



Legislation Text

File #: 16-0715, **Version:** 1

TO: Honorable Mayor & Members of the North Port Commission

FROM: Jonathan R. Lewis, ICMA-CM, City Manager

TITLE: DMP-16-155, 7-11 Cranberry Development Master Plan (convenience store and gas station) located on the southeast corner of Toledo Blade Boulevard and Cranberry Boulevard (Quasi-Judicial).

Recommended Action

City Commission approve DMP-16-155, 7-11 Cranberry Development Master Plan (convenience store and gas station).

Background Information

Christopher Kiritsis and Roland Piccone on behalf of Sered Cranberry LLC seeks approval of a Development Master Plan proposing a 3,010 square foot 7-Eleven convenience store and gas station on the south-west corner of Cranberry and Toledo Blade Boulevard.

The subject property is zoned Commercial General (CG) which allows for retail sales and automotive service stations as principal permitted uses. The Unified Land Development Code (ULDC) in Section 53-6 B (5) requires the Commercial General zoning district to first file a Development Master Plan before a Major Site Plan (MAS) can be applied.

A neighborhood meeting was held on November 28, 2016 at Morgan Family Community Center. Courtesy notices were mailed to property owners within 1,350 feet of the subject property. There were a total of two public attendees. Comments were made towards environmental concerns and other gas stations in the neighborhood.

Staff Development Review committee reviewed and approved the Development Master Plan. City staff performed a fiscal analysis and determined it will provide a positive fiscal net operating surplus, increasing over time.

The proposed project meets all the Commercial General zoning district requirements. The applicant is not asking for any waivers and there are no staff conditions for approval.

The project was heard by the Planning & Zoning Advisory Board (PZAB) on December 15, 2016. PZAB recommended approval with a 5-0 unanimous vote.

Commission Options

1. Approve
2. Approve with conditions
3. Deny

Strategic Plan

Goal: Financially Responsible City Providing Quality Municipal Services

Policy: I-75 Interchanges as major Activity Centers and destinations.

Financial Impact

A fiscal analysis was performed by City Staff and it was determined the DMP Development will provide a positive fiscal net operating surplus, increasing over time.

Procurement

Not Applicable.

Attachments:

1. DMP-16-155, Staff Report
2. Exhibit B, 7-11 Development Master Plan

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Department Director: Scott Williams