

From: [Greg Oravec](#)
To: [Christina Flores](#); [Russ Blackburn](#)
Cc: [Brandon Dolan](#); [MaryAnn Verillo](#); [Karen Phillips](#)
Subject: Re: REVISED Crime Statics for Gas Stations Near Highways (I-95 & Turnpike)
Date: Thursday, October 24, 2019 7:57:31 PM
Attachments: [image003.png](#)
[image004.png](#)

Christina,

Thank you. I am looking for a one page analysis that illustrates the number of crimes occurring in a defined area, how many of those crimes took place at a convenience store/gas station, and how many took place everywhere else. I am also curious to see how many took place in single family residential neighborhoods in the defined area. For me, it would be especially interesting to see the crime generation rate of the convenience store/gas station versus single family in the same defined area.

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: Christina Flores
Sent: Thursday, October 24, 2019 4:15 PM
To: Greg Oravec; John Carvelli; Jolien Caraballo; Shannon Martin; Stephanie Morgan; Russ Blackburn
Cc: Brandon Dolan; MaryAnn Verillo; Karen Phillips
Subject: RE: REVISED Crime Statics for Gas Stations Near Highways (I-95 & Turnpike)

Good afternoon,

As I previously stated, I requested crime statistics for crimes that happened at gas stations within the ½ mile radius of the Turnpike and I-95. Below and attached, please find that data.

Part 1 Crimes-Gas Stations (Address Only) Near Turnpike & I-95 January 1, 2017 - September 30, 2019									
Location Areas	Homicide	Sexual Assault	Robbery	Aggravated Assault	Burglary	Larceny	Auto Theft	Arson	Part I Total
Mobil - 640 SE Becker Rd	0	0	0	0	1	1	0	0	2
Mobil - 2173 SW Gatlin Blvd	0	0	0	0	1	0	0	0	1
Race Trac - 2031 SW Gatlin Blvd	0	0	2	0	0	5	0	0	7
Shell - 1924 SW Gatlin Blvd	0	0	0	0	1	2	0	0	3
Wawa - 10308 SW Tradition Square	0	0	1	0	0	1	0	0	2
Shell - 1795 NW St. Lucie West Blvd	0	0	0	1	0	2	0	0	3
Mobil - 1820 SW Fountainview Blvd	0	0	0	0	0	3	0	0	3
Sunoco - 471 SW Port St Lucie Blvd	0	0	0	0	0	0	0	0	0
Shell - 299 SW Port St Lucie Blvd	0	0	0	0	0	1	0	0	1
BP - 233 SW Port St Lucie Blvd	0	0	0	0	0	1	1	0	2
Racetrac - 221 SW Port St Lucie Blvd	0	0	0	0	0	4	1	1	6
7-11 - 1651 SW St Lucie West Blvd	0	0	1	0	0	4	1	0	6
						Total Part I Crimes			36

If you have any further questions, please let me know.

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: Christina Flores

Sent: Thursday, October 24, 2019 2:15 PM

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>; Russ Blackburn <rblackburn@cityofpsl.com>

Cc: Brandon Dolan <BDolan@cityofpsl.com>; MaryAnn Verillo <DeliaM@cityofpsl.com>; Karen Phillips <karenp@cityofpsl.com>

Subject: RE: REVISED Crime Statics for Gas Stations Near Highways (I-95 & Turnpike)

Good afternoon,

To clarify the previously sent email with crime statistics, the information listed in the graph shows crimes that occurred within a ½ mile radius of those gas stations. The gas stations listed are within a ½ mile radius of the Turnpike or I95. In order to provide further clarification, I have requested to get the crime statistics for the crimes that occurred at the gas stations versus the surrounding area.

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: Christina Flores

Sent: Thursday, October 24, 2019 11:48 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>; Russ Blackburn <rblackburn@cityofpsl.com>

Cc: Brandon Dolan <BDolan@cityofpsl.com>; MaryAnn Verillo <DeliaM@cityofpsl.com>; Karen Phillips <karenp@cityofpsl.com>

Subject: FW: REVISED Crime Statics for Gas Stations Near Highways (I-95 & Turnpike)

Good morning,

We received a PRR from a resident and the representative for 7/11 asking for crime statistics for gas stations within ½ mile of the Turnpike and I-95, as well as the 7/11 on St. Lucie West Blvd (which is slightly outside of the ½ mile radius). Due to this information being requested as part of the quasi-judicial agenda item, I wanted to provide it to City Council and make it part of the official record.

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: Melissa Jungjohan <mjungjohan@cityofpsl.com>

Sent: Thursday, October 24, 2019 10:53 AM

To: Christina Flores <CFlores@cityofpsl.com>

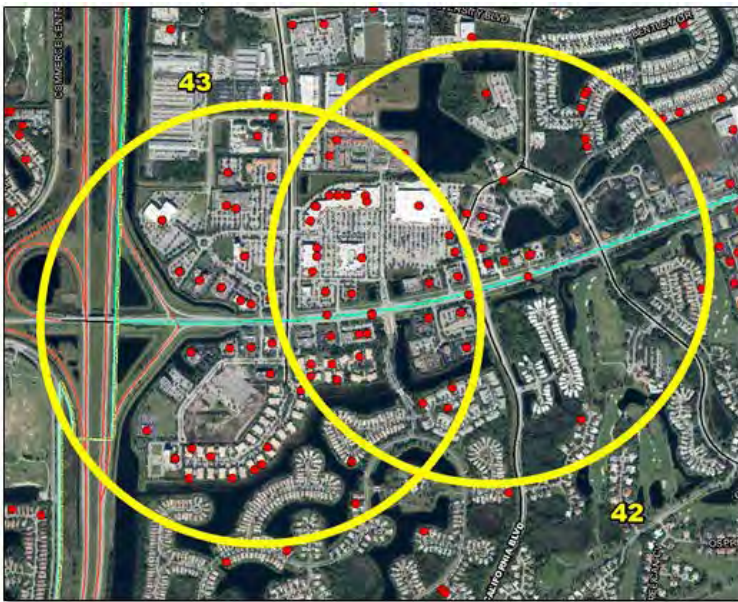
Cc: Brandon Dolan <BDolan@cityofpsl.com>

Subject: FW: REVISED Crime Statics for Gas Stations Near Highways (I-95 & Turnpike)

Per your request, please find attached the revised spreadsheet with the 7-11 on St. Lucie West Blvd included as a location.

Part 1 Crimes-1/2 Mile Radius to Gas Stations Near Turnpike & I-95									
January 1, 2017 - September 30, 2019									
Location Areas	Homicide	Sexual Assault	Robbery	Aggravated Assault	Burglary	Larceny	Auto Theft	Arson	Part I Total
Shell/Mobil-St. Lucie West Blvd	0	0	6	6	12	440	9	0	473
Shell/Mobil/Race Trac-Gatlin Blvd	0	0	4	7	10	285	0	0	306
Shell/BP/Race Trac-Port St Lucie Blvd	0	4	1	5	18	79	7	1	115
Wawa-Traditions	1	0	2	0	6	61	2	0	72
Sunoco-Port St Lucie Blvd	0	2	1	5	7	46	4	0	65
Mobil-Becker Rd	0	0	0	0	2	16	2	0	20
7-11-St. Lucie West Blvd	0	0	4	6	11	376	1	0	398

The 7-11 Part I Crimes overlap with the Shell/Mobil Part I Crimes. See the below attached image. Both data sets include Walmart SLW.



From: [Greg Oravec](#)
To: lou4170@att.net
Cc: [Russ Blackburn](#); [Karen Phillips](#); [Brandon Dolan](#); [Christina Flores](#); [Teresa Lamar-Sarno](#); [James Stokes](#)
Subject: Re: 1472 | Publix of Verano | Proposed 7-11
Date: Thursday, October 24, 2019 9:51:11 PM

Mr. Gonzalez,

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.

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: lou4170@att.net <lou4170@att.net>
Sent: Thursday, October 24, 2019 3:40 PM
To: Greg Oravec
Subject: FW: 1472 | Publix of Verano | Proposed 7-11

Mr. Mayor, please help us stop the construction of this 24 hour convenience store and gas station.

Please read below.

Respectful and thankful,

Luis Gonzalez
954-562-9575

From: lou4170@att.net <lou4170@att.net>
Sent: Thursday, October 24, 2019 3:33 PM
To: 'Pamela Kitterman' <Pamela.Kitterman@publix.com>
Cc: 'keona.gardner@tcpalm.com' <keona.gardner@tcpalm.com>; 'todd.jones@publix.com' <todd.jones@publix.com>; 'marty.oliver@publix.com' <marty.oliver@publix.com>; 'jfinizio@cityofpsl.com' <jfinizio@cityofpsl.com>; 'mayoro@cityofpsl.com' <mayoro@cityofpsl.com>
Subject: RE: 1472 | Publix of Verano | Proposed 7-11

Hello Ms. Kitterman, a sincere thank you for responding to my e-mail message.

I have not yet received a response from Mr. Jones or Mr. Oliver nor a response from Councilman Carvelli or Mayor Oravec. I have included Keona Gardner from Treasure Coast Newspapers in this response. Ms. Gardner, thank you for being present at the information meeting yesterday in Verano. Unfortunately there was no one from Publix or the city council present at the meeting.

At the 7 – Eleven information meeting yesterday, one of our residents asked for a show of hands of the people that do not want a 24 convenience store and gas station at the entrance of the community. The response was that at least 99% of the people raised their hand!

In your response you emphasize that Publix will continue to strive to be a good neighbor. Publix has failed to be a good neighbor to the residents of Verano by not allowing us to give you our opinions before leasing this site to a 24 hour convenience store and gas station. This action will attract crime

and allow gasoline contaminants to seep into a water retention pond and lake that are just a couple of hundred feet away.

I am hopeful that the City Council and Mayor Oravec will listen and respond favorably to their constituents in Port St. Lucie at the city council meeting on October 28, 2019.

Again, I appreciate your response and yet it is obvious that Publix has placed profits above your mission of being a good neighbor.

I respectfully ask for a response from your CEO Mr. Jones and the Publix public relations department.

Sincerely,

Luis Gonzalez
Lou4170@att.net

From: Pamela Kitterman <Pamela.Kitterman@publix.com>

Sent: Wednesday, October 23, 2019 9:21 AM

To: Lou4170@att.net

Subject: 1472 | Publix of Verano | Proposed 7-11

Good morning! Thank you for reaching out to Publix regarding your concerns referenced in your email below. Publix recognizes that you have these concerns and we will communicate them directly to the tenant so that they may be made aware as well. We want to emphasize that Publix has and will continue to strive to be a good neighbor and provide a service to this community as both a quality food retailer and landlord. With that, we feel this tenant can also provide additional products, services and job opportunities to this area while striving to establish themselves as a beneficial part of this community. We do think it is important to note that if there are contractual violations that occur, Publix will look to enforce its rights under the lease agreement with the tenant accordingly.

Have a blessed day!

Pamela Kitterman

Regional Leasing Manager

Publix Super Markets, Inc. | Real Estate Department

3300 Publix Corporate Pkwy.

Lakeland, FL 33811

Office: 863.688.1188 ext. 53269

Direct: 863.284.5528

Mobile: 863.698.5090

Fax: 863.616.5815 | pamela.kitterman@publix.com

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

From: [Greg Oravec](#)
To: [Karen McLaughlin](#); [Christina Flores](#)
Cc: [Karen Phillips](#); [Brandon Dolan](#); [Russ Blackburn](#); [MaryAnn Verillo](#); [James Stokes](#); [Teresa Lamar-Sarno](#)
Subject: Re: APPROVAL of 7-Eleven at PGA Verano
Date: Thursday, October 24, 2019 10:01:07 PM

Dear Mr. & Mrs. McLaughlin,

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_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: Karen McLaughlin <mclaughlinkaren17@gmail.com>
Sent: Thursday, October 24, 2019 1:21 PM
To: Greg Oravec; Shannon Martin; Christina Flores
Subject: APPROVAL of 7-Eleven at PGA Verano

Good afternoon,

We would like to express our desire that the proposed exception for the 7-Eleven store and gas station at the Publix in PGA Verano be APPROVED. The 7-Eleven team members came to PGA Verano on Wednesday 10/23 and were not only extremely well prepared with slides and detailed information, they were professional and courteous to all. Regrettably, we cannot say the same for the Verano Residents who felt this meeting was the perfect opportunity for them to be rude, obnoxious and 'know' what is good for everyone else.

The City of Port Saint Lucie is growing in leaps and bounds. The team from 7-Eleven made it abundantly clear that they have every intention of being good neighbors. As the western part of this City expands, having a gas station nearby is going to be warranted and frankly, as of right now, is needed.

Please do not be dissuaded by a handful of residents who have the 'not in my backyard' mentality.

Thank you for your time and attention,

Sincerely,

Karen and Richard McLaughlin
10555 SW Capraia Way
Port Saint Lucie, FL 34986

From: [Karen Phillips](#)
To: [Sally Walsh](#)
Cc: [Bryan Pankhurst](#)
Subject: For 10/28 - FW: 7-Eleven
Date: Friday, October 25, 2019 8:16:17 AM
Importance: High

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

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

From: Brandon Dolan <BDolan@cityofpsl.com>
Sent: Friday, October 25, 2019 8:14 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

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

From: Clarence W. Kearney <cpacwk@hotmail.com>
Sent: Thursday, October 24, 2019 5:35 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

Ladies and Gentlemen - I heard how badly the Verano Group treated the 7-Eleven people last night and sadly was not surprised. They do not represent the majority of silent residents of Verano. Regards, Clarence Kearney

Sent from my iPhone
Clarence W. Kearney, CPA
10311 SW VISCONTI WAY

Port St Lucie, FL. 34986