

# Publix Supermarkets (7-Eleven) Special Exception Use (P19-098)

City Council October 28, 2019  
John Finizio, Planner III



## Requested Application:

The request is to allow a retail convenience store with fuel pumps in the Verano Planned Unit Development (PUD) Zoning District

The proposed hours of operation will be 24 hours a day 7 days a week.





## What is a special exception?

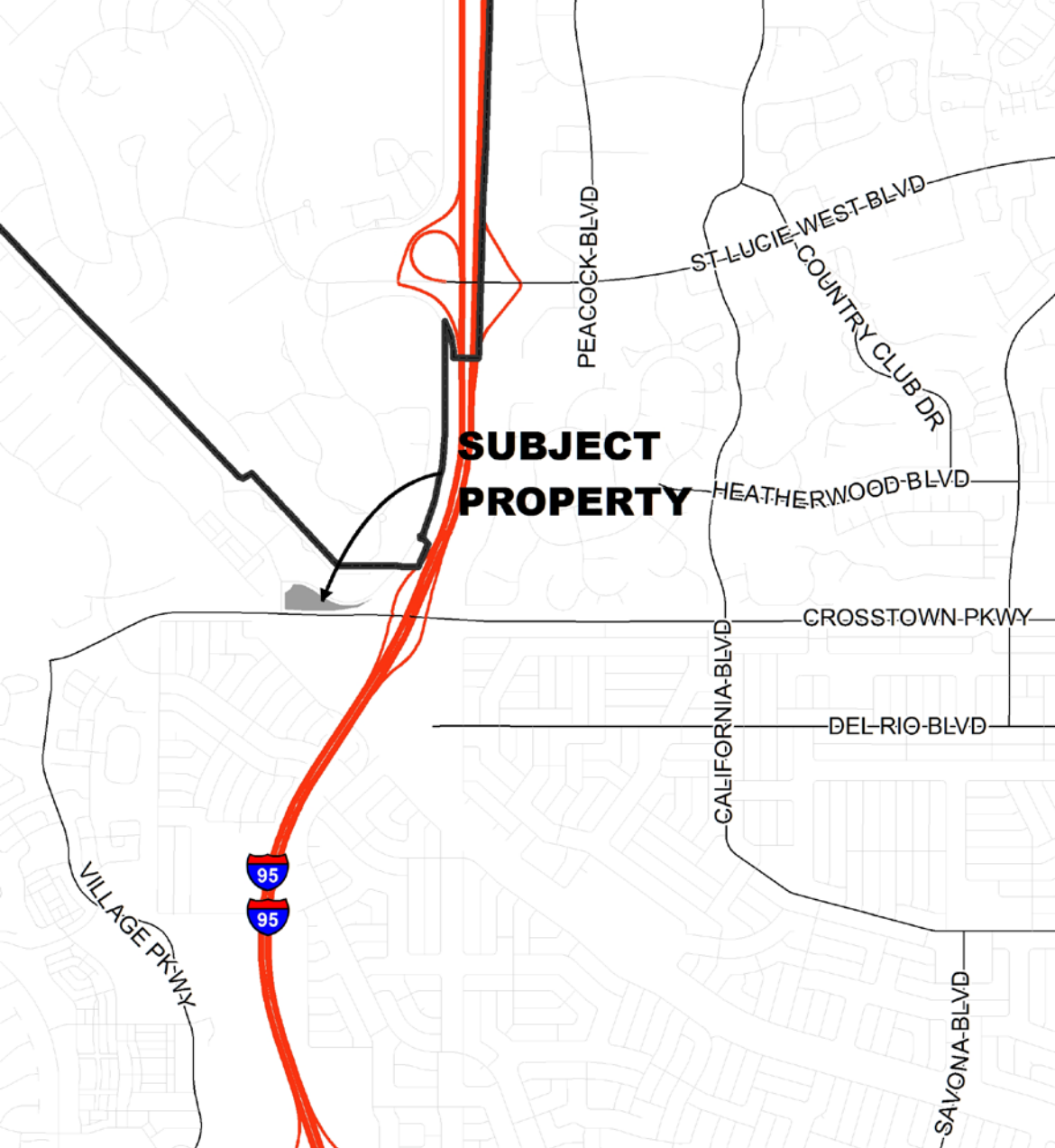
It is a way for the City to require special consideration on certain uses on an individual basis for each proposed location and development within the zoning district.

The use is a permitted use by the code, however it is required to be considered as a special exception use.

**APPLICANT:** Kimley-Horn & Associates, Inc.,  
Matthew Gillespie, P.E.

**OWNER:** Publix Supermarkets, Inc





Location Map

- Located on the northeast corner of Crosstown Parkway and Commerce Centre Parkway.
- The property is zoned Verano Planned Unit Development (PUD) 1.
- “Permitted, Accessory and Special Exception Uses in the CG (General Commercial) Future Land Use Area as provided for in Section 158.124 of the City of Port St. Lucie Code of Ordinances.”
- Special Exception is for retail convenience store with fuel pumps.
- Convenience store with fuel pumps is permitted as a special exception use as provided for in Section 158.124 (C) (11).

# **Permitted Uses in the General Commercial (CG) Zoning District**

1. Any retail, business, or personal service use (including repair of personal articles, furniture, and household appliances) conducted wholly within an enclosed building, where repair, processing, or fabrication of products is clearly incidental to and restricted to on-premises sales.
2. Horticultural nursery , garden supply sales, or produce stand.
3. Office for administrative, business, or professional use.
4. Public facility or use.
5. Restaurants with or without an alcoholic beverage license for on premises consumption of alcoholic beverages in accordance with Chapter 110.
6. Retail sales of alcoholic beverages for incidental on and off premises consumption in accordance with Chapter 110.
7. Park or playground or other public recreation.
8. Motel, hotel, or motor lodge.
9. Enclosed assembly area 3,000 square feet or less, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages , in accordance with Chapter 110.
10. Brewpub , provided no more than 10,0 00 kegs (5 ,000 barrels) of beer are made per year, in accordance with Chapter 110.
11. One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.
12. Kennel, enclosed.
13. Medical Marijuana Dispensing Facilities as set forth in Chapter 120.
14. Pharmacy.



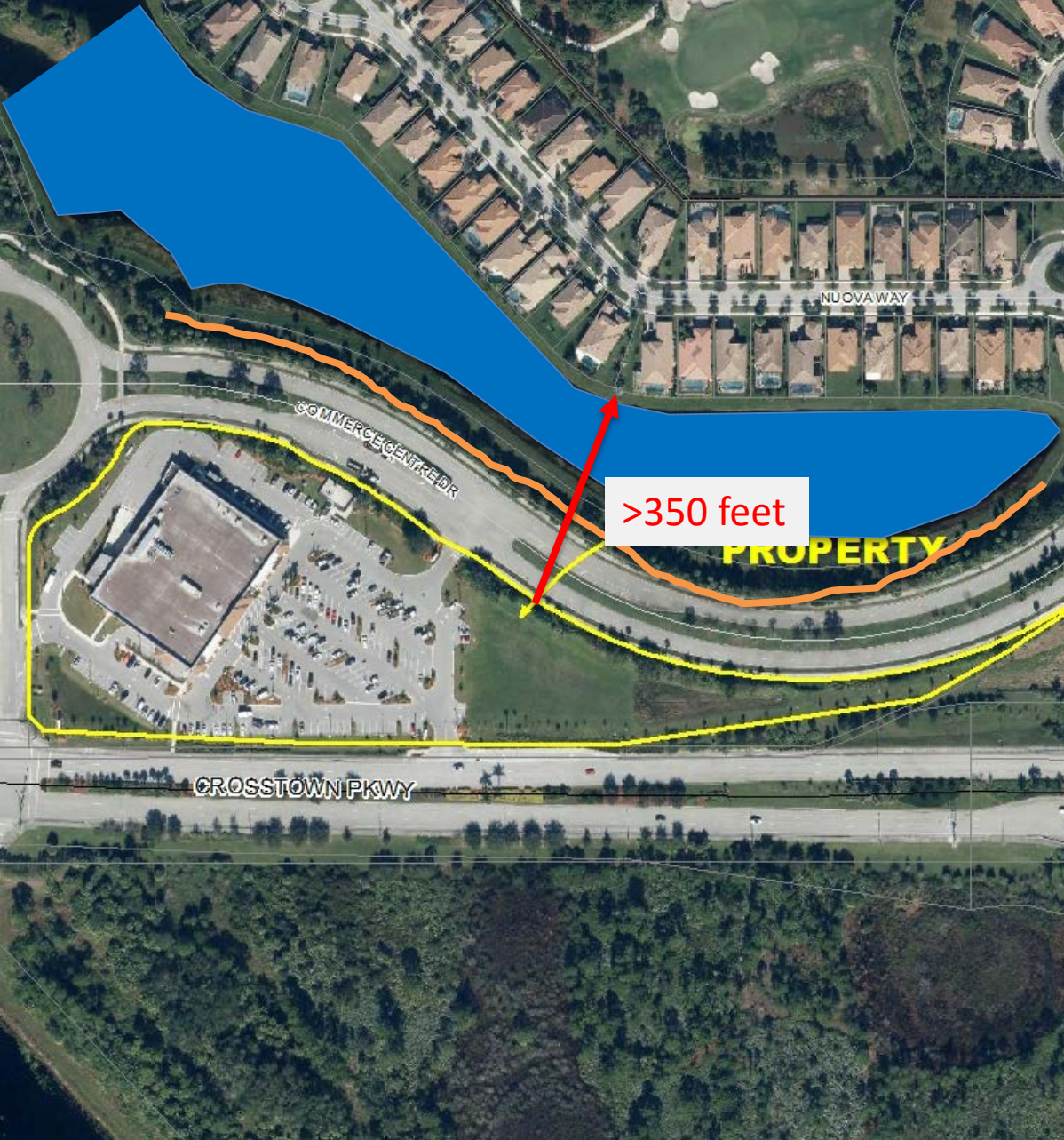




Aerial

- The total site is 8.65 acres in size, the 7-Eleven will take approximately 2.17 acres of the overall site.
- There are currently two (2) access points to the property. A right in and right out on Crosstown Parkway, and a full access point on Commerce Centre Parkway.
- An additional right in and right out will be constructed with the development of the 7-Eleven.
- A dedicated U-turn lane on westbound Crosstown Parkway.





The nearest residential house is over 350 feet away from the proposed 7-Eleven property line.

- An established landscaped berm runs along the length of Commerce Centre Drive
- A 6 foot high architectural wall is located on this berm
- A water management tract is located between the berm and the single family residences

In addition:

- The proposed building set back is 25 feet from the property line
- Additional landscaping is being proposed behind the building





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1.4 Miles

1.46 Miles

Closest gas stations - North



## Closest gas stations - South

2.2 Miles

2.16 Miles



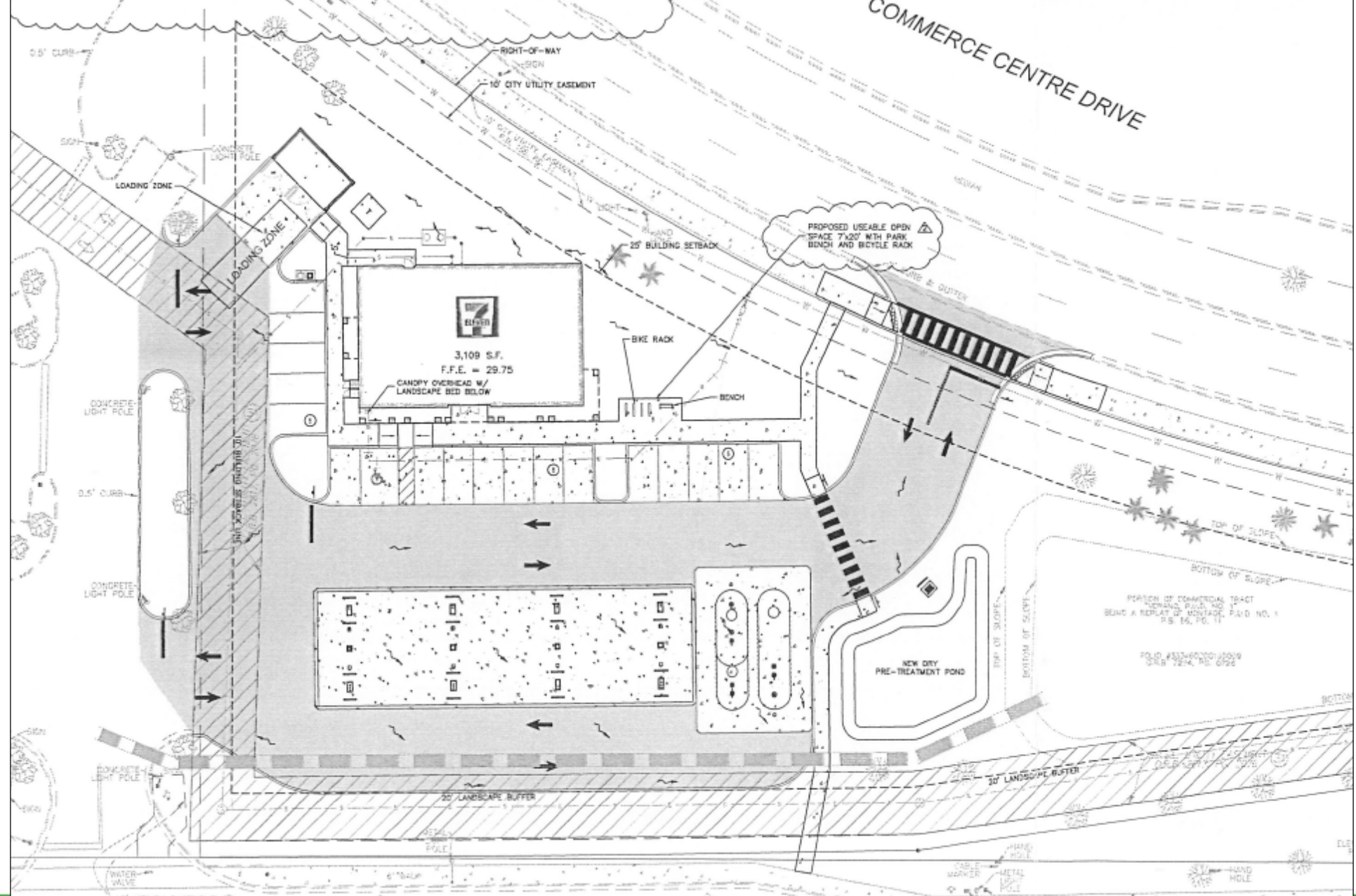
## **Evaluation of Special Exception Criteria:**

The property is located on the northeast corner of Crosstown Parkway and Commerce Centre Drive.

This site currently has a total of two (2) access points; one (1) on Crosstown Parkway, and one (1) on Commerce Centre Drive.

## **Evaluation of Special Exception Criteria:**

<b>Required Parking</b>	<b>Provided</b>
<b>16</b>	<b>34</b>
<b>Including a bicycle rack.</b>	



Concept Plan

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## **Evaluation of Special Exception Criteria:**

The proposed Special Exception Use (retail convenience store with fuel pumps) is permitted by the Verano PUD 1 PUD document and as defined by §158.126 (C) (11) General Commercial Zoning District and should conform to all provisions of the City's Land Development Regulations.

## **Evaluation of Special Exception Criteria:**

The project has been reviewed for compliance with the Verano Development of Regional Impact (DRI) Development Order, to ensure the provision of adequate public facilities and services are available with the development impacts.

Staff has reviewed the application for concurrency as this project is found to be in compliance.



## **Evaluation of Special Exception Criteria:**

The majority of this site is already developed, and the proposal is to construct a 3,109 square foot convenience store with fuel pumps on the vacant portion.

The property is zoned Planned Unit Development (Verano PUD 1) and is surrounded by commercial land uses on three (3) sides (east, south, and west).





## **PLANNING AND ZONING BOARD RECOMMENDATION:**

On October 1, 2019, the Planning and Zoning Board, with a 4-3 vote, recommended approval of this special exception use application with an added condition:

- The applicant will construct a dedicated U-turn lane on Crosstown Parkway.

## **Neighborhood Meetings:**

There were two neighborhood meetings held by the applicant.

September 24, 2019 at the Community Center and October 23, 2019 at the Verano Clubhouse (Talavera).

The three main concerns from the neighbors were:

- Traffic
- Buffering
- Safety/crime

