Cotleur & Hearing

PSL Blvd. & Becker Road
Rezoning & SEU
Planning & Zoning Board

August 2, 2022

Becker Crossing| 7- Eleven Land Use

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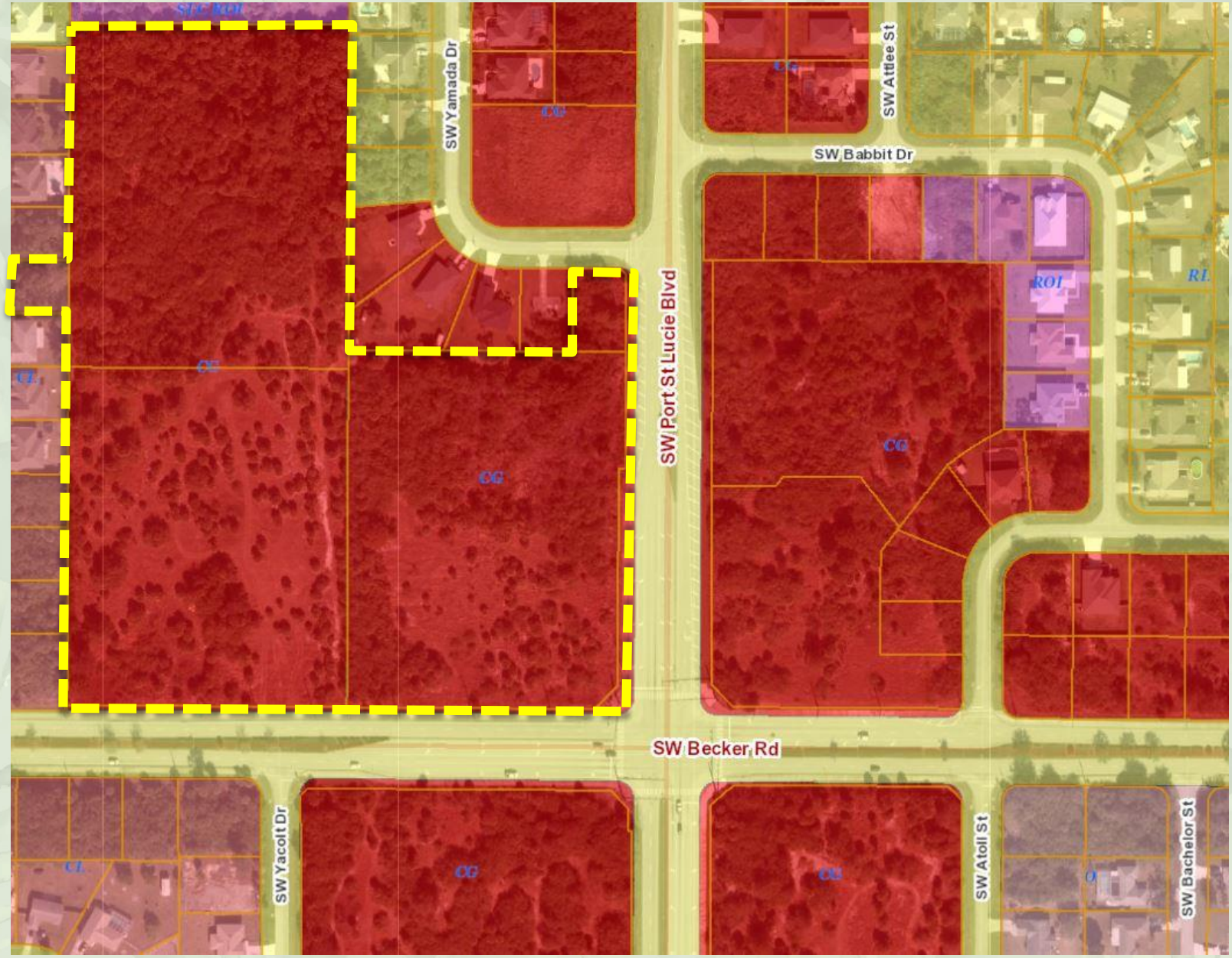
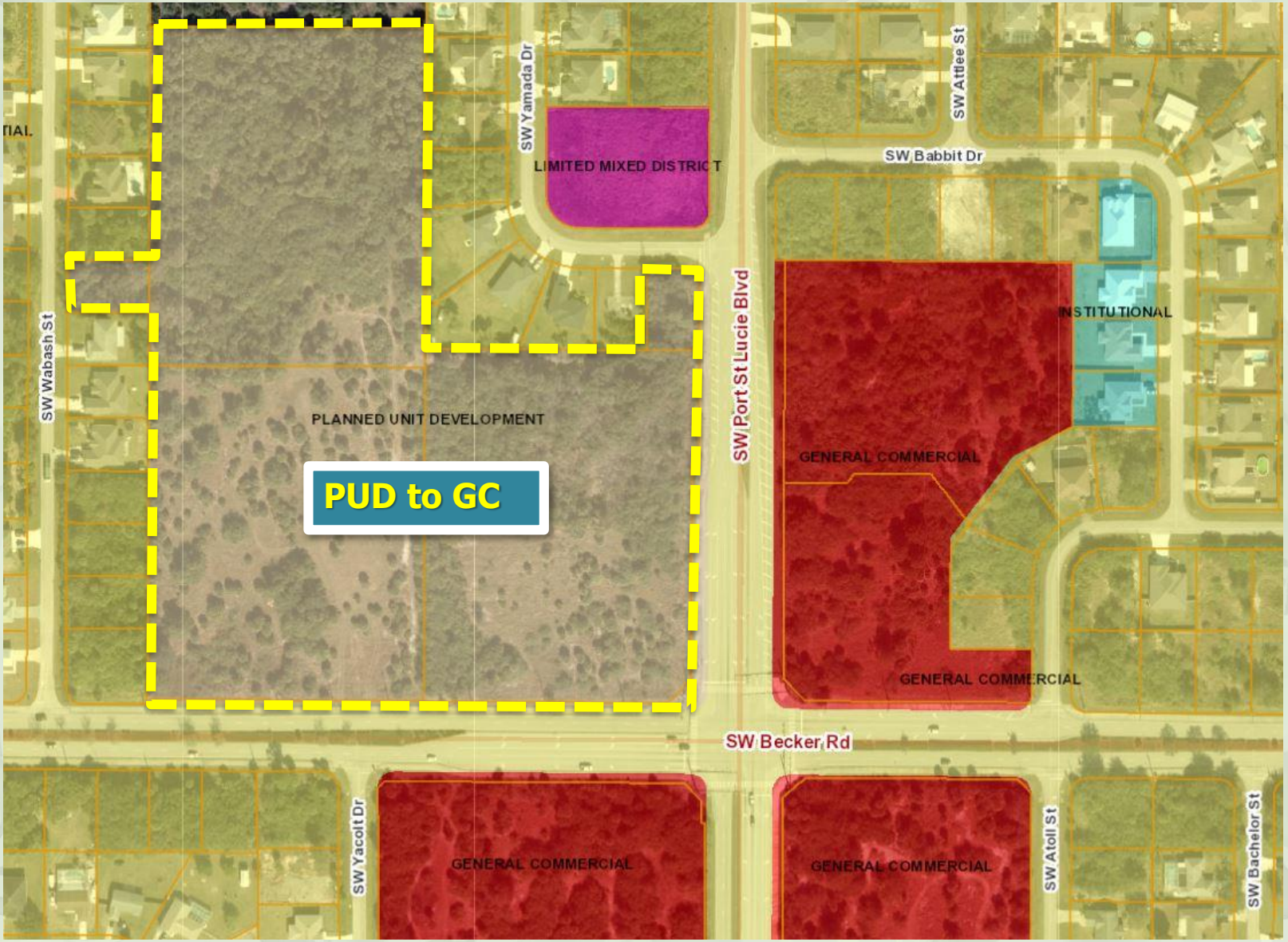


Becker Crossing| 7- Eleven Rezoning

Cotleur & Hearing



Becker Crossing| 7- Eleven Context Site Plan

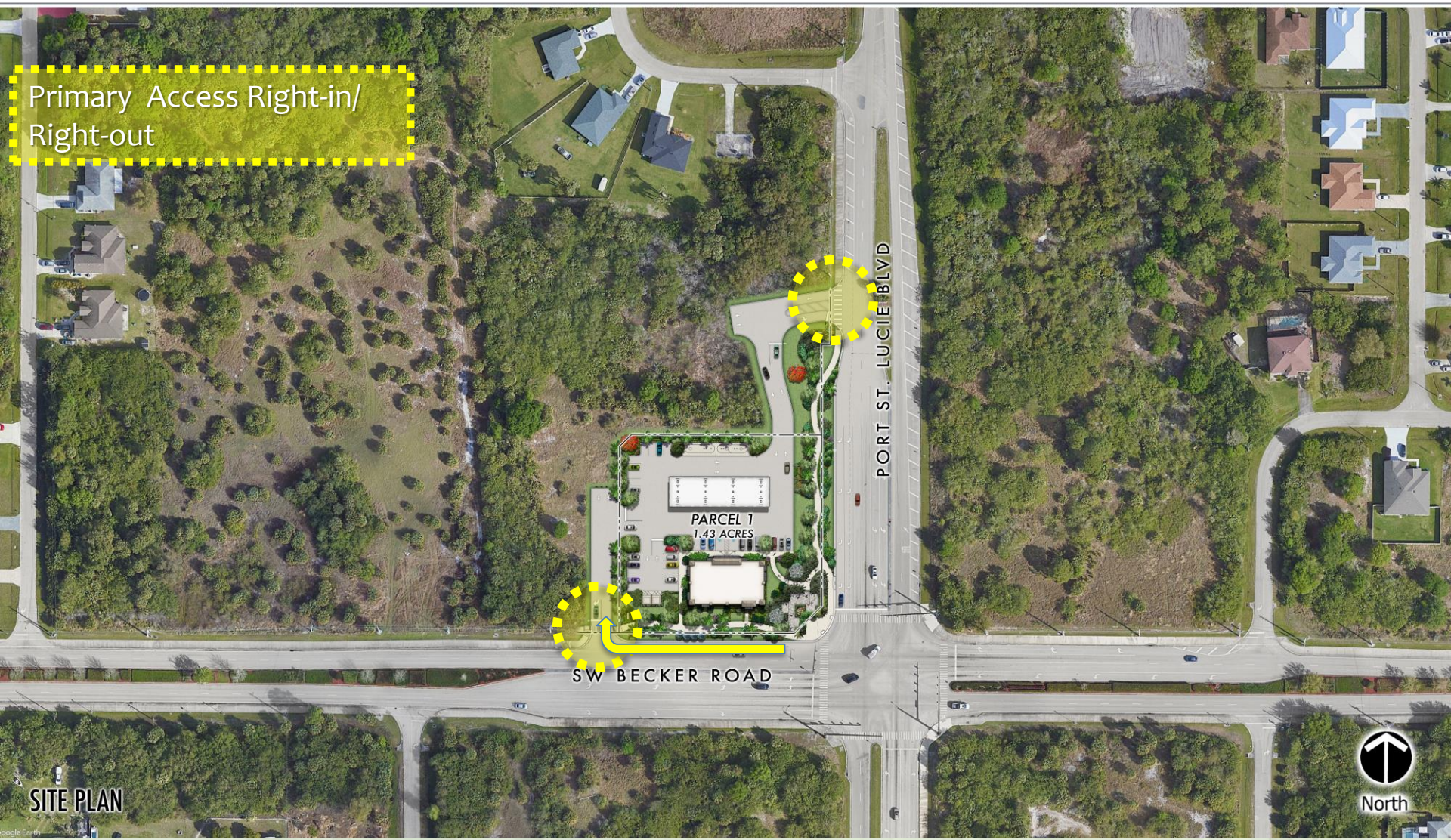
Cotleur & Hearing

Becker Crossing| 7- Eleven Context Site Plan

Cotleur & Hearing

BECKER CROSSING
Port St. Lucie, Florida

Cotleur & Hearing



Becker Crossing| 7- Eleven Site Plan

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BROD SEU Criteria:

- ✓ Building Frontage Requirement (30%-20%)
- ✓ Landscape Buffer Width (30’-40’)
- ✓ Build to Line Criteria (Becker or PSL)
- ✓ 8’ fuel pumps (123’ Canopy)
- ✓ 250’ separation from Becker & Yamada
- ✓ Limit Gas to 8 Pumps (120’ Canopy)
- ✓ BROD Architecture Design Standards Apply
- ✓ Public Art with Plaza on Corner

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Becker Crossing| 7- Eleven Elevation

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Becker Road

EXTERIOR ELEVATION -SOUTH

EXTERIOR ELEVATION -EAST

PSL Blvd

Becker Crossing| 7- Eleven Elevation

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EXTERIOR ELEVATION -NORTH

EXTERIOR ELEVATION -WEST

Becker Crossing| 7- Eleven Site Plan

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BROD sidewalk Criteria:

- 7’ Meandering sidewalk required
- ✓ 8’ Meandering sidewalk provided
- 10’ Meandering sidewalk (Condition)
- Parking Space in PSL is 9.5’
- One-way drive in PSL is 10’

Becker Crossing| 8’ sidewalk

PSL & Becker 7- Eleven Requests

Approval of Rezoning a 15.446 acre property from expired Planned Unit Development (PUD) to General Commercial (CG).

Approval of a Special Exception Use (SEU) for a proposed 7-Eleven Fueling Station at the NW corner of Becker Road and Port St. Lucie Boulevard.

Site Plan Review Committee recommends approval.

Request favorable vote of P22-142 Special Exception Use with the revised Condition: Multi-use path shall be a minimum of ~~10'~~ 8' wide.

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Thank You

Questions?