

MEMORANDUM

From: Lubin Elite Engineering, LLC
Prepared by: Lens Joshua Lubin, P.E.
Florida P.E. License No.: 94189

April 8, 2026

Project: Proposed #1057278 7-Eleven
Location: 1010 Seaway Drive, Fort Pierce, FL 34949

Subject: Drainage Statement – No Adverse Drainage Impacts

This memorandum is provided in support of the stormwater review for the above-referenced project.

The subject property is an existing developed commercial & multifamily site. The proposed project consists of retrofitting the existing commercial building to a proposed 7-Eleven, including associated site improvements. The proposed drainage design will continue to manage stormwater onsite through the existing grading and drainage system.

The proposed improvements will not adversely impact the existing drainage characteristics of the site or surrounding properties. The proposed redevelopment does not introduce adverse offsite drainage impacts to adjacent properties, including FDOT facilities. Overall, post-development will result in a net pervious area increase from pre-development.

Specifically:

- No adverse change to existing drainage patterns is proposed.
- Stormwater runoff will continue to be managed onsite.
- The proposed improvements will not adversely impact FDOT facilities.
- The proposed site plan provides a net increase in pervious area compared to existing conditions.
- The proposed post-development drainage condition will provide an improvement over the existing site condition.

Based on the above, the proposed improvements will not create adverse drainage impacts and will not negatively affect existing adjacent, including FDOT ROW.

If you have any questions or require additional information, please feel free to contact our office at (954) 516-1146 or via email at general@lubinelite.com.

Sincerely,

LUBIN ELITE ENGINEERING, LLC

Lens Joshua Lubin, PE
President

