

April 29, 2026

City of Fort Pierce  
Planning Department  
100 N U.S. Highway 1  
Fort Pierce, FL 34950

Re: Design Review Narrative  
Project: Proposed #1057278 7-Eleven  
Address: 1010 Seaway Drive, Fort Pierce, FL 34949  
Parcel ID: 2402-142-0001-000-4

To Whom It May Concern:

Please accept this Design Review Narrative in support of the Minor Site Plan application for the above-referenced project.

The subject property is located at 1010 Seaway Drive in the City of Fort Pierce and is zoned C-5, Tourist Commercial, within the South Beach Overlay District. The site consists of an existing developed commercial parcel with frontage on Seaway Drive, also known as State Road A1A, and includes an existing commercial building, fueling area, paved parking and circulation areas, and existing multifamily units toward the rear of the property. The proposed project consists of redevelopment and modernization of the existing fuel station building into a 7-Eleven convenience store with fueling facilities and associated site improvements.

The site analysis indicates that the surrounding built environment is a mix of roadway, water-oriented uses, and adjacent developed properties. The property is bounded generally by the Fort Pierce Inlet Marina and water-oriented frontage to the north, Seaway Drive to the south, and developed neighboring properties to the east and west. This established context supports continued commercial activity on the site and informs a redevelopment approach that remains consistent with the existing corridor character.

Access to the property is provided from Seaway Drive, an FDOT-maintained roadway. The proposed design maintains an organized access pattern, improving internal circulation, and providing supporting vehicular movement planning for service and fuel delivery operations.

With respect to topography and drainage, the site is relatively low-lying and lies within FEMA Flood Zone AE. Existing grades remain generally consistent with the developed waterfront condition of the parcel, and the project does not materially alter the site's overall drainage characteristics. The proposed improvements maintain the existing drainage pattern while slightly reducing impervious area, resulting in a corresponding increase in pervious area.

Overall, the proposed redevelopment reflects the property's existing development pattern, roadway frontage, waterfront edge, flood zone condition, access limitations, and surrounding commercial context. The project is intended to modernize an existing developed site in a manner that improves circulation, safety, utility coordination, and visual quality while remaining compatible with the established character of the area.

Sincerely,

**LUBIN ELITE ENGINEERING, LLC**

Lens Joshua Lubin, PE  
President

