



City of Port St. Lucie

Planning and Zoning Department

A City for All Ages

TO: CITY COUNCIL - MEETING OF OCTOBER 28, 2019

FROM: JOHN FINIZIO, PLANNER III

RE: 7-ELEVEN AT VERANO
MINOR SITE PLAN AMENDMENT
PROJECT NO. P19-099

DATE: OCTOBER 3, 2019

PROPOSED PROJECT: This project consists of a new one-story 3,109 square foot convenience store with gas pumps on the existing Publix at Verano site. This site plan amendment is being reviewed concurrently with a special exception use application (P19-098 Publix Super Markets Special Exception Use application).

APPLICANT: Kimley-Horn & Associates, Inc., Matthew Gillespie, P.E. The authorization letter is attached to the staff report.

OWNER: Publix Super Markets, Inc.

LOCATION: This project is located on the northeast corner of Crosstown Parkway and Commerce Centre Drive.

LEGAL DESCRIPTION: Verano PUD No. 1, Commercial Tract.

SIZE: The total site is 8.65 acres, the 7-Eleven will take approximately 2.17 acres of the overall site.

EXISTING ZONING: Verano Planned Unit Development (PUD) 1.

EXISTING USE: Existing Publix supermarket and vacant land.

SURROUNDING USES:

Direction	Future Land Use	Zoning	Existing Use
N	RGC*	PUD**	Water Management Tract
S	CG***	CG***	Vacant land
E	CG***	CG***	Vacant land
W	RGC*	CG***	Open space tract

*RGC – Residential Golf Course

**PUD – Verano Planned Unit Development

***CG – General Commercial

CONCURRENCY REVIEW:

The project has been reviewed for compliance with Chapter 160, Concurrency Management System, and the Verano Development of Regional Impact (DRI) to ensure the provision of adequate public facilities and services are available with the development impacts. Staff has reviewed the application for concurrency as follows:

Sanitary Sewer and Potable Water Facilities: Sewer/water will be provided by the City of Port St. Lucie Utility Systems Department. A developer's agreement with the City Utility Systems Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.

Transportation Circulation: The original Publix site plan was approved generating approximately 4,445 daily vehicle trips (P11-002 Publix at Verano Major Site Plan). This site plan amendment (P19-099 - 7-Eleven @ Verano) will be adding an additional 841 daily vehicle trips (ITE, Land Use Code 945, Gasoline/Service Station with Convenience Market), and an increase of approximately 56 peak hour trips to and from this site.

This project should not have an adverse affect on transportation level of service for the adjacent roadways. Roadway level of service and traffic conditions within the Verano development are monitored through the Verano DRI.

Parks and Recreation Facilities: Not applicable as this is a commercial project.

Stormwater Management Facilities: The project includes a paving and drainage plan that is in compliance with the adopted level of service standard.

Solid Waste Facility: Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

Public School Concurrency Analysis: Not applicable as this is a commercial project.

ZONING REVIEW:

The project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code and documented as follows:

Use: The proposed use of a convenience store with fuel pumps is allowed as a special exception use in the Verano PUD 1 Zoning District. This site plan amendment application is being reviewed concurrently with a special exception use application (P19-098 Publix Super Markets), that if approved will permit the use.

Building Height: The height of the proposed convenience store is approximately 24 feet high. The maximum height allowed in the Verano PUD 1 is 50 feet.

Setbacks: The proposed setbacks shown on the site plan are in accordance with the required setbacks of the Verano PUD 1 PUD document.

Parking: The site is required to have 16 parking spaces and 34 are being provided.

Dumpster Enclosure: The site plan includes a dumpster enclosure (12' x 24') allowing for both general and recyclable refuse.

Architectural Design Standards: This project has been reviewed and found in compliance with the Citywide Design Standards.

NATURAL RESOURCE PROTECTION REVIEW:

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code and documented as follows:

Native Habitat/Tree Protection: This site has already been developed and the property has already been cleared. Therefore, a clearing plan will not be required for this project.

Wildlife Protection: Per Section 157.07 of the City's Natural Resource Protection Code, a site survey for gopher tortoises is required on all upland properties.

OTHER:

Fire District: The access location (external and internal) has been approved by the Fire District for safety purposes.

Public Art: The applicant has indicated that they will pay a fee in lieu of providing artwork on site.

Other: This project has also been reviewed for consistency with the Verano D.R.I. for all Development Order requirements.

RELATED PROJECTS:

P19-098 – Publix Super Markets Special Exception Use application. This application was for the construction of a convenience store with fuel pumps as permitted Exhibit 6 (1) (B) of the Verano PUD 1 PUD document and Section 158.124 (C) (11) of the Zoning Code. This application is currently under review.

P13-150 - Publix Site Plan Amendment. This application was for the minor modifications to the approved site plan. This application was approved by the Site Plan Review Committee on December 11, 2013.

P11-002 Publix at Verano Major Site Plan. This application was for the construction of a 46,031 square foot Publix supermarket with a drive-through facility. This application was approved by the Site Plan Review Committee on March 28, 2011.

STAFF RECOMMENDATION:

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan.

The Site Plan Review Committee reviewed the request on August 14, 2019 and recommended approval.