



A C H I E V E A N Y T H I N G



**7-ELEVEN FULL-SERVICE CONVENIENCE STORE
SPX-19-269, SPX-19-270, & DMP-19-280**

7-Eleven Full-Service Convenience Store

Development Master Plan & Special Exceptions

SPX-19-269, SPX-19-270, & DMP-19-280

Alison Christie, AICP, Senior Planner

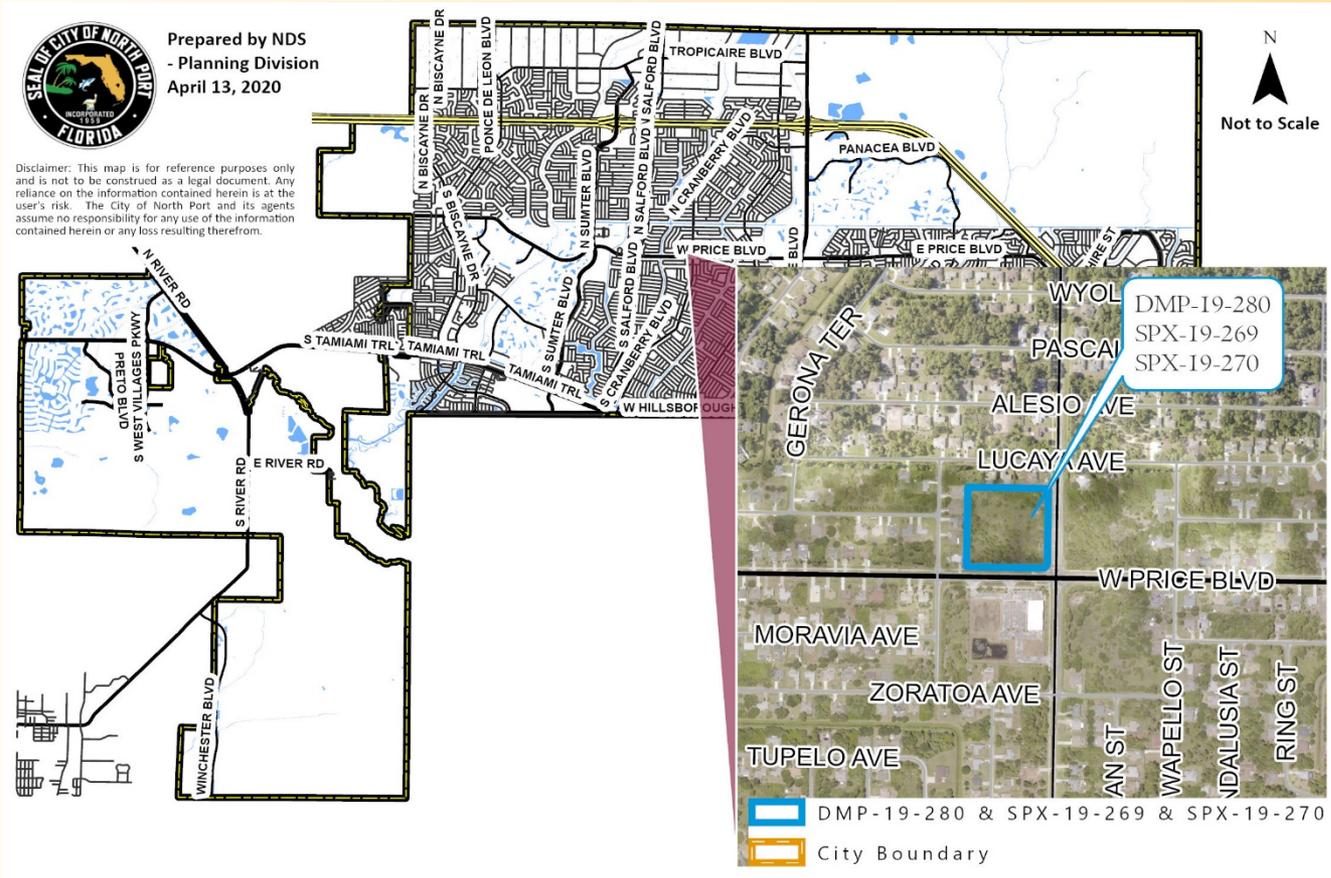
Nicole Galehouse, AICP, Planning Division Manager

Background



Jeffery A. Boone, Esq. on behalf of Weedon North Port LLC, requests approval of a Development Master Plan and two Special Exceptions for a ±4.15 acre site at the intersection of Price Boulevard and Cranberry Boulevard to construct a full-service convenience store with fuel pumps and car wash.

Project Location



The ±4.15-acre site is located at the intersection of W. Price Boulevard and N. Cranberry Boulevard.

Overview

1
DMP
with 4
waivers



Sec. 53-7

DMP Approval
Procedures



Sec. 53-118

Criteria for
Waiver Requests

2
Special
Exception
Car Wash



Sec. 53-258

Noticing
Requirements
for Public
Hearings

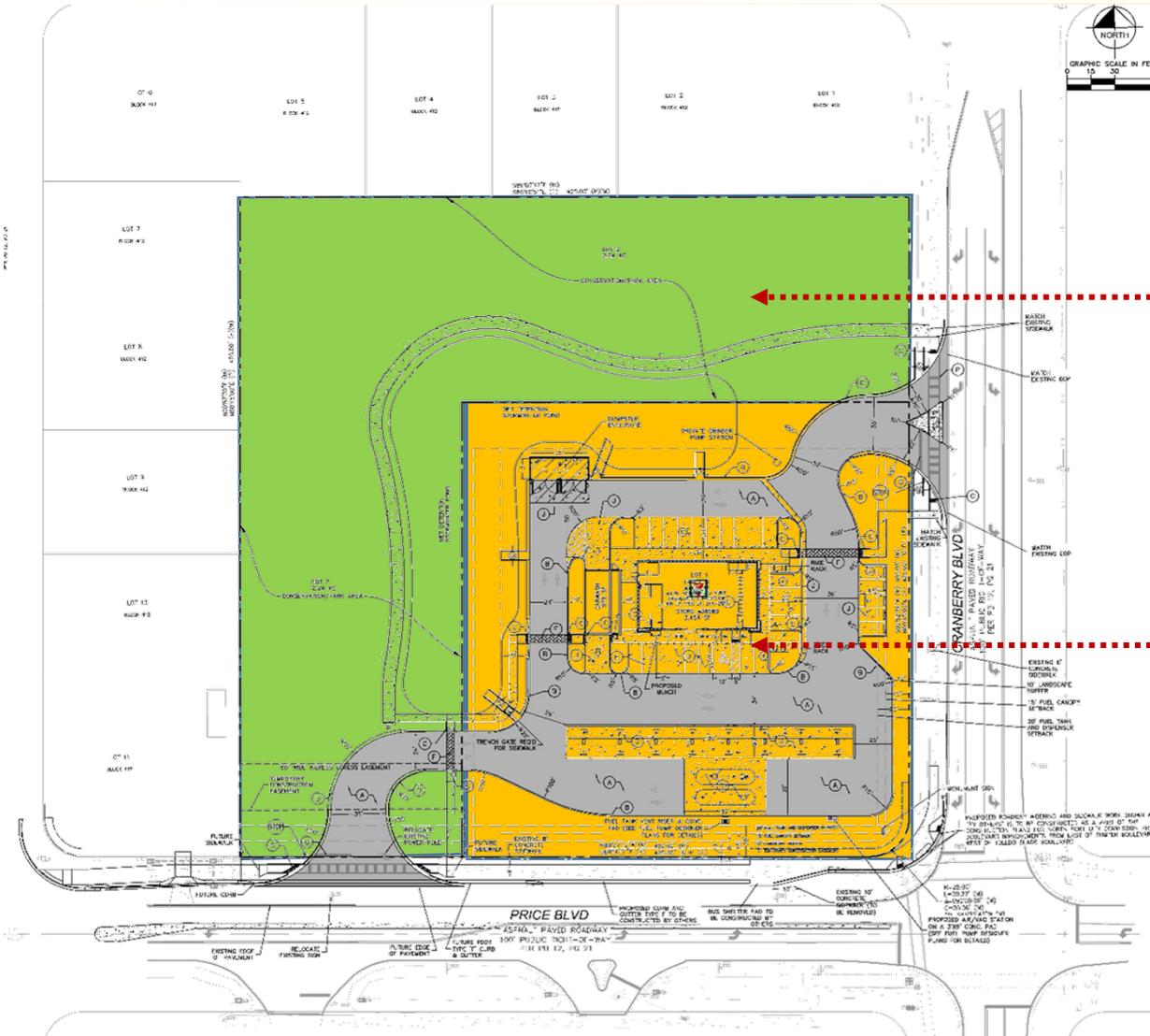
3
Special
Exception
Fuel
Pumps



Sec. 53-256

Legal
Requirements:
16 Criteria

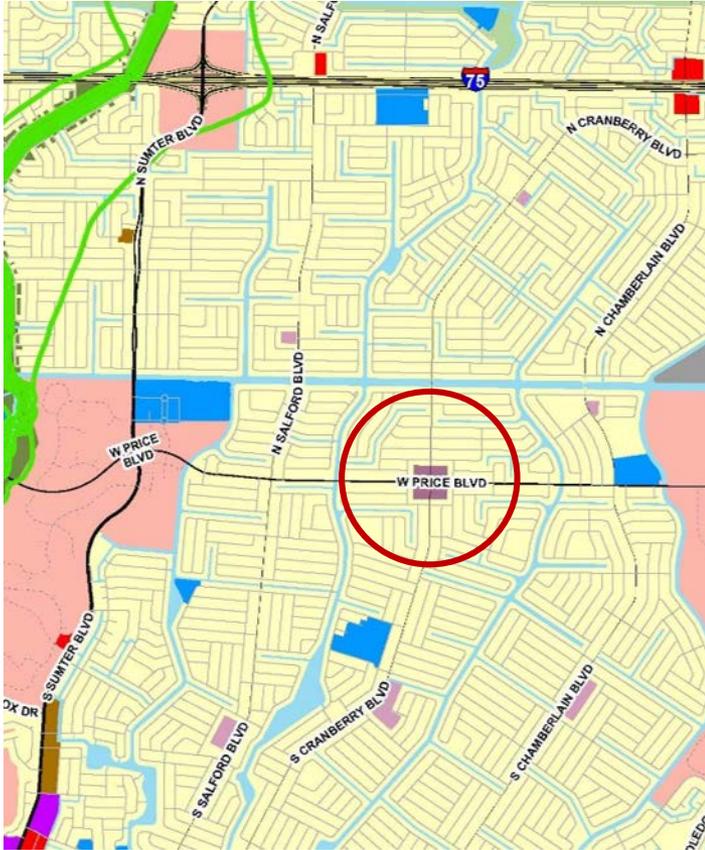
DMP Proposal



Lot 2: 2.24 acres
Conservation Area to be dedicated to the City

Lot 1: 1.91 acres
A full-service 7-Eleven:

- 3,454 SF
- convenience store
- 16 fueling stations
- 979 SF car wash



Neighborhood Commercial – High Intensity (NC-HI)



Convenience Store



Fuel Pumps



Car Wash



Passive Park



The Applicant has requested for four waivers to the ULDC

1

To include one freestanding monument sign to advertise fuel prices

2

To increase hours of operation to 24 hours/7days

3

To donate land to the City in lieu of a wall in the buffer zone

4

To provide bollards instead of wheel stops



ULDC Sec. 53-184.B(3) – Permitted Signs

- B. Prohibited signs in a Neighborhood Commercial District shall be as follows:
(3) Freestanding monument signs

Applicant Request

To include one freestanding monument sign for advertising fuel prices

Staff Analysis

Florida Statutes preempt local governments from imposing restrictions on signage advertising gasoline pricing



Staff supports this waiver



ULDC Sec. 53-179.A – Permitted Principal Uses and Structures

A. The following ...shall hold hours of operation (including deliveries) no earlier than 5:00 a.m. to no later than 10:00 p.m.

Applicant Request

To increase hours of operation to
24 hours/7days

Staff Analysis

24 hours/7days operation could be
more disruptive to the adjoining
residences with increased noise
and traffic late at night



Staff does not support this waiver



ULDC Sec. 53-182 – Buffer Zone and Landscaping

A buffer zone is intended to provide noise abatement and an effective visual barrier between different land uses...

Applicant Request

To donate Lot 2 to the City for a possible park in lieu of providing a 20ft landscape buffer with 8ft wall or berm

Staff Analysis

Lot 2 will provide the required visual and sound barrier to adjoining residences, while a future park will create an additional amenity



Staff supports this waiver



ULDC Sec. 25-7.A – Dimensional Standards

A. Each parking space shall have a wheel stops pursuant to the design criteria shown...

Applicant Request

To provide bollards instead of wheel stops for parking spaces

Staff Analysis

Bollards provide the same function as wheel stops while reducing possibility of storefront crashes, enhancing public safety



Staff supports this waiver

Staff Analysis



Staff reviewed the proposal for consistency with:

1

Florida
Statutes

2

Comprehensive
Plan

3

Unified Land
Development
Code



1. Florida Statutes

F.S. 553.79

Restricts Local Governments from regulating signage for advertising gasoline pricing

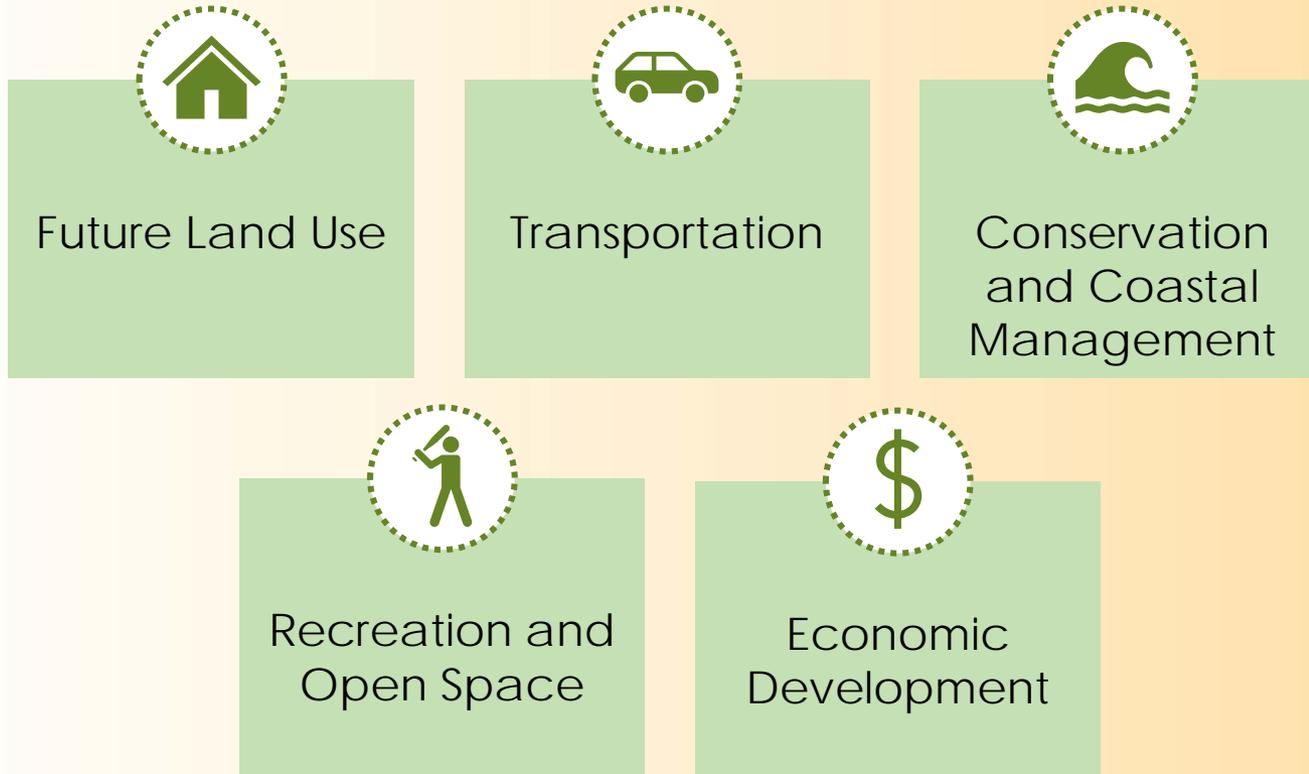
F.S. 526.111

Provides minimum size requirements for advertising of gasoline pricing

Waiver #1 ensures the proposal is consistent with these statutes



2. Comprehensive Plan



The proposal is consistent with the Comprehensive Plan



Unified Land Development Code : Development Regulations



Chapter 25:

- Parking Regulations



Chapter 37:

- Roadway Design and Construction Standards



Chapter 53:

- NC-HI zoning
- Special Circumstances: fuel pumps

The proposal is consistent with all chapters of the ULDC with requested waivers



Unified Land Development Code : Special Exception Criteria

Fuel
Pumps

Car
Wash

a. Consistency with Comprehensive Plan	i. Appropriate signage
b. Consistent intensity with FLU of area	j. Harmonious exterior lighting
c. Not a detriment to health, economic benefit	k. Ingress and egress do not affect traffic flow
d. Intensity harmonious with other uses	l. Access for emergency agencies
e. Height and orientation compatible	m. Effects on surrounding roadways
f. Sufficient size to provide buffering	n. Effects on potable water systems
g. Adequate light, traffic and noise buffer	o. Compatibility of wastewater systems
h. Appropriate loading/refuse areas	p. Cause/intensify flooding

Staff finds:

SPX-19-269, special exception for fuel pumps, is consistent, but the need can be met with fewer pumps.

SPX-19-270, special exception for car wash, is consistent.



These petitions have been reviewed and approved with conditions by the applicable City staff.



Resolution 2020-R-11 and Resolution 2020-R-12, have been reviewed and approved by the City Attorney's office for form and correctness.



All public hearings were advertised pursuant to all applicable state and local regulations.

Notice



Unified Land Development Code: Special Exception Noticing Requirements Sec. 53-258

- Property owner is notified by mail
- Notice of public hearing is advertised in newspaper 15 days prior to hearing
- For properties greater than 1 acre, notice is given by mail to property owners within 1,320 feet of the boundary line

Pursuant to ULDC Sec. 53-258A-C, notices were mailed to property owners on April 22, 2020 and May 29, 2020.

Notice was advertised in a newspaper on April 22, 2020 and May 31, 2020.

Recommended Action



Staff recommends that the Planning and Zoning Advisory Board make the following recommendations to City Commission:

1. APPROVAL with Condition #1 of **Resolution 2020-R-11, SPX-19-269**, a Special Exception for 7-Eleven fuel pumps, but with fewer than 16 pumps (A specific number must be stated).
2. APPROVAL with Condition #1 of **Resolution 2020-R-12, SPX-19-270**, a Special Exception for 7-Elven car wash.
3. APPROVAL WITH WAIVERS 1, 3, AND 4 AND CONDITIONS #1-5 of **DMP-19-280**, Full Service 7-Eleven Convenience Store, and DENIAL of WAIVER 2.



A C H I E V E A N Y T H I N G

Thank you!