

## Becker Road & Port St. Lucie Boulevard

### Minor Site Plan and Special Exception Use

#### Narrative

April 5, 2022

#### Introduction

On behalf of the applicant, Braden Real Estate, LLC, Cotleur & Hearing is submitting this application for the review of a proposed Special Exception Use regarding drive-through facilities within the Becker Road Overlay District – more specifically on a site at the intersection of Becker Road and Port St. Lucie Boulevard.

Per the Port St. Lucie Code of Ordinance Section 158.124, automobile fuel stations are permitted through a Special Exception Use application under item (C)(9). Hence, the applicant is submitting such application along with the required plans and documents to support this application. The need for a fueling station in this area is significant, as the nearest one is located nearly three miles from the site. This convenience store with fueling station will bring many benefits to the surrounding community and Becker Road Overlay District, adding to the services of this commercial area and reducing the length of trips by nearby residents to other fueling stations.

#### Special Exception Use Criteria

**(A) Please explain how adequate ingress and egress will be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control, and access in case of fire or other emergency.**

Adequate access to the site will be provided through the northern and western boundaries of the site. The design includes two ingress/egress access points on each of the two boundaries, one from the internal road along the northern boundary (perpendicular to and accessed through Port St. Lucie Boulevard), and one from the internal road along the western boundary (perpendicular to and accessed through Becker Road). Additionally, the site includes sidewalks along the southern and eastern boundaries, connecting to the 50'x50' public art courtyard, as well as around the convenience store. Included in this submittal is also a site plan with a truck routes to illustrate the appropriate paths for truck and emergency vehicles.

**(B) Please explain how adequate off-street parking and loading areas will be provided, without creating undue noise, glare, odor or other detrimental effects upon adjoining properties.**

The site is designed to provide all necessary off-street parking spots on the east and south sides of the proposed convenience store as well as adjacent to the Becker Road and Port St. Lucie Boulevard rights-of-way. Although the required number of parking spots is 19, a total of 31 spaces are being proposed, including two ADA spaces, and an additional 16 fueling pump spots (two per fueling station) are also available. The proposed parking spots do not interfere with traffic or pedestrian movements and do not create undue noise, glare, odor, or other negative effects. The project site is not located directly adjacent to residential and is surrounded by other commercial uses, therefore no additional buffering is required. Additionally, bike racks are made available near the

**(C) Please explain how adequate and properly located utilities will be available or will be reasonably provided to serve the proposed development.**

The project site is located at the major intersection of Becker Road and Port St. Lucie Boulevard. Although the four corners of this intersection are not developed themselves, the overall area of the Becker Road Overlay District is within an already developed portion of the city, indicating that utilities and public services are already available to the area. Since the area is supplied by the Port St. Lucie Utility Systems Department and is connected to City water and sewer, a developer's agreement between the City and the applicant will be completed prior to the issuance of any building permits.

**(D) Please explain how additional buffering and screening, beyond that which is required by the code, will be required in order to protect and provide compatibility with adjoining properties.**

The property will be surrounded by other commercial uses. Therefore, the proposed project is compatible with the surrounding uses and does not require additional buffering or screening beyond what is required by code.

**(E) Please explain how signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.**

Signs and lighting fixtures are designed to be in compliance with the Port St. Lucie code as well as the Becker Road Overlay District design standards. There will be a canopy over the fuel pumps to shield excess lighting from reaching nearby developments, as well as light shields and covers to reduce glare from other site lighting fixtures. Additionally, two monument signs are proposed; one will be located at the northeastern corner of the site, perpendicular to Port St. Lucie Boulevard, and the other at the southwestern corner of the site, perpendicular to Becker Road. These will be appropriately landscaped and comply with City regulations.

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

The site will feature adequate landscape for aesthetic and buffering purposes and meet all buffer requirements. It is important to note that since the surrounding uses are also commercial and are compatible with each other, no excess vegetation or barriers are necessary to sufficiently buffer the proposed convenience store and fueling station. The attached landscape plan included in this application details the proposed landscaping features for the site. Per the Becker Road Overlay District regulations, the southeastern corner of the site also provides a 50'x50' public art open space courtyard, intended to connect to courtyards of similar dimensions across Port St. Lucie Boulevard and Becker Road.

**(G) Please explain how the use, as proposed, will be in conformance with all stated provisions and requirements of the City's Land Development Regulation.**

As an approved special exception use within the Port St. Lucie Becker Road Overlay District, the proposed project is in compliance with the Port St. Lucie code, as approved by the members of City Council. The site is designed to conform with the Becker Road Overlay District design standards in order to preserve and enhance the district's character and intent.

**(H) Please explain how establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the city.**

The special exception requested for the proposed fueling station will not interfere with the health, safety, welfare, or convenience of residents in the neighborhood. On the contrary, since there are no fueling stations within a two-mile radius from the site, the area will only benefit from having this additional service. As mentioned, the project is proposed on the corner-most site within the commercial uses of the Becker Road and Port St. Lucie Boulevard intersection. Therefore, any potential lighting or noise pollution will be buffered from surrounding residential homes by the adjacent commercial uses separating the proposed fueling station and the residents.

**(I) Please explain how the proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.**

Being a major commercial intersection and being buffered from residential developments by other commercial uses, the approval of this special exception for the fueling station and convenience store will not generate a nuisance or hazard. The nearest fueling stations to the area are over two miles away from the site. Therefore, this project would provide a much-needed use to the neighborhood and the Becker Road Overlay District.

**(J) Please explain how the use, as proposed for development, will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access, location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.**

The applicant is proposing the special exception commercial use of a convenience store with fuel pump station within an already commercial property. Considering the uses directly to the north and west of the property will also be commercial and that the east and south borders of the project site are a main intersection; the requested use is compatible with its surroundings. Additionally, the other three corners of the Becker Road and Port St. Lucie Boulevard intersection are also commercial, indicating that there will be no incompatibility with the uses across the rights-of-way either.

**(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.**

The applicant and property owner acknowledge that the City may deem the proposed project to be too intensive or incompatible for the site and will therefore not grant the requested special exception.

**(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.**

The applicant and property owner acknowledge the authority of the City Council to prescribe conditions of approval to this project.