

Bryan Pankhurst

From: Tamara Safreed <tamsafreed@me.com>
Sent: Saturday, October 12, 2019 1:20 PM
To: Greg Oravec
Cc: Russ Blackburn; Brandon Dolan; Christina Flores; Teresa Lamar-Sarno; Karen Phillips; James Stokes
Subject: Re: 7-Eleven

Mr. Oravec,

Thank you so much and I totally understand.

On Oct 12, 2019, at 1:17 PM, Greg Oravec <Mayor@cityofpsl.com> wrote:

Ms. Safreed,

Thank you for writing me about the 7-11 Special Exception application. Please know that your correspondence has been made part of the official public record, and I will be happy to consider it as part of my deliberations.

Additionally, please know that due to this application being a special exception and quasi-judicial in nature, the City Council and I must act in a fact finding judicial role rather than a legislative one, and we must base our decisions on the facts and, more specifically, the competent substantial evidence entered into the record at the hearing. For these reasons, I cannot really discuss the case outside of the hearing (that would sort of be like you getting to talk to a judge before a trial and could be considered prejudicial).

If you have never participated in a quasi-judicial proceeding before, I would encourage you to read the policies and procedures found here, https://library.municode.com/fl/port_st_lucie/codes/code_of_ordinances?nodeId=TITIIIA_D_CH32DEBOCO_ARTIXPOPRQUDIPR, and to touch base with our City Attorney's Office at 772-871-5294. Additionally, you may want to Google "Citizens guide to quasi-judicial proceedings in Florida" to learn more from a third party. Lastly, for specific questions about the application and staff's analysis, I would encourage you to contact the Planning & Zoning Department at 772-871-5212.

Municode Library

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Sincerely,

G

Gregory J. Oravec
Mayor



City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
772-871-5159 – Office
772-871-7382 – Fax

From: Tamara Safreed <tamsafreed@me.com>

Sent: Saturday, October 12, 2019 12:16 PM

To: Greg Oravec; Shannon Martin; tephanie.morgan@cityofpsl.com; John Carvelli; MaryAnn Verillo; Christina Flores; dolan@cityofpsl.com

Subject: 7-Eleven

As a PGA Verano Resident, these are the concerns I have, as do many of my neighbors.

1. Convenience stores bring nuisance crimes like panhandling and serious crimes like carjacking (like the one that occurred in Martin County), armed robberies, drug trafficking especially with easy on easy off to I-95. This is the same concern that the Police Officer's in the station near your City Council has.
2. The additional 841+ vehicles per day are going to bring noise, trash and volume to our circle.
3. 7-Eleven is redundant: Everything they sell except for hotdogs and pizza are sold in Publix and **'no'** this will not be a **"local hangout"** for the Verano Resident's as the Councilman for 7-Eleven stated at the Planing and Zoning meeting on October 1, 2019.
4. The signage, lighting, landscaping, and environmental concerns like (gas leaks and odors} just hundreds of feet from homes is not what we need.

Bringing a 7-Eleven outside our gate, would be the worst decision this city could make. What we need are more **local business** in the area. A nice family own restaurant would be great and **"not"** another "Fast Food Chain Restaurant".

I've been a full time Florida Resident for over 40+ years, from Miami as far north as Jacksonville, Saint Augustine and Orlando. When I decided to retire and saw how beautiful PGA Verano was. I knew this was the place for me. Living in this beautiful and safe community is feels like being

on a cruise and our homes are our cabins. But now having a 7-Eleven that will be open 24/7 all that will be gone.

Since I heard the new's that a 7-Eleven was going to build outside of our gates, I started to look at different communities in North Carolina. I've narrowed my search to Chapel Hill North Carolina. It's very sad what this will do to the PGA Verano Community.

Thank You
Tamara Safreed

Bryan Pankhurst

From: Brandon Dolan
Sent: Tuesday, October 08, 2019 8:38 AM
To: Karen Phillips
Subject: FW: 7-Eleven Verano

For the record.

-----Original Message-----

From: Clarence W. Kearney <cpacwk@hotmail.com>
Sent: Monday, October 07, 2019 9:36 PM
To: Greg Oravec <Mayor@cityofpsl.com>; Shannon Martin <Shannon.Martin@cityofpsl.com>; Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>; Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>; John Carvelli <John.Carvelli@cityofpsl.com>; MaryAnn Verillo <DeliaM@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>
Subject: 7-Eleven Verano

Hi to all - just a note that my wife and I and many of our Verano neighbors are NOT opposed to the 7-Eleven store. There is a vocal group of our neighbors, but they do not speak for all of Verano. Regards, Clarence & Sandra Kearney

Sent from my iPhone
Clarence W. Kearney, CPA
10311 SW VISCONTI WAY
Port St Lucie, FL. 34986

Bryan Pankhurst

From: MaryAnn Verillo
Sent: Monday, October 07, 2019 11:56 AM
To: Karen Phillips
Subject: FW: 24 Hour 16 Gas Pump 7-Eleven at Verano

From: Darrylyn Lombardi <darrylynelombardi@msn.com>
Sent: Monday, October 7, 2019 11:55 AM
To: Greg Oravec <Mayor@cityofpsl.com>; Shannon Martin <Shannon.Martin@cityofpsl.com>; Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>; john.carveli@cityofpsl.com; Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>; MaryAnn Verillo <DeliaM@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>
Subject: 24 Hour 16 Gas Pump 7-Eleven at Verano

Dear Honorable Mayor, Vice Mayor and Council:

I am writing this letter to strongly oppose the constructing of the 7-Eleven at Verano. My husband and I and many of our neighbors, not only in Verano, but across this area of Port St. Lucie feel this is a terrible misuse of the property next to Publix. Not only for the criminal aspect of what 24 hour businesses bring in, but for the aesthetic beauty of Crosstown Parkway. You have spent so much of taxpayer money and for so many years to open up that beautiful bridge and now you want to diminish the beauty that I'm sure you all worked hard to maintain, by allowing this type of business which would encourage large trucks to come off of 95 at all hours of the night, destroying the roads and the peace and beauty of our City and communities.

The Safety issue is of most concern. Commerce Center Parkway is a road where many people walk/run and bicycle. The increase in traffic would be dangerous. Since a traffic study was never done, this is of most concern.

We are asking that you please reconsider and not approve this project, for just some of the reasons listed above. Could you consider at least postponing the vote until other families impacted will return for the Winter months and be able to voice their concerns also. Many Verano residents have not even been advised of the matter.

Thank you for your anticipated review and thoughtfulness,

Darrylyn and Ronald Lombardi

9533 SW Nuova Way

Bryan Pankhurst

From: MaryAnn Verillo
Sent: Monday, October 07, 2019 2:15 PM
To: Karen Phillips
Subject: FW: 7/11 on Verano Publix grounds.

-----Original Message-----

From: linda kasher <jlkashr@yahoo.com>
Sent: Monday, October 7, 2019 2:01 PM
To: Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>; Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>; John Carvelli <John.Carvelli@cityofpsl.com>; MaryAnn Verillo <DeliaM@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>; Greg Oravec <Mayor@cityofpsl.com>
Subject: 7/11 on Verano Publix grounds.

We are very very disturbed by the possibility of building a 7/11 on the Publix property. It will add far too many automobiles to the traffic circle where there have already been accidents. In addition there are many pedestrians and bicyclists using that area. What protections/traffic signals are you proposing to implement to better improve safety conditions.

In addition Crosstown Parkway has just been completed and is a beautiful addition to the city of Port Saint Lucie with its islands and absence of commercial properties, bright lights, etc. Why start a precedent of adding commercial properties with curb cuts, glaring lights and huge signage.

We respectfully request you to consider these thoughts and vote against the exception allowing a 7/11 to be built. Consider the reason why the restrictions were in place in the first place.

Linda Kasher
9905 SW Torriente Ln
Port Saint Lucie, FL. 34986.
Sent from my iPhone

Bryan Pankhurst

From: Brandon Dolan
Sent: Tuesday, October 08, 2019 11:52 AM
To: Greg Oravec; John Carvelli; Jolien Caraballo; Shannon Martin; Stephanie Morgan
Cc: Christina Flores; Karen Phillips
Subject: FW: PGA Verano

Good Morning,

Please see the email below from Ms. Marguerite Cave regarding the proposed 7-Eleven at Verano.

Brandon Dolan

-----Original Message-----

From: Marguerite Cave <margcave@yahoo.com>
Sent: Tuesday, October 08, 2019 11:20 AM
To: Brandon Dolan <BDolan@cityofpsl.com>
Subject: Fwd: PGA Verano

>
>
> The Residents of Verano are just now learning about the proposed request by Publix for an exception to their original exception to build out the same parcel next to the parking lot with a 24 hour 7 11 and and 16 gas pumps . This is not for the good of the area residents. It's to service traffic on I 95 ! This build out is in the backyard of the homes in Verano . It will bring heavy traffic noise and crime .
>
> The entrance and exits are confusing and not designed for the heavy
> traffic
>
> It is documented fact that a 24 hour 7 11 will bring crime to the area
>
> I understand that another convenience store and gas station has been
> approved just 1/2 miles away on Crosstown pkway
>
> Where was the notice to the residents?
> Why will no one meet to discuss our concerns?
> Why is this being rushed through the process?
> (could it be that Publix wants to get approval before returning
> residents have a change to express their opinions) Where is the traffic study?
> Where are buffer plans?
> The elected officials are definitely not connecting to the community or protecting our property values and right to a peaceful and safe environment.
>
> I am concerned with the negative impact it will bring . I have hope that someone in this approval process will see this for what it is and vote no !
>
> Marguerite Cave
>

> Sent from my iPhone

Bryan Pankhurst

From: Brandon Dolan
Sent: Thursday, October 10, 2019 3:49 PM
To: Karen Phillips
Subject: FW: Proposed 7-Eleven at Verano

FYI



Brandon Dolan
Executive Assistant
City of Port St. Lucie
121 S.W. Port St. Lucie Blvd
Port St. Lucie, Florida 34984-5099
772.871.5159 office | 772.871.7382 fax
bdolan@cityofpsl.com
www.cityofpsl.com
www.retailstrategies.com/portstlucie

From: Lisa Genovese <lpgenovese12@gmail.com>
Sent: Thursday, October 10, 2019 2:33 PM
To: Greg Oravec <Mayor@cityofpsl.com>; Shannon Martin <Shannon.Martin@cityofpsl.com>; Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>; John Carvelli <John.Carvelli@cityofpsl.com>; Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>; MaryAnn Verillo <DeliaM@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>
Subject: Proposed 7-Eleven at Verano

Good afternoon:

My husband and I are registered voters, as well as, residents of PGA Verano. We are opposed to the building of a 24 hour 7 Eleven and 16 pump gas station right outside of our residential development.

Our main concerns are as follows:

TRAFFIC - we ask that consideration be given to alternative ways out of the Publix parking lot for the expected 841 additional vehicles getting back on I-95 and not permit use of the Verano circle which will be inundated with additional traffic at all hours of the day and night.

We are a quiet, residential golf community that does not need or warrant a 24 grocery store or gas station as these needs are already taken care of in close proximity to Verano. For example, Circle K will be built down the road. In addition, Chevron is in close proximity for use, in addition to SLW and Tradition for additional needs. We understand the need for growth, but hope for something that best suits the area with regular business hours.

SAFETY - since this proposed commercial property is in close proximity to our homes, we feel this is not a good fit as this will be attracting many people to this community that are just passing through I-95. The majority of what is sold in 7-Eleven can be bought in Publix. Statistics have shown an uptick in crime with these establishments with 24 hour service. We are hoping you will consider the possible impact on public safety in this area.

Since this is being presented to the council as a quasi-judicial matter and the public is not allowed to ask questions, I

hope you can be our voice and consider our concerns and ask the questions on our behalf. We hope you vote against this proposed project and find something more suitable that would benefit this location.

Thank you for your time and consideration.

Kindest Regards,
Lisa Genovese
Cosenza Way

Bryan Pankhurst

From: MaryAnn Verillo
Sent: Monday, October 07, 2019 10:45 AM
To: Karen Phillips
Subject: FW: Proposed 24 hour 7-Eleven convenience store and 16 pump gas station at Publix Verano
Attachments: Letter to Mayor & Council.rtf

From: Kathy DiChiara <belmont120@me.com>
Sent: Monday, October 7, 2019 10:12 AM
To: MaryAnn Verillo <DeliaM@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>; dbdolan@cityofpsl.com
Subject: Proposed 24 hour 7-Eleven convenience store and 16 pump gas station at Publix Verano

Bryan Pankhurst

From: Christina Flores
Sent: Monday, October 07, 2019 10:36 AM
To: Greg Oravec; John Carvelli; Jolien Caraballo; Shannon Martin; Stephanie Morgan
Cc: Brandon Dolan; Karen Phillips; Teresa Lamar-Sarno; Russ Blackburn; MaryAnn Verillo
Subject: FW: Proposed 24 hour 7-Eleven convenience store and 16 pump gas station at Publix Verano
Attachments: Letter to Mayor & Council.rtf

Good morning,

Our office received the attached letter from Mrs. DiChiara regarding the proposed 7-11 on Crosstown Parkway, in front of the Verano community.

Thank you,

Christina Flores

Executive Assistant

Office of the Mayor and City Council

City of Port St. Lucie

121 SW Port St. Lucie Blvd.

Port St. Lucie, FL 34984

(772) 873-6472 *office*; (772) 871-7382 *fax*

cflores@cityofpsl.com

From: Kathy DiChiara <belmont120@me.com>

Sent: Monday, October 07, 2019 10:12 AM

To: MaryAnn Verillo <DeliaM@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>; dbdolan@cityofpsl.com

Subject: Proposed 24 hour 7-Eleven convenience store and 16 pump gas station at Publix Verano

Bryan Pankhurst

From: Greg Oravec
Sent: Monday, October 07, 2019 12:15 PM
To: Brandon Dolan; Christina Flores; Karen Phillips; Teresa Lamar-Sarno; Russ Blackburn; James Stokes
Subject: FW: Proposed 24 hour 7-Eleven convenience store and 16 pump gas station at Publix Verano

FYI

Gregory J. Oravec
Mayor



City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
772-871-5159 – Office
772-871-7382 – Fax

From: Kathy DiChiara [mailto:belmont120@me.com]
Sent: Monday, October 07, 2019 12:13 PM
To: Greg Oravec <Mayor@cityofpsl.com>
Subject: Re: Proposed 24 hour 7-Eleven convenience store and 16 pump gas station at Publix Verano

Mr Oravec, I completely understand, and appreciate you response. I would just ask that you consider all of the questions and issues that are raised in my letter before voting yes on this project. Regards, Katherine DiChiara

Sent from my iPad

On Oct 7, 2019, at 11:48 AM, Greg Oravec <Mayor@cityofpsl.com> wrote:

Ms. DiChiara,

Thank you for your correspondence regarding the subject special exception application. Please know that your correspondence has been made part of the official public record, and I will be happy to consider it as part of my deliberations.

Additionally, please know that due to this application being a special exception and quasi-judicial in nature, the City Council and I must act in a fact finding judicial role rather than a legislative one, and we must base our decisions on the facts and, more specifically, the competent substantial evidence entered into the record at the hearing. For these reasons, I cannot really discuss the case outside of the hearing.

Thank you,

G

Gregory J. Oravec
Mayor

<image001.png>

City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
772-871-5159 – Office
772-871-7382 – Fax

C: CM Agenda

From: Christina Flores
Sent: Monday, October 07, 2019 10:36 AM
To: Greg Oravec <Mayor@cityofpsl.com>; John Carvelli <John.Carvelli@cityofpsl.com>; Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>; Shannon Martin <Shannon.Martin@cityofpsl.com>; Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>
Cc: Brandon Dolan <BDolan@cityofpsl.com>; Karen Phillips <karenp@cityofpsl.com>; Teresa Lamar-Sarno <tsarno@cityofpsl.com>; Russ Blackburn <rblackburn@cityofpsl.com>; MaryAnn Verillo <DeliaM@cityofpsl.com>
Subject: FW: Proposed 24 hour 7-Eleven convenience store and 16 pump gas station at Publix Verano

Good morning,

Our office received the attached letter from Mrs. DiChiara regarding the proposed 7-11 on Crosstown Parkway, in front of the Verano community.

Thank you,

Christina Flores
Executive Assistant
Office of the Mayor and City Council
City of Port St. Lucie
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984
(772) 873-6472 office; (772) 871-7382 fax
cflores@cityofpsl.com

From: Kathy DiChiara <belmont120@me.com>
Sent: Monday, October 07, 2019 10:12 AM
To: MaryAnn Verillo <DeliaM@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>; dbdolan@cityofpsl.com
Subject: Proposed 24 hour 7-Eleven convenience store and 16 pump gas station at Publix Verano

Bryan Pankhurst

From: MaryAnn Verillo
Sent: Monday, October 07, 2019 4:26 PM
To: Karen Phillips
Subject: FW: Seven eleven at Verano entrance

-----Original Message-----

From: Kathleen <KathyDee28@aol.com>
Sent: Monday, October 7, 2019 4:25 PM
To: Greg Oravec <Mayor@cityofpsl.com>; Shannon Martin <Shannon.Martin@cityofpsl.com>; Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>; Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>; John Carvelli <John.Carvelli@cityofpsl.com>; MaryAnn Verillo <DeliaM@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>
Subject: Seven eleven at Verano entrance

I am a resident of Verano and I purchased my home there because of the quite sleepy part of Port St. Lucie that it is. I want to voice my concern and objection to a 24 hour Seven Eleven which is being proposed at the entrance. This corridor is not Rt. 1.

The extra traffic that it will bring at all hours will be a nightmare for the residents not to mention the attraction of criminals which put skimmers in the credit card slot.

The crosstown parkway at that exit off 95 is not set up for trucks seeking gas.

The city in my opinion has usually made very good decisions but to allow this raises questions about their stewardship. Seven Eleven has requested a variance which should be denied. I would appreciate your support to deny this variance.
Kathleen Dee

Sent from my iPad

Bryan Pankhurst

From: Brandon Dolan
Sent: Thursday, October 10, 2019 10:04 AM
To: Karen Phillips
Subject: FW: Verano Community/7-Eleven
Attachments: Notice to Gregory Oravec & P&Z Board.pdf

Good Morning,

Wasn't sure if you got this attachment.

Regards,



"A City for All Ages"

Brandon Dolan
Executive Assistant
City of Port St. Lucie
121 S.W. Port St. Lucie Blvd
Port St. Lucie, Florida 34984-5099
772.871.5159 office | 772.871.7382 fax
bdolan@cityofpsl.com
www.cityofpsl.com
www.retailstrategies.com/portstlucie

From: kevjenken <kevjenken@htcplus.net>
Sent: Monday, September 30, 2019 12:17 PM
To: Greg Oravec <Mayor@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>
Subject: Verano Community/7-Eleven

Brandon, thank you so much for your help. Attached is a document we will be presenting to the Planning & Zoning Board at tomorrow's meeting. I would ask that you give Mayor Oravec a copy. In the last 48 hours we have obtained several hundred signatures in opposition the 7-Eleven. There are a large portion of residents who aren't here full time so that number is significant. I welcome the opportunity to discuss this issue with Mayor Oravec.

Joyce Kennedy

Bryan Pankhurst

From: Karen Phillips
Sent: Sunday, October 13, 2019 10:30 AM
To: Brandon Dolan; Christina Flores
Subject: Fwd: October 28, 2019 City Council Meetings

Please forward to the Mayor & City Council. Thank you

Karen A. Phillips, City Clerk

Begin forwarded message:

From: Email from [CityofPSL.com](mailto:Website@cityofpsl.com) <Website@cityofpsl.com>
Date: October 12, 2019 at 7:47:24 PM EDT
To: "Phillips, Karen" <karenp@cityofpsl.com>
Subject: **October 28, 2019 City Council Meetings**
Reply-To: "Thomas S. Ladomirak" <ladomirakt@bellsouth.net>

Message submitted from the <Port St. Lucie> website.

Site Visitor Name: Thomas S. Ladomirak
Site Visitor Email: ladomirakt@bellsouth.net

I just read the story in Friday's, 10-11-2019 , Port St. Lucie Hometown News story about the new 24 hour "7-11", near the Publix Supermarket near the Crosstown Parkway and the Verano neighborhood. I do not feel a 24 hour "7-11" is needed at this location. It might be OK, if it was open from 6am to 12 Midnight if the U Turn is added to allow traffic to return to I-95, that would be good for Publix and the 7-11 or any other business on that piece of land. There are two "24" SuperCenter Walmarts in the area, one on SW Gatlin Blvd. and the other on NW St. Lucie West Blvd. to serve the needs of those who work 3rd shift and others who may need items after 10pm or 11pm.
Please add this e-mail to the City Council Meeting of October 28, 2019 as part of the official record. I will be at work on 10-28-2019 during your meeting. Thank You. Thomas S. Ladomirak

Bryan Pankhurst

From: Karen Phillips
Sent: Thursday, October 10, 2019 10:14 AM
To: Brandon Dolan
Subject: Missing Petition - RE: Verano Community/7-Eleven

The Notice says there is an attached petition. Do you have the petition?

Karen A. Phillips, City Clerk, CMC
772-871-7325
Karenp@cityofpsl.com

From: Brandon Dolan <BDolan@cityofpsl.com>
Sent: Thursday, October 10, 2019 10:04 AM
To: Karen Phillips <karenp@cityofpsl.com>
Subject: FW: Verano Community/7-Eleven

Good Morning,

Wasn't sure if you got this attachment.

Regards,



"A City for All Ages"

Brandon Dolan
Executive Assistant
City of Port St. Lucie
121 S.W. Port St. Lucie Blvd
Port St. Lucie, Florida 34984-5099
772.871.5159 office | 772.871.7382 fax
bdolan@cityofpsl.com
www.cityofpsl.com
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From: kevjenken <kevjenken@htcplus.net>
Sent: Monday, September 30, 2019 12:17 PM
To: Greg Oravec <Mayor@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>
Subject: Verano Community/7-Eleven

Brandon, thank you so much for your help. Attached is a document we will be presenting to the Planning & Zoning Board at tomorrow's meeting. I would ask that you give Mayor Oravec a copy. In the last 48 hours we have obtained several hundred signatures in opposition the 7-Eleven. There are a large portion of residents who aren't here full time so that number is significant. I welcome the opportunity to discuss this issue with Mayor Oravec.

Joyce Kennedy

Bryan Pankhurst

From: Greg Oravec
Sent: Sunday, October 13, 2019 12:35 AM
To: Liz Knowles
Cc: Brandon Dolan; Christina Flores; Russ Blackburn; James Stokes; Karen Phillips; Teresa Lamar-Sarno
Subject: Re: 7-11

Ms. Knowles,

Thank you for writing me about the 7-11 Special Exception application. Please know that your correspondence has been made part of the official public record, and I will be happy to consider it as part of my deliberations.

Additionally, please know that due to this application being a special exception and quasi-judicial in nature, the City Council and I must act in a fact finding judicial role rather than a legislative one, and we must base our decisions on the facts and, more specifically, the competent substantial evidence entered into the record at the hearing. For these reasons, I cannot really discuss the case outside of the hearing (that would sort of be like you getting to talk to a judge before a trial and could be considered prejudicial).

If you have never participated in a quasi-judicial proceeding before, I would encourage you to read the policies and procedures found here, https://library.municode.com/fl/port_st._lucie/codes/code_of_ordinances?nodeId=TITIIIAD_CH32DEBOCO_ARTIXPOPRQUUDIPR, and to touch base with our City Attorney's Office at 772-871-5294. Additionally, you may want to Google "Citizens guide to quasi-judicial proceedings in Florida" to learn more from a third party. Lastly, for specific questions about the application and staff's analysis, I would encourage you to contact the Planning & Zoning Department at 772-871-5212.

Sincerely,

G

Gregory J. Oravec
Mayor



City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
772-871-5159 – Office
772-871-7382 – Fax

From: Liz Knowles <eddrknow2@gmail.com>

Sent: Saturday, October 12, 2019 8:04 PM

To: Greg Oravec; Shannon Martin; Stephanie Morgan; John Carvelli; Jolien Caraballo; MaryAnn Verillo; Christina Flores; Brandon Dolan

Subject: 7-11

I am a resident of PGA Verano. I bought here in June, 2018 and I am here for the duration. ☹️

First of all, I am concerned that I was unaware of this proposed addition of a 7-Eleven to the outskirts of the community until I saw it on the front page of the St. Lucie Voice. Then I started searching through Next-Door and found a lot of good information posted by Verano neighbors. Somehow, something of this magnitude should've been reported to Verano residents when the first meetings and discussions were going on, especially by the commissioner for this district.

Second, with so many homes yet to be built in the PGA Verano neighborhood including Cresswind and the remaining roads yet to be developed off of Visconti, I would think that Kolter would not want this kind of publicity. The concerned citizens will be going to newspapers and TV stations to be heard.

Lastly - I share the same concerns that have already been shared.

- Convenience stores such as 7-Eleven bringing crimes to the area such as drug trafficking, assaults, armed robberies, carjacking especially when this will be easy access off of the Crosstown exit of I-95.
- The additional 900 vehicles per day are going to bring noise, trash, and volume to the community entrance circle
- There is already increasing traffic right within the Verano community due to the additional homes being built.
- The store/gas is redundant! There is a 24-hour Wawa gas station and service store 1 mile south here at the very next exit which is Gatlin. And 1 mile north of here at St. Lucie West there is a Shell station right off of I-95 that has food available as well as 24-hour service. It's not like drivers will have deprivation of gas and food for many, many miles between Wawa and Shell.
- The lighting, signage, large parking lot, gas tanks underground are all concerns for the environment and the homeowners nearest to it.

It seems that since this is a "special exception" that the appropriate professional studies would have been done such as:

- real time traffic
- lighting and noise study

Of great concern is the speed with which this all was developed - without proper notification to those directly affected, and without appropriate PROFESSIONAL impact studies.

Sincerely,

Liz Knowles, Ed.D.
21045 SW Modena Way
Port Saint Lucie, FL 34986

Bryan Pankhurst

From: Greg Oravec
Sent: Saturday, October 12, 2019 1:18 PM
To: Tamara Safreed
Cc: Russ Blackburn; Brandon Dolan; Christina Flores; Teresa Lamar-Sarno; Karen Phillips; James Stokes
Subject: Re: 7-Eleven

Ms. Safreed,

Thank you for writing me about the 7-11 Special Exception application. Please know that your correspondence has been made part of the official public record, and I will be happy to consider it as part of my deliberations.

Additionally, please know that due to this application being a special exception and quasi-judicial in nature, the City Council and I must act in a fact finding judicial role rather than a legislative one, and we must base our decisions on the facts and, more specifically, the competent substantial evidence entered into the record at the hearing. For these reasons, I cannot really discuss the case outside of the hearing (that would sort of be like you getting to talk to a judge before a trial and could be considered prejudicial).

If you have never participated in a quasi-judicial proceeding before, I would encourage you to read the policies and procedures found here,

https://library.municode.com/fl/port_st._lucie/codes/code_of_ordinances?nodeId=TITIIIAD_CH32DEBOCO_ARTIXPOPRQUDIPR, and to touch base with our City Attorney's Office at 772-871-5294. Additionally, you may want to Google "Citizens guide to quasi-judicial proceedings in Florida" to learn more from a third party. Lastly, for specific questions about the application and staff's analysis, I would encourage you to contact the Planning & Zoning Department at 772-871-5212.

Municode Library

library.municode.com

MunicodeNEXT, the industry's leading search application with over 3,300 codes and growing!

Sincerely,

G

Gregory J. Oravec
Mayor



City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
772-871-5159 – Office
772-871-7382 – Fax

From: Tamara Safreed <tamsafreed@me.com>

Sent: Saturday, October 12, 2019 12:16 PM

To: Greg Oravec; Shannon Martin; tephane.morgan@cityofpsl.com; John Carvelli; MaryAnn Verillo; Christina Flores; dolan@cityofpsl.com

Subject: 7-Eleven

As a PGA Verano Resident, these are the concerns I have, as do many of my neighbors.

1. Convenience stores bring nuisance crimes like panhandling and serious crimes like carjacking (like the one that occurred in Martin County), armed robberies, drug trafficking especially with easy on easy off to I-95. This is the same concern that the Police Officer's in the station near your City Council has.
2. The additional 841+ vehicles per day are going to bring noise, trash and volume to our circle.
3. 7-Eleven is redundant: Everything they sell except for hotdogs and pizza are sold in Publix and **'no'** this will not be a **"local hangout"** for the Verano Resident's as the Councilman for 7-Eleven stated at the Planing and Zoning meeting on October 1, 2019.
4. The signage, lighting, landscaping, and environmental concerns like (gas leaks and odors} just hundreds of feet from homes is not what we need.

Bringing a 7-Eleven outside our gate, would be the worst decision this city could make. What we need are more **local business** in the area. A nice family own restaurant would be great and **"not"** another "Fast Food Chain Restaurant".

I've been a full time Florida Resident for over 40+ years, from Miami as far north as Jacksonville, Saint Augustine and Orlando. When I decided to retire and saw how beautiful PGA Verano was. I knew this was the place for me. Living in this beautiful and safe community is feels like being on a cruise and our homes are our cabins. But now having a 7-Eleven that will be open 24/7 all that will be gone.

Since I heard the new's that a 7-Eleven was going to build outside of our gates, I started to look at different communities in North Carolina. I've narrowed my search to Chapel Hill North Carolina. It's very sad what this will do to the PGA Verano Community.

Thank You
Tamara Safreed

Bryan Pankhurst

From: Greg Oravec
Sent: Monday, October 07, 2019 7:45 PM
To: Warren Cave
Cc: Russ Blackburn; Karen Phillips; James Stokes; Teresa Lamar-Sarno; Brandon Dolan; Christina Flores
Subject: Re: 7-Eleven project at Publix Verano

Mr. Cave,

Thank you for writing me about the 7-11 Special Exception application. Please know that your correspondence has been made part of the official public record, and I will be happy to consider it as part of my deliberations.

Additionally, please know that due to this application being a special exception and quasi-judicial in nature, the City Council and I must act in a fact finding judicial role rather than a legislative one, and we must base our decisions on the facts and, more specifically, the competent substantial evidence entered into the record at the hearing. For these reasons, I cannot really discuss the case outside of the hearing (that would sort of be like you getting to talk to a judge before a trial and could be considered prejudicial).

If you have never participated in a quasi-judicial proceeding before, I would encourage you to touch base with our City Attorney's Office at 772-871-5294. Additionally, you may want to Google "Citizens guide to quasi-judicial proceedings in Florida" to learn more.

Sincerely,

G

Gregory J. Oravec
Mayor



City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
772-871-5159 – Office
772-871-7382 – Fax

From: Warren Cave <wcave99@yahoo.com>

Sent: Monday, October 7, 2019 4:49 PM

To: Greg Oravec

Subject: 7-Eleven project at Publix Verano

I have been made aware that there is a 7-Eleven at Publix Verano on the Crosstown Parkway up for approval by the PSL Planning Board. I have some serious concerns about this project and it's effect on the surrounding neighborhoods.

1) Traffic - there is no direct and obvious ingress or egress from the Crosstown Parkway for traffic to the 7-Eleven location. Most I-95 traffic does not have local knowledge of the area and this will cause confusion and the potential for many accidents as they try to find their way back to I-95.

2) Crime - it is well documented that this type of 24 hour convenience store/gas station attracts undesirable individuals and increases crime in the area. I am concerned that this increase in crime could spill over into our neighborhood.

I understand there is another convenience store/gas station being approved just up the Crosstown and we do not need two convenience stores within a mile of each other.

Please vote to reject the 7-Eleven at Publix Verano application. Thank you.

Sincerely,

Warren Cave

16970 SW Ambrose Way (Verano)

Port St Lucie, Fl. 34986

561-573-4809

Bryan Pankhurst

From: Greg Oravec
Sent: Tuesday, October 08, 2019 10:08 AM
To: Clarence W. Kearney
Cc: Russ Blackburn; James Stokes; Brandon Dolan; Christina Flores; Karen Phillips; Teresa Lamar-Sarno
Subject: Re: 7-Eleven Verano

Clarence,

Thank you for writing me about the 7-11 Special Exception application. Please know that your correspondence has been made part of the official public record, and I will be happy to consider it as part of my deliberations.

Additionally, please know that due to this application being a special exception and quasi-judicial in nature, the City Council and I must act in a fact finding judicial role rather than a legislative one, and we must base our decisions on the facts and, more specifically, the competent substantial evidence entered into the record at the hearing. For these reasons, I cannot really discuss the case outside of the hearing (that would sort of be like you getting to talk to a judge before a trial and could be considered prejudicial).

Again, thank you for writing.

Sincerely,

G

Gregory J. Oravec
Mayor



City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
772-871-5159 – Office
772-871-7382 – Fax

From: Clarence W. Kearney <cpacwk@hotmail.com>
Sent: Monday, October 7, 2019 9:36 PM
To: Greg Oravec; Shannon Martin; Stephanie Morgan; Jolien Caraballo; John Carvelli; MaryAnn Verillo; Christina Flores;

Brandon Dolan

Subject: 7-Eleven Verano

Hi to all - just a note that my wife and I and many of our Verano neighbors are NOT opposed to the 7-Eleven store. There is a vocal group of our neighbors, but they do not speak for all of Verano. Regards, Clarence & Sandra Kearney

Sent from my iPhone

Clarence W. Kearney, CPA

10311 SW VISCONTI WAY

Port St Lucie, FL. 34986

Bryan Pankhurst

From: kevjenken <kevjenken@htcplus.net>
Sent: Wednesday, October 09, 2019 12:35 PM
To: Brandon Dolan; Greg Oravec
Cc: Christina Flores; James Stokes; Teresa Lamar-Sarno; Karen Phillips; Russ Blackburn
Subject: Re[2]: Verano Community/7-Eleven

Thank you Mayor Oravec for your email. I do appreciate it and understand your position. We attended the P&Z meeting with 216 signatures on a petition in opposition to the 7-Eleven project. We are now well over 300 signatures and hope to come to the City Council meeting with 500. So many Verano residents don't want this. We are not opposed to the land being developed as a commercial piece. We did our due diligence when we purchased our homes. We welcome any of the commercial entities that parcel was originally intended for. We oppose the 24/7 7-Eleven for crime/safety issues, traffic issues as well as environmental issues. There will be a very large number of Verano residents at the City Council meeting who welcome the opportunity to be heard. Once again, thank you for your email.

Joyce Kennedy

-----Original Message-----

From: "Greg Oravec" <Mayor@cityofpsl.com>
To: kevjenken <kevjenken@htcplus.net>, "Brandon Dolan" <BDolan@cityofpsl.com>
Cc: "Russ Blackburn" <rblackburn@cityofpsl.com>, "Karen Phillips" <karenp@cityofpsl.com>, "Teresa Lamar-Sarno" <tsarno@cityofpsl.com>, "James Stokes" <jstokes@cityofpsl.com>, "Christina Flores" <CFlores@cityofpsl.com>
Date: 10/07/19 12:04
Subject: RE: Verano Community/7-Eleven

Dear Ms. Kennedy,

Thank you for your correspondence regarding the subject special exception application. Please know that your correspondence has been made part of the official public record, and I will be happy to consider it as part of my deliberations to the extent permissible under law.

Additionally, please know that due to this application being a special exception and quasi-judicial in nature, the City Council and I must act in a fact finding judicial role rather than a legislative one, and we must base our decisions on the facts and, more specifically, the competent substantial evidence entered into the record at the hearing. For these reasons, I cannot really discuss the case outside of the hearing (that would sort of be like you getting to talk to a judge before a trial and could be considered prejudicial).

If you have never participated in a quasi-judicial proceeding before, I would encourage you to touch base with our City Attorney's Office at 772-871-5294. Additionally, you may want to Google "Citizens guide to quasi-judicial proceedings in Florida" and read more about it from third parties.

Thank you,

G

Gregory J. Oravec

Mayor



City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
772-871-5159 - Office
772-871-7382 - Fax

From: kevjenken [mailto:kevjenken@htcplus.net]
Sent: Monday, September 30, 2019 12:17 PM
To: Greg Oravec <Mayor@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>
Subject: Verano Community/7-Eleven

Brandon, thank you so much for your help. Attached is a document we will be presenting to the Planning & Zoning Board at tomorrow's meeting. I would ask that you give Mayor Oravec a copy. In the last 48 hours we have obtained several hundred signatures in opposition the 7-Eleven. There are a large portion of residents who aren't here full time so that number is significant. I welcome the opportunity to discuss this issue with Mayor Oravec.

Joyce Kennedy

Bryan Pankhurst

From: Greg Oravec
Sent: Monday, October 07, 2019 12:18 PM
To: Darrylyn Lombardi
Cc: Karen Phillips; Brandon Dolan; Christina Flores; Teresa Lamar-Sarno; Russ Blackburn; James Stokes
Subject: RE: 24 Hour 16 Gas Pump 7-Eleven at Verano

Dear Mr. and Mrs. Lombardi,

Thank you for your correspondence regarding the subject special exception application. Please know that your correspondence has been made part of the official public record, and I will be happy to consider it as part of my deliberations.

Additionally, please know that due to this application being a special exception and quasi-judicial in nature, the City Council and I must act in a fact finding judicial role rather than a legislative one, and we must base our decisions on the facts and, more specifically, the competent substantial evidence entered into the record at the hearing. For these reasons, I cannot really discuss the case outside of the hearing (that would sort of be like you getting to talk to a judge before a trial and could be considered prejudicial).

If you have never participated in a quasi-judicial proceeding before, I would encourage you to touch base with our City Attorney's Office at 772-871-5294. Additionally, you may want to Google "Citizens guide to quasi-judicial proceedings in Florida" to learn more.

Thank you,

G

Gregory J. Oravec
Mayor



City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
772-871-5159 – Office
772-871-7382 – Fax

From: Darrylyn Lombardi [mailto:darrylynelombardi@msn.com]
Sent: Monday, October 07, 2019 11:55 AM
To: Greg Oravec <Mayor@cityofpsl.com>; Shannon Martin <Shannon.Martin@cityofpsl.com>; Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>; john.carveli@cityofpsl.com; Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>;

MaryAnn Verillo <DeliaM@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>

Subject: 24 Hour 16 Gas Pump 7-Eleven at Verano

Dear Honorable Mayor, Vice Mayor and Council:

I am writing this letter to strongly oppose the constructing of the 7-Eleven at Verano. My husband and I and many of our neighbors, not only in Verano, but across this area of Port St. Lucie feel this is a terrible misuse of the property next to Publix. Not only for the criminal aspect of what 24 hour businesses bring in, but for the aesthetic beauty of Crosstown Parkway. You have spent so much of taxpayer money and for so many years to open up that beautiful bridge and now you want to diminish the beauty that I'm sure you all worked hard to maintain, by allowing this type of business which would encourage large trucks to come off of 95 at all hours of the night, destroying the roads and the peace and beauty of our City and communities.

The Safety issue is of most concern. Commerce Center Parkway is a road where many people walk/run and bicycle. The increase in traffic would be dangerous. Since a traffic study was never done, this is of most concern.

We are asking that you please reconsider and not approve this project, for just some of the reasons listed above. Could you consider at least postponing the vote until other families impacted will return for the Winter months and be able to voice their concerns also. Many Verano residents have not even been advised of the matter.

Thank you for your anticipated review and thoughtfulness,

Darrylyn and Ronald Lombardi
9533 SW Nuova Way

Bryan Pankhurst

From: Greg Oravec
Sent: Monday, October 07, 2019 8:16 PM
To: linda kasher
Cc: Russ Blackburn; Teresa Lamar-Sarno; Karen Phillips; Brandon Dolan; Christina Flores; James Stokes
Subject: Re: 7/11 on Verano Publix grounds.

Ms. Kasher,

Thank you for writing me about the 7-11 Special Exception application. Please know that your correspondence has been made part of the official public record, and I will be happy to consider it as part of my deliberations.

Additionally, please know that due to this application being a special exception and quasi-judicial in nature, the City Council and I must act in a fact finding judicial role rather than a legislative one, and we must base our decisions on the facts and, more specifically, the competent substantial evidence entered into the record at the hearing. For these reasons, I cannot really discuss the case outside of the hearing (that would sort of be like you getting to talk to a judge before a trial and could be considered prejudicial).

If you have never participated in a quasi-judicial proceeding before, I would encourage you to touch base with our City Attorney's Office at 772-871-5294. Additionally, you may want to Google "Citizens guide to quasi-judicial proceedings in Florida" to learn more.

Sincerely,

G

Gregory J. Oravec
Mayor



City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
772-871-5159 – Office
772-871-7382 – Fax

From: linda kasher <jlkashr@yahoo.com>

Sent: Monday, October 7, 2019 2:00 PM

To: Stephanie Morgan; Jolien Caraballo; John Carvelli; MaryAnn Verillo; Christina Flores; Brandon Dolan; Greg Oravec

Subject: 7/11 on Verano Publix grounds.

We are very very disturbed by the possibility of building a 7/11 on the Publix property. It will add far too many automobiles to the traffic circle where there have already been accidents. In addition there are many pedestrians and bicyclists using that area. What protections/traffic signals are you proposing to implement to better improve safety conditions.

In addition Crosstown Parkway has just been completed and is a beautiful addition to the city of Port Saint Lucie with its islands and absence of commercial properties, bright lights, etc. Why start a precedent of adding commercial properties with curb cuts, glaring lights and huge signage.

We respectfully request you to consider these thoughts and vote against the exception allowing a 7/11 to be built. Consider the reason why the restrictions were in place in the first place.

Linda Kasher

9905 SW Torriente Ln

Port Saint Lucie, FL. 34986.

Sent from my iPhone

Bryan Pankhurst

From: Greg Oravec
Sent: Monday, October 07, 2019 12:15 PM
To: Patricia Kuhn
Cc: James Stokes; Russ Blackburn; Teresa Lamar-Sarno; Karen Phillips; Brandon Dolan; Christina Flores
Subject: RE: Assistance Needed

Ms. Kuhn,

Thank you for your e-mail and for sharing your concerns. Please know that the subject meeting occurred as a private room rental. As you may know, we rent many rooms, facilities and shelters pursuant to rental agreements, including rooms at the Community Center.

If you have any questions or require additional information, please do not hesitate to contact us.

Thank you,

G

Gregory J. Oravec
Mayor



City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
772-871-5159 – Office
772-871-7382 – Fax

From: Patricia Kuhn [mailto:pkuhn322@gmail.com]
Sent: Wednesday, September 18, 2019 11:17 PM
To: Greg Oravec <Mayor@cityofpsl.com>
Subject: Assistance Needed

A private law office (Gunster) is representing two private businesses, Publix and 7-Eleven, on a zoning matter that will be before the PSL Planning and Zoning Board on October 1. The law firm is having a “neighborhood meeting” on Tuesday September 24 at 6:30 pm at the Port St Lucie Community Center to “discuss the proposed development within the Publix @ Verano Commercial tract”. The stated purpose of the meeting is to “discuss the project, answer questions, and seek input on the proposed development... with our neighbors.”

Although the letter was sent to a limited number of property owners in my community, it was shared with other concerned property owners in Verano. Two of them contacted the author of the letter by phone today and attempted to RSVP to attend the meeting, being held in a public building. One was told by the woman who

answered the direct line that the meeting was closed and no further people could attend. Another was told that she had no information about any meeting on September 24 about a 7-Eleven at Verano.

I am of the belief that publicly-funded buildings cannot be used by private businesses to discuss public matters to the exclusion of some of the public, especially matters concerning residents of the community in question. Am I wrong?

The author of the letter is Joshua Long, AICP, Planner
Gunster
Florida's Law Firm for Business
West Palm Beach, FL
Direct Line 561-650-0719
[email jlong@gunster.com](mailto:jlong@gunster.com)

These residents/neighbors contacted me and were distraught—rsvps are due according to the letter by tomorrow, September 20th. I feel that the “community” meeting should be held in private meeting space if it is not open to neighbors in the Verano community. Can someone from your office contact Gunster tomorrow and inform them of the law/regulations, if in fact they cannot turn interested citizens away? Thank you as always.

Bryan Pankhurst

From: Greg Oravec
Sent: Wednesday, October 09, 2019 11:56 AM
To: Chris Miret; Brandon Dolan
Cc: Brandon Dolan; Christina Flores; Russ Blackburn; James Stokes; Teresa Lamar-Sarno; Karen Phillips
Subject: RE: Email Mayor Oravec | Email from Website

Mr. Miret,

Congratulations on your son's success. We have some 'Canes over here...woosh, woosh!

As to the 7-11 Special Exception application, thank you for writing. Please know that your correspondence has been made part of the official public record, and I will be happy to consider it as part of my deliberations.

Additionally, please know that due to this application being a special exception and quasi-judicial in nature, the City Council and I must act in a fact finding judicial role rather than a legislative one, and we must base our decisions on the facts and, more specifically, the competent substantial evidence entered into the record at the hearing. For these reasons, I cannot really discuss the case outside of the hearing (that would sort of be like you getting to talk to a judge before a trial and could be considered prejudicial).

If you have never participated in a quasi-judicial proceeding before, I would encourage you to touch base with our City Attorney's Office at 772-871-5294. Additionally, you may want to Google "Citizens guide to quasi-judicial proceedings in Florida" to learn more. Lastly, for specific questions about the application and staff's analysis, I would encourage you to contact the Planning & Zoning Department at 772-871-5212.

Sincerely,

G

Gregory J. Oravec
Mayor



City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
772-871-5159 – Office
772-871-7382 – Fax

From: Chris Miret [mailto:chrismiret@gmail.com]
Sent: Wednesday, October 09, 2019 11:49 AM
To: Greg Oravec <Mayor@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>
Subject: Email Mayor Oravec | Email from Website

Mr Mayor,

I am writing you today as a resident of Verano who is opposed to the special exemption for the 7-11 gas station on Crosstown. I am a local real estate agent for Keller Williams in Saint Lucie West, and I feel this project will detract from our beautiful community, and bring unwanted congestion to our gate entrance circle.

On a side note, my son is a sophomore at the University of Miami...Go Canes!!

Thank you for your consideration, and I will be attending the council meeting at the end of the month.

Chris Miret
10967 SW Visconti Way

Sent from [Mail](#) for Windows 10

Bryan Pankhurst

From: Greg Oravec
Sent: Monday, October 07, 2019 7:39 PM
To: Robert Wilson
Cc: Karen Phillips; Russ Blackburn; James Stokes; Teresa Lamar-Sarno; Brandon Dolan; Christina Flores
Subject: Re: Email Mayor Oravec | Email from Website

Mr. Wilson,

Thank you for writing me about the 7-11 Special Exception application. Please know that your correspondence has been made part of the official public record, and I will be happy to consider it as part of my deliberations.

Additionally, please know that due to this application being a special exception and quasi-judicial in nature, the City Council and I must act in a fact finding judicial role rather than a legislative one, and we must base our decisions on the facts and, more specifically, the competent substantial evidence entered into the record at the hearing. For these reasons, I cannot really discuss the case outside of the hearing (that would sort of be like you getting to talk to a judge before a trial and could be considered prejudicial).

If you have never participated in a quasi-judicial proceeding before, I would encourage you to touch base with our City Attorney's Office at 772-871-5294. Additionally, you may want to Google "Citizens guide to quasi-judicial proceedings in Florida" to learn more.

As to the promise of no trucks, I'm not sure who made the promise, but the courts have struck such prohibitions down on public roads unless there is a legitimate weight limit imposed by safety concerns.

Sincerely,

G

Gregory J. Oravec
Mayor



City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
772-871-5159 – Office
772-871-7382 – Fax

From: Robert Wilson <bob119@icloud.com>
Sent: Monday, October 7, 2019 5:05 PM
To: Greg Oravec
Subject: Email Mayor Oravec | Email from Website

Mr. Mayor

Being a 16 year resident in Lake Charles and a 36 year resident of the city I find it very disturbing that the council can again go against their word and the desires of the residents. When the crosstown parkway was discussed in 2003 we were told no trucks, well that never happened. We were told no commercial development but of course Publix seems to get what they want. I was at the meeting, heard the promises.

Since the crosstown opened on the east end the traffic has doubled. Night time noise is getting really bad, truckers approaching I-95 down shift using the jake break rocking us out of our beds. Motorcycles and noisy mufflers make it sound like we live at Moroso raceway.

It's bad enough the cell tower at I-95 and crosstown appears to be unregulated with no concerns to how it looks. Most residential communities require limits or have appearance guidelines. Please don't allow additional commercial development on the crosstown, keep to the promise we were assured!

Robert Wilson
807 SW Munjack Cir
Saint Lucie West, Fl.
cruisebob1952@gmail.com

Sent from my iPad

Bryan Pankhurst

From: Christopher Miret <chrismiret@gmail.com>
Sent: Wednesday, October 09, 2019 11:58 AM
To: Greg Oravec
Cc: Brandon Dolan; Christina Flores; Russ Blackburn; James Stokes; Teresa Lamar-Sarno; Karen Phillips
Subject: Re: Email Mayor Oravec | Email from Website

Thank you very much for your quick reply, and the information you have provided. I will look into the the additional information, so I will be prepared for the meeting. Thank you again sir.

On Wed, Oct 9, 2019 at 11:55 AM Greg Oravec <Mayor@cityofpsl.com> wrote:

Mr. Miret,

Congratulations on your son's success. We have some 'Canes over here...woosh, woosh!

As to the 7-11 Special Exception application, thank you for writing. Please know that your correspondence has been made part of the official public record, and I will be happy to consider it as part of my deliberations.

Additionally, please know that due to this application being a special exception and quasi-judicial in nature, the City Council and I must act in a fact finding judicial role rather than a legislative one, and we must base our decisions on the facts and, more specifically, the competent substantial evidence entered into the record at the hearing. For these reasons, I cannot really discuss the case outside of the hearing (that would sort of be like you getting to talk to a judge before a trial and could be considered prejudicial).

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Sincerely,

G

Gregory J. Oravec

Mayor



City of Port St. Lucie

121 SW Port St. Lucie Boulevard

Port St. Lucie, Florida 34984

772-871-5159 – Office

772-871-7382 – Fax

From: Chris Miret [mailto:chrismiret@gmail.com]

Sent: Wednesday, October 09, 2019 11:49 AM

To: Greg Oravec <Mayor@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>

Subject: Email Mayor Oravec | Email from Website

Mr Mayor,

I am writing you today as a resident of Verano who is opposed to the special exemption for the 7-11 gas station on Crosstown. I am a local real estate agent for Keller Williams in Saint Lucie West, and I feel this project will detract from our beautiful community, and bring unwanted congestion to our gate entrance circle.

On a side note, my son is a sophomore at the University of Miami...Go Canes!!

Thank you for your consideration, and I will be attending the council meeting at the end of the month.

Chris Miret

10967 SW Visconti Way

Sent from [Mail](#) for Windows 10

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Chris Miret
Keller Williams
772-201-9115

Bryan Pankhurst

From: Brandon Dolan
Sent: Thursday, October 10, 2019 10:17 AM
To: Karen Phillips
Subject: RE: Missing Petition - RE: Verano Community/7-Eleven

No, I do not. I recall one of the residents saying they have a petition with 300 signatures with hopes of bringing it to the council meeting with 500.



"A City for All Ages"

Brandon Dolan
Executive Assistant
City of Port St. Lucie
121 S.W. Port St. Lucie Blvd
Port St. Lucie, Florida 34984-5099
772.871.5159 office | 772.871.7382 fax
bdolan@cityofpsl.com
www.cityofpsl.com
www.retailstrategies.com/portstlucie

From: Karen Phillips <karenp@cityofpsl.com>
Sent: Thursday, October 10, 2019 10:14 AM
To: Brandon Dolan <BDolan@cityofpsl.com>
Subject: Missing Petition - RE: Verano Community/7-Eleven

The Notice says there is an attached petition. Do you have the petition?

Karen A. Phillips, City Clerk, CMC
772-871-7325
karenp@cityofpsl.com

From: Brandon Dolan <BDolan@cityofpsl.com>
Sent: Thursday, October 10, 2019 10:04 AM
To: Karen Phillips <karenp@cityofpsl.com>
Subject: FW: Verano Community/7-Eleven

Good Morning,

Wasn't sure if you got this attachment.

Regards,



"A City for All Ages"

Brandon Dolan
Executive Assistant
City of Port St. Lucie
121 S.W. Port St. Lucie Blvd
Port St. Lucie, Florida 34984-5099
772.871.5159 office | 772.871.7382 fax
bdolan@cityofpsl.com

From: kevjenken <kevjenken@htcplus.net>

Sent: Monday, September 30, 2019 12:17 PM

To: Greg Oravec <Mayor@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>

Subject: Verano Community/7-Eleven

Brandon, thank you so much for your help. Attached is a document we will be presenting to the Planning & Zoning Board at tomorrow's meeting. I would ask that you give Mayor Oravec a copy. In the last 48 hours we have obtained several hundred signatures in opposition the 7-Eleven. There are a large portion of residents who aren't here full time so that number is significant. I welcome the opportunity to discuss this issue with Mayor Oravec.

Joyce Kennedy

Bryan Pankhurst

From: Karen Phillips
Sent: Thursday, October 10, 2019 10:19 AM
To: Brandon Dolan
Subject: RE: Missing Petition - RE: Verano Community/7-Eleven

OK, thank you.

Karen A. Phillips, City Clerk, CMC
772-871-7325
Karenp@cityofpsl.com

From: Brandon Dolan <BDolan@cityofpsl.com>
Sent: Thursday, October 10, 2019 10:17 AM
To: Karen Phillips <karenp@cityofpsl.com>
Subject: RE: Missing Petition - RE: Verano Community/7-Eleven

No, I do not. I recall one of the residents saying they have a petition with 300 signatures with hopes of bringing it to the council meeting with 500.



"A City for All Ages"

Brandon Dolan
Executive Assistant
City of Port St. Lucie
121 S.W. Port St. Lucie Blvd
Port St. Lucie, Florida 34984-5099
772.871.5159 office | 772.871.7382 fax
bdolan@cityofpsl.com
www.cityofpsl.com
www.retailstrategies.com/portstlucie

From: Karen Phillips <karenp@cityofpsl.com>
Sent: Thursday, October 10, 2019 10:14 AM
To: Brandon Dolan <BDolan@cityofpsl.com>
Subject: Missing Petition - RE: Verano Community/7-Eleven

The Notice says there is an attached petition. Do you have the petition?

Karen A. Phillips, City Clerk, CMC
772-871-7325
Karenp@cityofpsl.com

From: Brandon Dolan <BDolan@cityofpsl.com>
Sent: Thursday, October 10, 2019 10:04 AM
To: Karen Phillips <karenp@cityofpsl.com>
Subject: FW: Verano Community/7-Eleven

Good Morning,

Wasn't sure if you got this attachment.

Regards,



"A City for All Ages"

Brandon Dolan

Executive Assistant

City of Port St. Lucie

121 S.W. Port St. Lucie Blvd

Port St. Lucie, Florida 34984-5099

772.871.5159 office | 772.871.7382 fax

bdolan@cityofpsl.com

www.cityofpsl.com

www.retailstrategies.com/portstlucie

From: kevjenken <kevjenken@htcplus.net>

Sent: Monday, September 30, 2019 12:17 PM

To: Greg Oravec <Mayor@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>

Subject: Verano Community/7-Eleven

Brandon, thank you so much for your help. Attached is a document we will be presenting to the Planning & Zoning Board at tomorrow's meeting. I would ask that you give Mayor Oravec a copy. In the last 48 hours we have obtained several hundred signatures in opposition the 7-Eleven. There are a large portion of residents who aren't here full time so that number is significant. I welcome the opportunity to discuss this issue with Mayor Oravec.

Joyce Kennedy

Bryan Pankhurst

From: Greg Oravec
Sent: Tuesday, October 08, 2019 5:20 PM
To: Brandon Dolan; margcave@yahoo.com
Cc: Christina Flores; Russ Blackburn; Karen Phillips; Teresa Lamar-Sarno; James Stokes
Subject: RE: PGA Verano

Ms. Cave,

Thank you for writing me about the 7-11 Special Exception application. Please know that your correspondence has been made part of the official public record, and I will be happy to consider it as part of my deliberations.

Additionally, please know that due to this application being a special exception and quasi-judicial in nature, the City Council and I must act in a fact finding judicial role rather than a legislative one, and we must base our decisions on the facts and, more specifically, the competent substantial evidence entered into the record at the hearing. For these reasons, I cannot really discuss the case outside of the hearing (that would sort of be like you getting to talk to a judge before a trial and could be considered prejudicial).

If you have never participated in a quasi-judicial proceeding before, I would encourage you to touch base with our City Attorney's Office at 772-871-5294. Additionally, you may want to Google "Citizens guide to quasi-judicial proceedings in Florida" to learn more. Lastly, for specific questions about the application and staff's analysis, I would encourage you to contact the Planning & Zoning Department at 772-871-5212.

Sincerely,

G

Gregory J. Oravec
Mayor

City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
772-871-5159 – Office
772-871-7382 – Fax

-----Original Message-----

From: Brandon Dolan
Sent: Tuesday, October 08, 2019 11:52 AM
To: Greg Oravec <Mayor@cityofpsl.com>; John Carvelli <John.Carvelli@cityofpsl.com>; Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>; Shannon Martin <Shannon.Martin@cityofpsl.com>; Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>
Cc: Christina Flores <CFlores@cityofpsl.com>; Karen Phillips <karenp@cityofpsl.com>
Subject: FW: PGA Verano

Good Morning,

Please see the email below from Ms. Marguerite Cave regarding the proposed 7-Eleven at Verano.

Brandon Dolan

-----Original Message-----

From: Marguerite Cave <margcave@yahoo.com>

Sent: Tuesday, October 08, 2019 11:20 AM

To: Brandon Dolan <BDolan@cityofpsl.com>

Subject: Fwd: PGA Verano

>
>
> The Residents of Verano are just now learning about the proposed request by Publix for an exception to their original exception to build out the same parcel next to the parking lot with a 24 hour 7 11 and and 16 gas pumps . This is not for the good of the area residents. It's to service traffic on I 95 ! This build out is in the backyard of the homes in Verano . It will bring heavy traffic noise and crime .
>
> The entrance and exits are confusing and not designed for the heavy
> traffic
>
> It is documented fact that a 24 hour 7 11 will bring crime to the area
>
> I understand that another convenience store and gas station has been
> approved just 1/2 miles away on Crosstown pkway
>
> Where was the notice to the residents?
> Why will no one meet to discuss our concerns?
> Why is this being rushed through the process?
> (could it be that Publix wants to get approval before returning
> residents have a change to express their opinions) Where is the traffic study?
> Where are buffer plans?
> The elected officials are definitely not connecting to the community or protecting our property values and right to a peaceful and safe environment.
>
> I am concerned with the negative impact it will bring . I have hope that someone in this approval process will see this for what it is and vote no !
>
> Marguerite Cave
>
> Sent from my iPhone

Bryan Pankhurst

From: Greg Oravec
Sent: Tuesday, October 08, 2019 4:33 PM
To: Alan Fine
Cc: Brandon Dolan; Christina Flores; Russ Blackburn; Karen Phillips; James Stokes; Teresa Lamar-Sarno
Subject: RE: PGA Verano 7-11 Gas Station

Mr. Fine,

Thank you for writing me about the 7-11 Special Exception application. Please know that your correspondence has been made part of the official public record, and I will be happy to consider it as part of my deliberations.

Additionally, please know that due to this application being a special exception and quasi-judicial in nature, the City Council and I must act in a fact finding judicial role rather than a legislative one, and we must base our decisions on the facts and, more specifically, the competent substantial evidence entered into the record at the hearing. For these reasons, I cannot really discuss the case outside of the hearing (that would sort of be like you getting to talk to a judge before a trial and could be considered prejudicial).

If you have never participated in a quasi-judicial proceeding before, I would encourage you to touch base with our City Attorney's Office at 772-871-5294. Additionally, you may want to Google "Citizens guide to quasi-judicial proceedings in Florida" to learn more. Lastly, for specific questions about the application and staff's analysis, I would encourage you to contact the Planning & Zoning Department at 772-871-5212.

Sincerely,

G

Gregory J. Oravec
Mayor



City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
772-871-5159 – Office
772-871-7382 – Fax

From: Alan Fine [mailto:afine30@yahoo.com]
Sent: Tuesday, October 08, 2019 2:22 PM
To: Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>; John Carvelli <John.Carvelli@cityofpsl.com>; MaryAnn Verillo <DeliaM@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>; jfinzio@cityofpsl.com; Shannon Martin <Shannon.Martin@cityofpsl.com>; Jolien Caraballo

<Jolien.Caraballo@cityofpsl.com>; Greg Oravec <Mayor@cityofpsl.com>

Subject: PGA Verano 7-11 Gas Station

Your Honor and Others,

I'm writing you regarding the proposed 7-11 store and gas station. As a full time PGA Verano resident I wanted to let you know how unhappy I am over the proposed 7-11 on Crosstown Parkway adjacent to Publix at Verano.

I understand that one of your jobs is to make decisions based on the overall public good. The location of the proposed 7-11 may be for the good of people driving by on I95 but certainly not good for the residents of PGA Verano. I'm concerned about traffic, garbage, vermin, lights and most of all the crime that these sort of establishments bring with them.

I wanted to let you know that I am most unhappy and vigorously oppose the building of this 7-11 gas station. I'm hoping that when October 28 comes that your votes will be against this addition.

Sincerely,
Alan Fine
11075 SW Visconti Way
Port St Lucie, FL 34986
772-577-0759

Bryan Pankhurst

From: Greg Oravec
Sent: Saturday, October 12, 2019 3:00 PM
To: Lisa Genovese
Cc: Russ Blackburn; Brandon Dolan; Christina Flores; Karen Phillips; Teresa Lamar-Sarno; James Stokes
Subject: Re: Proposed 7-Eleven at Verano

Ms. Genovese,

Thank you for writing me about the 7-11 Special Exception application. Please know that your correspondence has been made part of the official public record, and I will be happy to consider it as part of my deliberations.

Additionally, please know that due to this application being a special exception and quasi-judicial in nature, the City Council and I must act in a fact finding judicial role rather than a legislative one, and we must base our decisions on the facts and, more specifically, the competent substantial evidence entered into the record at the hearing. For these reasons, I cannot really discuss the case outside of the hearing (that would sort of be like you getting to talk to a judge before a trial and could be considered prejudicial).

That being said, I'm worried that some of the burdens of the process are being overestimated. While a participant may not be able to engage in a question and answer session with the deliberative body during a hearing and I cannot accommodate such an interaction in advance of the hearing, it is definitely possible and encouraged for residents to ask questions. I would encourage you to read the policies and procedures found here, https://library.municode.com/fl/port_st._lucie/codes/code_of_ordinances?nodeId=TITIIIAD_CH32DEBO_CO_ARTIXPOPRQU DIPR, and to touch base with our City Attorney's Office at 772-871-5294. Additionally, you may want to Google "Citizens guide to quasi-judicial proceedings in Florida" to learn more from a third party. Lastly, for specific questions about the application and staff's analysis, I would encourage you to contact the Planning & Zoning Department at 772-871-5212.

Sincerely,

G

Gregory J. Oravec
Mayor



City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
772-871-5159 – Office
772-871-7382 – Fax

From: Lisa Genovese <llpgenovese12@gmail.com>

Sent: Thursday, October 10, 2019 2:33 PM

To: Greg Oravec; Shannon Martin; Stephanie Morgan; John Carvelli; Jolien Caraballo; MaryAnn Verillo; Christina Flores; Brandon Dolan

Subject: Proposed 7-Eleven at Verano

Good afternoon:

My husband and I are registered voters, as well as, residents of PGA Verano. We are opposed to the building of a 24 hour 7 Eleven and 16 pump gas station right outside of our residential development.

Our main concerns are as follows:

TRAFFIC - we ask that consideration be given to alternative ways out of the Publix parking lot for the expected 841 additional vehicles getting back on I-95 and not permit use of the Verano circle which will be inundated with additional traffic at all hours of the day and night.

We are a quiet, residential golf community that does not need or warrant a 24 grocery store or gas station as these needs are already taken care of in close proximity to Verano. For example, Circle K will be built down the road. In addition, Chevron is in close proximity for use, in addition to SLW and Tradition for additional needs. We understand the need for growth, but hope for something that best suits the area with regular business hours.

SAFETY - since this proposed commercial property is in close proximity to our homes, we feel this is not a good fit as this will be attracting many people to this community that are just passing through I-95. The majority of what is sold in 7-Eleven can be bought in Publix. Statistics have shown an uptick in crime with these establishments with 24 hour service. We are hoping you will consider the possible impact on public safety in this area.

Since this is being presented to the council as a quasi-judicial matter and the public is not allowed to ask questions, I hope you can be our voice and consider our concerns and ask the questions on our behalf. We hope you vote against this proposed project and find something more suitable that would benefit this location.

Thank you for your time and consideration.

Kindest Regards,
Lisa Genovese
Cosenza Way

Bryan Pankhurst

From: Greg Oravec
Sent: Monday, October 07, 2019 11:49 AM
To: belmont120@me.com
Cc: Russ Blackburn; James Stokes; Brandon Dolan; Christina Flores; Teresa Lamar-Sarno; Karen Phillips
Subject: RE: Proposed 24 hour 7-Eleven convenience store and 16 pump gas station at Publix Verano

Ms. DiChiara,

Thank you for your correspondence regarding the subject special exception application. Please know that your correspondence has been made part of the official public record, and I will be happy to consider it as part of my deliberations.

Additionally, please know that due to this application being a special exception and quasi-judicial in nature, the City Council and I must act in a fact finding judicial role rather than a legislative one, and we must base our decisions on the facts and, more specifically, the competent substantial evidence entered into the record at the hearing. For these reasons, I cannot really discuss the case outside of the hearing.

Thank you,

G

Gregory J. Oravec
Mayor



City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
772-871-5159 – Office
772-871-7382 – Fax

C: CM Agenda

From: Christina Flores
Sent: Monday, October 07, 2019 10:36 AM
To: Greg Oravec <Mayor@cityofpsl.com>; John Carvelli <John.Carvelli@cityofpsl.com>; Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>; Shannon Martin <Shannon.Martin@cityofpsl.com>; Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>
Cc: Brandon Dolan <BDolan@cityofpsl.com>; Karen Phillips <karenp@cityofpsl.com>; Teresa Lamar-Sarno

<tsarno@cityofpsl.com>; Russ Blackburn <rblackburn@cityofpsl.com>; MaryAnn Verillo <DeliaM@cityofpsl.com>

Subject: FW: Proposed 24 hour 7-Eleven convenience store and 16 pump gas station at Publix Verano

Good morning,

Our office received the attached letter from Mrs. DiChiara regarding the proposed 7-11 on Crosstown Parkway, in front of the Verano community.

Thank you,

Christina Flores

Executive Assistant

Office of the Mayor and City Council

City of Port St. Lucie

121 SW Port St. Lucie Blvd.

Port St. Lucie, FL 34984

(772) 873-6472 *office*; (772) 871-7382 *fax*

cflores@cityofpsl.com

From: Kathy DiChiara <belmont120@me.com>

Sent: Monday, October 07, 2019 10:12 AM

To: MaryAnn Verillo <DeliaM@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>; dbdolan@cityofpsl.com

Subject: Proposed 24 hour 7-Eleven convenience store and 16 pump gas station at Publix Verano

Bryan Pankhurst

From: Greg Oravec
Sent: Tuesday, October 08, 2019 10:26 AM
To: Bonnie Nicotra
Cc: james nicotra; Russ Blackburn; James Stokes; Teresa Lamar-Sarno; Brandon Dolan; Christina Flores; Karen Phillips
Subject: Re: Request for help with Denying 7-11 at Verano Special Exception Use Application.

Dear Mr. and Mrs. Nicotra,

Thank you for writing me about the 7-11 Special Exception application. Please know that your correspondence has been made part of the official public record, and I will be happy to consider it as part of my deliberations.

Additionally, please know that due to this application being a special exception and quasi-judicial in nature, the City Council and I must act in a fact finding judicial role rather than a legislative one, and we must base our decisions on the facts and, more specifically, the competent substantial evidence entered into the record at the hearing. For these reasons, I cannot really discuss the case outside of the hearing (that would sort of be like you getting to talk to a judge before a trial and could be considered prejudicial).

If you have never participated in a quasi-judicial proceeding before, I would encourage you to touch base with our City Attorney's Office at 772-871-5294. Additionally, you may want to Google "Citizens guide to quasi-judicial proceedings in Florida" to learn more. Lastly, for specific questions about the application and staff's analysis, I would encourage you to contact the Planning & Zoning Department at 772-871-5212.

Sincerely,

G

Gregory J. Oravec
Mayor



City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
772-871-5159 – Office
772-871-7382 – Fax

From: Bonnie Nicotra <bnicotra@gmail.com>

Sent: Tuesday, October 8, 2019 10:07 AM

To: Bonnie Nicotra

Cc: james nicotra

Subject: Request for help with Denying 7-11 at Verano Special Exception Use Application.

I am reaching out to enlist your assistance with denying the upcoming 7-11 "special exception use" application coming before you October 28, 2019:

As the area around PGA Verano develops commercially, we believe it is important that the community have input into any "special exception use" applications. The community should have adequate time to review and respond to special exceptions and be given due consideration for our concerns.

The city of Port Saint Lucie has been built and won awards for community involvement in the development process. Sadly, this has not happened on the 7-Eleven project.

Because of the speed at which the application is moving forward, we feel that the community has not had sufficient time to determine if we have any factual arguments against the applicant's position or the staff recommendations or, in the alternative, to present reasonable demands of the city to have the applicant modify the plan to give PGA Verano better protection.

We should never lose sight that a "special exception" is just that, an exception that was not anticipated by the planned use of the property.

Based on our limited knowledge and opportunity to be involved in the process, we would like to highlight a few concerns that we hope the City Council will address in its review process before approving the project.

1: Traffic The best that we can determine, no detailed analysis has been performed of actual traffic infrastructure, ingress and egress, current traffic counts or flow, and projected vehicle counts and numbers by ingress and egress when construction is complete and the convenience store and 24-hour gas station located within ½ mile from I-95 is open for business, especially during peak times "in season" between November and April each year. The applicant relied on simple calculations from the Institute of Transportation Engineers' (ITE) Trip Generation Manual to determine average vehicle trips per day.

Indeed, the "ITE recommends that local rates be established via data collection." Did the city, the applicant or a third part perform data collection of the traffic on Crosstown and Commerce Centre drive in lieu of or in addition to relying on the ITE manual formula which only calculates additional average vehicles per day? That # says nothing about where they come from, how they will enter and exit the 7-11 site, especially given current entrance and exit routes, U-turn restrictions and other constraints. Relying on the ITE manual calculation for additional vehicle trips per day appears to be a narrow and invalid analysis of what will occur once opening day arrives.

We respectfully ask that the city have the applicant obtain real time traffic data, not only predicted volume with Crosstown extension being open, but also at peak season levels of traffic, for which the city surely has data. The impact on current and alternative ways out of the 7-Eleven/Publix parking lot for vehicles returning to I-95, to the largest and closest local communities (PGA and Verano and Tradition) should be considered. 2 if this was not done the validity of the application is in question.

Further, PGA Verano residents should have to bear the overload of traffic nor expense to deal with financial implications of making the round-about within Verano's community boundary safe and adequate for Publix and 7-11 impact. How is that community-friendly I ask?

2: Noise, glare, odor, or other detrimental effects upon adjoining properties.

The applicant claims that the 'existing berm and landscaping scheme is sufficient'. From whose point of view and as a barrier to what conditions exactly? How tall is the gas canopy? How high are the 7-Eleven light poles front and back? What noise levels and nuisances can the homes closest to 7-Eleven expect to hear from 18 wheel vehicles, gas delivery tankers at early hours of the morning, product delivery trucks, waste removal, etc?

In light of their application for a special exception have they done a lighting or noise study to determine the actual impacts on those homeowners? Verano homes are designed so the master bedrooms and living rooms are on the rear side of the houses...the side closest to/facing the 7- Eleven on Nuova Way.

This is a facility that will be open 24 hours. Does their traffic study address the volume of traffic during late night and early morning hours, especially overnight?

The applicant provided no analysis that the existing buffer will be adequate to protect the neighborhood from overnight traffic noise, early morning delivery truck traffic noise and additional intrusive light? This is not a matter of making conclusory statements, application must provide details, specifications and assurances.

What is the city going to require, to ensure that the operation of this business does not constitute a visual and/or noise nuisance to residents whose homes are closest to it.

3: Lighting and Signs

Where is the plan with specifications on height of the poles, baffling, spillover, lumens? How tall is the fuel canopy and how bright will that be? Will it be visible to homes on Nuova Way?

It was not part of the any documents we have seen or that were shown at the public hearing. We request to see the lighting plan and have it explained as to how it will address community concerns. "all required light shields on parking lot lighting will be used to minimize glare." Is the only statement made in the application. **Show us the lighting plan.**

The applicant's claims are insufficient to support a special exception application. Was the plan evaluated by the appropriate professionals? If not, why not? Does the city approve the application solely based on the applicant's claims and promises? That is arbitrary. The plan shows light poles, but the locations are "tentative." If the location of the light poles and their impact on the neighborhood have not been determined, how can the application be approved?

4) Is this project really compatible with the adjacent property?

The applicant represents that the site was "carefully" selected in the original PUD. The site was selected, but use of any part of it for a 24/7 convenience store or gas station was not. If that were the case, 7-Eleven would

not need a special exception. The city must have determined that the application did not conform to the PUD or a special exception would not have been required.

The applicant suggests that it is compatible with the adjacent property (Publix) because Publix owns the land and entered into a lease. However, they do not address any of the incongruent facts that make the use of a 24-hour gas and convenience store inconsistent with a neighborhood grocery store with limited hours. These are redundant businesses. Virtually all of the food, beverage, ice, cigarette, lottery and beer/wine products sold in the convenience store are already sold in Publix with few exceptions.¹

5) Consideration of possible impact on public safety in the area. This proposed business is adjacent to a residential area that was never intended to attract the large numbers of pedestrian and vehicular traffic that a 24-hour 16 pump gas station will bring. Its easy on-easy off proximity to the I-95 ramp (less than ½ mile) means the armed robbers, drug traffickers, carjackers, etc can commit a crime here and get on I-95 in a matter of minutes. It is well established that these types of establishments do cause a rise in both personal and property crimes in the premise on the parking facility. There is no reason to think that this location will be any different. The applicant's establishment may have security provisions, although we have not seen them. But absent any description being provided by the applicant or a security professional we are in the dark as to exactly what they are.

Has there been any professional review of the applicant's security plan(s) and an evaluation on how that may be hardened to protect our community? If not, Why not? It costs all of us if you vote to proceed with a "special exception" that increases crime!

Since this is being presented to the council as a quasi-judicial matter and the public is not allowed to ask questions, I would appreciate this being entered into the record so that you and the other council members can consider these concerns and ask the questions on our behalf during your deliberations.

Thank you for assistance in seeking only the best for Port St. Lucie.

Regards,

Bonnie and James Nicotra
9580 SW Nuova Way
Port St. Lucie, FL 34986

¹ Slurpees, cooked hot dogs, cooked pizza.

Bryan Pankhurst

From: Greg Oravec
Sent: Monday, October 07, 2019 7:50 PM
To: Kathleen
Cc: Russ Blackburn; James Stokes; Karen Phillips; Brandon Dolan; Christina Flores; Teresa Lamar-Sarno
Subject: Re: Seven eleven at Verano entrance

Ms. Dee,

Thank you for writing me about the 7-11 Special Exception application. Please know that your correspondence has been made part of the official public record, and I will be happy to consider it as part of my deliberations.

Additionally, please know that due to this application being a special exception and quasi-judicial in nature, the City Council and I must act in a fact finding judicial role rather than a legislative one, and we must base our decisions on the facts and, more specifically, the competent substantial evidence entered into the record at the hearing. For these reasons, I cannot really discuss the case outside of the hearing (that would sort of be like you getting to talk to a judge before a trial and could be considered prejudicial).

If you have never participated in a quasi-judicial proceeding before, I would encourage you to touch base with our City Attorney's Office at 772-871-5294. Additionally, you may want to Google "Citizens guide to quasi-judicial proceedings in Florida" to learn more.

Sincerely,

G

Gregory J. Oravec
Mayor



City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
772-871-5159 – Office
772-871-7382 – Fax

From: Kathleen <KathyDee28@aol.com>

Sent: Monday, October 7, 2019 4:25 PM

To: Greg Oravec; Shannon Martin; Stephanie Morgan; Jolien Caraballo; John Carvelli; MaryAnn Verillo; Christina Flores; Brandon Dolan

Subject: Seven eleven at Verano entrance

I am a resident of Verano and I purchased my home there because of the quite sleepy part of Port St. Lucie that it is. I want to voice my concern and objection to a 24 hour Seven Eleven which is being proposed at the entrance. This corridor is not Rt. 1.

The extra traffic that it will bring at all hours will be a nightmare for the residents not to mention the attraction of criminals which put skimmers in the credit card slot.

The crosstown parkway at that exit off 95 is not set up for trucks seeking gas.

The city in my opinion has usually made very good decisions but to allow this raises questions about their stewardship. Seven Eleven has requested a variance which should be denied. I would appreciate your support to deny this variance.

Kathleen Dee

Sent from my iPad

Bryan Pankhurst

From: Greg Oravec
Sent: Saturday, October 12, 2019 1:20 PM
To: Mary Fuentes
Cc: Brandon Dolan; Christina Flores; Russ Blackburn; Karen Phillips; Teresa Lamar-Sarno; James Stokes
Subject: Re: Verano 7-11 Zoning Variance

Ms. Fuentes,

Thank you for writing me about the 7-11 Special Exception application. Please know that your correspondence has been made part of the official public record, and I will be happy to consider it as part of my deliberations.

Additionally, please know that due to this application being a special exception and quasi-judicial in nature, the City Council and I must act in a fact finding judicial role rather than a legislative one, and we must base our decisions on the facts and, more specifically, the competent substantial evidence entered into the record at the hearing. For these reasons, I cannot really discuss the case outside of the hearing (that would sort of be like you getting to talk to a judge before a trial and could be considered prejudicial).

If you have never participated in a quasi-judicial proceeding before, I would encourage you to read the policies and procedures found here, https://library.municode.com/fl/port_st._lucie/codes/code_of_ordinances?nodeId=TITIIIAD_CH32DEBOCO_ARTIXPOPRQUUDIPR, and to touch base with our City Attorney's Office at 772-871-5294. Additionally, you may want to Google "Citizens guide to quasi-judicial proceedings in Florida" to learn more from a third party. Lastly, for specific questions about the application and staff's analysis, I would encourage you to contact the Planning & Zoning Department at 772-871-5212.

Sincerely,

G

Gregory J. Oravec
Mayor



City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
772-871-5159 – Office
772-871-7382 – Fax

From: Mary Fuentes <mary.fuentes@comcast.net>
Sent: Saturday, October 12, 2019 11:28 AM
To: Greg Oravec; Shannon Martin
Cc: MaryAnn Verillo
Subject: Verano 7-11 Zoning Variance

Hello, Mayor, Vice Mayor and City Manager,

My husband and I moved here to Port Saint Lucie two years ago from Miami-Dade County. It has been lovely. We love the sense of community as well as being in a much smaller, slower, quieter, cleaner, less traffic, beautifully manicured area. You truly get the feeling the local government cares about preserving all of these virtues. It's wonderful to have a professional City Manager in place.

I worked for Miami-Dade for over 33 years, retiring as a division director in our technology department. With a population of more than 2.7 million, our departments and budgets were large. Throughout the years, I held various positions including Interim Director of our e-government department before we consolidated the technologies. I say this because I understand that final decisions are legislated by the Commission and the various boards.

Now I'm just a citizen, happy to pay property taxes to preserve and maintain our beautiful area, I'm strongly objecting to the approval of a zoning variance for the placement of a convenience store or gas station next to the Verano Publix. I just don't see the added value to our community by allowing this modification.

There are so many reasons we don't need a 7-11 within a mile of a Circle K, we don't need a 24 hour business, increased traffic, etc., but mostly, let's keep the area green, clean and beautiful! Let's not turn PSL into MDC, trust me, it's not a good direction for the city to follow.

My husband and I would appreciate a recommendation for denial on behalf of the Planning and Zoning Department and your constituents. Please speak with the Council Members and persuade the voting members to deny this application.

There is so much growth and new development going on, why not require a nature preserve to keep the beautiful birds such as the Sand Hill Cranes happy? Keep PSL planned and beautiful, you don't see too many natural areas in MDC!

Thanks so much,

Mary & Steve Fuentes
[18005 SW Cosenza Way](#)
[Port Saint Lucie, Florida 34986](#)

[\(305\) 608-3382](#)

Sent from Mary's iPad

Bryan Pankhurst

From: Greg Oravec
Sent: Friday, October 11, 2019 11:10 PM
To: Susan McNally; MaryAnn Verillo; Christina Flores; Brandon Dolan; Russ Blackburn; James Stokes; Karen Phillips; Teresa Lamar-Sarno
Subject: Re: Verano 7-Eleven Store by PGA Verano

Dear Mr. and Mrs. McNally,

Thank you for writing me about the 7-11 Special Exception application. Please know that your correspondence has been made part of the official public record, and I will be happy to consider it as part of my deliberations.

Additionally, please know that due to this application being a special exception and quasi-judicial in nature, the City Council and I must act in a fact finding judicial role rather than a legislative one, and we must base our decisions on the facts and, more specifically, the competent substantial evidence entered into the record at the hearing. For these reasons, I cannot really discuss the case outside of the hearing (that would sort of be like you getting to talk to a judge before a trial and could be considered prejudicial).

If you have never participated in a quasi-judicial proceeding before, I would encourage you to read the policies and procedures found

here, https://www.cityofpsl.com/?splash=https%3a%2f%2flibrary.municode.com%2ffl%2fport_st_lucie%2fcode%2fcode_of_ordinances%3fnodeld%3dTITIIAD_CH32DEBOCO_ARTIXPOPRQU DIPR&isexternal=true,

and to touch base with our City Attorney's Office at 772-871-5294. Additionally, you may want to Google "Citizens guide to quasi-judicial proceedings in Florida" to learn more from a third party. Lastly, for specific questions about the application and staff's analysis, I would encourage you to contact the Planning & Zoning Department at 772-871-5212.

Sincerely,

G

Gregory J. Oravec
Mayor



City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
772-871-5159 – Office
772-871-7382 – Fax

From: Susan McNally <mikeandsusan92316@gmail.com>

Sent: Friday, October 11, 2019 6:41:55 PM

To: Greg Oravec; Shannon Martin; Stephanie Morgan; John Carvelli; Jolien Caraballo; MaryAnn Verillo; Christina Flores; Brandon Dolan

Subject: Verano 7-Eleven Store by PGA Verano

This letter is being written with extreme opposition and concern over the proposed 7-Eleven store that is to be adjacent to Publix in Verano, Port St. Lucie, FL. Being a homeowner/resident in this beautiful PGA Community and Port St Lucie, we would never have thought that we would have a 24 hour convenience store/gas station at our entrance. Many conditions need to be taken into consideration before passing this with a mark of "approval".

PGA Verano is NOT a gated, 24-hour secured residential community. To allow a gas/station/convenience store on the proposed property is only to benefit those exiting off of the 95 corridor. This traffic could lead to our community being compromised by people who have other thoughts of criminal intent that might go along with their stop in the middle of the night for a cup of coffee. Anyone, for the most part who is out in the middle of the night to get anything from a convenience store, might--just might--have something else on their mind related to ANY form of crime!! There are plenty of gas stations/convenience stores down on Gatlin Blvd only two miles down that are not at the front gate of communities.

As it is now, entering and exiting the circle of our development (Commerce Center) has already seen increased traffic as our community expands. Any added amount is a concern for residents. Why is there a need for 16 gas pumps? What is the purpose of that? What will happen when there are concerns over hurricanes/warnings/threats--where will the lineup for gas go? Will there be an entrance/exit from Crosstown Parkway? We would prefer no entrance/exit from Commerce Center--keep traffic on Crosstown Parkway!

From the homeowners we have spoken with, we are in agreement with the fact that there are many other business opportunities that should be explored for this parcel before one that would have so many negative impacts to the residents in such close proximity to this parcel of land.

We request, whole-heartedly, that you listen to our concerns, acknowledge that we are not opposed to other businesses, and would want you to value us as tax paying residents of Port St. Lucie who take much pride in our community and its continued growth.

Sincerely,
Michael and Susan (Taylor) McNally
10257 SW Canossa Way
Port St. Lucie, FL. 34986

Bryan Pankhurst

From: Greg Oravec
Sent: Monday, October 07, 2019 11:54 AM
To: Wynn
Cc: Brandon Dolan; Christina Flores; Teresa Lamar-Sarno; Russ Blackburn; James Stokes; Karen Phillips
Subject: RE: Verano 7-Eleven

Dear Mr. and Mrs. Wynn,

Thank you for your correspondence regarding the subject special exception application. Please know that your correspondence has been made part of the official public record, and I will be happy to consider it as part of my deliberations.

Additionally, please know that due to this application being a special exception and quasi-judicial in nature, the City Council and I must act in a fact finding judicial role rather than a legislative one, and we must base our decisions on the facts and, more specifically, the competent substantial evidence entered into the record at the hearing. For these reasons, I cannot really discuss the case outside of the hearing (that would sort of be like you getting to talk to a judge before a trial and could be considered prejudicial).

As to you getting more information, I can help you with that. Please contact the Planning & Zoning Department at 772-871-5212. The planner assigned to this project should be happy to share the project file with you and answer any factual questions.

Thank you,

G

Gregory J. Oravec
Mayor



City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
772-871-5159 – Office
772-871-7382 – Fax

From: Wynn [mailto:wynns82@aol.com]
Sent: Saturday, October 05, 2019 1:07 PM
To: Greg Oravec <Mayor@cityofpsl.com>

Cc: Brandon Dolan <BDolan@cityofpsl.com>

Subject: Verano 7-Eleven

We are writing you because we are concerned about the proposed building of a 7-Eleven with gas station at Verano in Port St Lucie.

The Verano community as a whole was denied a meeting with 7-Eleven planners and lawyers when asked to do so by the PSL Planning and Zoning Chair at the 10/1/19 meeting.

No details on signage or lighting were provided.

No traffic impact studies were done, only a daily estimate of 841 additional vehicles based on a ITE formula, not an actual study.

We are extremely concerned about the location of this 7-11 in this area.

Thank you for your concern in this matter.

George and Robin Wynn

10200 SW Azzo Lane

Port St Lucie, FL

34986

Sent from my iPad

Bryan Pankhurst

From: Greg Oravec
Sent: Monday, October 07, 2019 12:03 PM
To: kevjenken; Brandon Dolan
Cc: Russ Blackburn; Karen Phillips; Teresa Lamar-Sarno; James Stokes; Christina Flores
Subject: RE: Verano Community/7-Eleven

Dear Ms. Kennedy,

Thank you for your correspondence regarding the subject special exception application. Please know that your correspondence has been made part of the official public record, and I will be happy to consider it as part of my deliberations to the extent permissible under law.

Additionally, please know that due to this application being a special exception and quasi-judicial in nature, the City Council and I must act in a fact finding judicial role rather than a legislative one, and we must base our decisions on the facts and, more specifically, the competent substantial evidence entered into the record at the hearing. For these reasons, I cannot really discuss the case outside of the hearing (that would sort of be like you getting to talk to a judge before a trial and could be considered prejudicial).

If you have never participated in a quasi-judicial proceeding before, I would encourage you to touch base with our City Attorney's Office at 772-871-5294. Additionally, you may want to Google "Citizens guide to quasi-judicial proceedings in Florida" and read more about it from third parties.

Thank you,

G

Gregory J. Oravec
Mayor



City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
772-871-5159 – Office
772-871-7382 – Fax

From: kevjenken [mailto:kevjenken@htcplus.net]
Sent: Monday, September 30, 2019 12:17 PM
To: Greg Oravec <Mayor@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>
Subject: Verano Community/7-Eleven

Brandon, thank you so much for your help. Attached is a document we will be presenting to the Planning & Zoning Board at tomorrow's meeting. I would ask that you give Mayor Oravec a copy. In the last 48 hours we have obtained several hundred signatures in opposition the 7-Eleven. There are a large portion of residents who aren't here full time so that number is significant. I welcome the opportunity to discuss this issue with Mayor Oravec.

Joyce Kennedy

Bryan Pankhurst

From: kevjenken <kevjenken@htcplus.net>
Sent: Wednesday, October 09, 2019 12:35 PM
To: Brandon Dolan; Greg Oravec
Cc: Christina Flores; James Stokes; Teresa Lamar-Sarno; Karen Phillips; Russ Blackburn
Subject: Re[2]: Verano Community/7-Eleven

Thank you Mayor Oravec for your email. I do appreciate it and understand your position. We attended the P&Z meeting with 216 signatures on a petition in opposition to the 7-Eleven project. We are now well over 300 signatures and hope to come to the City Council meeting with 500. So many Verano residents don't want this. We are not opposed to the land being developed as a commercial piece. We did our due diligence when we purchased our homes. We welcome any of the commercial entities that parcel was originally intended for. We oppose the 24/7 7-Eleven for crime/safety issues, traffic issues as well as environmental issues. There will be a very large number of Verano residents at the City Council meeting who welcome the opportunity to be heard. Once again, thank you for your email.

Joyce Kennedy

-----Original Message-----

From: "Greg Oravec" <Mayor@cityofpsl.com>
To: kevjenken <kevjenken@htcplus.net>, "Brandon Dolan" <BDolan@cityofpsl.com>
Cc: "Russ Blackburn" <rblackburn@cityofpsl.com>, "Karen Phillips" <karenp@cityofpsl.com>, "Teresa Lamar-Sarno" <tsarno@cityofpsl.com>, "James Stokes" <jstokes@cityofpsl.com>, "Christina Flores" <CFlores@cityofpsl.com>
Date: 10/07/19 12:04
Subject: RE: Verano Community/7-Eleven

Dear Ms. Kennedy,

Thank you for your correspondence regarding the subject special exception application. Please know that your correspondence has been made part of the official public record, and I will be happy to consider it as part of my deliberations to the extent permissible under law.

Additionally, please know that due to this application being a special exception and quasi-judicial in nature, the City Council and I must act in a fact finding judicial role rather than a legislative one, and we must base our decisions on the facts and, more specifically, the competent substantial evidence entered into the record at the hearing. For these reasons, I cannot really discuss the case outside of the hearing (that would sort of be like you getting to talk to a judge before a trial and could be considered prejudicial).

If you have never participated in a quasi-judicial proceeding before, I would encourage you to touch base with our City Attorney's Office at 772-871-5294. Additionally, you may want to Google "Citizens guide to quasi-judicial proceedings in Florida" and read more about it from third parties.

Thank you,

G

Gregory J. Oravec

Mayor



City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
772-871-5159 - Office
772-871-7382 - Fax

From: kevjenken [mailto:kevjenken@htcplus.net]
Sent: Monday, September 30, 2019 12:17 PM
To: Greg Oravec <Mayor@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>
Subject: Verano Community/7-Eleven

Brandon, thank you so much for your help. Attached is a document we will be presenting to the Planning & Zoning Board at tomorrow's meeting. I would ask that you give Mayor Oravec a copy. In the last 48 hours we have obtained several hundred signatures in opposition the 7-Eleven. There are a large portion of residents who aren't here full time so that number is significant. I welcome the opportunity to discuss this issue with Mayor Oravec.

Joyce Kennedy

From: [Karen Phillips](#)
To: [Bryan Pankhurst](#)
Subject: FW: Proposed 7/Eleven on Crosstown Parkway
Date: Wednesday, October 16, 2019 12:01:20 PM
Attachments: [image001.png](#)

Please add to the 10/28 meeting.

Karen A. Phillips, City Clerk, CMC
772-871-7325
Karenp@cityofpsl.com

From: Brandon Dolan <BDolan@cityofpsl.com>
Sent: Wednesday, October 16, 2019 11:58 AM
To: Karen Phillips <karenp@cityofpsl.com>
Subject: FW: Proposed 7/Eleven on Crosstown Parkway

For the record.



"A City for All Ages"

Brandon Dolan
Executive Assistant
City of Port St. Lucie
121 S.W. Port St. Lucie Blvd
Port St. Lucie, Florida 34984-5099
772.871.5159 office | 772.871.7382 fax
bdolan@cityofpsl.com
www.cityofpsl.com
www.retailstrategies.com/portstlucie

From: M Weis <mweis3@gmail.com>
Sent: Wednesday, October 16, 2019 11:57 AM
To: Greg Oravec <Mayor@cityofpsl.com>
Cc: Shannon Martin <Shannon.Martin@cityofpsl.com>; Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>; Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>; John Carvelli <John.Carvelli@cityofpsl.com>; MaryAnn Verillo <DeliaM@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>
Subject: Proposed 7/Eleven on Crosstown Parkway

Mr. Oravek -

I have been a resident of Port St. Lucie for 4 1/2 years now and I strongly oppose the addition of a 24 hour 16 pump gas station and convenience store at the entrance to PGA Verano. I understand that you have received many complaints and I would like to add my perspective as well.

First and foremost, this is a very residential area and a quiet community. Between the existing Publix

and a Circle K gas station already approved almost directly across the street, both businesses that the 7/Eleven will provide are superfluous. Additionally, it is clear that this business is not needed to serve the surrounding communities but rather to target travelers and truckers from I95 to make a quick stop for gas and junk food.

It is anticipated that this type of business will bring almost 850 additional visits per day at all hours of the day and night. Most of those vehicles will want to get directly back onto I95 and the infrastructure was not put in place to accommodate that volume or type of traffic...namely large tractor trailers and semi trucks. As an example, the entrance to the 7/Eleven will be less than a quarter mile from the on/off ramps to the highway. It was deemed unsafe to make a right turn on red from those ramps onto Crosstown Parkway due to speed and sight line issues. Why then would you want hundreds of cars and trucks each day darting across 4 lanes of traffic to make an illegal (at the moment) U-turn to get back onto the highway?

Additionally, the entrance to the parking lot can not accommodate this much additional traffic. It is my understanding that it will be a hard right immediately off Crosstown to get into the 7/Eleven parking lot. Again, this will wreak havoc on traffic following those cars and trucks trying to enter coming from a higher rate of speed. And the entrance to the Publix parking lot is no better. As it is set up now, any traffic waiting at the exit to dart across 4 lanes of traffic will block the main entrance to Publix. In fact, if there is only one truck or more than two cars waiting, the current entrance will be blocked. To my knowledge, a full traffic study was not conducted. At the very least, one should be done prior to approval of this project.

Aside from traffic safety, a 24 hour business, especially one courting transient customers, will certainly attract crime. Port St. Lucie was just voted a top community against crime. Why jeopardize that standing for one business that is not meant to serve the community when there are so many other types of businesses that would be more appropriate for the neighborhood? A service business that operates during normal business hours is more in keeping with the residential nature of the location. The proposed 7/Eleven with 16 gas pumps is even bigger than ones along US 1 and is an easy target for crime with its proximity to I95. To my knowledge, a crime study was also not conducted and, if it was, was not shared with local residents. Additionally, the lighting, security camera, signage and landscaping plans have all not been shared with the community (if they have even been done). More good reasons to oppose the approval of this project or at the very least, table it until the proper research is completed.

St. Lucie West is growing tremendously with high end homes attracting the type of residents who want high end services. This is an opportunity to accommodate that need and help to raise the image of PSL as a whole. Please do not squander it by granting a variance and approving a business geared towards those outside our community. I urge you to consider the needs of your constituents and serve them with your vote rather than the truckers and travelers of Interstate 95.

I thank you for your time and consideration.

Monica Weis

From: [Karen Phillips](#)
To: [Bryan Pankhurst](#)
Subject: FW: 7-11 Proposed Gas Station and Convenience Store
Date: Wednesday, October 16, 2019 1:22:32 PM
Attachments: [image001.png](#)

Please add to 10/28

Karen A. Phillips, City Clerk, CMC
772-871-7325
Karenp@cityofpsl.com

From: Brandon Dolan <BDolan@cityofpsl.com>
Sent: Wednesday, October 16, 2019 1:17 PM
To: Karen Phillips <karenp@cityofpsl.com>
Subject: FW: 7-11 Proposed Gas Station and Convenience Store

For the record.



"A City for All Ages"

Brandon Dolan
Executive Assistant
City of Port St. Lucie
121 S.W. Port St. Lucie Blvd
Port St. Lucie, Florida 34984-5099
772.871.5159 office | 772.871.7382 fax
bdolan@cityofpsl.com
www.cityofpsl.com
www.retailstrategies.com/portstlucie

From: Darrylyn Lombardi <darrylynelombardi@msn.com>
Sent: Wednesday, October 16, 2019 12:55 PM
To: Greg Oravec <Mayor@cityofpsl.com>; Shannon Martin <Shannon.Martin@cityofpsl.com>; Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>; John Carvelli <John.Carvelli@cityofpsl.com>; Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>; MaryAnn Verillo <DeliaM@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>
Subject: 7-11 Proposed Gas Station and Convenience Store

Honorable Mayor and Council Members,

Upon reading the Quasi-Judicial Hearing Procedures, the below is based on evidence in studies I have found:

7-11 Proposed Gas Station and Convenience Store

STUDIES SHOW THAT CONVENIENCE STORES AND GAS STATIONS CAN HAVE A SEVERE QUALITY OF LIFE IMPACT WHEN ALLOWED TOO CLOSE TO HOMES AND OTHER INAPPROPRIATE LOCATIONS . THE CONVENIENCE STORE PROPOSED FOR THE SITE IS AN INAPPROPRIATE DEVELOPMENT – BOTH IN SIZE AND SCOPE – GIVEN THE ENVIRONMENTAL IMPORTANCE AND SENSITIVITY OF THE SITE, QUALITY OF LIFE ISSUES, CRIME AND THE PUBLIC HEALTH OF ALL WITHIN THE AREA.

NO MATTER WHAT ANYONE MAY TRY AND SAY, NO GAS STATION IS ENVIRONMENTAL.

A number of compounds injurious to human health are released while fueling vehicles. **Health effects range from nausea to cancer. The cancer risk posed by gas station emissions stems from benzene and other compounds released to the atmosphere while pumping gas. Following is a sampling of relevant research:**

- A [2003-2004 study](https://www.ncbi.nlm.nih.gov/pubmed19213757) conducted in France documented a significant relationship between childhood leukemia and living near a gas station.
(<https://www.ncbi.nlm.nih.gov/pubmed19213757>)
- A [2010 study](https://www.ncbi.nlm.nih.gov/pubmed/20810207) conducted in Spain documented elevated air pollution
(<https://www.ncbi.nlm.nih.gov/pubmed/20810207>)
- In [2012, Brazilian](https://www.sciencedirect.com/science/article/pii/S1309104215304384) researchers found that air quality was significantly degraded up to 150 meters (492 feet) from gas stations.
(<https://www.sciencedirect.com/science/article/pii/S1309104215304384>)
- A [2018 study](#) of two U.S. gas stations found that benzene emissions from underground gasoline storage tank vents were sufficiently high to constitute a health concern.
- Benzene is arguably the gasoline constituent most harmful to human health. [Adverse health effects of benzene](#) include cancer, anemia, increased susceptibility to infections, and low birth weight. According to the [World Health Organization Guidelines for Indoor Air Quality](#) there is no safe level for benzene. The following studies document the extent of benzene releases from gas stations:
 - A [study](#) published by the Canadian petroleum industry found average benzene concentrations of 146 and 461 parts per billion (ppb) at the gas station property boundary in summer and winter, respectively.
 - A [South Korean study](#) examined outdoor and indoor benzene concentrations at numerous residences within 100 feet and between 196 to 328 feet of gas stations and found median outdoor benzene concentrations of 3.1 and 1.9 ppb, respectively. Median indoor concentrations at these locations were higher, reaching 4.1 and 5.2 ppb, respectively.
 - [Another study](#) found median ambient benzene levels of 1.9 ppb in houses both

<165 and >328 feet from a service station.

River, Lake, Well-Water & Other Aquatic Resource Impacts

Because of the high traffic volume and refueling, convenience stores-gas stations pose an unusually severe threat to ground and surface waters.

[One study](#) found that contaminant levels in convenience store-gas station runoff were 5- to 30-times higher when compared to residential runoff. USEPA guidance advises caution with regard to allowing hotspot runoff to infiltrate the soil.

Fuel storage tanks and pipelines pose another source of contamination. Spillage at the pump is a more likely source of fuel release into nearby waterways. In fact, [Johns Hopkins University researchers](#) found that an average of 40 gallons of gasoline is spilled at a typical gas station per year at the pumps. The JHU researchers also found that a significant portion of the spilled gasoline can migrate through the concrete pads at many fueling stations.

So how far should a gas station be from a well or surface waters to reduce the likelihood of contamination to a reasonable level? Well, the key question is actually how far can one anticipate that a plume of spilled gasoline will travel underground. One [review of scientific studies](#) of plume travel indicated that the 90th percentile distance is 400 feet. Add another 100 feet for installing grout curtains or other containment measures and a gas station should be no closer than 500 feet to a well, wetland, spring, stream, river, pond, lake, reservoir or tidal waters.

Assessing Gas Station Need

Over the years CEDS (Community & Environmental Defense Services) searched the effects of many proposed convenience stores, gas stations and vehicle repair facilities. With regard to gas stations, the market area usually extends 0.5- to 1.5-miles. It takes about 3,000 to 6,000 people living or working within the market area to support a single gas station.

You can get a rough idea of need by seeing if 3,000 to 6,000 people live or work within a half to a mile and a half from the site

Many local zoning ordinances allow planning commissions and other decision-makers to consider need when asked to act on a request to build another gas station. Need should also be factored into a decision about a zoning change. As far as need, there is also a Circle K gas station being built down the street.

Good & Bad Convenience Store-Station Locations

Given the impacts and corrective measures described above, an optimum convenience store-gas station location would have the following characteristics:

- At least [1,000 feet from the nearest home](#);
- Buffered so the store [cannot be seen](#) or [heard](#) from the nearest home;
- Not within view of [historic resources](#);
- At least 500 feet from wells, springs, streams, lakes, reservoirs or other highly sensitive ground or surface water resources;
- Located in a downtown or neighborhood commercial area;
- Well lit, but not to the point of causing [light trespass](#) into nearby homes;
- In an area with many passersby at all times and few escape routes for [criminals](#).

This is evidence that I have found and respectfully ask this be considered in a least postponing and taking a new look at this. Thank you.

Respectfully submitted,

Darrylyn and Ronald Lombardi

From: [Karen Phillips](#)
To: [Bryan Pankhurst](#)
Subject: FW: Proposed 7-Eleven at PGA Verano, Port St. Lucie, FL
Date: Wednesday, October 16, 2019 1:22:44 PM
Attachments: [image001.png](#)

Please add to 10/28

Karen A. Phillips, City Clerk, CMC
772-871-7325
Karenp@cityofpsl.com

From: Brandon Dolan <BDolan@cityofpsl.com>
Sent: Wednesday, October 16, 2019 1:17 PM
To: Karen Phillips <karenp@cityofpsl.com>
Subject: FW: Proposed 7-Eleven at PGA Verano, Port St. Lucie, FL

For the record.



Brandon Dolan
Executive Assistant
City of Port St. Lucie
121 S.W. Port St. Lucie Blvd
Port St. Lucie, Florida 34984-5099
772.871.5159 office | 772.871.7382 fax
bdolan@cityofpsl.com
www.cityofpsl.com
www.retailstrategies.com/portstlucie

From: Susan McNally <mikeandsusan92316@gmail.com>
Sent: Wednesday, October 16, 2019 12:48 PM
To: Greg Oravec <Mayor@cityofpsl.com>; Shannon Martin <Shannon.Martin@cityofpsl.com>; Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>; Jolien.carabello@cityofpsl.com; MaryAnn Verillo <DeliaM@cityofpsl.com>; John Carvelli <John.Carvelli@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>
Subject: Proposed 7-Eleven at PGA Verano, Port St. Lucie, FL

We have objections and concerns with regard to the proposed 7-Eleven at the above location. Issues remain unanswered are as follows:

1. No actual traffic study has been completed on ingress and egress or our actual streets and traffic volume--only an estimate of new vehicles per day coming to that site based on a formula in an ITE manual
2. No crime impact study having been done.
3. No information on amount or type of lighting or buffering or height of lighting.

4. The number or placement of security cameras.
5. Height, size and placement of signage
6. Height of gas canopy
7. Environmental safeguards
8. The redundancy of this convenience store with the products that Publix sells.
9. The redundancy of this business with the proposed Circle K 3/4 mile to the right at Crosstown and Fairgreen
10. The nuisance and dangers being introduced of a 24/7 operation, panhandling, carjacking, armed robbery, drug trafficking.

These are all legitimate concerns for the residents of PGA Verano as tax-paying residents of Port St. Lucie County. Surely, you can do better to serve your residents with the legitimate concerns as stated above.

All residents that have signed petitions share in the above concerns--ESPECIALLY NUMBER 10!!!

Michael and Susan McNally
10257 SW Canossa Way
Port St. Lucie, FL 34986

From: [Karen Phillips](#)
To: [Bryan Pankhurst](#)
Subject: FW: Against 7-ELEVEN Project
Date: Wednesday, October 16, 2019 3:43:23 PM
Attachments: [image001.png](#)

Please add to 10/28

Karen A. Phillips, City Clerk, CMC
772-871-7325
Karenp@cityofpsl.com

From: Brandon Dolan <BDolan@cityofpsl.com>
Sent: Wednesday, October 16, 2019 3:16 PM
To: Karen Phillips <karenp@cityofpsl.com>
Subject: FW: Against 7-ELEVEN Project

For the record.



Brandon Dolan
Executive Assistant
City of Port St. Lucie
121 S.W. Port St. Lucie Blvd
Port St. Lucie, Florida 34984-5099
772.871.5159 office | 772.871.7382 fax
bdolan@cityofpsl.com
www.cityofpsl.com
www.retailstrategies.com/portstlucie

From: Walter Schoellnast <wschoellnast@msn.com>
Sent: Wednesday, October 16, 2019 2:54 PM
To: Greg Oravec <Mayor@cityofpsl.com>; Shannon Martin <Shannon.Martin@cityofpsl.com>; Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>; Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>; John Carvelli <John.Carvelli@cityofpsl.com>; MaryAnn Verillo <DeliaM@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>
Subject: Against 7-ELEVEN Project

Please pass this message on to the folks making the decision on the 7-Eleven

project prior to the next meeting.

The proposed 7-ELEVEN project near PGA VERANO has been met with great resistance by the community.

I like to add my similar comments.

Publix has the right to utilize the land for commercial purposes, but allowing a Variance for the 7-ELEVEN project will change the character and appearance of our community and presents a real concern, risk and dangers none of us imagined when we bought our home here.

One major concern is traffic and safety. PSL is proud of their low crime record and the 1/2 cent sales tax going to road and traffic improvements. The final approval to go forward with this project will go against PSL positive mission and surely show me that there is no concern

for Verano's residents.

Please add my comments to the so many others that are against this project and decline your approval at the next meeting.

Respectively,

Walter Schoellnast 908 566-5427

10546 SW Capraia Way

PSL, FL 34986

From: [Karen Phillips](#)
To: [Bryan Pankhurst](#)
Subject: FW: Against 7-Eleven Project
Date: Wednesday, October 16, 2019 3:43:07 PM
Attachments: [image001.png](#)

Please add to 10/28

Karen A. Phillips, City Clerk, CMC
772-871-7325
Karenp@cityofpsl.com

From: Brandon Dolan <BDolan@cityofpsl.com>
Sent: Wednesday, October 16, 2019 3:15 PM
To: Karen Phillips <karenp@cityofpsl.com>
Subject: FW: Against 7-Eleven Project

For the record.



Brandon Dolan
Executive Assistant
City of Port St. Lucie
121 S.W. Port St. Lucie Blvd
Port St. Lucie, Florida 34984-5099
772.871.5159 office | 772.871.7382 fax
bdolan@cityofpsl.com
www.cityofpsl.com
www.retailstrategies.com/portstlucie

From: CAROL SCHOELLNAST <cschoellnast@msn.com>
Sent: Wednesday, October 16, 2019 2:55 PM
To: Greg Oravec <Mayor@cityofpsl.com>; Shannon Martin <Shannon.Martin@cityofpsl.com>; Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>; Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>; John Carvelli <John.Carvelli@cityofpsl.com>; MaryAnn Verillo <DeliaM@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>
Subject: FW: Against 7-Eleven Project

**Appreciate passing on this message
prior to the next meeting.**

I like to voice my disapproval of the proposed 7-ELEVEN project near PGA VERANO.

Allowing the variance use of the land for 7-ELEVEN is met with great resistance by my community.

This project will change the character and appearance of our community and presents a real concern, risk and dangers none of us imagined when we bought our home here.

One major concern is traffic and safety. PSL is proud of their low crime record and the 1/2 cent sales tax going to road and traffic improvements. The final approval to go forward with this project will go against PSL positive mission and surely show me that there is no concern for Verano's residents.

Please add my comments to the so many

**others that are against this project and
decline your approval at the next
meeting.**

**Respectively,
Carolyn Schoellnast 908 566-5427
10546 SW Capraia Way
PSL, FL 34986**

From: Karen Phillips
Sent: Friday, October 18, 2019 10:03 AM
To: Bryan Pankhurst
Subject: FW: 7-Eleven Special Exception Application at PGA Verano

For 10/28

Karen A. Phillips, City Clerk, CMC
772-871-7325
Karenp@cityofpsl.com

From: Brandon Dolan <BDolan@cityofpsl.com>
Sent: Friday, October 18, 2019 8:28 AM
To: Karen Phillips <karenp@cityofpsl.com>
Subject: FW: 7-Eleven Special Exception Application at PGA Verano

For the record.



"A City for All Ages"

Brandon Dolan
Executive Assistant
City of Port St. Lucie
121 S.W. Port St. Lucie Blvd
Port St. Lucie, Florida 34984-5099
772.871.5159 office | 772.871.7382 fax
bdolan@cityofpsl.com
www.cityofpsl.com
www.retailstrategies.com/portstlucie

From: katknight@gmail.com <katknight@gmail.com>
Sent: Friday, October 18, 2019 7:21 AM
To: Greg Oravec <Mayor@cityofpsl.com>; Shannon Martin <Shannon.Martin@cityofpsl.com>; Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>; John Carvelli <John.Carvelli@cityofpsl.com>; Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>; MaryAnn Verillo <DeliaM@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>
Subject: 7-Eleven Special Exception Application at PGA Verano

As the area around PGA Verano develops commercially, it is important that the community have input into any "special exception use" applications. The community should have adequate time to review and respond to special exceptions and be given due consideration for our concerns.

The city of Port Saint Lucie has been built and won awards for community involvement in the development process. Sadly, this has not happened on the 7-Eleven project.

Because of the speed at which the application is moving forward, we feel that the community has not had sufficient time to determine if we have any factual arguments against the applicant's position or the staff recommendations or, in the alternative, to present reasonable demands of the city to have the applicant modify the plan to give PGA Verano better protection.

We should never lose sight that a “special exception” is just that, an exception that was not anticipated by the planned use of the property.

Based on our limited knowledge and opportunity to be involved in the process, we would like to highlight a few concerns that we hope the City Council will address in its review process before approving the project.

1: Traffic

The best that we can determine, no detailed analysis has been performed of actual traffic infrastructure, ingress and egress, current traffic counts or flow, and projected vehicle counts and numbers by ingress and egress when construction is complete and the convenience store and 24-hour gas station located within 1/2 mile from I-95 is open for business, especially during peak times “in season” between November and April each year. The applicant relied on simple calculations from the ITE manual. Indeed, the ITE manual recommends that local rates be established via data collection. Did the city, the applicant or a third party perform data collection of the traffic on Crosstown and Commerce Centre drive in lieu of or in addition to relying on the ITE manual formula which only calculates additional average vehicles per day? That # says nothing about where they come from, how they will enter and exit the 7-11 site, especially given current entrance and exit routes, U-turn restrictions and other constraints. Relying on the ITE manual calculation for additional vehicle trips per day appears to be a narrow and invalid analysis of what will occur once opening day arrives.

We respectfully ask that the city have the applicant obtain real time traffic data, not only predicted volume with Crosstown extension being open, but also at peak season levels of traffic, for which the city surely has data. The impact on current and alternative ways out of the 7-Eleven/Publix parking lot for vehicles returning to I-95, to the largest and closest local communities (PGA and Verano and Tradition) should be considered.

Institute of Transportation Engineers’ (ITE) Trip Generation Manual to determine average vehicle trips per day. If this was not done, the validity of the application is in question.

2: Noise, glare, odor, or other detrimental effects upon adjoining properties.

The applicant claims that the ‘existing berm and landscaping scheme is sufficient’. From whose point of view and as a barrier to what conditions exactly? How tall is the gas canopy? How high are the 7-Eleven light poles front and back? What noise levels and nuisances can the homes closest to 7-Eleven expect to hear from 18 wheel vehicles, gas delivery tankers at early hours of the morning, product delivery trucks, waste removal, etc?

In light of their application for a special exemption, have they done a lighting or noise study to determine the actual impacts on those homeowners? Verano homes are designed so the master bedrooms and living rooms are on the rear side of the houses... the side closest to/facing the 7-Eleven on Nuova Way.

This is a facility that will be open 24 hours. Does their traffic study address the volume of traffic during late night and early morning hours, especially overnight?

The applicant provided no analysis that the existing buffer will be adequate to protect the neighborhood from overnight traffic noise, etc. The application must provide details, specifications and assurances.

What is the city going to require, to ensure that the operation of this business does not constitute a visual and/or noise nuisance to residents whose homes are closest to it.

3: Lighting and Signs

Where is the plan with specifications on height of the poles, baffling, spillover, lumens? How tall is the fuel canopy and how bright will that be? Will it be visible to homes on Nuova Way?

It was not part of the any documents we have seen or that were shown at the public hearing. We

request to see the lighting plan and have it explained as to how it will address community concerns. "all required light shields on parking lot lighting will be used to minimize glare." is the only statement made in the application. We should be shown the lighting plan.

The applicant's claims are insufficient to support a special exception application. Was the plan evaluated by the appropriate professionals? If not, why not? Does the city approve the application solely based on the applicant's claims and promises? That is arbitrary. The plan shows light poles, but the locations are "tentative." If the location of the light poles and their impact on the neighborhood have not been determined, how can the application be approved?

4) Is this project really compatible with the adjacent property?

The applicant represents that the site was "carefully" selected in the original PUD. The site was selected, but use of any part of it for a 24/7 convenience store or gas station was not. If that were the case, 7-11 would not need a special exemption. The city must have determined that the application did not conform to the PUD or a special exception would not have been required.

The applicant suggests that it is compatible with the adjacent property (Publix) because Publix owns the land and entered into a lease. However, they do not address any of the incongruent facts that make the use of a 24-hour gas and convenience store inconsistent with a neighborhood grocery store with limited hours. These are redundant businesses. Almost all of the food, beverage, ice, cigarette, lottery and beer/wine products sold in the convenience store are already sold in Publix with few exceptions

5) Consideration of possible impact on public safety in the area.

This proposed business is adjacent to a residential area that was never intended to attract the large numbers of pedestrian and vehicular traffic that a 24-hour 16 pump gas station will bring. Its easy on-easy off proximity to the I-95 ramp (less than 1/2 mile) means the armed robbers, drug traffickers, carjackers, etc can commit a crime here and get on I-95 in a matter of minutes. It is well established that these types of establishments do cause a rise in both personal and property crimes in the premise on the parking facility. There is no reason to think that this location will be any different. The applicant's establishment may have security provisions, although we have not seen them. But without any description being provided by the applicant or a security professional we are in the dark as to exactly what they are.

Has there been any professional review of the applicant's security plan(s) and an evaluation on how that may be hardened to protect our community? If not, Why not?

Since this is being presented to the council as a quasi-judicial matter and the public is not allowed to ask questions, I would appreciate this being entered into the record so that you and the other council members can consider these concerns and ask the questions on our behalf during your deliberations.

Sincerely,
Kathryn Knight
9900 SW Torriente Lane

From: Karen Phillips
Sent: Friday, October 18, 2019 11:06 AM
To: Bryan Pankhurst
Subject: FW: 7-Eleven

For 10/28

Karen A. Phillips, City Clerk, CMC
772-871-7325
Karenp@cityofpsl.com

From: Brandon Dolan <BDolan@cityofpsl.com>
Sent: Friday, October 18, 2019 10:59 AM
To: Karen Phillips <karenp@cityofpsl.com>
Subject: FW: 7-Eleven

For the record.



"A City for All Ages"

Brandon Dolan
Executive Assistant
City of Port St. Lucie
121 S.W. Port St. Lucie Blvd
Port St. Lucie, Florida 34984-5099
772.871.5159 office | 772.871.7382 fax
bdolan@cityofpsl.com
www.cityofpsl.com
www.retailstrategies.com/portstlucie

From: Clarence W. Kearney <cpacwk@hotmail.com>
Sent: Friday, October 18, 2019 10:48 AM
To: Greg Oravec <Mayor@cityofpsl.com>; Shannon Martin <Shannon.Martin@cityofpsl.com>; Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>; Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>; John Carvelli <John.Carvelli@cityofpsl.com>; MaryAnn Verillo <DeliaM@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>
Subject: 7-Eleven

FYI - see below re: Verano group plans

Sent from my iPhone
Clarence W. Kearney, CPA
10311 SW VISCONTI WAY
Port St Lucie, FL. 34986

10:43



General

For those residents that are planning to attend the meeting on the project at Publix Verano, be aware that this is a repeat of the previous meeting. It will be a repeat of the "display" to which only a limited number of people were invited to attend. There will be no presentation by the representatives. Eleven! Just walking around looking at renderings of the project that you have seen. I am not suggesting that you not attend, that is exactly what the

From: Brandon Dolan
Sent: Friday, October 18, 2019 1:25 PM
To: Karen Phillips
Subject: FW: Comments to City Council RE: P19-099 Seven Eleven #38890

For the record.

"A City for All Ages"
Brandon Dolan

Executive Assistant

City of Port St. Lucie

121 S.W. Port St. Lucie Blvd

Port St. Lucie, Florida 34984-5099

772.871.5159 office | 772.871.7382 fax

bdolan@cityofpsl.com
www.cityofpsl.com
www.retailstrategies.com/portstlucie

-----Original Message-----

From: h z <howardzzzz@yahoo.com>
Sent: Friday, October 18, 2019 12:35 PM
To: Greg Oravec <Mayor@cityofpsl.com>; Shannon Martin <Shannon.Martin@cityofpsl.com>; Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>; John Carvelli <John.Carvelli@cityofpsl.com>; MaryAnn Verillo <DeliaM@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>; John Finizio <JFinizio@cityofpsl.com>; Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>
Subject: Comments to City Council RE: P19-099 Seven Eleven #38890

Greetings City Council:

This email is to express our concern regarding the proposed zoning change for a 7-Eleven Gas station and convenience store to be built next to Publix Verano.

We are residents of PGA Verano and have concerns about this rezoning request.

Our concerns are:

- * The amount of traffic that will increase exponentially from 7-Eleven customers on Commerce Center drive. We believe that the provided number of 841 daily trips to be a very low number, and actually may be quite a bit higher. We request that a detailed traffic study for this specific site be conducted.

- * The traffic coming from Tradition area on Crosstown will have to make a left turn and use the Verano Roundabout to enter the 7-Eleven

will increase greatly, creating circle overload and hazardous driving and walking conditions.

* The cars exiting from the 7-Eleven on to Commerce Center Drive that want to return to Route 95 will be forced to use the Verano

Roundabout. This will cause traffic congestion and a safety hazard to residents and those performing landscaping services to the area.

* The amount of additional cars and trucks that will exit route 95 to purchase gas and be using the Verano Roundabout, as 7-Eleven may have attractive gas prices. With highway advertising, this may easily exceed car count estimates.

* The additional noise that will be generated from the 7-Eleven operations 24 hours per day 7 days per week will impact the quality of life

for homeowners and residents of Verano. The location of the proposed 7-Eleven will be 420 feet away from the closest homes in Verano.

Gas Deliveries can occur at any time of the day. Commercial refuse services may start very early. The close proximity to our homes will

impact the quality of life for the Verano residents and others in the area.

* The lighting from the 7-Eleven canopy and the area lighting will be seen in the evening hours and affect the serenity that is enjoyed by

the residents and passersby to the area.

* We have environmental concerns with the storage and delivery of thousands of gallons of fuel every few days in close proximity to our neighborhood. There

is always potential for a spill directly to the storm sewers and impacting our neighborhood. Even withstanding full compliance with the safety codes, an

unforeseen disaster is possible.

* All of these issues will likely have a negative impact on the residents of PGA Verano as far as property values and quality of life.

Please enter on the record that as residents of PGA Verano, we are AGAINST the zoning change P19-099 Seven Eleven#38890 and request that this change of zoning request be DENIED.

Thank You.

Howard Spitzer

Cecilia Spitzer

17080 SW Ambrose Way

Port St Lucie, FL 34986

From: Brandon Dolan
Sent: Friday, October 18, 2019 1:28 PM
To: Karen Phillips
Subject: FW: Development of a 7-11 Convenience Mart and Gas Station at Publix PGA Verano

Importance: High

For the record.



"A City for All Ages"

Brandon Dolan
Executive Assistant
City of Port St. Lucie
121 S.W. Port St. Lucie Blvd
Port St. Lucie, Florida 34984-5099
772.871.5159 office | 772.871.7382 fax
bdolan@cityofpsl.com
www.cityofpsl.com
www.retailstrategies.com/portstlucie

From: rick.ferraro@centannimaritime.com <rick.ferraro@centannimaritime.com>
Sent: Thursday, October 17, 2019 11:22 AM
To: Greg Oravec <Mayor@cityofpsl.com>; Shannon Martin <Shannon.Martin@cityofpsl.com>; Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>; John Carvelli <John.Carvelli@cityofpsl.com>; Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>; MaryAnn Verillo <DeliaM@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>
Subject: Development of a 7-11 Convenience Mart and Gas Station at Publix PGA Verano
Importance: High

All –

As the area around PGA Verano develops commercially, we believe it is important that the

community have input into any "special exception use" applications. The community should

have adequate time to review and respond to special exceptions and be given due consideration

for our concerns.

The city of Port Saint Lucie has been built and won awards for community involvement in the

development process. Sadly, this has not happened on the 7-Eleven project.

Because of the speed at which the application is moving forward, we feel that the community

has not had sufficient time to determine if we have any factual arguments against the applicant's position or the staff recommendations or, in the alternative, to present reasonable demands of the city to have the applicant modify the plan to give PGA Verano better protection.

We should never lose sight that a "special exception" is just that, an exception that was not anticipated by the planned use of the property.

Based on our limited knowledge and opportunity to be involved in the process, we would like to highlight a few concerns that we hope the City Council will address in its review process before approving the project.

1: Traffic

The best that we can determine, no detailed analysis has been performed of actual traffic infrastructure, ingress and egress, current traffic counts or flow, and projected vehicle counts and numbers by ingress and egress when construction is complete and the convenience store and 24-hour gas station located within ¼ mile from I-95 is open for business, especially during peak times "in season" between November and April each year. The applicant relied on simple calculations from the Institute of Transportation Engineers' (ITE) Trip Generation Manual to determine average vehicle trips per day.

Indeed, the "ITE recommends that local rates be established via data collection." Did the city, the applicant or a third part perform data collection of the traffic on Crosstown and Commerce Centre drive in lieu of or in addition to relying on the ITE manual formula which only calculates additional average vehicles per day? That says nothing about where they come from, how they will enter and exit the 7-11 site, especially given current entrance and exit routes, U-turn restrictions and other constraints. Relying on the ITE manual calculation for additional vehicle trips per day appears to be a narrow and invalid analysis of what will occur once opening day arrives.

We respectfully ask that the city have the applicant obtain real time traffic data, not only predicted volume with Crosstown extension being open, but also at peak season levels of traffic, for which the city surely has data. The impact on current and alternative ways out of the 7-Eleven/Publix parking lot for vehicles returning to I-95, to the largest and closest local communities (PGA and Verano and Tradition) should be considered. If this was not done the validity of the application is in question.

2: Noise, glare, odor, or other detrimental effects upon adjoining properties.

The applicant claims that the 'existing berm and landscaping scheme is sufficient'. From whose point of view and as a barrier to what conditions exactly? How tall is the gas canopy? How high are the 7-Eleven light poles front and back? What noise levels and nuisances can the homes closest to 7-Eleven expect to hear from 18 wheel vehicles, gas delivery tankers at early hours of the morning, product delivery trucks, waste removal, etc?

In light of their application for a special exception have they done a lighting or noise study to determine the actual impacts on those homeowners? Verano homes are designed so the master bedrooms and living rooms are on the rear side of the houses...the side closest to/facing the 7-Eleven on Nuova Way.

This is a facility that will be open 24 hours. Does their traffic study address the volume of traffic during late night and early morning hours, especially overnight? The applicant provided no analysis that the existing buffer will be adequate to protect the neighborhood from overnight traffic noise, early morning delivery truck traffic noise and additional intrusive light? This is not a matter of making conclusory statements, application must provide details, specifications and assurances. What is the city going to require, to ensure that the operation of this business does not constitute a visual and/or noise nuisance to residents whose homes are closest to it.

3: Lighting and Signs

Where is the plan with specifications on height of the poles, baffling, spillover, lumens? How tall

is the fuel canopy and how bright will that be? Will it be visible to homes on Nuova Way?

It was not part of the any documents we have seen or that were shown at the public hearing. We

request to see the lighting plan and have it explained as to how it will address community

concerns. "all required light shields on parking lot lighting will be used to minimize glare." Is the

only statement made in the application. Show us the lighting plan.

The applicant's claims are insufficient to support a special exception application. Was the plan

evaluated by the appropriate professionals? If not, why not? Does the city approve the

application solely based on the applicant's claims and promises? That is arbitrary. The plan

shows light poles, but the locations are "tentative." If the location of the light poles and their

impact on the neighborhood have not been determined, how can the application be approved?

4: Is this project really compatible with the adjacent property?

The applicant represents that the site was "carefully" selected in the original PUD. The site was

selected, but use of any part of it for a 24/7 convenience store or gas station was not. If that

were the case, 7-Eleven would not need a special exception. The city must have determined that

the application did not conform to the PUD or a special exception would not have been required.

The applicant suggests that it is compatible with the adjacent property (Publix) because

Publix owns the land and entered into a lease. However, they do not address any of the

incongruent facts that make the use of a 24-hour gas and convenience store inconsistent

with a neighborhood grocery store with limited hours. These are redundant businesses.

Virtually all of the food, beverage, ice, cigarette, lottery and beer/wine products sold in the

convenience store are already sold in Publix with few exceptions¹

5: Consideration of possible impact on public safety in the area

This proposed business is adjacent to a residential area that was never intended to attract

the large numbers of pedestrian and vehicular traffic that a 24-hour 16 pump gas station will bring. The easy on-easy off proximity to the I-95 ramp (less than ½ mile) means the armed robbers, drug traffickers, carjackers, etc. can commit a crime here and get on I-95 in a matter of minutes. It is well established that these types of establishments do cause a rise in both personal and property crimes in the premise on the parking facility. There is no reason to think that this location will be any different. The applicant's establishment may have security provisions, although we have not seen them. But absent any description being provided by the applicant or a security professional we are in the dark as to exactly what they are. Has there been any professional review of the applicant's security plan(s) and an evaluation on how that may be hardened to protect our community? If not, Why not?

Since this is being presented to the council as a quasi-judicial matter and the public is not allowed to ask questions, I would appreciate this being entered into the record so that you and the other council members can consider these concerns and ask the questions on our behalf during your deliberations.

From: Karen Phillips
Sent: Friday, October 18, 2019 4:18 PM
To: Bryan Pankhurst
Subject: FW: 7/11 publix

For 10/28

Karen A. Phillips, City Clerk, CMC
772-871-7325
Karenp@cityofpsl.com

From: Brandon Dolan <BDolan@cityofpsl.com>
Sent: Friday, October 18, 2019 3:07 PM
To: Karen Phillips <karenp@cityofpsl.com>
Subject: FW: 7/11 publix

For the record.



"A City for All Ages"

Brandon Dolan
Executive Assistant
City of Port St. Lucie
121 S.W. Port St. Lucie Blvd
Port St. Lucie, Florida 34984-5099
772.871.5159 office | 772.871.7382 fax
bdolan@cityofpsl.com
www.cityofpsl.com
www.retailstrategies.com/portstlucie

From: Mike O'Connell <ktop48@gmail.com>
Sent: Friday, October 18, 2019 2:23 PM
To: Shannon Martin <Shannon.Martin@cityofpsl.com>; Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>; Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>; John Carvelli <John.Carvelli@cityofpsl.com>; MaryAnn Verillo <DeliaM@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>; Greg Oravec <Mayor@cityofpsl.com>
Subject: Fwd: 7/11 publix

Begin forwarded message:

From: "ktop48@gmail.com" <ktop48@gmail.com>
Subject: 7/11 publix
Date: October 18, 2019 at 2:14:14 PM EDT
To: mayor@cityofpsl.com

my wife

and i are totally against the 7/11 proposal it isn't benefiting the neighborhood the only benefit is the publix corporation

we have 2 gas stations that are 10 minute drives from the verano neighborhood the chevron in pga village and wawa in tradition.

there is no justification for more

mike and cindy o'connell

residents in verano

if you need my address i'll send it

ps i don't know what residents of port st lucie are on the planning board but its obvious they don't live over here whatever they were thinking when they approved this they should be replaced

From: Brandon Dolan
Sent: Monday, October 21, 2019 8:16 AM
To: Karen Phillips
Subject: FW: 7-Eleven Verano Council Hearing 10-28-19

For the record.



"A City for All Ages"

Brandon Dolan
Executive Assistant
City of Port St. Lucie
121 S.W. Port St. Lucie Blvd
Port St. Lucie, Florida 34984-5099
772.871.5159 office | 772.871.7382 fax
bdolan@cityofpsl.com
www.cityofpsl.com
www.retailstrategies.com/portstlucie

From: Max Krupo <maxkrupo@gmail.com>
Sent: Sunday, October 20, 2019 10:40 AM
To: Greg Oravec <Mayor@cityofpsl.com>; Shannon Martin <Shannon.Martin@cityofpsl.com>; Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>; John Carvelli <John.Carvelli@cityofpsl.com>; MaryAnn Verillo <DeliaM@cityofpsl.com>
Cc: Christina Flores <CFlores@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>
Subject: 7-Eleven Verano Council Hearing 10-28-19

On behalf of myself and 500+ of my neighbors, I would like to raise substantive issues we have with the proposed 7-Eleven project at Crosstown Parkway and Commerce Centre Drive.

Since residents, citizens, homeowners are not permitted to ask these questions at the Hearing, I am asking each Council member to carefully consider doing so, for the benefit of the City, at the October 28th hearing. You have that authority and responsibility. There is no mandate to rush this application to approval. You can table the vote or extend the deliberations until additional work is done to satisfy each of you that all due diligence has been completed. I implore you to do that.

1. **Traffic and Transportation.** No analysis or projections of the impact of this business on existing infrastructure was performed. Only an estimate of average daily vehicle trips to the site, based on a formula developed by the ITE, which itself recommends a local transportation volume and ingress/egress study. Why did the City not require this as part of the application? Our specific concern: (A) no traffic volume data was collected on vehicles entering leaving and passing this site, (B) no projections of egress and ingress via Crosstown Parkway, Commerce Centre Drive and return trips to I-95 were developed and the impact on safety, signage, and traffic flow developed (C) existing problems with location and width of Publix's Crosstown Parkway entrance that will be exacerbated by 7-Eleven incoming vehicles—this was not considered or studied.

Now that Crosstown Extension is open and "Season" is starting (with higher volume vehicular traffic), the City should require a traffic count and analysis of current and projected egress/ingress, instead of allowing applicant to proceed without one. There may well be public safety and economic consequences of Planning and Development staff failing to require this in their review.

2. **Crime Impact.** No analysis by a third party commercial/residential security expert or law enforcement officials was performed in connection with the placement of this 24/7 convenience store so close to I-95 exits North and South and hundreds of feet from a dense residential community. No review of the placement and capabilities or monitoring of external security cameras was performed. Why did the City not require this or consider it of interest? Convenience stores attract criminals and miscreants for a variety of reasons that are well known and documented. The potential for panhandling and petty crimes all day and late night drug trafficking, assaults, carjacking, armed robberies and other crimes comes with the placement of a 24/7 operation so close to I-95 ramps in a location where the 7-Eleven will operate alone from 10 pm to 7 AM (when Publix is closed) and on holidays.

3. **Environmental, Lighting, Noise and Nuisance Issues.** These too have been raised by residents who object----not to a business locating there, but to one of this nature----operating 24/7 with a unique set of requirements, some of which pose potential danger, others create nuisances to those who live nearby. Underground gas storage tanks, 16 above-ground fuel dispensing pumps, a gas canopy, bright lighting that will be on all night every night, heavy trucks delivering gas, other trucks receiving gas, at least 841 vehicles per day by the applicant's conservative estimate, the trash receptacles and loading area being placed closest to the rear of resident homes on Nuova Way, where bedrooms are located... Applicant made statements that the existing berm and landscaping "are sufficient"... for what? says who? by what objective standard? When the PUD was created and Crosstown Parkway was built, a fuel station 24/7 was never envisioned there, or a special exception would not have been required. Likewise, no environmental safeguards or risk assessment was mentioned.

Thank You for taking the time to review this and consider our concerns.

Max Krupo

From: Brandon Dolan
Sent: Monday, October 21, 2019 8:13 AM
To: Karen Phillips
Subject: FW: Seven 11

For the record.



"A City for All Ages"

Brandon Dolan
Executive Assistant
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From: kpacelli01 <kpacelli01@yahoo.com>
Sent: Sunday, October 20, 2019 1:10 PM
To: Greg Oravec <Mayor@cityofpsl.com>; Shannon Martin <Shannon.Martin@cityofpsl.com>; Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>; Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>; John Carvelli <John.Carvelli@cityofpsl.com>; MaryAnn Verillo <DeliaM@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>
Subject: Seven 11

Dear To Whom It Concerns, Sandra and I live on 9672 SW Nuova Way in PGA Verano and we strongly disagree with putting a Seven 11 in the area of the Publix on Crosstown Parkway. The traffic at the roundabout, the lights 24 7, the tractor trailers coming in all hours of the night, the noise factor at night and early morning, the clientele and having another gas station/ convenience store right down the road on Fairgrounds Road will make this an undesirable place to live. Please vote a strong NO on this matter. Thank you, Ken Pacelli and Sandra Pacelli

Sent from my Verizon, Samsung Galaxy smartphone

From: Brandon Dolan
Sent: Monday, October 21, 2019 8:18 AM
To: Karen Phillips
Subject: FW: Verano Publix 7-Eleven

For the record.



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From: Sharon Armstrong <ses@armstronginternational.com>
Sent: Saturday, October 19, 2019 1:24 PM
To: Greg Oravec <Mayor@cityofpsl.com>; Shannon Martin <Shannon.Martin@cityofpsl.com>; Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>; Jolein.Caraballo@CityofPSL.com; John Carvelli <John.Carvelli@cityofpsl.com>; MaryAnn Verillo <DeliaM@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>
Subject: Verano Publix 7-Eleven

I live in Verano. I am not in favor of the proposed 7-Eleven near Verano. It is my understanding that no traffic study has been done. It seems redundant to have a 7-Eleven right beside a Publix. I also understand that there is a proposed Circle K close by. Has an impact study been done on crime? I am not opposed to a business in that area just don't want a 24/7 service that will impact homes in our area.

Thanks.

Sharon Armstrong

From: Brandon Dolan
Sent: Monday, October 21, 2019 8:08 AM
To: Karen Phillips
Subject: FW: October 28 Hearing re: 7-Eleven at Verano
Attachments: 7-11 PK process issues and solutions.pdf

For the record.



"A City for All Ages"

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From: Patricia Kuhn <pkuhn322@gmail.com>
Sent: Monday, October 21, 2019 7:31 AM
To: Greg Oravec <Mayor@cityofpsl.com>; Shannon Martin <Shannon.Martin@cityofpsl.com>; Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>; Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>; John Carvelli <John.Carvelli@cityofpsl.com>; MaryAnn Verillo <DeliaM@cityofpsl.com>
Cc: Christina Flores <CFlores@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>
Subject: October 28 Hearing re: 7-Eleven at Verano

In the weeks since we as a community learned from one another about the 7-Eleven to be built by the entrance to our community, we understand that:

- The site on which 7-Eleven proposes to build a convenience store and fuel pumps is zoned commercial general. Publix has the right to sell or lease the land it did not use for its grocery store to another business enterprise. We do not oppose any of that, only the choice of 7-Eleven as a 24/7 operation with 16 fuel pumps as its tenant.
- The City has a quasi-judicial process governing its planning and zoning process, under which taxpayers/homeowners enjoy few rights, no real voice during the review and no place at the decision-making table.
- Taxpayers/homeowners who have legitimate concerns and may be adversely affected by specific types of commercial development abutting their communities have no advocates in the Port St Lucie city government, elected or appointed. The application approval process seems to be 100% pro-business. Our issues with the substance of the 7-Eleven application are legitimate and have to do with traffic and transportation, crime, environmental and nuisance issues. My husband and others have written the Council members separately on these. I am writing about solutions for the process problems. I propose several ideas for how to make the approval process be more transparent and inclusive, even if citizens are only educated and offered advisory roles... and elected officials more willing to listen.

The bottom line: a petition of 500+ signatures (in a 700-home community) being hand-delivered to the City today; questions and objections raised before and during the P&Z hearing in writing; the concerns of 50 or so Verano residents present and words of those who testified; and those same actions that will take place before and during the October 28 hearing... mean nothing to the outcome of this process. Citizen and community interests are entirely peripheral.

The City of Port St Lucie can and should do better. Let this 7-Eleven project and the energy and passion Verano residents demonstrated in a short timeframe in an uphill battle against two big corporations and a city that wasn't listening ... be a learning moment for you. It has been for us.

Attachment: VERANO Resident Issues with the Process, 10-20-2019

October 20, 2019

VERANO RESIDENT ISSUES
with the COMMERCIAL BUILDING APPLICATION
REVIEW/APPROVAL PROCESS

PROBLEM: Verano residents who had legitimate objections to the 7-Eleven Verano Port St Lucie project had every disadvantage of timing and communication in the review and approval process:

(1) There was no public notice that we are aware of concerning site review and approval. We weren't aware there was such a process prior to the 10-1-2019 Special Exception hearing before the Planning and Zoning board.

(2) An eleventh-hour Planning and Zoning notice by the applicant went to only a fraction of the 700-home community and no proof of that notice is required. It amounts to an honor system and the notice is simply a courtesy. The attorney for Gunster, the law firm representing the Applicant said he notified our HOA, Lang Management. Lang denies this and said it was never informed. That letter gave residents less than 15 days' notice of the project and the action about to take place. Some homes are 400-700 feet from the premises in question.

(3) Between 1/3 and 1/4 of our community (our northern US and Canadian homeowners who are here 6 months of the

year) were away in August when the Special Exception Application was filed and a hearing was scheduled for votes in September and then because of Hurricane Dorian, delayed to October. Was the timing coincidental?

(4) Dismissive and arrogant treatment by applicants in a so-called “neighborhood meeting” hastily scheduled one week before the P & Z hearing. This was a limited invitation only, unprofessional, “divide and conquer” type, no-presentation, no nametags of the principals, one-on-one, ad hoc event. A performance that will presumably be repeated on October 23 for the larger Verano community after pressure by the City and/or Publix to do so, three business days before the City Council hearing at which final approval to this project will, in all likelihood, be given.

(5) Extremely restrictive rules on public testimony (3 minutes per person), additional time was not yielded by the chairwoman to a speaker on behalf of 4 residents (who were present and had agreed in advance that he testify on their behalf), inability for the public who testified to question board members or applicant, and lack of public rebuttal at P & Z hearing.

(6) Separate requests to meet with the Mayor and Councilmember for our District to express concerns about traffic and crime and to understand the approval process were both declined. In one case, the quasi-judicial process was cited as an explanation as to why ex parte

communications could not take place, and Section 32.80 (c) of the Florida Statute Section 286.0115 (1) was provided to Verano residents. Yet Subsection 1 sets forth that ex parte communication IS ALLOWED, and goes on to say that “the substance of any ex parte communication with a City Council, Board or Committee member which relates to the quasi-judicial action pending before the said City Council, Board or Committee IS NOT PRESUMED PREJUDICIAL TO THE ACTION if the subject of the communication and the identity of the person, group or entity with whom communication took place IS DISCLOSED AND MADE A PART OF THE RECORD BEFORE THE FINAL ACTION ON THE MATTER.” The two Councilmembers contacted early on to meet with us were able to meet, they chose not to. That raises eyebrows and questions.

Elected officials we approached would not hear or consider legitimate concerns of their constituents in a face-to-face dialogue. Nor did the City Manager, who surely became aware of the volume of Verano issues and objections prior to and during the Planning and Zoning process, via a letter to the editor in the TC Palm and a front-page article in the Voice newspaper. The take-away from all of this is that the process appears to be a closed system, 100% pro-business, and could well be subject to improper influence in the approval process. A third Councilmember did meet with us. She invited city employees to attend, held a professional, objective meeting and heard our concerns. Clearly it is possible to have ex parte meetings as the law states. It is

acceptable for boards and the City Council to use information presented by citizens in writing and orally to consider things staff may have missed in their review and perspectives in deliberations that might not have occurred to the Council and board members that come to light through legitimate community concerns.

SOLUTIONS: The City Manager and City Attorney's Office should look at ways to reform the process to make the review and approval of certain commercial building applications¹ more transparent, the public more informed and aware of the process and their rights as citizens to have reasonable, legitimate input improved. Public officials should not isolate themselves from discussions using the "quasi-judicial" nature of the hearings as a barrier that prohibits such meetings. The changes should remove the appearance and reality of exclusion and impropriety.

Perhaps the City Attorney's office can find ways to inform and include citizens much earlier in the process or to give them a useful role within the confines of the current law when the project abuts their home or could be viewed as controversial. Advisory to the site committee? Advisory to the planning and zoning office before the hearing is scheduled? Or the attorney's office could propose amendments to the law or regulations that the City and the

¹ E.g., Commercial properties located in close proximity to residential properties that may be viewed as controversial, could affect public safety and welfare, could represent bonafide nuisances to the community.

applicants operate under. The City could also encourage or require applicants to conduct some sort of public information/public relations effort early on in the process, to iron out what 'could' become issues before they actually do.

The City Manager could contact ICMA² and see if other jurisdictions have introduced measures to resolve this same problem... citizens being unaware of the process and excluded from the review and decisions about approval commercial businesses that abut their homes. The City should at minimum, publish a flow chart on line that is citizen-friendly showing the steps and review/approval bodies for commercial developments in the City, the opportunities and constraints for citizen participation, and a better explanation of quasi-judicial proceedings than the statute, including training for elected officials on "how to have" ex parte meetings, not how to avoid them.

Thank you for your consideration.

² International City Management Association

From: Brandon Dolan
Sent: Monday, October 21, 2019 8:09 AM
To: Karen Phillips
Subject: FW: Verano group
Attachments: 7-11_Possible_bullet_points.pdf; ATT00001.htm

For the record.



"A City for All Ages"

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From: Clarence W. Kearney <cpacwk@hotmail.com>
Sent: Sunday, October 20, 2019 8:12 PM
To: Greg Oravec <Mayor@cityofpsl.com>; Shannon Martin <Shannon.Martin@cityofpsl.com>; Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>; Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>; John Carvelli <John.Carvelli@cityofpsl.com>; MaryAnn Verillo <DeliaM@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>
Subject: Verano group

Attached are talking points from Verano

Group https://d16kzk4negkp9h.cloudfront.net/77/2e/00/772e00b8a94c5c9cb28330b00fe1caae/7-11_Possible_bullet_points.pdf?Expires=1571616939&Signature=HAYYJtgEd0R~VYfKfbrWozsjlVn4-uVKMmwuYl6noj9ulRVOL1gmL9zckruQgJuu4De4cfQVnoalETdj6yLWVixUVFndb8nllhkP~Nj~CmjGTPNJusxtkkQ0p9Mgoc3XL~HI58a9yGFpexqPnKbFWd3nAbvBKajBhFpRle6JOaY_&Key-Pair-Id=APKAIXBZNN3ZZBIBSIDQ

As the area around PGA Verano develops commercially, we believe it is important that the community have input into any “special exception use” applications. The community should have adequate time to review and respond to special exceptions and be given due consideration for our concerns.

The city of Port Saint Lucie has been built and won awards for community involvement in the development process. Sadly, this has not happened on the 7-Eleven project.

Because of the speed at which the application is moving forward, we feel that the community has not had sufficient time to determine if we have any factual arguments against the applicant's position or the staff recommendations or, in the alternative, to present reasonable demands of the city to have the applicant modify the plan to give PGA Verano better protection.

We should never lose sight that a “special exception” is just that, an exception that was not anticipated by the planned use of the property.

Based on our limited knowledge and opportunity to be involved in the process, we would like to highlight a few concerns that we hope the City Council will address in its review process before approving the project.

1: Traffic

The best that we can determine, no detailed analysis has been performed of actual traffic infrastructure, ingress and egress, current traffic counts or flow, and projected vehicle counts and numbers by ingress and egress when construction is complete and the convenience store and 24-hour gas station located within ½ mile from I-95 is open for business, especially during peak times “in season” between November and April each year. The applicant relied on simple calculations from the Institute of Transportation Engineers’ (ITE) Trip Generation Manual to determine average vehicle trips per day.

Indeed, the "ITE recommends that local rates be established via data collection." Did the city, the applicant or a third part perform data collection of the traffic on Crosstown and Commerce Centre drive in lieu of or in addition to relying on the ITE manual formula which only calculates additional average vehicles per day? That # says nothing about where they come from, how they will enter and exit the 7-11 site, especially given current entrance and exit routes, U-turn restrictions and other constraints. Relying on the ITE manual calculation for additional vehicle trips per day appears to be a narrow and invalid analysis of what will occur once opening day arrives.

We respectfully ask that the city have the applicant obtain real time traffic data, not only predicted volume with Crosstown extension being open, but also at peak season levels of traffic, for which the city surely has data. The impact on current and alternative ways out of the 7-Eleven/Publix parking lot for vehicles returning to I-95, to the largest and closest local communities (PGA and Verano and Tradition) should be considered.

if this was not done the validity of the application is in question.

2: **Noise, glare, odor, or other detrimental effects upon adjoining properties.**__

The applicant claims that the 'existing berm and landscaping scheme is sufficient'. From whose point of view and as a barrier to what conditions exactly? How tall is the gas canopy? How high are the 7-Eleven light poles front and back? What noise levels and nuisances can the homes closest to 7-Eleven expect to hear from 18 wheel vehicles, gas delivery tankers at early hours of the morning, product delivery trucks, waste removal, etc?

In light of their application for a special exception have they done a lighting or noise study to determine the actual impacts on those homeowners? Verano homes are designed so the master bedrooms and living rooms are on the rear side of the houses...the side closest to/facing the 7-Eleven on Nuova Way.

This is a facility that will be open 24 hours. Does their traffic study address the volume of traffic during late night and early morning hours, especially overnight?

The applicant provided no analysis that the existing buffer will be adequate to protect the neighborhood from overnight traffic noise, early morning delivery truck traffic noise and additional intrusive light? This is not a matter of making conclusory statements, application must provide details, specifications and assurances.

What is the city going to require, to ensure that the operation of this business does not constitute a visual and/or noise nuisance to residents whose homes are closest to it.

3: **Lighting and Signs**

Where is the plan with specifications on height of the poles, baffling, spillover, lumens? How tall is the fuel canopy and how bright will that be? Will it be visible to homes on Nuova Way?

It was not part of the any documents we have seen or that were shown at the public hearing. We request to see the lighting plan and have it explained as to how it will address community concerns. "all required light shields on parking lot lighting will be used to minimize glare." Is the only statement made in the application. **Show us the lighting plan.**

The applicant's claims are insufficient to support a special exception application. Was the plan evaluated by the appropriate professionals? If not, why not? Does the city approve the application solely based on the applicant's claims and promises? That is arbitrary. The plan shows light poles, but the locations are "tentative." If the location of the light poles and their impact on the neighborhood have not been determined, how can the application be approved?

4) Is this project really compatible with the adjacent property?

The applicant represents that the site was "carefully" selected in the original PUD. The site was selected, but use of any part of it for a 24/7 convenience store or gas station was not. If that were the case, 7-Eleven would not need a special exception. The city must have determined that the application did not conform to the PUD or a special exception would not have been required.

The applicant suggests that it is compatible with the adjacent property (Publix) because Publix owns the land and entered into a lease. However, they do not address any of the incongruent facts that make the use of a 24-hour gas and convenience store inconsistent with a neighborhood grocery store with limited hours. These are redundant businesses. Virtually all of the food, beverage, ice, cigarette, lottery and beer/wine products sold in the convenience store are already sold in Publix with few exceptions¹

5) Consideration of possible impact on public safety in the area.

This proposed business is adjacent to a residential area that was never intended to attract the large numbers of pedestrian and vehicular traffic that a 24-hour 16 pump gas station will bring. Its easy on-easy off proximity to the I-95 ramp (less than ½ mile) means the armed robbers, drug traffickers, carjackers, etc can commit a crime here and get on I-95 in a matter of minutes. It is well established that these types of establishments do cause a rise in both personal and property crimes in the premise on the parking facility. There is no reason to think that this location will be any different. The applicant's establishment may have security provisions, although we have not seen them. But absent any description being provided by the applicant or a security professional we are in the dark as to exactly what they are.

Has there been any professional review of the applicant's security plan(s) and an evaluation on how that may be hardened to protect our community?

If not, Why not?

Since this is being presented to the council as a quasi-judicial matter and the public is not allowed to ask questions, I would appreciate this being entered into the record so that you and the other council members can consider these concerns and ask the questions on our behalf during your deliberations.

¹ Slurpees, cooked hot dogs, cooked pizza.

From: Brandon Dolan
Sent: Monday, October 21, 2019 9:25 AM
To: Karen Phillips
Subject: FW: 7-11 at PGA Verano Publix

For the record.



"A City for All Ages"

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From: Donna Lagoy <donnalagoy@yahoo.com>
Sent: Monday, October 21, 2019 8:34 AM
To: Greg Oravec <Mayor@cityofpsl.com>; Shannon Martin <Shannon.Martin@cityofpsl.com>; Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>; John Carvelli <John.Carvelli@cityofpsl.com>; Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>; MaryAnn Verillo <DeliaM@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>
Subject: 7-11 at PGA Verano Publix

All,

I am a resident of PGA Verano and moved from Palm City a little over a year ago. I fought the battle to stop Costco from coming to a location in Palm City that would have created major issues for residents including but not limited to, increase in crime and traffic, danger to children walking to school and decreased property values.

I moved from Palm City to PGA Verano as it was a less congested area and I felt it was very resident friendly. You are now looking to put a 7-Eleven outside our gates.

I believe the location is zoned for other types of businesses that would benefit our community so not sure why you would agree to a 7-Eleven that it was not zoned for and that we all know is not going to bring any good people to the area but instead do the opposite.

I am very concerned about the increase of traffic and crime that this will bring that will result in decreased property values.

Many residents drive golf carts to Publix and crossing the road is very safe as everyone pretty much knows to slow down around the circle, will 100's of non-community people know this? Who will be responsible if someone gets killed or injured in the circle as a result? Who is going to pay me the difference my property value plummets?

Was a traffic study and crime study completed? That had to be done when I worked on the Costco project but yet I haven't seen a thing on the topic?

I am pleading with you to not approve this entity from building in that location.

Thank you in advance for listening.

Donna LaGoy
PGA Verano Resident

From: Brandon Dolan
Sent: Monday, October 21, 2019 9:20 AM
To: Karen Phillips
Subject: FW: 7-Eleven convenience store & gas station on Commerce Drive

For the record.

"A City for All Ages"
Brandon Dolan

Executive Assistant

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-----Original Message-----

From: Susan Marino <susankmarino@gmail.com>
Sent: Monday, October 21, 2019 9:17 AM
To: Greg Oravec <Mayor@cityofpsl.com>; Shannon Martin <Shannon.Martin@cityofpsl.com>; MaryAnn Verillo <DeliaM@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>
Subject: 7-Eleven convenience store & gas station on Commerce Drive

To Whom it May Concern,

We are writing you as concerned residents of PGA Verano regarding the possibility of a Seven Eleven being built on Commerce Street outside the entrance to PGA Verano.

Please vote NO!

Currently we (residents of Verano) enjoy a serene neighborhood where residents can bike, walk & use golf carts to get around this beautifully landscaped and quiet neighborhood area. Having a business such as a 24 hour 7-11 convenience store and gas station in close proximity to I95 and so close to our entrance will invite/ encourage travelers to access this area at all hours of the day and night. This will in doubt result in an increase in traffic, including gas tankers, trash, noise, air pollution, people loitering all hours of the day possibly resulting in a high crime rate.

The increased traffic which will occur as the result of this business will have an impact upon pedestrians, bikers and those enjoying the use golf carts. Publix parking lot is already congested and at times, too small for the public who shops at Publix. With Publix adding a cafe/eatery to their establishment and with 7-11 traffic sharing an easement entering and leaving the conjoined current Publix parking lot this will be a potential for accidents (cars and pedestrians) occurring. Additionally, the roundabout, outside Verano entrance and Commerce will be a dangerous nightmare as people, bikers, golf carts and automobiles all compete for these roads.

The homes in Verano are of above average values compared to the typical homes in St Lucie County. Having a 7-11 business in this area will negatively impact our property values and the desirability of this area. Our taxes are high, resulting in a sizable contribution to St. Lucie tax base which may be negatively affected by building 7-11 business.

We are not opposed to adding another business that will add value to this area and our lives. One that won't have a negative impact upon our environment or potentially add a crime element to this area.

Please support preserving a beautiful, serene neighborhood which our community currently enjoys.

Thank you for listening to and hopefully , taking into consideration, our concerns.

Regards,
Susan Marino & Joe Piechocki

Let's improve our community and not bring our community down! The homes in PGA Village and PGA Verano have values from the upper \$200s - \$1million. We also pay a large percentage of the taxes in Port St Lucie and it is time for you to begin to bring services and shops to our area that will compliment our homes and our investments, not take us down!

Please think long and hard before you make a huge mistake that will not be able to be corrected.
Sent from my iPad

From: Brandon Dolan
Sent: Monday, October 21, 2019 8:19 AM
To: Karen Phillips
Subject: FW: Proposed 7 Eleven next to Publix at Verano

For the record.



"A City for All Ages"

Brandon Dolan
Executive Assistant
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From: Gary Costello <garycostello23@gmail.com>
Sent: Saturday, October 19, 2019 10:36 AM
To: Greg Oravec <Mayor@cityofpsl.com>; Shannon Martin <Shannon.Martin@cityofpsl.com>; Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>; John Carvelli <John.Carvelli@cityofpsl.com>; Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>; MaryAnn Verillo <DeliaM@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>
Subject: Proposed 7 Eleven next to Publix at Verano

To All,

Please be advised that we are against the proposed construction of a 7 Eleven near the Publix at Verano. The area where the proposed 7 Eleven is planned for is not conducive for a 24 hour convenience store / gas station. If it was, there would not have been a need to secure a "special exception".

We are not opposed to the improvement of this parcel and understand that it is commercial property, but we were hoping for a more family friendly establishment. Such a businesses would close at a reasonable hour and not impact the neighborhood in a negative way.

Thank you for your attention to this matter.

Best regards,
Gary and Nanci Costello
PGA Verano residents

From: [Karen Phillips](#)
To: [Bryan Pankhurst](#)
Subject: FW: Opposition to 7 Eleven in PGA Verano
Date: Tuesday, October 22, 2019 7:51:08 AM

For 10/28

Karen A. Phillips, City Clerk, CMC
772-871-7325
Karenp@cityofpsl.com

-----Original Message-----

From: Brandon Dolan <BDolan@cityofpsl.com>
Sent: Monday, October 21, 2019 3:59 PM
To: Karen Phillips <karenp@cityofpsl.com>
Subject: FW: Opposition to 7 Eleven in PGA Verano

For the record.

“A City for All Ages”
Brandon Dolan

Executive Assistant

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bdolan@cityofpsl.com
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www.retailstrategies.com/portstlucie

-----Original Message-----

From: Peter <peterkovacs16@yahoo.com>
Sent: Monday, October 21, 2019 3:21 PM
To: Greg Oravec <Mayor@cityofpsl.com>; Shannon Martin <Shannon.Martin@cityofpsl.com>; Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>; Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>; John Carvelli <John.Carvelli@cityofpsl.com>; MaryAnn Verillo <DeliaM@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>
Subject: Opposition to 7 Eleven in PGA Verano

Dear Port St Lucie Officials,

I am a resident of PGA Verano. Adding a 7 Eleven next to I95 and Publix would be a horrible mistake.

1. Increasing non- resident traffic to Commerce Center Drive and our PGA Verano Circle is dangerous.
2. We already have convenience stores: one next to the PGA Clock Tower and Circle K is planned for Crosstown Parkway in a Much Better and safer Location.

3. PGA Verano is not a 24 Hour community so we do not need a 24 Hour store.

4. 7 Eleven sells deadly cigarettes and vaping devices as well as alcohol and many other unhealthy drinks. Slurpees and Big Gulps should be banned, not added to our new community.

5. 7 Eleven attracts a dangerous clientele. The Clerk of the 7 Eleven store in Oakland Park was shot and killed at 12:30 AM this morning.

Nothing good can come from this addition.

Sent from my iPhone

From: Brandon Dolan
Sent: Tuesday, October 22, 2019 8:33 AM
To: Karen Phillips
Subject: FW: 7-11 at PGA Verano Publix

For the record.



"A City for All Ages"

Brandon Dolan
Executive Assistant
City of Port St. Lucie
121 S.W. Port St. Lucie Blvd
Port St. Lucie, Florida 34984-5099
772.871.5159 office | 772.871.7382 fax
bdolan@cityofpsl.com
www.cityofpsl.com
www.retailstrategies.com/portstlucie

From: John Carvelli <John.Carvelli@cityofpsl.com>
Sent: Monday, October 21, 2019 8:13 PM
To: Donna Lagoy <donnalagoy@yahoo.com>
Cc: Russ Blackburn <rblackburn@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>; James Stokes <jstokes@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>
Subject: Re: 7-11 at PGA Verano Publix

Dear Ms. Lagoy

Thank you for taking the time to write .I appreciate your input .
When projects such as this are applied for in the City of Port St. Lucie , I consider information from all sources prior to making a decision . These sources include the applicant of the project, citizens and neighbors , the Planning and Zoning Board decision , and finally , the recommendation of this item by the City Manager , Mr. Blackburn when it comes before the City Council .

Thank you again for your input

John Carvelli
City Councilman

Sent from my iPad

On Oct 21, 2019, at 8:33 AM, Donna Lagoy <donnalagoy@yahoo.com> wrote:

All,

I am a resident of PGA Verano and moved from Palm City a little over a year ago. I fought the battle to stop Costco from coming to a location in Palm City that would have created major issues for residents including but not limited to, increase in crime and traffic, danger to children walking to school and decreased property values.

I moved from Palm City to PGA Verano as it was a less congested area and I felt it was very resident friendly. You are now looking to put a 7-Eleven outside our gates.

I believe the location is zoned for other types of businesses that would benefit our community so not sure why you would agree to a 7-Eleven that it was not zoned for and that we all know is not going to bring any good people to the area but instead do the opposite.

I am very concerned about the increase of traffic and crime that this will bring that will result in decreased property values.

Many residents drive golf carts to Publix and crossing the road is very safe as everyone pretty much knows to slow down around the circle, will 100's of non-community people know this? Who will be responsible if someone gets killed or injured in the circle as a result? Who is going to pay me the difference my property value plummets?

Was a traffic study and crime study completed? That had to be done when I worked on the Costco project but yet I haven't seen a thing on the topic?

I am pleading with you to not approve this entity from building in that location.

Thank you in advance for listening.

Donna LaGoy
PGA Verano Resident

From: Brandon Dolan
Sent: Tuesday, October 22, 2019 8:32 AM
To: Karen Phillips
Subject: FW: October 28 Hearing re: 7-Eleven at Verano

For the record.



Brandon Dolan
Executive Assistant
City of Port St. Lucie
121 S.W. Port St. Lucie Blvd
Port St. Lucie, Florida 34984-5099
772.871.5159 office | 772.871.7382 fax
bdolan@cityofpsl.com
www.cityofpsl.com
www.retailstrategies.com/portstlucie

From: John Carvelli <John.Carvelli@cityofpsl.com>
Sent: Monday, October 21, 2019 8:14 PM
To: Patricia Kuhn <pkuhn322@gmail.com>
Cc: Russ Blackburn <rblackburn@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>; James Stokes <jstokes@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>
Subject: Re: October 28 Hearing re: 7-Eleven at Verano

Dear Ms. Kuhn

Thank you for taking the time to write .I appreciate your input .
When projects such as this are applied for in the City of Port St. Lucie , I consider information from all sources prior to making a decision . These sources include the applicant of the project, citizens and neighbors , the Planning and Zoning Board decision , and finally , the recommendation of this item by the City Manager , Mr. Blackburn when it comes before the City Council .

Thank you again for your input

John Carvelli
City Councilman

Sent from my iPad

On Oct 21, 2019, at 7:31 AM, Patricia Kuhn <pkuhn322@gmail.com> wrote:

In the weeks since we as a community learned from one another about the 7-Eleven to be built by the entrance to our community, we understand that:

- The site on which 7-Eleven proposes to build a convenience store and fuel pumps is zoned commercial general. Publix has the right to sell or lease the land it did not use for

its grocery store to another business enterprise. We do not oppose any of that, only the choice of 7-Eleven as a 24/7 operation with 16 fuel pumps as its tenant.

- The City has a quasi-judicial process governing its planning and zoning process, under which taxpayers/homeowners enjoy few rights, no real voice during the review and no place at the decision-making table.

- Taxpayers/homeowners who have legitimate concerns and may be adversely affected by specific types of commercial development abutting their communities have no advocates in the Port St Lucie city government, elected or appointed. The application approval process seems to be 100% pro-business. Our issues with the substance of the 7-Eleven application are legitimate and have to do with traffic and transportation, crime, environmental and nuisance issues. My husband and others have written the Council members separately on these. I am writing about solutions for the process problems. I propose several ideas for how to make the approval process be more transparent and inclusive, even if citizens are only educated and offered advisory roles... and elected officials more willing to listen.

The bottom line: a petition of 500+ signatures (in a 700-home community) being hand-delivered to the City today; questions and objections raised before and during the P&Z hearing in writing; the concerns of 50 or so Verano residents present and words of those who testified; and those same actions that will take place before and during the October 28 hearing... mean nothing to the outcome of this process. Citizen and community interests are entirely peripheral.

The City of Port St Lucie can and should do better. Let this 7-Eleven project and the energy and passion Verano residents demonstrated in a short timeframe in an uphill battle against two big corporations and a city that wasn't listening ... be a learning moment for you. It has been for us.

Attachment: VERANO Resident Issues with the Process, 10-20-2019

<7-11 PK process issues and solutions.pdf>

From: Brandon Dolan
Sent: Tuesday, October 22, 2019 8:31 AM
To: Karen Phillips
Subject: FW: Proposal for Seven Eleven Outside PGA Verano- What are you Trying to Accomplish?

For the record.



"A City for All Ages"

Brandon Dolan
Executive Assistant
City of Port St. Lucie
121 S.W. Port St. Lucie Blvd
Port St. Lucie, Florida 34984-5099
772.871.5159 office | 772.871.7382 fax
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www.cityofpsl.com
www.retailstrategies.com/portstlucie

From: Edward Epstein <ejepstein@hotmail.com>
Sent: Monday, October 21, 2019 8:50 PM
To: Greg Oravec <Mayor@cityofpsl.com>; Shannon Martin <Shannon.Martin@cityofpsl.com>; Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>; John Carvelli <John.Carvelli@cityofpsl.com>; Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>; MaryAnn Verillo <DeliaM@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>
Subject: Proposal for Seven Eleven Outside PGA Verano- What are you Trying to Accomplish?

Dear Port St Lucie City Officials

My wife and I have recently moved to PGA Verano and based on what we have heard realize that the city has made significant strides in its growth and development. Congratulations to everyone in government positions who have contributed to this.

By now you have heard from many residents of our concerns regarding a Seven Eleven and a very large gas station being recommended for the commercial property adjacent to Publix. Instead of repeating these (and I do agree with all the points my neighbors have made) here are some perspectives I have as a new resident for your consideration:

- Active adult communities are experiencing tremendous growth with an ever-growing number of Floridians and transplants from the Northeast moving here. This adds the potential of significant income available for expenditures that will impact growth of our economy.
- Based on this dynamic I would imagine that there are and will be more expectations regarding what current and potential residents will want to have available to them without having to drive to other communities. Right now I see a plethora of big box stores and franchise businesses but also a significant deficiency in what I would want in my community- expanded cultural activities, encouragement of locally owned businesses, our own community theater attracting first class productions, a new and modern movie theater (have you experienced the sub par local AMC Theater?), diverse non franchise restaurants and cuisine, a major book store, competition for Publix such as a Whole Foods, Trader Joe's and food markets such as Joseph's in Palm Beach Gardens, an outdoor mall that provides creative and different shopping, etc.
- My question therefore is- **what is your vision of our city for the future?** Can it be that you see the beauty of the surrounding area to PGA Verano and Crosstown Parkway filled with more gas stations, convenience stores and fast food restaurants? I certainly hope that you envision a city that will attract and retain people not just because of the housing but because of a community that offers excitement and meets the diverse interests of its population. **In my opinion this proposal is short sighted and lacks a creative strategy to make Port St Lucie an inspiring place to live.**
- One final observation- I attended the Planning and Zoning meeting where the Seven Eleven proposal was presented and was astounded that your government process does not provide opportunity for open dialogue and questions. My business background always has emphasized that for healthy debate and constructive discussion it is critical that one understands the thought process of the other party. I would have appreciated understanding the viewpoint of those who voted for the issue with this question being answered.

Thank you for listening and I request that I be given an opportunity to meet with a member of the City Council or Planning and Zoning Committee to hear their response to my viewpoints.

Edward Epstein

216-544-6678

ejepstein@hotmail.com

From: [John Carvelli](#)
To: [Greg Oravec](#); [Brandon Dolan](#)
Subject: Fwd: Joint Meeting -- October 25, 2019 (10:00 a.m. - 3:00 p.m.) Treasure Coast and South Florida Regional Planning Councils
Date: Monday, October 21, 2019 8:09:05 PM

FYI

John

Sent from my iPad

Begin forwarded message:

From: Liz Gulick <lgulick@tcrpc.org>
Date: October 21, 2019 at 4:18:08 PM EDT
To: Liz Gulick <lgulick@tcrpc.org>
Subject: Joint Meeting -- October 25, 2019 (10:00 a.m. - 3:00 p.m.) Treasure Coast and South Florida Regional Planning Councils

Please **confirm** your attendance for the **October 25, 2019 Joint meeting** of the Treasure Coast and South Florida Regional Planning Councils, if you have not already done so. Thank you.

Meeting Information

-

Friday, October 25, 2019

10:00 a.m. – 3:00 p.m.

Palm Beach Atlantic University

Lassiter Student Center/Weyenberg Center (2nd Floor)

900 South Olive Avenue, West Palm Beach, Florida 33401

-

If you have any questions please call.

Sincerely,

Liz

Liz Gulick
Treasure Coast Regional Planning Council
421 SW Camden Avenue
Stuart, FL 34994
772 221-4060

From: [John Carvelli](#)
To: [Peter](#)
Cc: [Russ Blackburn](#); [Brandon Dolan](#); [James Stokes](#); [Christina Flores](#)
Subject: Re: Opposition to 7 Eleven in PGA Verano
Date: Monday, October 21, 2019 8:12:12 PM

Dear Peter

Thank you for taking the time to write .I appreciate your input .

When projects such as this are applied for in the City of Port St. Lucie , I consider information from all sources prior to making a decision . These sources include the applicant of the project, citizens and neighbors , the Planning and Zoning Board decision , and finally , the recommendation of this item by the City Manager , Mr. Blackburn when it comes before the City Council .

Thank you again for your input

John Carvelli
City Councilman

Sent from my iPad

> On Oct 21, 2019, at 3:21 PM, Peter <peterkovacs16@yahoo.com> wrote:

>

> Dear Port St Lucie Officials,

>

> I am a resident of PGA Verano. Adding a 7 Eleven next to I95 and Publix would be a horrible mistake.

>

> 1. Increasing non- resident traffic to Commerce Center Drive and our PGA Verano Circle is dangerous.

>

> 2. We already have convenience stores: one next to the PGA Clock Tower and Circle K is planned for Crosstown Parkway in a Much Better and safer Location.

>

> 3. PGA Verano is not a 24 Hour community so we do not need a 24 Hour store.

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> 4. 7 Eleven sells deadly cigarettes and vaping devices as well as alcohol and many other unhealthy drinks. Slurpees and Big Gulps should be banned, not added to our new community.

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> 5. 7 Eleven attracts a dangerous clientele. The Clerk of the 7 Eleven store in Oakland Park was shot and killed at 12:30 AM this morning.

>

> Nothing good can come from this addition.

>

>

> Sent from my iPhone

>

Bryan Pankhurst

From: John Carvelli
Sent: Saturday, October 12, 2019 5:31 PM
To: Tamara Safreed
Cc: Russ Blackburn; Brandon Dolan; Christina Flores
Subject: Re: 7-Eleven

Ms. Safreed

Thank you for taking the time to write .I appreciate your input .

When projects such as this are applied for in the City of Port St. Lucie , I consider information from all sources prior to making a decision . These sources include the applicant of the project, citizens and neighbors , the Planning and Zoning Board decision , and finally , the recommendation of this item by the City Manager , Mr. Blackburn when it comes before the City Council .

Thank you again for your input

John Carvelli

Sent from my iPad

On Oct 12, 2019, at 12:16 PM, Tamara Safreed <tamsafreed@me.com> wrote:

As a PGA Verano Resident, these are the concerns I have, as do many of my neighbors.

1. Convenience stores bring nuisance crimes like panhandling and serious crimes like carjacking (like the one that occurred in Martin County), armed robberies, drug trafficking especially with easy on easy off to I-95. This is the same concern that the Police Officer's in the station near your City Council has.
2. The additional 841+ vehicles per day are going to bring noise, trash and volume to our circle.
3. 7-Eleven is redundant: Everything they sell except for hotdogs and pizza are sold in Publix and **'no'** this will not be a **"local hangout"** for the Verano Resident's as the Councilman for 7-Eleven stated at the Planing and Zoning meeting on October 1, 2019.
4. The signage, lighting, landscaping, and environmental concerns like (gas leaks and odors} just hundreds of feet from homes is not what we need.

Bringing a 7-Eleven outside our gate, would be the worst decision this city could make. What we need are more **local business** in the area. A nice family own restaurant would be great and **"not"** another "Fast Food Chain Restaurant".

I've been a full time Florida Resident for over 40+ years, from Miami as far north as Jacksonville, Saint Augustine and Orlando. When I decided to retire and saw how beautiful PGA Verano was. I knew this was the place for me. Living in this beautiful and safe community is feels like being on a cruise and our homes are our cabins. But now having a 7-Eleven that will be open 24/7 all that will be gone.

Since I heard the new's that a 7-Eleven was going to build outside of our gates, I started to look at different communities in North Carolina. I've narrowed my search to Chapel Hill North Carolina. It's very sad what this will do to the PGA Verano Community.

Thank You
Tamara Safreed

Bryan Pankhurst

From: John Carvelli
Sent: Friday, October 18, 2019 10:20 AM
To: katknight@gmail.com
Cc: Russ Blackburn
Subject: Re: 7-Eleven Special Exception Application at PGA Verano

Ms. Knight

Thank you for taking the time to write .I appreciate your input .

When projects such as this are applied for in the City of Port St. Lucie , I consider information from all sources prior to making a decision . These sources include the applicant of the project, citizens and neighbors , the Planning and Zoning Board decision , and finally , the recommendation of this item by the City Manager , Mr. Blackburn when it comes before the City Council .

Thank you again for your input

John Carvelli

Sent from my iPad

On Oct 18, 2019, at 7:21 AM, "katknight@gmail.com" <katknight@gmail.com> wrote:

As the area around PGA Verano develops commercially, it is important that the community have input into any "special exception use" applications. The community should have adequate time to review and respond to special exceptions and be given due consideration for our concerns.

The city of Port Saint Lucie has been built and won awards for community involvement in the development process. Sadly, this has not happened on the 7-Eleven project.

Because of the speed at which the application is moving forward, we feel that the community has not had sufficient time to determine if we have any factual arguments against the applicant's position or the staff recommendations or, in the alternative, to present reasonable demands of the city to have the applicant modify the plan to give PGA Verano better protection.

We should never lose sight that a "special exception" is just that, an exception that was not anticipated by the planned use of the property.

Based on our limited knowledge and opportunity to be involved in the process, we would like to highlight a few concerns that we hope the City Council will address in its review process before approving the project.

1: Traffic

The best that we can determine, no detailed analysis has been performed of actual traffic infrastructure, ingress and egress, current traffic counts or flow, and projected vehicle counts and numbers by ingress and egress when construction is complete and the convenience store and 24-hour gas station located within 1/2 mile from I-95 is open for business, especially during peak times "in season" between November and April each year. The applicant relied on simple calculations from the ITE manual. Indeed, the ITE recommends that local rates be established via data collection." Did the city, the applicant or a third part perform data collection of the traffic on Crosstown and Commerce Centre drive in lieu of or in addition to relying on the ITE manual formula which only calculates additional average vehicles per day? That # says nothing about where they come from, how they will enter and exit the 7-

11 site, especially given current entrance and exit routes, U-turn restrictions and other constraints. Relying on the ITE manual calculation for additional vehicle trips per day appears to be a narrow and invalid analysis of what will occur once opening day arrives.

We respectfully ask that the city have the applicant obtain real time traffic data, not only predicted volume with Crosstown extension being open, but also at peak season levels of traffic, for which the city surely has data. The impact on current and alternative ways out of the 7-Eleven/Publix parking lot for vehicles returning to I-95, to the largest and closest local communities (PGA and Verano and Tradition) should be considered.

Institute of Transportation Engineers' (ITE) Trip Generation Manual to determine average vehicle trips per day. If this was not done, the validity of the application is in question.

2: Noise, glare, odor, or other detrimental effects upon adjoining properties.

The applicant claims that the 'existing berm and landscaping scheme is sufficient'. From whose point of view and as a barrier to what conditions exactly? How tall is the gas canopy? How high are the 7-Eleven light poles front and back? What noise levels and nuisances can the homes closest to 7-Eleven expect to hear from 18 wheel vehicles, gas delivery tankers at early hours of the morning, product delivery trucks, waste removal, etc?

In light of their application for a special exemption, have they done a lighting or noise study to determine the actual impacts on those homeowners? Verano homes are designed so the master bedrooms and living rooms are on the rear side of the houses... the side closest to/facing the 7-Eleven on Nuova Way.

This is a facility that will be open 24 hours. Does their traffic study address the volume of traffic during late night and early morning hours, especially overnight?

The applicant provided no analysis that the existing buffer will be adequate to protect the neighborhood from overnight traffic noise, etc. The application must provide details, specifications and assurances.

What is the city going to require, to ensure that the operation of this business does not constitute a visual and/or noise nuisance to residents whose homes are closest to it.

3: Lighting and Signs

Where is the plan with specifications on height of the poles, baffling, spillover, lumens? How tall is the fuel canopy and how bright will that be? Will it be visible to homes on Nuova Way?

It was not part of the any documents we have seen or that were shown at the public hearing. We request to see the lighting plan and have it explained as to how it will address community concerns. "all required light shields on parking lot lighting will be used to minimize glare." is the only statement made in the application. We should be shown the lighting plan.

The applicant's claims are insufficient to support a special exception application. Was the plan evaluated by the appropriate professionals? If not, why not? Does the city approve the application solely based on the applicant's claims and promises? That is arbitrary. The plan shows light poles, but the locations are "tentative." If the location of the light poles and their impact on the neighborhood have not been determined, how can the application be approved?

4) Is this project really compatible with the adjacent property?

The applicant represents that the site was "carefully" selected in the original PUD. The site was selected, but use of any part of it for a 24/7 convenience store or gas station was not. If that were the case, 7-11 would not need a special exemption. The city must have determined that the application did not conform to the PUD or a special exception would not have been required.

The applicant suggests that it is compatible with the adjacent property (Publix) because Publix owns the land and entered into a lease. However, they do not address any of the incongruent facts that make the use of a 24-hour gas and convenience store inconsistent with a neighborhood grocery store with limited hours. These are redundant businesses. Almost all of the food, beverage, ice, cigarette, lottery and beer/wine products sold in the convenience store are already sold in Publix with few exceptions

5) Consideration of possible impact on public safety in the area.

This proposed business is adjacent to a residential area that was never intended to attract the large numbers of pedestrian and vehicular traffic that a 24-hour 16 pump gas station will bring. Its easy on-easy off proximity to the I-95 ramp (less than 1/2 mile) means the armed robbers, drug traffickers, carjackers, etc can commit a crime here and get on I-95 in a matter of minutes. It is well established that these types of establishments do cause a rise in both personal and property crimes in the premise on the parking facility. There is no reason to think that this location will be any different. The applicant's establishment may have security provisions, although we have not seen them. But without any description being provided by the applicant or a security professional we are in the dark as to exactly what they are.

Has there been any professional review of the applicant's security plan(s) and an evaluation on how that may be hardened to protect our community? If not, Why not?

Since this is being presented to the council as a quasi-judicial matter and the public is not allowed to ask questions, I would appreciate this being entered into the record so that you and the other council members can consider these concerns and ask the questions on our behalf during your deliberations.

Sincerely,

Kathryn Knight

9900 SW Torriente Lane

Bryan Pankhurst

From: John Carvelli
Sent: Sunday, October 20, 2019 12:39 PM
To: Max Krupo
Cc: Russ Blackburn; James Stokes; Brandon Dolan
Subject: Re: 7-Eleven Verano Council Hearing 10-28-19

Mr Krupo

Thank you for taking the time to write .I appreciate your input .

When projects such as this are applied for in the City of Port St. Lucie , I consider information from all sources prior to making a decision . These sources include the applicant of the project, citizens and neighbors , the Planning and Zoning Board decision , and finally , the recommendation of this item by the City Manager , Mr. Blackburn when it comes before the City Council .

Thank you again for your input

John Carvelli

Sent from my iPad

On Oct 20, 2019, at 10:40 AM, Max Krupo <maxkrupo@gmail.com> wrote:

On behalf of myself and 500+ of my neighbors, I would like to raise substantive issues we have with the proposed 7-Eleven project at Crosstown Parkway and Commerce Centre Drive.

Since residents, citizens, homeowners are not permitted to ask these questions at the Hearing, I am asking each Council member to carefully consider doing so, for the benefit of the City, at the October 28th hearing. You have that authority and responsibility. There is no mandate to rush this application to approval. You can table the vote or extend the deliberations until additional work is done to satisfy each of you that all due diligence has been completed. I implore you to do that.

1. Traffic and Transportation. No analysis or projections of the impact of this business on existing infrastructure was performed. Only an estimate of average daily vehicle trips to the site, based on a formula developed by the ITE, which itself recommends a local transportation volume and ingress/egress study. Why did the City not require this as part of the application? Our specific concern: (A) no traffic volume data was collected on vehicles entering leaving and passing this site, (B) no projections of egress and ingress via Crosstown Parkway, Commerce Centre Drive and return trips to I-95 were developed and the impact on safety, signage, and traffic flow developed (C) existing problems with location and width of Publix's Crosstown Parkway entrance that will be exacerbated by 7-Eleven incoming vehicles—this was not considered or studied.

Now that Crosstown Extension is open and “Season” is starting (with higher volume vehicular traffic), the City should require a traffic count and analysis of current and projected egress/ingress, instead of allowing applicant to proceed without one. There may well be public safety and economic consequences of Planning and Development staff failing to require this in their review.

2. Crime Impact. No analysis by a third party commercial/residential security expert or law enforcement officials was performed in connection with the placement of this 24/7 convenience store so close to I-95 exits North and South and hundreds of feet from a dense residential community. No review of the placement and capabilities or monitoring of external security cameras was performed. Why did the City not require this or consider it of interest? Convenience stores attract criminals and miscreants for a variety of reasons that are well known and documented. The potential for panhandling and petty crimes all day and late night drug trafficking, assaults, carjacking, armed robberies and other crimes comes with the placement of a 24/7 operation so close to I-95 ramps in a location where the 7-Eleven will operate alone from 10 pm to 7 AM (when Publix is closed) and on holidays.

3. Environmental, Lighting, Noise and Nuisance Issues. These too have been raised by residents who object----not to a business locating there, but to one of this nature----operating 24/7 with a unique set of requirements, some of which pose potential danger, others create nuisances to those who live nearby. Underground gas storage tanks, 16 above-ground fuel dispensing pumps, a gas canopy, bright lighting that will be on all night every night, heavy trucks delivering gas, other trucks receiving gas, at least 841 vehicles per day by the applicant's conservative estimate, the trash receptacles and loading area being placed closest to the rear of resident homes on Nuova Way, where bedrooms are located... Applicant made statements that the existing berm and landscaping "are sufficient" ... for what? says who? by what objective standard? When the PUD was created and Crosstown Parkway was built, a fuel station 24/7 was never envisioned there, or a special exception would not have been required. Likewise, no environmental safeguards or risk assessment was mentioned.

Thank You for taking the time to review this and consider our concerns.

Max Krupo

Bryan Pankhurst

From: John Carvelli
Sent: Saturday, October 12, 2019 5:41 PM
To: Clarence W. Kearney
Cc: Russ Blackburn; Brandon Dolan; Christina Flores
Subject: Re: 7-Eleven Verano

Mr. and Mrs Kearney

Thank you for taking the time to write .I appreciate your input .

When projects such as this are applied for in the City of Port St. Lucie , I consider information from all sources prior to making a decision . These sources include the applicant of the project, citizens and neighbors , the Planning and Zoning Board decision , and finally , the recommendation of this item by the City Manager , Mr. Blackburn when it comes before the City Council .

Thank you again for your input

John Carvelli

Sent from my iPad

> On Oct 7, 2019, at 9:36 PM, Clarence W. Kearney <cpacwk@hotmail.com> wrote:

>

> Hi to all - just a note that my wife and I and many of our Verano neighbors are NOT opposed to the 7-Eleven store. There is a vocal group of our neighbors, but they do not speak for all of Verano. Regards, Clarence & Sandra Kearney

>

> Sent from my iPhone

> Clarence W. Kearney, CPA

> 10311 SW VISCONTI WAY

> Port St Lucie, FL. 34986

>

>

Bryan Pankhurst

From: John Carvelli
Sent: Friday, October 18, 2019 12:54 PM
To: Clarence W. Kearney
Cc: Russ Blackburn; Brandon Dolan; Christina Flores; James Stokes
Subject: Re: 7-Eleven

Mr. Kearney

Thank you for the information .

John Carvelli

Sent from my iPad

> On Oct 18, 2019, at 10:48 AM, Clarence W. Kearney <cpacwk@hotmail.com> wrote:
>
> FYI - see below re: Verano group plans
>
>
>
> Sent from my iPhone
> Clarence W. Kearney, CPA
> 10311 SW VISCONTI WAY
> Port St Lucie, FL. 34986
>
>
> <image2.png>

Bryan Pankhurst

From: John Carvelli
Sent: Saturday, October 19, 2019 8:05 AM
To: Mike O'Connell
Cc: Russ Blackburn; James Stokes; Brandon Dolan; Christina Flores
Subject: Re: 7/11 publix

Mr. O'Connell .

Thank you for taking the time to write .I appreciate your input .

When projects such as this are applied for in the City of Port St. Lucie , I consider information from all sources prior to making a decision . These sources include the applicant of the project, citizens and neighbors , the Planning and Zoning Board decision , and finally , the recommendation of this item by the City Manager , Mr. Blackburn when it comes before the City Council .

Thank you again for your input

John Carvelli

Sent from my iPad

On Oct 18, 2019, at 2:23 PM, Mike O'Connell <ktop48@gmail.com> wrote:

Begin forwarded message:

From: "<ktop48@gmail.com>" <ktop48@gmail.com>
Subject: 7/11 publix
Date: October 18, 2019 at 2:14:14 PM EDT
To: mayor@cityofpsl.com

my wife
and i are totally against the 7/11 proposal it isn't benefiting the neighborhood the only
benefit is the publix corporation
we have 2 gas stations that are 10 minute drives from the verano neighborhood the
chevron in pga village and wawa in tradition.
there is no justification for more
mike and cindy o'connell
residents in verano
if you need my address i'll send it

ps i don't know what residents of port st lucie are on the planning board but its obvious they don't live
over here whatever they were thinking when they approved this they should be replaced

Bryan Pankhurst

From: John Carvelli
Sent: Thursday, October 17, 2019 12:13 PM
To: DAVID CHENOWITH
Cc: Russ Blackburn; Brandon Dolan; Christina Flores; James Stokes
Subject: Re: Absolute No to 7/11 Verano!!!

Mr Chenowith

Thank you for taking the time to write .I appreciate your input .

When projects such as this are applied for in the City of Port St. Lucie , I consider information from all sources prior to making a decision . These sources include the applicant of the project, citizens and neighbors , the Planning and Zoning Board decision , and finally , the recommendation of this item by the City Manager , Mr. Blackburn when it comes before the City Council .

Thank you again for your input

John Carvelli

Sent from my iPad

On Oct 15, 2019, at 2:16 PM, DAVID CHENOWITH <d.chenowith@comcast.net> wrote:

----- Original Message -----

From: DAVID CHENOWITH <d.chenowith@comcast.net>
To: d.chenowith@verizon.net, d.chenowith@comcast.net
Date: October 15, 2019 at 1:48 PM
Subject: Fwd: Absolute No to 7/11 Verano!!!

----- Original Message -----

From: DAVID CHENOWITH <d.chenowith@comcast.net>
To:
Date: at
Subject: Absolute No to 7/11 Verano!!!

To Those who represent our voices,

The mere fact that this is an exception demonstrates that it is contrary to the design plan.

This is presently a bedroom/ retired /golf community. This isn't what we need. This isn't what we want.

There are at least 10 Gas stations within a 10 minute drive from my house and probably as many convenience stores.

Once there is a gas station there will always be a gas station, with all the environmental risks associated with it.

This property was designed for Local traffic and unless the ingress and egress are reworked for global traffic,

Exit 120 will become problematic ie. traffic congestion, accidents. (not convenient!)

This project represents all the greed, vice and short sightedness our our present society.

We are new residents here and we picked Verano, primarily, for what it wasn't.

It wasn't overcrowded, it wasn't ugly with lights, retail signs, traffic and noise and it wasn't too far from essentials.

We realized that eventually some of these values would be compromised.

All nice places are destroyed by vice and over development.

Publix was the only representation of these disinterests but at least Publix demonstrates quality.

I have already spent more time in negative contemplation of this plan than I have spent in convenience stores my whole life combined.

By the time this process is over it will probably be more time than I have spent in Gas stations too.

Gas is on the way out, unless you want to breathe artificial air ,drink bottled water and live indoors for eternity.

Convenience is making the whole planet fat and lazy.

Convenience stores are probably 97% useless.

They offer minimum variety at a maximum price.

They are usually understaffed and subsequently, inconvenient and dangerous.

They provide a target for criminal activity that no one needs.

The only time I need convenience, is when I travel and that is only because,

you can't carry everything you might need in an overhead bag.

I am far more likely to need a Hospital than a convenience store but

I'm sure I could never get to a hospital in less than 10 minutes.

GAS and SLURPIES, that's what I truly need!

I'm in the 750 zone,

I don't want anything there.

I don't want the pollution.

I don't want the addition noise.

I don't want the additional Light.

I don't want fuel in my water.

I don't want the additional traffic.

I don't need the convenience.

If you need to put something there I would prefer a place to eat a real meal, a real bakery, a real cafe.

Please

be the cure.

don't be the problem,

Bryan Pankhurst

From: John Carvelli
Sent: Thursday, October 17, 2019 12:07 PM
To: CAROL SCHOELLNAST
Subject: Re: Against 7-Eleven Project

Ms Schoellnast

Thank you for taking the time to write .I appreciate your input .

When projects such as this are applied for in the City of Port St. Lucie , I consider information from all sources prior to making a decision . These sources include the applicant of the project, citizens and neighbors , the Planning and Zoning Board decision , and finally , the recommendation of this item by the City Manager , Mr. Blackburn when it comes before the City Council .

Thank you again for your input

John Carvelli

Sent from my iPad

On Oct 16, 2019, at 2:55 PM, CAROL SCHOELLNAST <cschoellnast@msn.com> wrote:

Appreciate passing on this message prior to the next meeting.

I like to voice my disapproval of the proposed 7-ELEVEN project near PGA VERANO.

Allowing the variance use of the land for 7-ELEVEN is met with great resistance by my community.

This project will change the character and appearance of our community and presents a real concern, risk and dangers none of us imagined when we bought our home here.

One major concern is traffic and safety. PSL is proud of their low crime record and the ½ cent sales tax going to road and traffic improvements. The final approval to go forward with this project will go against PSL positive mission and surely show me that there is no concern for Verano's residents.

Please add my comments to the so many others that are against this project and decline your approval at the next meeting.

Respectively,

Carolyn Schoellnast 908 566-5427

10546 SW Capraia Way

PSL, FL 34986

Bryan Pankhurst

From: John Carvelli
Sent: Thursday, October 17, 2019 12:32 PM
To: Walter Schoellnast
Cc: Russ Blackburn; Brandon Dolan; Christina Flores; James Stokes
Subject: Re: Against 7-ELEVEN Project

Mr. Schoellnast

Please see the message that I have been sending residents in the Verano area .

Thank you for taking the time to write .I appreciate your input .

When projects such as this are applied for in the City of Port St. Lucie , I consider information from all sources prior to making a decision . These sources include the applicant of the project, citizens and neighbors , the Planning and Zoning Board decision , and finally , the recommendation of this item by the City Manager , Mr. Blackburn when it comes before the City Council .

Thank you again for your input

John Carvelli

Sent from my iPad

On Oct 16, 2019, at 2:54 PM, Walter Schoellnast <wschoellnast@msn.com> wrote:

Please pass this message on to the folks making the decision on the 7-Eleven project prior to the next meeting.

The proposed 7-ELEVEN project near PGA VERANO has been met with great resistance by the community.

I like to add my similar comments.

Publix has the right to utilize the land for commercial purposes, but allowing a Variance for the 7-ELEVEN project will change the character and appearance of our community and presents a real concern, risk and dangers none of us imagined when we bought our home here.

One major concern is traffic and safety. PSL is proud of their low crime record and the ½ cent sales tax going to road and traffic improvements. The final approval to go forward with this project will go against PSL positive mission and surely show me that there is no concern for Verano's residents.

Please add my comments to the so many others that are against this project and decline your approval at the next meeting.

Respectively,

Walter Schoellnast 908 566-5427

10546 SW Capraia Way
PSL, FL 34986

Bryan Pankhurst

From: John Carvelli
Sent: Friday, October 18, 2019 1:00 PM
To: h z
Cc: Russ Blackburn; James Stokes; Brandon Dolan; Christina Flores
Subject: Re: Comments to City Council RE: P19-099 Seven Eleven #38890

Mr.Spitzer

Thank you for taking the time to write .I appreciate your input .

When projects such as this are applied for in the City of Port St. Lucie , I consider information from all sources prior to making a decision . These sources include the applicant of the project, citizens and neighbors , the Planning and Zoning Board decision , and finally , the recommendation of this item by the City Manager , Mr. Blackburn when it comes before the City Council .

Thank you again for your input

John Carvelli

Sent from my iPad

> On Oct 18, 2019, at 12:34 PM, h z <howardzzzz@yahoo.com> wrote:

>

> Greetings City Council:

> This email is to express our concern regarding the proposed zoning change for a 7-Eleven Gas station and convenience store to be built next to Publix Verano.

> We are residents of PGA Verano and have concerns about this rezoning request.

> Our concerns are:

> * The amount of traffic that will increase exponentially from 7-Eleven customers on Commerce Center drive. We believe that the provided

> number of 841 daily trips to be a very low number, and actually may be quite a bit higher. We request that a detailed traffic study for this specific site be

> conducted.

> * The traffic coming from Tradition area on Crosstown will have to make a left turn and use the Verano Roundabout to enter the 7-Eleven

> will increase greatly, creating circle overload and hazardous driving and walking conditions.

> * The cars exiting from the 7-Eleven on to Commerce Center Drive that want to return to Route 95 will be forced to use the Verano

> Roundabout. This will cause traffic congestion and a safety hazard to residents and those performing landscaping services to the area.

> * The amount of additional cars and trucks that will exit route 95 to purchase gas and be using the Verano Roundabout, as 7-Eleven may have attractive gas

> prices. With highway advertising, this may easily exceed car count estimates.

> * The additional noise that will be generated from the 7-Eleven operations 24 hours per day 7 days per week will impact the quality of life

- > for homeowners and residents of Verano. The location of the proposed 7-Eleven will be 420 feet away from the closest homes in Verano.
- > Gas Deliveries can occur at any time of the day. Commercial refuse services may start very early. The close proximity to our homes will
- > impact the quality of life for the Verano residents and others in the area.
- > * The lighting from the 7-Eleven canopy and the area lighting will be seen in the evening hours and affect the serenity that is enjoyed by
- > the residents and passersby to the area.
- > * We have environmental concerns with the storage and delivery of thousands of gallons of fuel every few days in close proximity to our neighborhood. There
- > is always potential for a spill directly to the storm sewers and impacting our neighborhood. Even withstanding full compliance with the safety codes, an
- > unforeseen disaster is possible.
- > * All of these issues will likely have a negative impact on the residents of PGA Verano as far as property values and quality of life.
- >
- > Please enter on the record that as residents of PGA Verano, we are AGAINST the zoning change P19-099 Seven Eleven#38890 and request that this change of zoning request be DENIED.
- >
- > Thank You.
- >
- > Howard Spitzer
- > Cecilia Spitzer
- > 17080 SW Ambrose Way
- > Port St Lucie, FL 34986

Bryan Pankhurst

From: John Carvelli
Sent: Wednesday, October 09, 2019 12:25 PM
To: Chris Miret
Subject: Re: Email Councilman John Carvelli | Email from Website

Chris

Thank you for emailing me .

John

Sent from my iPad

On Oct 9, 2019, at 11:52 AM, Chris Miret <chrismiret@gmail.com> wrote:

Hello John. I hope all is well with you and your family. I am writing you today to voice my opposition to the special exemption for the 7-11 on Crosstown. As a resident in Verano, I feel this would be a huge detraction for our beautiful community, and bring too much traffic to our gate entrance circle. I will be attending the council meeting at the end of the month. Thank you for your consideration on this matter.

Chris Miret

10967 SW Visconti Way

Sent from [Mail](#) for Windows 10

Bryan Pankhurst

From: John Carvelli
Sent: Saturday, October 12, 2019 5:36 PM
To: Chris Miret
Cc: Russ Blackburn; Brandon Dolan; Christina Flores
Subject: Re: Email Councilman John Carvelli | Email from Website

Chris

Thanks for the email . I drove by the site and looked at its location

Please see the note below I have been sending Verano residents . I will review this carefully .Call me if you want , 772-486-0051

John

When projects such as this are applied for in the City of Port St. Lucie , I consider information from all sources prior to making a decision . These sources include the applicant of the project, citizens and neighbors , the Planning and Zoning Board decision , and finally , the recommendation of this item by the City Manager , Mr. Blackburn when it comes before the City Council .

Thank you again for your input

John Carvelli

Sent from my iPad

On Oct 9, 2019, at 11:52 AM, Chris Miret <chrismiret@gmail.com> wrote:

Hello John. I hope all is well with you and your family. I am writing you today to voice my opposition to the special exemption for the 7-11 on Crosstown. As a resident in Verano, I feel this would be a huge detraction for our beautiful community, and bring too much traffic to our gate entrance circle. I will be attending the council meeting at the end of the month. Thank you for your consideration on this matter.

Chris Miret

10967 SW Visconti Way

Sent from [Mail](#) for Windows 10

Bryan Pankhurst

From: John Carvelli
Sent: Sunday, October 20, 2019 8:35 AM
To: James Stokes
Cc: Russ Blackburn; Brandon Dolan
Subject: Re: IMMEDIATE ATTENTION -- RE: 7-Eleven @ Verano (P19-098)

Jim

Thank you. I saw your email first and did not open the prior email.

John

Sent from my iPad

On Oct 18, 2019, at 2:44 PM, James Stokes <jstokes@cityofpsl.com> wrote:

I would ask the Mayor and Council to NOT read the memorandum which was attached to this original email. It reflects conversation of staff members with various members of Council and could be construed as a conduit for a Sunshine violation.

Please call me if you have any questions!!!

Jim Stokes

City Attorney

Florida has a very broad public records law. As a result, any written communication created or received by the City of Port St. Lucie officials and employees will be made available to the public and media, upon request, unless otherwise exempt. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by phone or in writing.

From: Jasmin Padova <JasminP@cityofpsl.com>

Sent: Friday, October 18, 2019 1:36 PM

To: Greg Oravec <Mayor@cityofpsl.com>; Shannon Martin <Shannon.Martin@cityofpsl.com>; Stephanie Morgan <Stephanie.Morgan@cityofpsl.com>; Jolien Caraballo <Jolien.Caraballo@cityofpsl.com>; John Carvelli <John.Carvelli@cityofpsl.com>

Cc: Jesus Merejo <jmerejo@cityofpsl.com>; David Graham <DGraham@cityofpsl.com>; Patricia Roebling <patr@cityofpsl.com>; MaryAnn Verillo <DeliaM@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>; Brad Macek <bmacek@cityofpsl.com>; Bridget Kean <BKean@cityofpsl.com>; Carmen Capezzuto <CarmenC@cityofpsl.com>; David Graham <DGraham@cityofpsl.com>; Denise French <DFrench@cityofpsl.com>; James Stokes <jstokes@cityofpsl.com>; Jeffery Snyder <JSnyder@cityofpsl.com>; Jerome Post <jpost@cityofpsl.com>; Jesus Merejo <jmerejo@cityofpsl.com>; Joel Dramis <Jdramis@cityofpsl.com>; John Bolduc <JBolduc@cityofpsl.com>; Karen Phillips <karenp@cityofpsl.com>; Kate Parmelee <KParmelee@cityofpsl.com>; Kimberly Sala <KSala@cityofpsl.com>; Kristina Ciuperger <KristinaC@cityofpsl.com>; Laura O'Brien <LOBrien@cityofpsl.com>; Lenora Sevilian <lsevilian@cityofpsl.com>; Linda McCarthy <lmccarthy@cityofpsl.com>; Lorraine Prussing <LorraineP@cityofpsl.com>; MaryAnn Verillo <DeliaM@cityofpsl.com>; Melissa Jungjohan <mjungjohan@cityofpsl.com>; Molly McKinney <MMcKinney@cityofpsl.com>; Patricia Roberts <PROberts@cityofpsl.com>; Patricia Roebling <patr@cityofpsl.com>; Renee Major <ReneeM@cityofpsl.com>; Robert Sweeney <RSweeney@cityofpsl.com>; Roger Jacob <Roger.Jacob@cityofpsl.com>; Roxanne Chesser

<RoxanneC@cityofpsl.com>; Sarah Prohaska <sprohaska@cityofpsl.com>; Sherman Conrad
<ShermanC@cityofpsl.com>; Stacy West <SWest@cityofpsl.com>; Summer Burdick
<SBurdick@cityofpsl.com>; Teresa Lamar-Sarno <tsarno@cityofpsl.com>; Tracy Valure
<TValure@cityofpsl.com>

Subject: 7-Eleven @ Verano (P19-098)

Good afternoon Mayor & City Council,

Attached, please find a memo from John Finizio, regarding 7-Eleven @ Verano.

Thank you

Jasmin Padova

Executive Assistant

City Manager's Office

772-344-4042

jasminp@cityofpsl.com

Bryan Pankhurst

From: John Carvelli
Sent: Monday, October 21, 2019 8:14 PM
To: Patricia Kuhn
Cc: Russ Blackburn; Brandon Dolan; James Stokes; Christina Flores
Subject: Re: October 28 Hearing re: 7-Eleven at Verano

Dear Ms. Kuhn

Thank you for taking the time to write .I appreciate your input .

When projects such as this are applied for in the City of Port St. Lucie , I consider information from all sources prior to making a decision . These sources include the applicant of the project, citizens and neighbors , the Planning and Zoning Board decision , and finally , the recommendation of this item by the City Manager , Mr. Blackburn when it comes before the City Council .

Thank you again for your input

John Carvelli
City Councilman

Sent from my iPad

On Oct 21, 2019, at 7:31 AM, Patricia Kuhn <pkuhn322@gmail.com> wrote:

In the weeks since we as a community learned from one another about the 7-Eleven to be built by the entrance to our community, we understand that:

- The site on which 7-Eleven proposes to build a convenience store and fuel pumps is zoned commercial general. Publix has the right to sell or lease the land it did not use for its grocery store to another business enterprise. We do not oppose any of that, only the choice of 7-Eleven as a 24/7 operation with 16 fuel pumps as its tenant.

- The City has a quasi-judicial process governing its planning and zoning process, under which taxpayers/homeowners enjoy few rights, no real voice during the review and no place at the decision-making table.

- Taxpayers/homeowners who have legitimate concerns and may be adversely affected by specific types of commercial development abutting their communities have no advocates in the Port St Lucie city government, elected or appointed. The application approval process seems to be 100% pro-business. Our issues with the substance of the 7-Eleven application are legitimate and have to do with traffic and transportation, crime, environmental and nuisance issues. My husband and others have written the Council members separately on these. I am writing about solutions for the process problems. I propose several ideas for how to make the approval process be more transparent and inclusive, even if citizens are only educated and offered advisory roles... and elected officials more willing to listen.

The bottom line: a petition of 500+ signatures (in a 700-home community) being hand-delivered to the City today; questions and objections raised before and during the P&Z hearing in writing; the concerns of 50 or so Verano residents present and words of those who testified; and those same actions that will

take place before and during the October 28 hearing... mean nothing to the outcome of this process. Citizen and community interests are entirely peripheral.

The City of Port St Lucie can and should do better. Let this 7-Eleven project and the energy and passion Verano residents demonstrated in a short timeframe in an uphill battle against two big corporations and a city that wasn't listening ... be a learning moment for you. It has been for us.

Attachment: VERANO Resident Issues with the Process, 10-20-2019

Bryan Pankhurst

From: John Carvelli
Sent: Monday, October 21, 2019 8:12 PM
To: Peter
Cc: Russ Blackburn; Brandon Dolan; James Stokes; Christina Flores
Subject: Re: Opposition to 7 Eleven in PGA Verano

Dear Peter

Thank you for taking the time to write .I appreciate your input .

When projects such as this are applied for in the City of Port St. Lucie , I consider information from all sources prior to making a decision . These sources include the applicant of the project, citizens and neighbors , the Planning and Zoning Board decision , and finally , the recommendation of this item by the City Manager , Mr. Blackburn when it comes before the City Council .

Thank you again for your input

John Carvelli
City Councilman

Sent from my iPad

> On Oct 21, 2019, at 3:21 PM, Peter <peterkovacs16@yahoo.com> wrote:

>

> Dear Port St Lucie Officials,

>

> I am a resident of PGA Verano. Adding a 7 Eleven next to I95 and Publix would be a horrible mistake.

>

> 1. Increasing non- resident traffic to Commerce Center Drive and our PGA Verano Circle is dangerous.

>

> 2. We already have convenience stores: one next to the PGA Clock Tower and Circle K is planned for Crosstown Parkway in a Much Better and safer Location.

>

> 3. PGA Verano is not a 24 Hour community so we do not need a 24 Hour store.

>

> 4. 7 Eleven sells deadly cigarettes and vaping devices as well as alcohol and many other unhealthy drinks. Slurpees and Big Gulps should be banned, not added to our new community.

>

> 5. 7 Eleven attracts a dangerous clientele. The Clerk of the 7 Eleven store in Oakland Park was shot and killed at 12:30 AM this morning.

>

> Nothing good can come from this addition.

>

>

> Sent from my iPhone

>

Bryan Pankhurst

From: John Carvelli
Sent: Saturday, October 12, 2019 5:39 PM
To: Alan Fine
Cc: Russ Blackburn; Brandon Dolan; Christina Flores
Subject: Re: PGA Verano 7-11 Gas Station

Mr. Fine

Thank you for taking the time to write .I appreciate your input .

When projects such as this are applied for in the City of Port St. Lucie , I consider information from all sources prior to making a decision . These sources include the applicant of the project, citizens and neighbors , the Planning and Zoning Board decision , and finally , the recommendation of this item by the City Manager , Mr. Blackburn when it comes before the City Council .

Thank you again for your input

John Carvelli

Sent from my iPad

On Oct 8, 2019, at 2:22 PM, Alan Fine <afine30@yahoo.com> wrote:

Your Honor and Others,

I'm writing you regarding the proposed 7-11 store and gas station. As a full time PGA Verano resident I wanted to let you know how unhappy I am over the proposed 7-11 on Crosstown Parkway adjacent to Publix at Verano.

I understand that one of your jobs is to make decisions based on the overall public good. The location of the proposed 7-11 may be for the good of people driving by on I95 but certainly not good for the residents of PGA Verano. I'm concerned about traffic, garbage, vermin, lights and most of all the crime that these sort of establishments bring with them.

I wanted to let you know that I am most unhappy and vigorously oppose the building of this 7-11 gas station. I'm hoping that when October 28 comes that your votes will be against this addition.

Sincerely,
Alan Fine
11075 SW Visconti Way
Port St Lucie, FL 34986
772-577-0759

Bryan Pankhurst

From: John Carvelli
Sent: Saturday, October 19, 2019 7:59 PM
To: Gary Costello
Cc: Russ Blackburn; James Stokes; Brandon Dolan; Christina Flores
Subject: Re: Proposed 7 Eleven next to Publix at Verano

Mr and Mrs Costello

Thank you for taking the time to write .I appreciate your input .

When projects such as this are applied for in the City of Port St. Lucie , I consider information from all sources prior to making a decision . These sources include the applicant of the project, citizens and neighbors , the Planning and Zoning Board decision , and finally , the recommendation of this item by the City Manager , Mr. Blackburn when it comes before the City Council .

Thank you again for your input

John Carvelli

Sent from my iPad

On Oct 19, 2019, at 10:36 AM, Gary Costello <garycostello23@gmail.com> wrote:

To All,

Please be advised that we are against the proposed construction of a 7 Eleven near the Publix at Verano. The area where the proposed 7 Eleven is planned for is not conducive for a 24 hour convenience store / gas station. If it was, there would not have been a need to secure a “special exception”.

We are not opposed to the improvement of this parcel and understand that it is commercial property, but we were hoping for a more family friendly establishment. Such a businesses would close at a reasonable hour and not impact the neighborhood in a negative way.

Thank you for your attention to this matter.

Best regards,

Gary and Nanci Costello

PGA Verano residents

Bryan Pankhurst

From: John Carvelli
Sent: Thursday, October 17, 2019 12:06 PM
To: Linda
Cc: Russ Blackburn; Brandon Dolan; Christina Flores; James Stokes
Subject: Re: proposed 7-11 Verano community

Ms Mongello

Thank you for taking the time to write .I appreciate your input .

When projects such as this are applied for in the City of Port St. Lucie , I consider information from all sources prior to making a decision . These sources include the applicant of the project, citizens and neighbors , the Planning and Zoning Board decision , and finally , the recommendation of this item by the City Manager , Mr. Blackburn when it comes before the City Council .

Thank you again for your input

John Carvelli

Sent from my iPad

> On Oct 16, 2019, at 6:47 PM, Linda <lindamaggie2@aol.com> wrote:

>

> I have been a resident here for three years and before moving here Port Saint Lucie came up in the top 10 of safe cities whereby to live. (Which strongly influenced my decision to move here). Port Saint Lucie has recently been voted a top community against crime.

>

> The residential area does not call for a 24/7 operation with gas pumps, which will bring much traffic and compromise the safety of the citizens.

>

> In addition, the convenience store may sell many of the products Publix sells.

>

> Also, please consider, there is a plan for a Circle K, 3/4 of a mile down the road (Crosstown and Fairgreen).

>

> Please seriously consider the above comments; by allowing such a franchise in a very residential area will change the safety statistics in Port Saint Lucie, which our government officials are and should be proud of this standing.

>

> Sincerely,

> Linda Mongello

> 17072 SW Ambrose Way

> Port Saint Lucie, FL 34986

>

>

> Sent from my iPad

Bryan Pankhurst

From: John Carvelli
Sent: Thursday, October 17, 2019 12:09 PM
To: Susan McNally
Cc: Russ Blackburn; Brandon Dolan; Christina Flores; James Stokes
Subject: Re: Proposed 7-Eleven at PGA Verano, Port St. Lucie, FL

Ms McNally

Thank you for taking the time to write .I appreciate your input .

When projects such as this are applied for in the City of Port St. Lucie , I consider information from all sources prior to making a decision . These sources include the applicant of the project, citizens and neighbors , the Planning and Zoning Board decision , and finally , the recommendation of this item by the City Manager , Mr. Blackburn when it comes before the City Council .

Thank you again for your input

John Carvelli

Sent from my iPad

> On Oct 16, 2019, at 12:48 PM, Susan McNally <mikeandsusan92316@gmail.com> wrote:

>

> We have objections and concerns with regard to the proposed 7-Eleven at the above location. Issues remain unanswered are as follows:

> 1. No actual traffic study has been completed on ingress and egress

> or our actual streets and traffic volume--only an estimate of new vehicles per day coming to that site based on a formula in an ITE manual 2. No crime impact study having been done.

> 3. No information on amount or type of lighting or buffering or height of lighting.

> 4. The number or placement of security cameras.

> 5. Height, size and placement of signage 6. Height of gas canopy 7.

> Environmental safeguards 8. The redundancy of this convenience store

> with the products that Publix sells.

> 9. The redundancy of this business with the proposed Circle K 3/4

> mile to the right at Crosstown and Fairgreen 10. The nuisance and dangers being introduced of a 24/7 operation, panhandling, carjacking, armed robbery, drug trafficking.

>

> These are all legitimate concerns for the residents of PGA Verano as tax-paying residents of Port St. Lucie County. Surely, you can do better to serve your residents with the legitimate concerns as stated above.

>

> All residents that have signed petitions share in the above concerns--ESPECIALLY NUMBER 10!!!

>

> Michael and Susan McNally

> 10257 SW Canossa Way

> Port St. Lucie, FL 34986

Bryan Pankhurst

From: John Carvelli
Sent: Saturday, October 12, 2019 5:33 PM
To: Lisa Genovese
Cc: Brandon Dolan; Russ Blackburn; Christina Flores
Subject: Re: Proposed 7-Eleven at Verano

Ms. Genoese,

Thank you for taking the time to write .I appreciate your input .

When projects such as this are applied for in the City of Port St. Lucie , I consider information from all sources prior to making a decision . These sources include the applicant of the project, citizens and neighbors , the Planning and Zoning Board decision , and finally , the recommendation of this item by the City Manager , Mr. Blackburn when it comes before the City Council .

Thank you again for your input

John Carvelli

Sent from my iPad

> On Oct 10, 2019, at 2:33 PM, Lisa Genovese <llpgenovese12@gmail.com> wrote:

>

> Good afternoon:

>

> My husband and I are registered voters, as well as, residents of PGA Verano. We are opposed to the building of a 24 hour 7 Eleven and 16 pump gas station right outside of our residential development.

>

> Our main concerns are as follows:

>

> TRAFFIC - we ask that consideration be given to alternative ways out of the Publix parking lot for the expected 841 additional vehicles getting back on I-95 and not permit use of the Verano circle which will be inundated with additional traffic at all hours of the day and night.

>

> We are a quiet, residential golf community that does not need or warrant a 24 grocery store or gas station as these needs are already taken care of in close proximity to Verano. For example, Circle K will be built down the road. In addition, Chevron is in close proximity for use, in addition to SLW and Tradition for additional needs. We understand the need for growth, but hope for something that best suits the area with regular business hours.

>

> SAFETY - since this proposed commercial property is in close proximity to our homes, we feel this is not a good fit as this will be attracting many people to this community that are just passing through I-95. The majority of what is sold in 7-Eleven can be bought in Publix. Statistics have shown an uptick in crime with these establishments with 24 hour service. We are hoping you will consider the possible impact on public safety in this area.

>

> Since this is being presented to the council as a quasi-judicial matter and the public is not allowed to ask questions, I hope you can be our voice and consider our concerns and ask the questions on our behalf. We hope you vote against this proposed project and find something more suitable that would benefit this location.

>

> Thank you for your time and consideration.

>

> Kindest Regards,

> Lisa Genovese

> Cosenza Way

Bryan Pankhurst

From: John Carvelli
Sent: Thursday, October 17, 2019 12:11 PM
To: M Weis
Cc: Russ Blackburn; Brandon Dolan; Christina Flores; James Stokes
Subject: Re: Proposed 7/Eleven on Crosstown Parkway

Ms. Weis

Thank you for taking the time to write .I appreciate your input .

When projects such as this are applied for in the City of Port St. Lucie , I consider information from all sources prior to making a decision . These sources include the applicant of the project, citizens and neighbors , the Planning and Zoning Board decision , and finally , the recommendation of this item by the City Manager , Mr. Blackburn when it comes before the City Council .

Thank you again for your input

John Carvelli

Sent from my iPad

> On Oct 16, 2019, at 11:57 AM, M Weis <mweis3@gmail.com> wrote:

>

> Mr. Oravek -

>

> I have been a resident of Port St. Lucie for 4 1/2 years now and I strongly oppose the addition of a 24 hour 16 pump gas station and convenience store at the entrance to PGA Verano. I understand that you have received many complaints and I would like to add my perspective as well.

>

> First and foremost, this is a very residential area and a quiet community. Between the existing Publix and a Circle K gas station already approved almost directly across the street, both businesses that the 7/Eleven will provide are superfluous. Additionally, it is clear that this business is not needed to serve the surrounding communities but rather to target travelers and truckers from I95 to make a quick stop for gas and junk food.

>

> It is anticipated that this type of business will bring almost 850 additional visits per day at all hours of the day and night. Most of those vehicles will want to get directly back onto I95 and the infrastructure was not put in place to accommodate that volume or type of traffic...namely large tractor trailers and semi trucks. As an example, the entrance to the 7/Eleven will be less than a quarter mile from the on/off ramps to the highway. It was deemed unsafe to make a right turn on red from those ramps onto Crosstown Parkway due to speed and sight line issues. Why then would you want hundreds of cars and trucks each day darting across 4 lanes of traffic to make an illegal (at the moment) U-turn to get back onto the highway?

>

> Additionally, the entrance to the parking lot can not accommodate this much additional traffic. It is my understanding that it will be a hard right immediately off Crosstown to get into the 7/Eleven parking lot. Again, this will wreak havoc on traffic following those cars and trucks trying to enter coming from a higher rate of speed. And the entrance to the Publix parking lot is no better. As it is set up now, any traffic waiting at the exit to dart across 4 lanes of traffic will block the main entrance to Publix. In fact, if there is only one truck or more than two cars waiting, the current entrance will be blocked. To my knowledge, a full traffic study was not conducted. At the very least, one should be done prior to approval of this project.

>

> Aside from traffic safety, a 24 hour business, especially one courting transient customers, will certainly attract crime. Port St. Lucie was just voted a top community against crime. Why jeopardize that standing for one business that is not meant to serve the community when there are so many other types of businesses that would be more appropriate for the neighborhood? A service business that operates during normal business hours is more in keeping with the residential nature of the location. The proposed 7/Eleven with 16 gas pumps is even bigger than ones along US 1 and is an easy target for crime with its proximity to I95. To my knowledge, a crime study was also not conducted and, if it was, was not shared with local residents. Additionally, the lighting, security camera, signage and landscaping plans have all not been shared with the community (if they have even been done). More good reasons to oppose the approval of this project or at the very least, table it until the proper research is completed.

>

> St. Lucie West is growing tremendously with high end homes attracting the type of residents who want high end services. This is an opportunity to accommodate that need and help to raise the image of PSL as a whole. Please do not squander it by granting a variance and approving a business geared towards those outside our community. I urge you to consider the needs of your constituents and serve them with your vote rather than the truckers and travelers of Interstate 95.

>

> I thank you for your time and consideration.

>

> Monica Weis

>

Bryan Pankhurst

From: John Carvelli
Sent: Thursday, October 17, 2019 12:14 PM
To: judith cordiello
Cc: Russ Blackburn; Christina Flores; Brandon Dolan; James Stokes
Subject: Re: Proposed 7-Eleven Store located at PGA Verano, Port St. Lucie, Fl.

Ms Cordiello

Thank you for taking the time to write .I appreciate your input .

When projects such as this are applied for in the City of Port St. Lucie , I consider information from all sources prior to making a decision . These sources include the applicant of the project, citizens and neighbors , the Planning and Zoning Board decision , and finally , the recommendation of this item by the City Manager , Mr. Blackburn when it comes before the City Council .

Thank you again for your input

John CarvelliSent from my iPad

> On Oct 14, 2019, at 7:34 PM, judith cordiello <jscord@icloud.com> wrote:

>

> I am writing this letter because I am against the proposed 7-Eleven that will built next to Publix of Verano. I am a resident of Verano, and I have a few concerns pertaining to this project.

>

> 1. I feel that having it opened 24 hours is unnecessary as it is also an invitation for crime. It will be in a totally residential area where most people are not out very late.

>

> 2. Traffic is another issue that needs to addressed. When entering off of Crosstown Parkway, trying to make either a left into Publix or a right to 7-Eleven (with cars also trying to exit Publix) will cause a traffic jam---or an accident waiting to happen. This area needs to be made much wider to accommodate the cars.

> When leaving to get on to Crosstown, we need to be able to make a "U-Turn" at the light. Otherwise, people will have to use the circle at the entrance at our development. This will cause a huge amount of traffic, and unfortunately this may also increase accidents.

>

> 3. My last concern is why is it necessary to have 16 pumps in a residential area, when Port St. Lucie West (which is a commercial area) only has 12 pumps?

>

> I am not against commercial stores, I just don't see the need for a 16 pump convenience store open 24 hours. We do have other gas stations within 2 miles of this proposed location.

>

> I would appreciate it if the Planning & Zoning Committee will take our concerns into consideration before making any decisions about the proposed 7-Eleven.

>

> Thank you,

> Judi Cordiello

> 10356 SW Canossa Way

> Port St. Lucie, FL. 34986

Bryan Pankhurst

From: John Carvelli
Sent: Saturday, October 12, 2019 7:01 PM
To: Kathy DiChiara
Cc: Russ Blackburn; Brandon Dolan; Christina Flores
Subject: Re: Proposed 24 hour 7-Eleven convenience store & 16 pump gas station at Publix Verano

Ms. DiChiara

I was concerned about the quotes you attributed to me in your TC Palm letter to the editor . I do not recall speaking with you about the 7-11 issue and when I checked with our office staff they did not recall passing on any comments from me to you .

What was the source of the quotes that you stated I said ? I would like to know so that I can clear up the misinformation . The following is the response I have been sending Verano residents

John Carvelli

Thank you for taking the time to write .I appreciate your input .

When projects such as this are applied for in the City of Port St. Lucie , I consider information from all sources prior to making a decision . These sources include the applicant of the project, citizens and neighbors , the Planning and Zoning Board decision , and finally , the recommendation of this item by the City Manager , Mr. Blackburn when it comes before the City Council .

Thank you again for your input

John Carvelli

Sent from my iPad

> On Oct 7, 2019, at 10:09 AM, Kathy DiChiara <belmont120@me.com> wrote:
>
> <Letter to Mayor & Council.rtf>

Bryan Pankhurst

From: John Carvelli
Sent: Saturday, October 12, 2019 5:40 PM
To: Bonnie Nicotra
Cc: Russ Blackburn; Brandon Dolan; Christina Flores
Subject: Re: Request for help with Denying 7-11 at Verano Special Exception Use Application.

Ms. Nicotra,

Thank you for taking the time to write .I appreciate your input .

When projects such as this are applied for in the City of Port St. Lucie , I consider information from all sources prior to making a decision . These sources include the applicant of the project, citizens and neighbors , the Planning and Zoning Board decision , and finally , the recommendation of this item by the City Manager , Mr. Blackburn when it comes before the City Council .

Thank you again for your input

John Carvelli

Sent from my iPad

On Oct 8, 2019, at 10:10 AM, Bonnie Nicotra <bnicotra@gmail.com> wrote:

I am reaching out to enlist your assistance with denying the upcoming 7-11 "special exception use" application coming before you October 28, 2019:

As the area around PGA Verano develops commercially, we believe it is important that the community have input into any "special exception use" applications. The community should have adequate time to review and respond to special exceptions and be given due consideration for our concerns.

The city of Port Saint Lucie has been built and won awards for community involvement in the development process. Sadly, this has not happened on the 7-Eleven project.

Because of the speed at which the application is moving forward, we feel that the community has not had sufficient time to determine if we have any factual arguments against the applicant's position or the staff recommendations or, in the alternative, to present reasonable demands of the city to have the applicant modify the plan to give PGA Verano better protection.

We should never lose sight that a "special exception" is just that, an exception that was not anticipated by the planned use of the property.

Based on our limited knowledge and opportunity to be involved in the process, we would like to highlight a few concerns that we hope the City Council will address in its review process before approving the project.

1: Traffic The best that we can determine, no detailed analysis has been performed of actual traffic infrastructure, ingress and egress, current traffic counts or flow, and projected vehicle counts and numbers by ingress and egress when construction is complete and the convenience store and 24-hour gas station located within ½ mile from I-95 is open for business, especially during peak times “in season” between November and April each year. The applicant relied on simple calculations from the Institute of Transportation Engineers’ (ITE) Trip Generation Manual to determine average vehicle trips per day.

Indeed, the "ITE recommends that local rates be established via data collection." Did the city, the applicant or a third part perform data collection of the traffic on Crosstown and Commerce Centre drive in lieu of or in addition to relying on the ITE manual formula which only calculates additional average vehicles per day? That # says nothing about where they come from, how they will enter and exit the 7-11 site, especially given current entrance and exit routes, U-turn restrictions and other constraints. Relying on the ITE manual calculation for additional vehicle trips per day appears to be a narrow and invalid analysis of what will occur once opening day arrives.

We respectfully ask that the city have the applicant obtain real time traffic data, not only predicted volume with Crosstown extension being open, but also at peak season levels of traffic, for which the city surely has data. The impact on current and alternative ways out of the 7-Eleven/Publix parking lot for vehicles returning to I-95, to the largest and closest local communities (PGA and Verano and Tradition) should be considered. 2 if this was not done the validity of the application is in question.

Further, PGA Verano residents should have to bear the overload of traffic nor expense to deal with financial implications of making the round-about within Verano's community boundary safe and adequate for Publix and 7-11 impact. How is that community-friendly I ask?

2: Noise, glare, odor, or other detrimental effects upon adjoining properties.

The applicant claims that the ‘existing berm and landscaping scheme is sufficient’. From whose point of view and as a barrier to what conditions exactly? How tall is the gas canopy? How high are the 7-Eleven light poles front and back? What noise levels and nuisances can the homes closest to 7-Eleven expect to hear from 18 wheel vehicles, gas delivery tankers at early hours of the morning, product delivery trucks, waste removal, etc?

In light of their application for a special exception have they done a lighting or noise study to determine the actual impacts on those homeowners? Verano homes are designed so the master bedrooms and living rooms are on the rear side of the houses...the side closest to/facing the 7- Eleven on Nuova Way.

This is a facility that will be open 24 hours. Does their traffic study address the volume of traffic during late night and early morning hours, especially overnight?

The applicant provided no analysis that the existing buffer will be adequate to protect the neighborhood from overnight traffic noise, early morning delivery truck traffic noise and additional intrusive light? This is not a matter of making conclusory statements, application must provide details, specifications and assurances.

What is the city going to require, to ensure that the operation of this business does not constitute a visual and/or noise nuisance to residents whose homes are closest to it.

3: Lighting and Signs

Where is the plan with specifications on height of the poles, baffling, spillover, lumens? How tall is the fuel canopy and how bright will that be? Will it be visible to homes on Nuova Way?

It was not part of the any documents we have seen or that were shown at the public hearing. We request to see the lighting plan and have it explained as to how it will address community concerns. "all required light shields on parking lot lighting will be used to minimize glare." Is the only statement made in the application. **Show us the lighting plan.**

The applicant's claims are insufficient to support a special exception application. Was the plan evaluated by the appropriate professionals? If not, why not? Does the city approve the application solely based on the applicant's claims and promises? That is arbitrary. The plan shows light poles, but the locations are "tentative." If the location of the light poles and their impact on the neighborhood have not been determined, how can the application be approved?

4) Is this project really compatible with the adjacent property?

The applicant represents that the site was "carefully" selected in the original PUD. The site was selected, but use of any part of it for a 24/7 convenience store or gas station was not. If that were the case, 7-Eleven would not need a special exception. The city must have determined that the application did not conform to the PUD or a special exception would not have been required.

The applicant suggests that it is compatible with the adjacent property (Publix) because Publix owns the land and entered into a lease. However, they do not address any of the in congruent facts that make the use of a 24-hour gas and convenience store inconsistent with a neighborhood grocery store with limited hours. These are redundant businesses. Virtually all of the food, beverage, ice, cigarette, lottery and beer/wine products sold in the convenience store are already sold in Publix with few exceptions.¹

5) Consideration of possible impact on public safety in the area. This proposed business is adjacent to a residential area that was never intended to attract the large numbers of pedestrian and vehicular traffic that a 24-hour 16 pump gas station will bring. Its easy on-easy off proximity to the I-95 ramp (less than ½ mile) means the armed robbers, drug traffickers, carjackers, etc can commit a crime here and get on I-95 in a matter of minutes. It is well established that these types of establishments do cause a rise in both personal and property crimes in the premise on the parking facility. There is no reason to think that this location will be any different. The applicant's establishment may have security provisions, although we have not seen them. But absent any description being provided by the applicant or a security professional we are in the dark as to exactly what they are.

Has there been any professional review of the applicant's security plan(s) and an evaluation on how that may be hardened to protect our community? If not, Why not? It costs all of us if you vote to proceed with a "special exception" that increases crime!

Since this is being presented to the council as a quasi-judicial matter and the public is not allowed to ask questions, I would appreciate this being entered into the record so that you and the other council members can consider these concerns and ask the questions on our behalf during your deliberations.

Thank you for assistance in seeking only the best for Port St. Lucie.

Regards,

Bonnie and James Nicotra

9580 SW Nuova Way
Port St. Lucie, FL 34986

1 Slurpees, cooked hot dogs, cooked pizza.

Bryan Pankhurst

From: John Carvelli
Sent: Friday, September 06, 2019 10:19 PM
To: Patricia Kuhn
Cc: Brandon Dolan; Russ Blackburn
Subject: Re: Request for Meeting

Ms.. Kuhn

I am going to consult with our City Manager , Mr. Blackburn , in accordance with our city charter on this issue to find out where there matter is in the process . Generally, if an item has not gone through the City Staff review or by the Planning and Zoning Board , I would like to see where they weigh in first to see if they meet all legal requirements for development .

I will check with Mr. Blackburn on Monday.

Sincerely

John Carvelli
Sent from my iPad

> On Sep 6, 2019, at 5:02 PM, Patricia Kuhn <pkuhn@htcplus.net> wrote:

>

> Dear Mr. Carvelli,

>

> Residents of PGA Verano very recently learned of a proposed project to build a 7-Eleven convenience store and 16 gas pumps on the vacant land owned by Publix between Crosstown Parkway and Commerce Centre Drive. A special exception or variance is being sought by Publix to lease what's left of their parcel of land to 7-Eleven. The hearing before the Planning and Zoning Department originally scheduled last week was cancelled due to Hurricane Dorian and has been rescheduled for October 1.

>

> As you might imagine, many of my neighbors are disturbed about the prospect of this type of business near the entrance to our community. Some have written the Planning and Development Department to object, others are planning to testify at the hearing. My husband and I would like to invite you to a small meeting with about 10 residents, the week of September 16, in a small room at the Verano clubhouse. We would like to converse with you about our concerns, hear your thoughts on the project, how we might proceed in not having approval of the variance by planning and zoning or subsequent disapproval of the project by the Council.

>

> Can you please contact my husband Max or I at our home number, which is 772-408-1985? We look forward to meeting with you.

Bryan Pankhurst

From: John Carvelli
Sent: Sunday, October 20, 2019 3:37 PM
To: kpacelli01
Cc: Russ Blackburn; Brandon Dolan; James Stokes; Christina Flores
Subject: Re: Seven 11

Mr. and Mrs. Pacelli

Thank you for taking the time to write .I appreciate your input .

When projects such as this are applied for in the City of Port St. Lucie , I consider information from all sources prior to making a decision . These sources include the applicant of the project, citizens and neighbors , the Planning and Zoning Board decision , and finally , the recommendation of this item by the City Manager , Mr. Blackburn when it comes before the City Council .

Thank you again for your input

John Carvelli
City Councilman

Sent from my iPad

On Oct 20, 2019, at 1:10 PM, kpacelli01 <kpacelli01@yahoo.com> wrote:

Dear To Whom It Concerns, Sandra and I live on 9672 SW Nuova Way in PGA Verano and we strongly disagree with putting a Seven 11 in the area of the Publix on Crosstown Parkway. The traffic at the roundabout, the lights 24 7, the tractor trailers coming in all hours of the night, the noise factor at night and early morning, the clientele and having another gas station/ convenience store right down the road on Fairgrounds Road will make this an undesirable place to live. Please vote a strong NO on this matter. Thank you, Ken Pacelli and Sandra Pacelli

Sent from my Verizon, Samsung Galaxy smartphone

Bryan Pankhurst

From: John Carvelli
Sent: Saturday, October 12, 2019 6:54 PM
To: Kathleen
Cc: Brandon Dolan; Russ Blackburn; Christina Flores
Subject: Re: Seven eleven at Verano entrance

Dear Kathleen

Thank you for taking the time to write .I appreciate your input .

When projects such as this are applied for in the City of Port St. Lucie , I consider information from all sources prior to making a decision . These sources include the applicant of the project, citizens and neighbors , the Planning and Zoning Board decision , and finally , the recommendation of this item by the City Manager , Mr. Blackburn when it comes before the City Council .

Thank you again for your input

John Carvelli

Sent from my iPad

> On Oct 7, 2019, at 4:25 PM, Kathleen <KathyDee28@aol.com> wrote:

>

> I am a resident of Verano and I purchased my home there because of the quite sleepy part of Port St. Lucie that it is. I want to voice my concern and objection to a 24 hour Seven Eleven which is being proposed at the entrance. This corridor is not Rt. 1.

> The extra traffic that it will bring at all hours will be a nightmare for the residents not to mention the attraction of criminals which put skimmers in the credit card slot.

> The crosstown parkway at that exit off 95 is not set up for trucks seeking gas.

> The city in my opinion has usually made very good decisions but to allow this raises questions about their stewardship. Seven Eleven has requested a variance which should be denied. I would appreciate your support to deny this variance.

> Kathleen Dee

>

> Sent from my iPad

Bryan Pankhurst

From: John Carvelli
Sent: Sunday, October 20, 2019 3:39 PM
To: Russ Blackburn
Cc: Teresa Lamar-Sarno; David Graham; MaryAnn Verillo; James Stokes; Brandon Dolan
Subject: Re: Verano 7 - 11

Russ

Thank you .

I think a concise and to the point presentation may be needed at first reading or residents may get some wrong impressions , especially if they are unfamiliar with 1st and 2nd reading process.

Thanks
John

Sent from my iPad

On Oct 20, 2019, at 2:01 PM, Russ Blackburn <rblackburn@cityofpsl.com> wrote:

Teresa,
Please be prepared to make the presentation as requested by CC Carvelli. This is technically first reading so the other Council Council members may request of the presentation be hold off until second reading however; being prepared and giving the council an option to receive a presentation will be very helpful.
thank you,
Riss

Sent from my iPhone

Begin forwarded message:

From: John Carvelli <John.Carvelli@cityofpsl.com>
Date: October 20, 2019 at 11:52:38 AM CDT
To: Russ Blackburn <rblackburn@cityofpsl.com>, Christina Flores <CFlores@cityofpsl.com>, James Stokes <jstokes@cityofpsl.com>, Teresa Lamar-Sarno <tsarno@cityofpsl.com>, Brandon Dolan <BDolan@cityofpsl.com>
Cc: John Carvelli <John.Carvelli@cityofpsl.com>
Subject: Verano 7 - 11

Russ

In light of public concerns about the Verano area 7-11 store and gas station , I would like to request a very concise presentation , preferably in bullet point form and easy to follow , at the Oct 28, 2019 meeting .

Please include in the presentation items such as the property location , property zoning and its allowable uses ,shape and size of property , ingress and egress locations , existing or proposed buffers with residential housing ,the proposed hours of operation , a list of pros and con of discussions from planning and zoning board members , their vote tally ,

a synopsis of the proposed u-turn , and locations of closest gas stations, within 2-3 miles

.

Please keep the information concise so that it is easy for both the public and me to follow , preferably as much possible in layman's terms for public benefit , and not in city language with acronyms or legalese . I think that with the possible large public attendance that it will be very important for them to be able to follow and understand any presentation on this topic .

Please call me if you have any questions .

Thanks

John

Sent from my iPad

Bryan Pankhurst

From: John Carvelli
Sent: Saturday, October 12, 2019 5:32 PM
To: Susan McNally
Subject: Re: Verano 7-Eleven Store by PGA Verano

Ms. McNally,

Thank you for taking the time to write .I appreciate your input .

When projects such as this are applied for in the City of Port St. Lucie , I consider information from all sources prior to making a decision . These sources include the applicant of the project, citizens and neighbors , the Planning and Zoning Board decision , and finally , the recommendation of this item by the City Manager , Mr. Blackburn when it comes before the City Council .

Thank you again for your input

John Carvelli

Sent from my iPad

> On Oct 11, 2019, at 6:42 PM, Susan McNally <mikeandsusan92316@gmail.com> wrote:

>

> This letter is being written with extreme opposition and concern over the proposed 7-Eleven store that is to be adjacent to Publix in Verano, Port St. Lucie, FL. Being a homeowner/resident in this beautiful PGA Community and Port St Lucie, we would never have thought that we would have a 24 hour convenience store/gas station at our entrance. Many conditions need to be taken into consideration before passing this with a mark of "approval".

>

> PGA Verano is NOT a gated, 24-hour secured residential community. To allow a gas/station/convenience store on the proposed property is only to benefit those exiting off of the 95 corridor. This traffic could lead to our community being compromised by people who have other thoughts of criminal intent that might go along with their stop in the middle of the night for a cup of coffee. Anyone, for the most part who is out in the middle of the night to get anything from a convenience store, might--just might--have something else on their mind related to ANY form of crime!! There are plenty of gas stations/convenience stores down on Gatlin Blvd only two miles down that are not at the front gate of communities.

>

> As it is now, entering and exiting the circle of our development (Commerce Center) has already seen increased traffic as our community expands. Any added amount is a concern for residents. Why is there a need for 16 gas pumps? What is the purpose of that? What will happen when there are concerns over hurricanes/warnings/threats--where will the lineup for gas go? Will there be an entrance/exit from Crosstown Parkway? We would prefer no entrance/exit from Commerce Center--keep traffic on Crosstown Parkway!

>

> From the homeowners we have spoken with, we are in agreement with the fact that there are many other business opportunities that should be explored for this parcel before one that would have so many negative impacts to the residents in such close proximity to this parcel of land.

>

> We request, whole-heartedly, that you listen to our concerns, acknowledge that we are not opposed to other businesses, and would want you to value us as tax paying residents of Port St. Lucie who take much pride in our community and its continued growth.

>

> Sincerely,
> Michael and Susan (Taylor) McNally
> 10257 SW Canossa Way
> Port St. Lucie, FL. 34986

Bryan Pankhurst

From: John Carvelli
Sent: Thursday, October 17, 2019 12:05 PM
To: Clarence W. Kearney
Cc: Russ Blackburn; Christina Flores; Brandon Dolan; James Stokes
Subject: Re: Verano Group

Mr. Kearney

Thank you for taking the time to write .I appreciate your input .

When projects such as this are applied for in the City of Port St. Lucie , I consider information from all sources prior to making a decision . These sources include the applicant of the project, citizens and neighbors , the Planning and Zoning Board decision , and finally , the recommendation of this item by the City Manager , Mr. Blackburn when it comes before the City Council .

Thank you again for your input .

John Carvelli

Sent from my iPad

> On Oct 16, 2019, at 10:27 PM, Clarence W. Kearney <cpacwk@hotmail.com> wrote:

>

> Attached is the plan from the Verano Group (they do not represent all of Verano's 800 homes) that they sent out today. We are in favor of the 7-Eleven Store.

>

> <image0.png>

> <image1.png>

> Regards, Clarence

>

> Sent from my iPhone

> Clarence W. Kearney, CPA

> 10311 SW VISCONTI WAY

> Port St Lucie, FL. 34986

>

>

Bryan Pankhurst

From: John Carvelli
Sent: Saturday, October 19, 2019 7:59 PM
To: Sharon Armstrong
Cc: Russ Blackburn; Christina Flores; Brandon Dolan; James Stokes
Subject: Re: Verano Publix 7-Eleven

Ms. Armstrong

Thank you for taking the time to write .I appreciate your input .

When projects such as this are applied for in the City of Port St. Lucie , I consider information from all sources prior to making a decision . These sources include the applicant of the project, citizens and neighbors , the Planning and Zoning Board decision , and finally , the recommendation of this item by the City Manager , Mr. Blackburn when it comes before the City Council .

Thank you again for your input

John Carvelli

Sent from my iPad

On Oct 19, 2019, at 1:23 PM, Sharon Armstrong <ses@armstronginternational.com> wrote:

I live in Verano. I am not in favor of the proposed 7-Eleven near Verano. It is my understanding that no traffic study has been done. It seems redundant to have a 7-Eleven right beside a Publix. I also understand that there is a proposed Circle K close by. Has an impact study been done on crime? I am not opposed to a business in that area just don't want a 24/7 service that will impact homes in our area.

Thanks.

Sharon Armstrong

Bryan Pankhurst

From: John Carvelli
Sent: Sunday, October 20, 2019 12:53 PM
To: Russ Blackburn; Christina Flores; James Stokes; Teresa Lamar-Sarno; Brandon Dolan
Cc: John Carvelli
Subject: Verano 7 - 11

Russ

In light of public concerns about the Verano area 7-11 store and gas station , I would like to request a very concise presentation , preferably in bullet point form and easy to follow , at the Oct 28, 2019 meeting .

Please include in the presentation items such as the property location , property zoning and its allowable uses ,shape and size of property , ingress and egress locations , existing or proposed buffers with residential housing ,the proposed hours of operation , a list of pros and con of discussions from planning and zoning board members , their vote tally , a synopsis of the proposed u-turn , and locations of closest gas stations, within 2-3 miles .

Please keep the information concise so that it is easy for both the public and me to follow , preferably as much possible in layman's terms for public benefit , and not in city language with acronyms or legalese . I think that with the possible large public attendance that it will be very important for them to be able to follow and understand any presentation on this topic .

Please call me if you have any questions .

Thanks

John

Sent from my iPad

From: Karen Phillips
Sent: Tuesday, October 22, 2019 4:53 PM
To: Bryan Pankhurst
Subject: FW: PGA Verano 7-Eleven Petition.pdf

For 10/28

Karen A. Phillips, City Clerk, CMC
772-871-7325
Karenp@cityofpsl.com

From: Brandon Dolan <BDolan@cityofpsl.com>
Sent: Tuesday, October 22, 2019 2:21 PM
To: Karen Phillips <karenp@cityofpsl.com>
Subject: FW: PGA Verano 7-Eleven Petition.pdf

For the record.



"A City for All Ages"

Brandon Dolan
Executive Assistant
City of Port St. Lucie
121 S.W. Port St. Lucie Blvd
Port St. Lucie, Florida 34984-5099
772.871.5159 office | 772.871.7382 fax
bdolan@cityofpsl.com
www.cityofpsl.com
www.retailstrategies.com/portstlucie

From: John Carvelli <John.Carvelli@cityofpsl.com>
Sent: Tuesday, October 22, 2019 12:47 PM
To: kevjenken <kevjenken@htcplus.net>
Cc: Russ Blackburn <rblackburn@cityofpsl.com>; James Stokes <jstokes@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>; Christina Flores <CFlores@cityofpsl.com>
Subject: Re: PGA Verano 7-Eleven Petition.pdf

Ms. Kennedy

Thank you for taking the time to write .I appreciate your input .
When projects such as this are applied for in the City of Port St. Lucie , I consider information from all sources prior to making a decision . These sources include the applicant of the project, citizens and neighbors , the Planning and Zoning Board decision , and finally , the recommendation of this item by the City Manager , Mr. Blackburn when it comes before the City Council .

Thank you again for your input

John Carvelli

City Councilman

Sent from my iPad

On Oct 22, 2019, at 8:36 AM, kevjenken <kevjenken@htcplus.net> wrote:

Attached please find a copy of the Petition In Opposition To Special Exception Requested By 7-Eleven which was filed with your office yesterday in conjunction with the City Council meeting to be held next week. That petition contains 569 signatures of your constituents in opposition to the Special Exception. We sincerely hope you will consider the position of a majority of Verano residents when voting next week.

Thank you.

Joyce Kennedy

<PGA Verano 7-Eleven Petition.pdf>

From: Karen Phillips
Sent: Wednesday, October 23, 2019 8:42 AM
To: Bryan Pankhurst
Subject: Verano 7-Eleven - FW: Email Councilman John Carvelli | Email from Website

For 10/28

Karen A. Phillips, City Clerk, CMC
772-871-7325
Karenp@cityofpsl.com

From: Brandon Dolan <BDolan@cityofpsl.com>
Sent: Wednesday, October 23, 2019 8:37 AM
To: Karen Phillips <karenp@cityofpsl.com>
Subject: FW: Email Councilman John Carvelli | Email from Website

For the record.



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From: Luis Gonzalez <outlook_1173B30E9B7246D0@outlook.com>
Sent: Tuesday, October 22, 2019 7:28 PM
To: John Carvelli <John.Carvelli@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>
Cc: mayoro@cityofpsl.com; John Finizio <JFinizio@cityofpsl.com>; marty.oliver@publix.com; todd.jones@publix.com
Subject: Email Councilman John Carvelli | Email from Website

Dear Councilman Carvelli,

My name is Luis Gonzalez and I live at 9581 SW Nuova Way in the Verano neighborhood of Port St. Lucie.

I am very concerned with the proposed 7 Eleven gas station just west of the Publix Supermarket on Crosstown Parkway. Recently, the zoning and planning board voted to proceed with a special use exception for this plot of land.

My home is approximately 500 to 600 feet from the proposed site. My neighbors and I are very upset that Publix Supermarkets and the Port St. Lucie zoning board would even consider this proposal for a 24

hour 7 Eleven and gas station. I am very confident that Publix and the zoning board can find a suitable and profitable alternative for this site.

I respectfully ask that you, Mayor Oravec and all the members of the city council vote to deny this special exception. The plot of land to be used is not designed structurally and environmentally for this purpose.

Please consider the following:

- It is a well known fact that 24 hour convenience stores are popular targets for a variety of crimes including armed robbery and harm perpetrated on employees and customers
- Please protect the Verano residents, retail employees, customers and law enforcement from the increase in crime and negative impact to the environment of a 24 hour convenience store and gas station
- Publix employees and customers will also be impacted by the increase in crime
- The resulting rise in crime also increases the cost of crime prevention efforts by the city and county of Port St. Lucie
- The location is adjacent to a water retention pond that would allow gas station contaminants to seep into the local water and has the potential to cause harm to residents located just a few hundred yards away
- There is a residential lake just across the street from the site just a few hundred yards away that can be contaminated and kill off fish and wildlife nesting areas
- Residents of Verano within a few hundred yards of the site will experience unacceptable noise and exhaust resulting from dramatically increased vehicle and truck traffic
- This proposed 24 hour convenience store and gas station next door does not fit the Publix mission: “dedicated to the dignity, value and employment security of our associates”
- This proposed store and gas station does not support the Publix commitment to “Green Sustainability efforts”
- I respectfully ask that the City Council take action and deny the special exception for this project.

I request a timely response in writing.

Sincerely,
Luis A. Gonzalez
Lou4170@att.net

Sent from [Mail](#) for Windows 10