

April 29, 2026

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

Re: Justification Statement  
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 Justification Statement in support of the Minor Site Plan application for the above referenced project. The proposed project consists of the redevelopment and modernization of the existing commercial fuel site located at 1010 Seaway Drive, Fort Pierce, Florida. The property is being improved as a 7-Eleven convenience store with fuel service through renovation of the existing building, a minor building expansion (68 sf), and related site improvements. The proposed architectural design is intended to modernize the site, improve the appearance of the building, and create a more cohesive and functional commercial property while maintaining the established use of the site.

The proposed building design improves an existing developed property through a coordinated architectural treatment that is appropriate for a convenience retail use and compatible with the existing commercial character of the area. The design maintains the general form of the existing structure while introducing upgraded storefront elements, updated exterior finishes, and coordinated material selections that enhance the overall visual quality of the property.

The proposed design is also justified from a functional standpoint. The building improvements are part of a coordinated redevelopment plan intended to support the interior operation of the 7-Eleven store and the exterior operation of the site as an upgraded convenience store and fuel facility. The building layout, storefront updates, and related site improvements work together to provide a more efficient customer experience, improved visibility and access, and a more organized relationship between the building, parking, and fueling areas. In addition, the proposed building design represents a practical redevelopment approach for an already developed commercial parcel. Rather than introducing an entirely new building type or incompatible architectural concept, the project improves and repurposes the existing structure in a manner that is visually cohesive, operationally efficient, and consistent with the overall redevelopment objectives for the site. The design therefore supports reinvestment in the property while improving its appearance and functionality.

Overall, the proposed building design is justified because it upgrades an existing commercial structure with a coordinated and contemporary architectural treatment, improves the site's visual character, supports the intended retail operation and contributes to the continued productive use of the property. The proposed improvements are appropriate to the site and consistent with the overall redevelopment of the property as a modern 7-Eleven convenience store with fueling facilities. Should you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

**LUBIN ELITE ENGINEERING, LLC**

Lens Joshua Lubin, PE  
President

