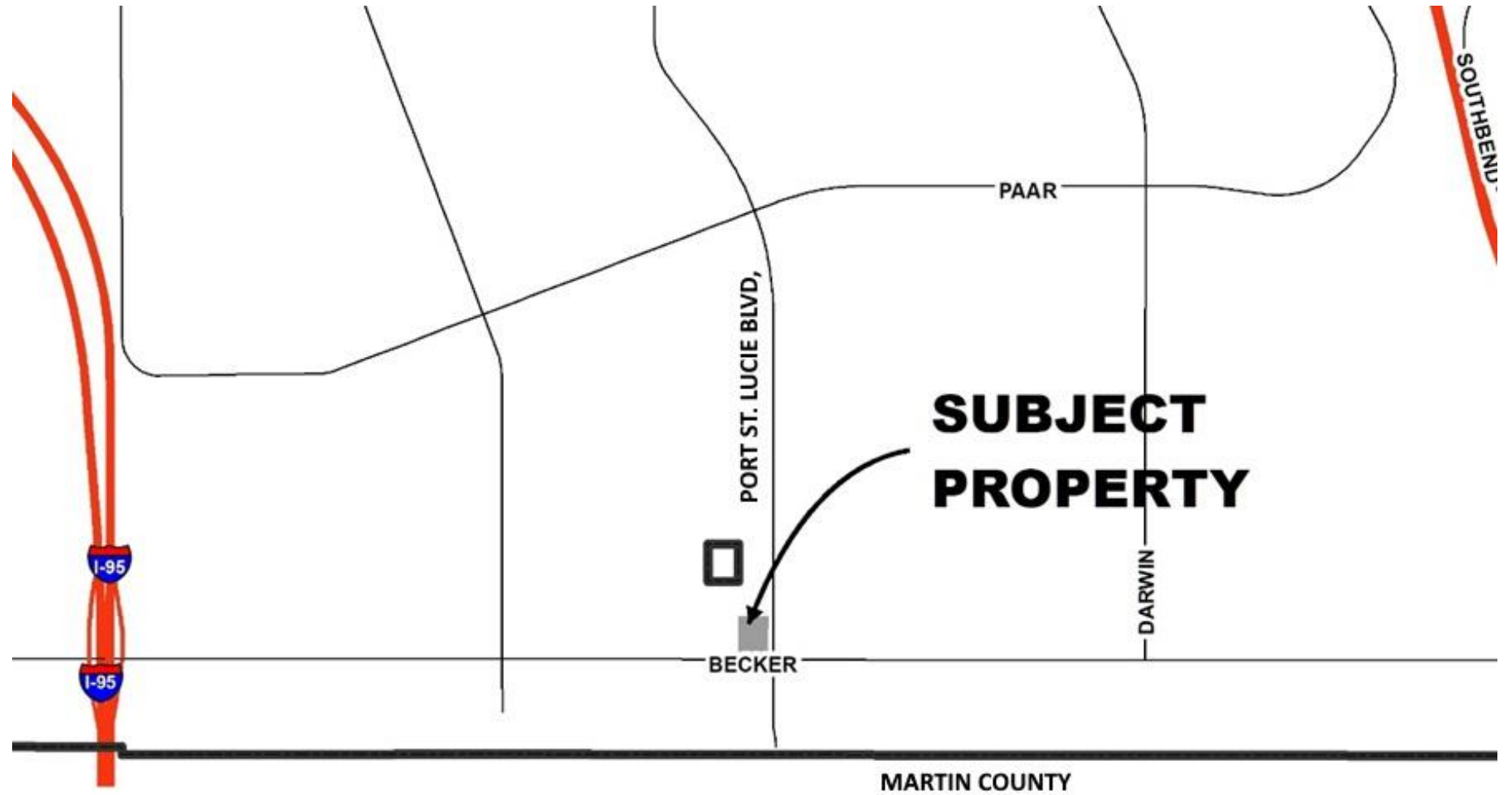
Request Summary

- Request: A Special Exception Use (SEU) to allow a Fueling Station (8 fueling pumps) and a Convenience Store (5,040 SF).
- As set forth in Section 158.124(C)(9) of the City Zoning Code and Section 2.3.3.1.a of the Becker Road Overlay District Design Standards, a fueling station and a convenience store in the General Commercial (CG) zoning district and located in the Activity Center Subdistrict is required to obtain approval for a Special Exception Use (SEU).
- Applicant/Agent: Coteleur and Hearing, Daniel T. Sorrow, PLA, AICP
- Owner: Equity One Florida Portfolio, Inc.



Location Map

NW corner of Becker Road and Port St. Lucie Boulevard.



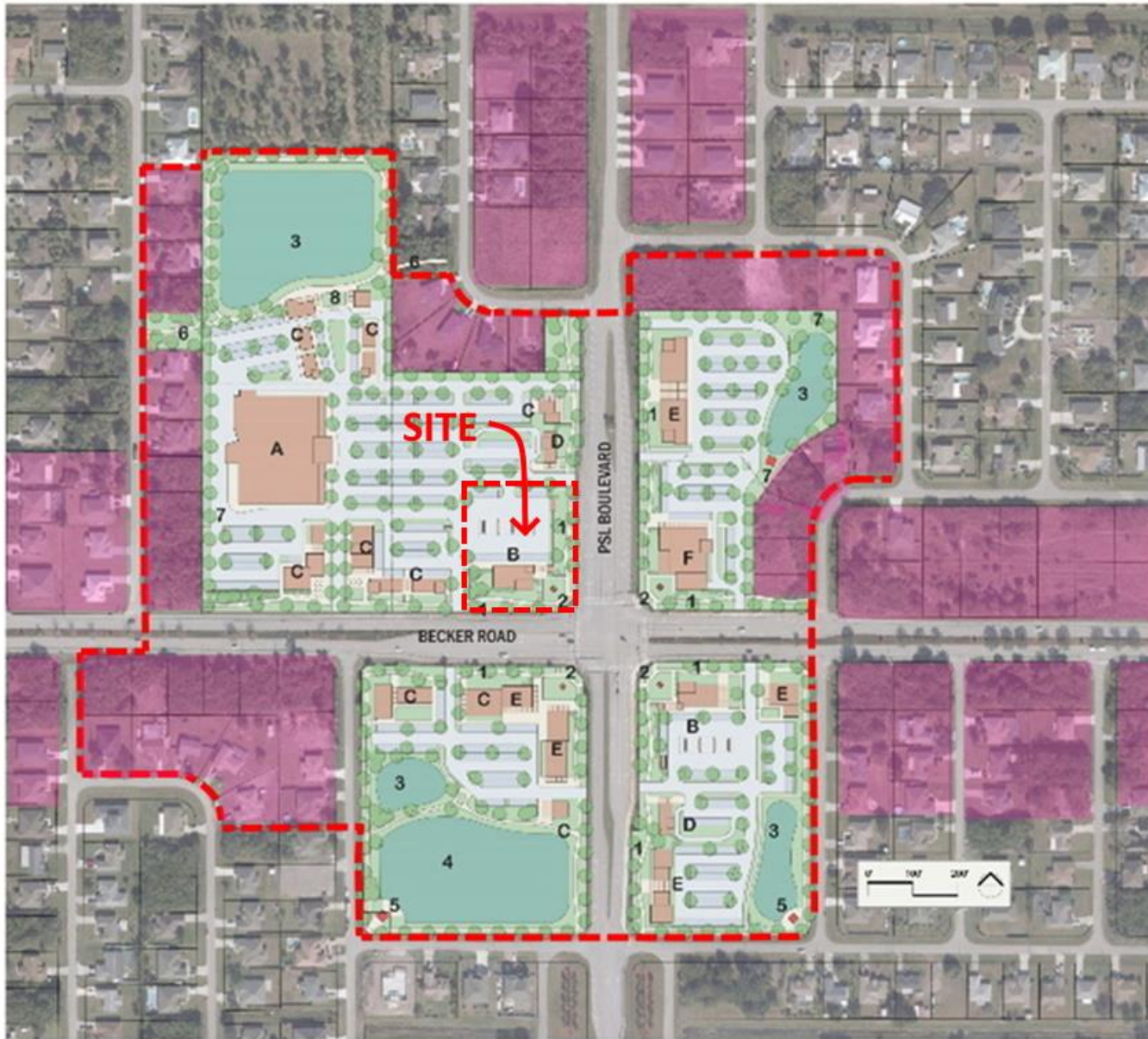
Becker Road Overlay District Map



The proposed 7-11 fueling station and convenience store is in the Becker Road Overlay District.

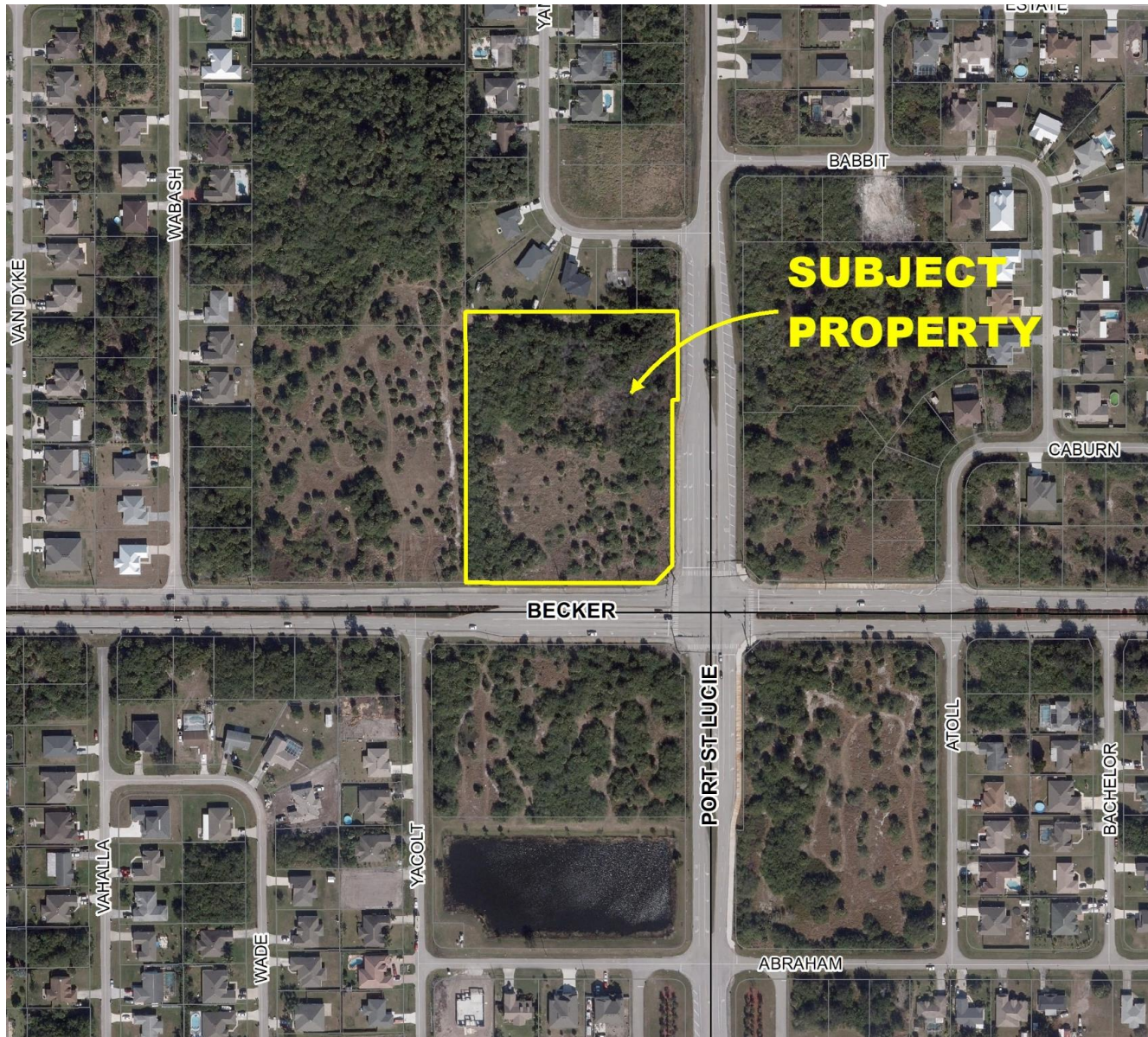


Activity Center Subdistrict



The proposed 7-Eleven fueling station and convenience store is one parcel in the overall site at the NW corner.

Building locations on drawing are for illustrative purposes only.

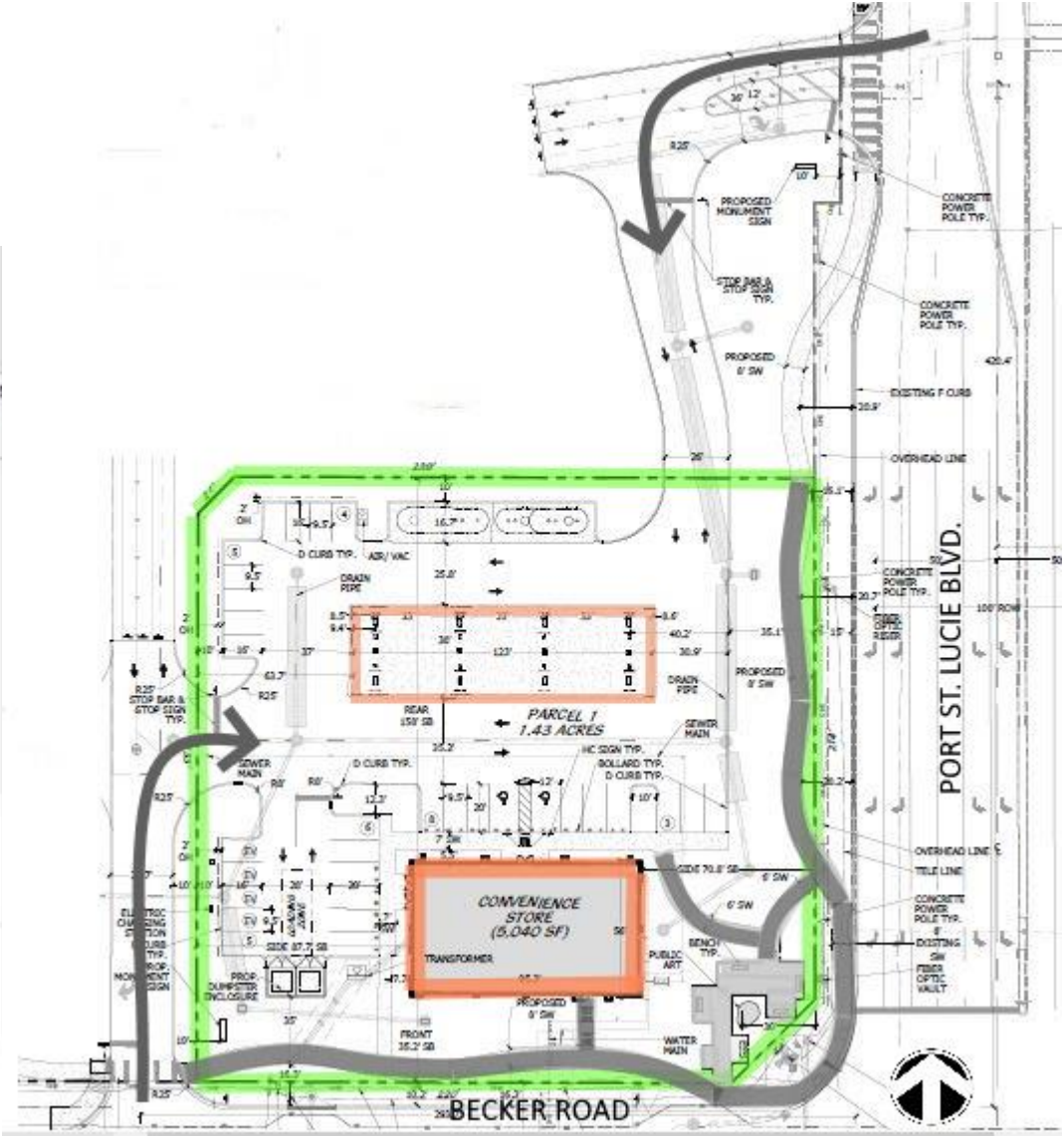
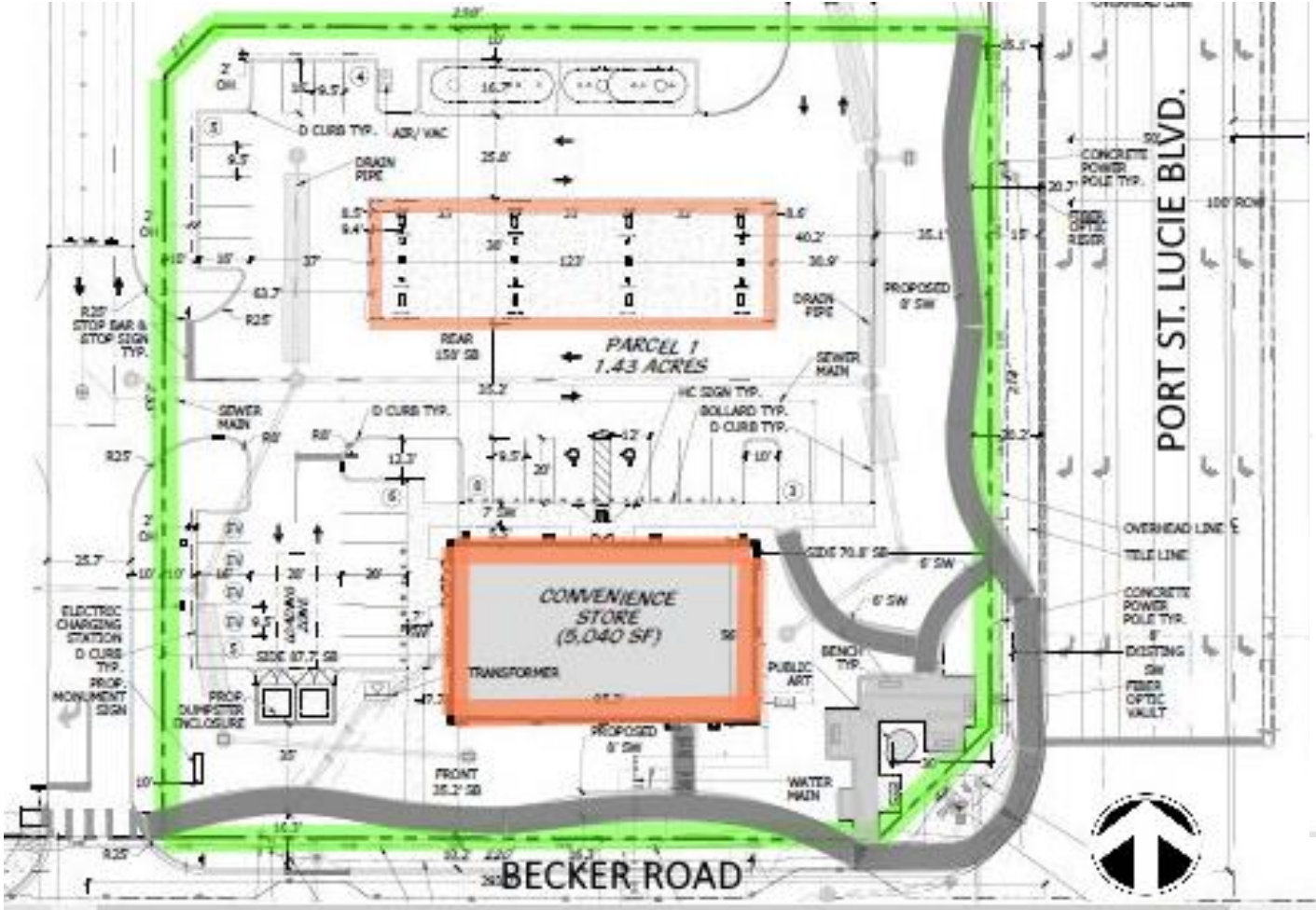


Aerial



- All the large parcels in the Activity Center Subdistrict are vacant.

Conceptual Site Plan



Conceptual Elevations



EXTERIOR ELEVATION -NORTH



EXTERIOR ELEVATION -WEST

- Front Elevation facing parking lot (north).
- Side Elevation facing west (interior).



EXTERIOR ELEVATION -SOUTH



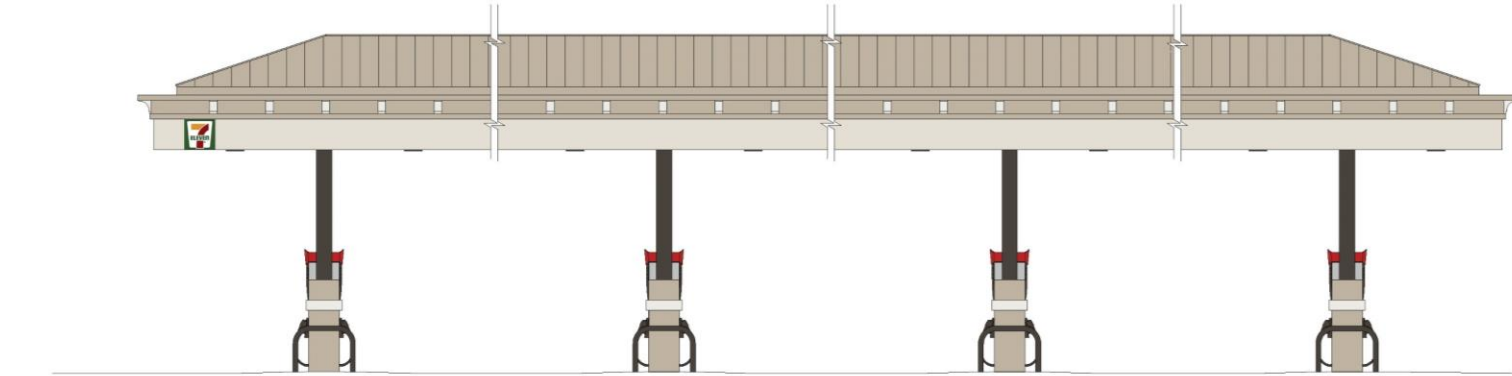
EXTERIOR ELEVATION -EAST

Conceptual Elevations

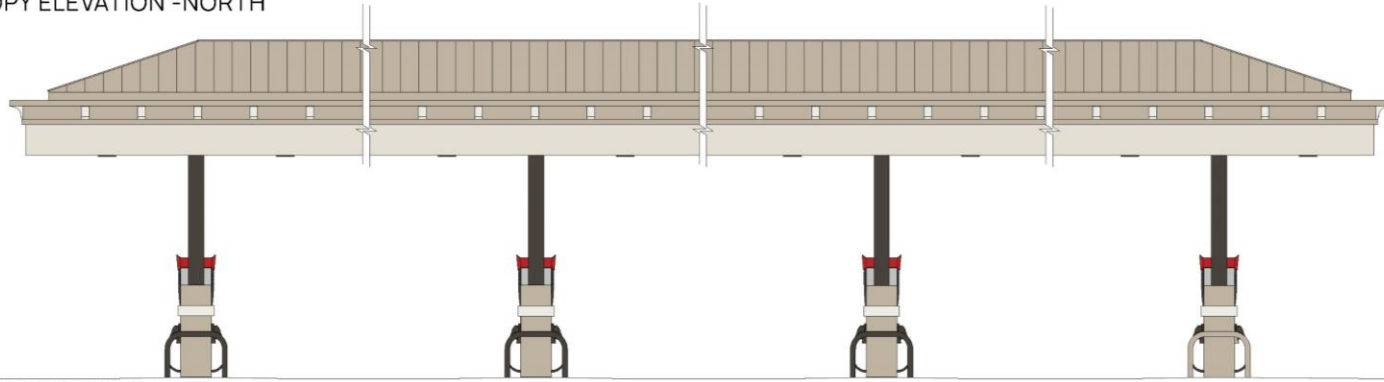
- Front Elevation facing Becker Road (south).
- Side Elevation facing Port St. Lucie Boulevard (east).

Conceptual Elevations

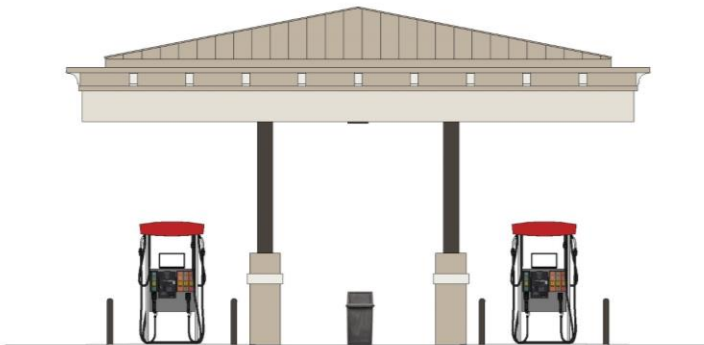
- Fueling Station Canopy



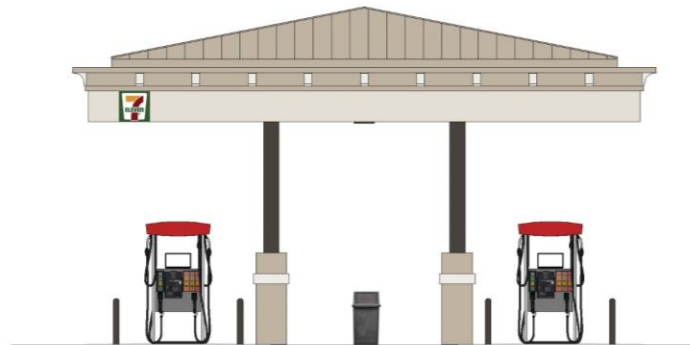
GAS CANOPY ELEVATION - NORTH



GAS CANOPY ELEVATION - SOUTH



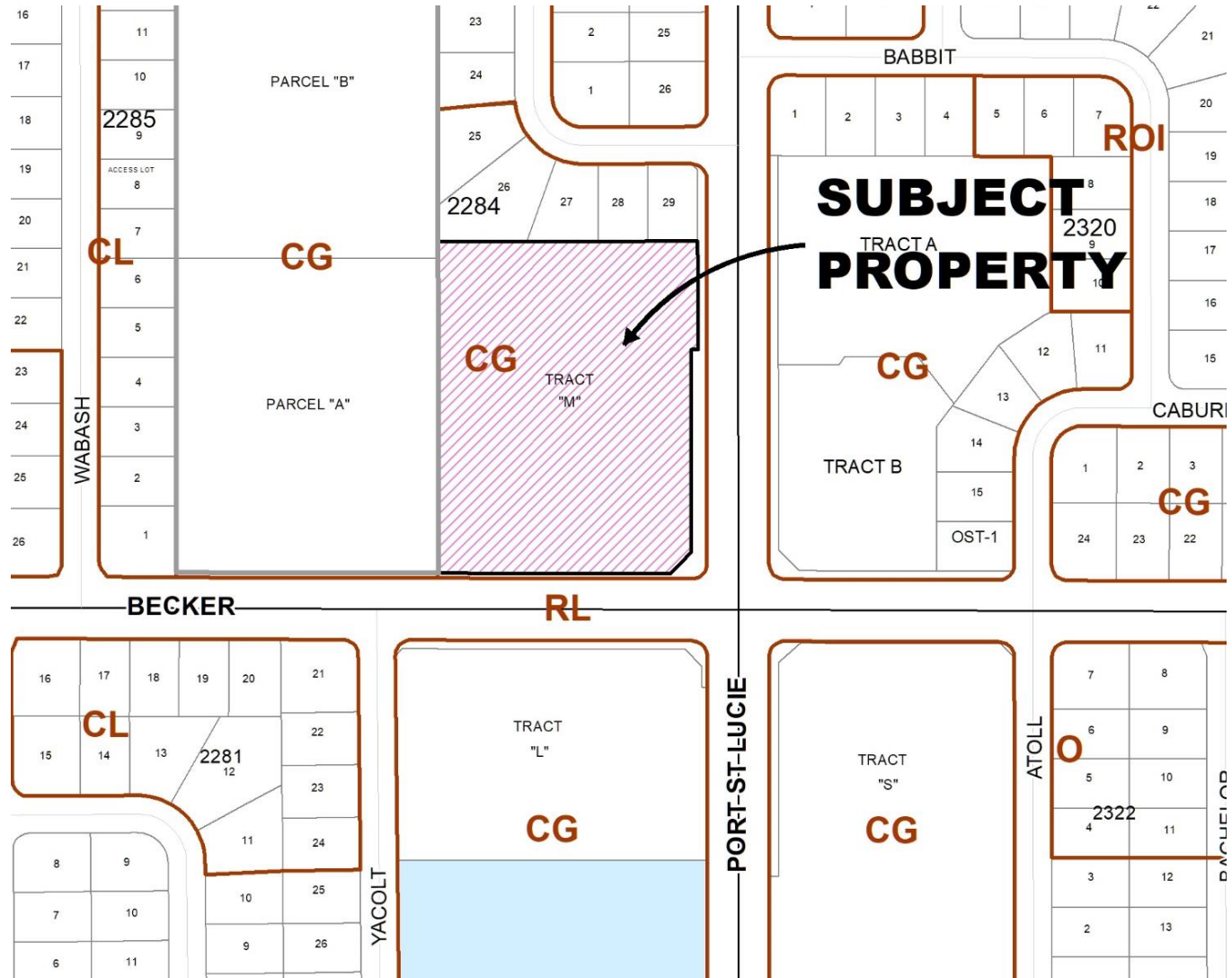
GAS CANOPY ELEVATION - WEST



GAS CANOPY ELEVATION - EAST

Land Use

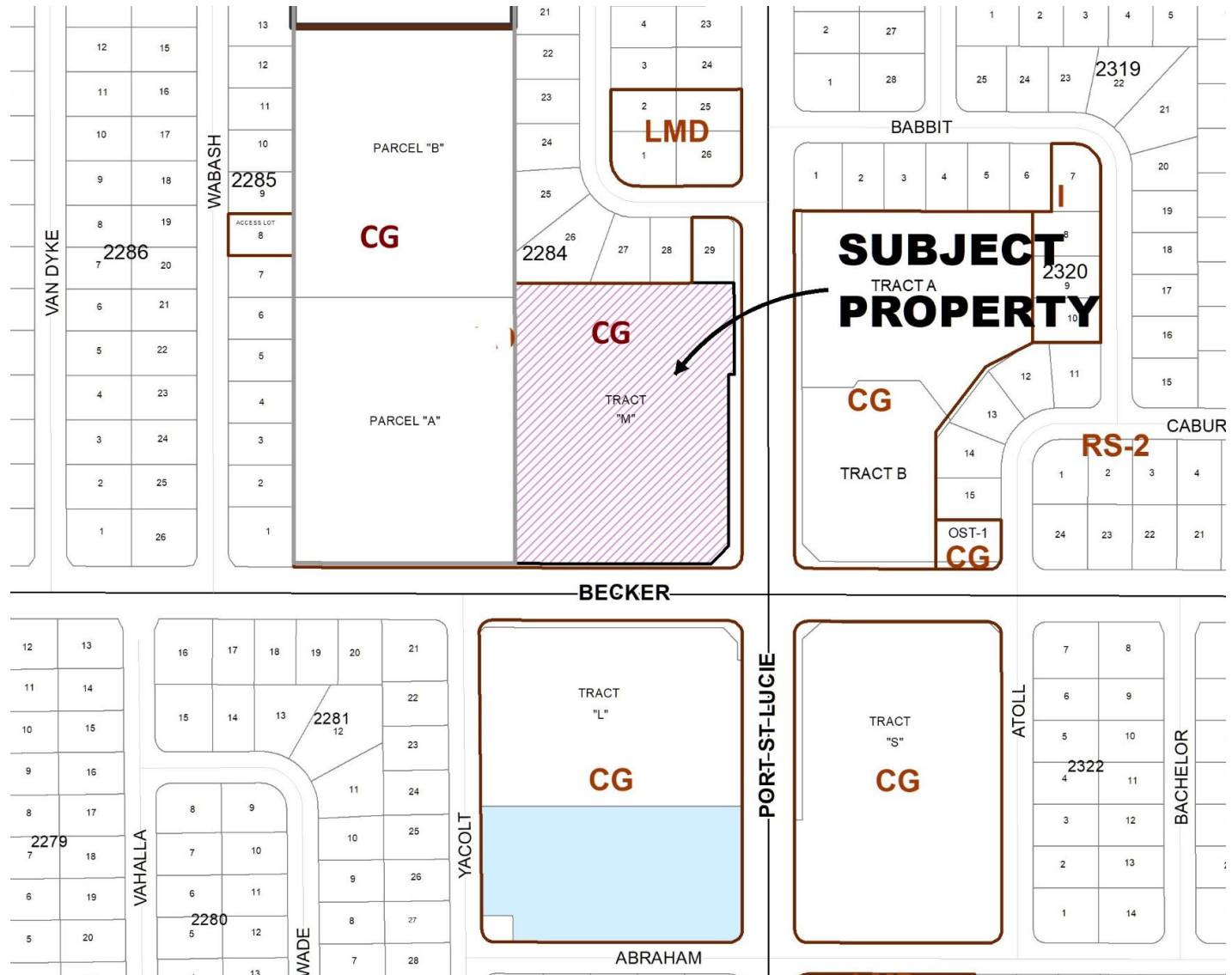
CG (General Commercial)



Zoning

Proposed (pending):
CG (General Commercial)

Existing:
PUD (Planned Unit Development)



Traffic Impact Analysis by Public Works

- The Traffic Impact Analysis received in June 2022 was reviewed by City Staff and found to be in compliance with Public Works Policy #19-01
- Per ITE Trip Generation Manual, 11th Edition, this site would produce a total of 433 AM Peak Hour trips. This is divided over 2 driveways and in/out movements.
- A right turn lane is proposed at the driveway along Becker Road.
- No stacking concerns are anticipated at this site based on the proposed driveway throat designs.



| <u>Evaluation of SEU CRITERIA</u> (Section 158.260) | <u>FINDINGS</u> |
|---|---|
| ADEQUATE INGRESS AND EGRESS (§ 158.260 (A)) | Yes |
| ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B)) | Yes |
| ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C)) | To be indicated at time of Site Plan Review. |
| ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F)) | Yes |
| SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E)) | Any outdoor signs shall comply with Chapter 155 Sign Code. |
| COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J)) | Operating Hours – 7 Days a week, 24 hours a day Surrounding uses are commercial. This use is compatible with surrounding uses. |

Recommendation

- The Site Plan Review Committee (SPRC) voted to recommend approval with comments on May 11, 2022.
- **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. In addition, as described in the Becker Road Overlay District (BROD) Design Standards, Section 5.5.1, a 7-foot-wide multiuse sidewalk shall be located within the frontage buffer.
- Motion to recommend denial.
- Motion to table or continue the hearing or review to a future meeting.
- Motion to recommend approval.