# 7-Eleven @ Publix @ Verano Special Exception # P19-098

CITY OF PORT ST. LUCIE
CITY COUNCIL
OCTOBER 28, 2019





### **REQUEST**

#### Special Exception to allow Retail Convenience Store with Fuel Pumps

- Site is located within Verano PUD No.1, Commercial Tract
- Current FLU is General Commercial
- Current Zoning is Verano Planned Unit Development 1 (PUD)
- Proposal is for a 3,109 sq. ft. Convenience Store with 8 fueling pumps
- Owner of parcel is Publix Super Markets
- Site will be leased by 7-Eleven, Inc.





## What is coming..... The New 7-Eleven!!!





#### 7-Eleven Architecture





#### 7-Eleven Architecture





#### Verano Neighborhood Meeting September 24, 2019





## Vicinity Map





09/23/2019 - CONTACT MATTHEW GILLESPIE, P.E. (407) 898-1511



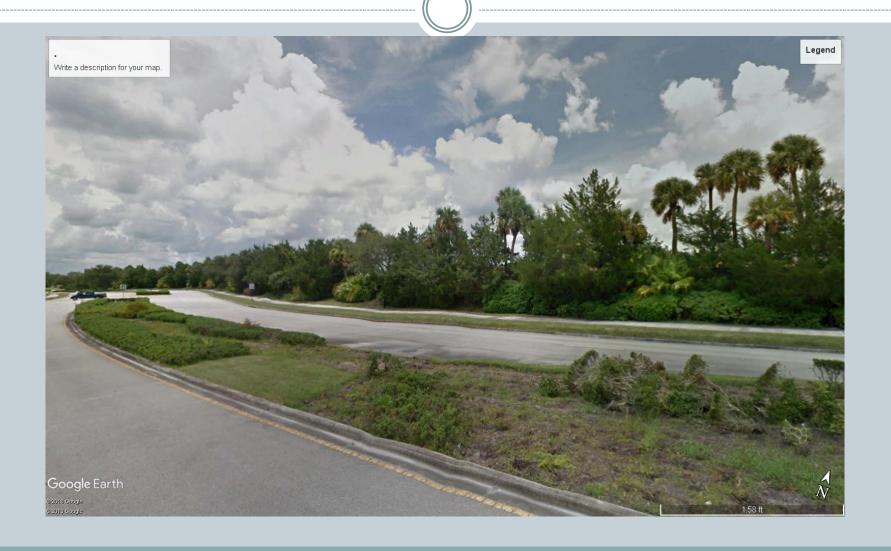
#### Site Aerial







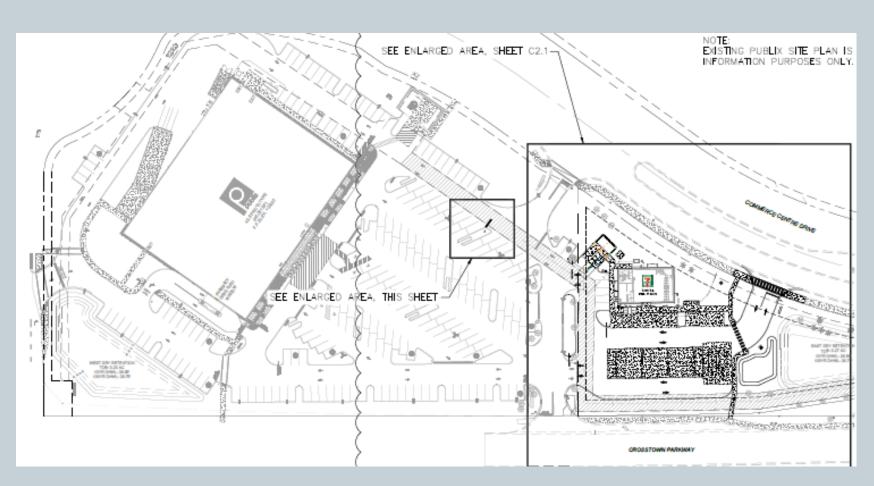




#### Vacant Site within Publix Tract



## Proposed Site Plan





## **Proposed Site Plan**





## Compliance with Section 158.260

- (A) Please explain how adequate ingress and egress will 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.
- (B) Please explain how adequate off-street parking and loading areas will be provided, without creating undue noise, glare, odor or other detrimental effects upon adjoining properties
- (C) Please explain how adequate and properly located utilities will be available or will be reasonably provided to serve the proposed development
- (D) Please explain how additional buffering and screening, beyond that which is required by the code, will be required in order to protect and provide compatibility with adjoining properties





## Compliance with Section 158.260

- (E) Please explain how 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
- (F) Please explain how yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties
- (G) Please explain how 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





## Compliance with Section 158.260

- (H) Please explain how 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
- (I) Please explain how 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
- (J) Please explain how 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

# THANK YOU

Questions?





