

March 25, 2026

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

Re: Written 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 written narrative 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 fuel station property located at 1010 Seaway Drive, Fort Pierce, Florida. The site is currently developed with an existing commercial building, fueling area, and existing multifamily residential units. The proposed improvements include renovation of the existing commercial space into a 7-Eleven convenience store with fueling facilities, together with a minor building expansion and associated site improvements.

The design intent of the project is to improve the functionality, safety, accessibility, and overall appearance of the site while maintaining a use that is consistent with the property's existing development pattern and zoning designation. The project is intended to modernize the existing site and provide a more efficient and updated commercial operation through coordinated improvements to the building, parking, circulation, drainage, landscaping, and utility systems.

The primary goals and objectives of the project are to enhance site circulation for vehicles and pedestrians, improve access and parking layout, coordinate drainage and utility upgrades, and improve the visual character of the property. The proposed improvements are intended to make better use of an already developed parcel while supporting continued commercial activity at this location.

The proposed design reflects the site analysis study by responding to the existing conditions of the property, including the developed site layout, roadway access constraints, utility coordination needs, and drainage considerations. The project has been designed to work within the context of the existing parcel and surrounding corridor while implementing site and infrastructure improvements necessary to support the proposed operation.

Overall, the project represents a practical redevelopment of an existing commercial property and is intended to provide a safer, more functional, and more visually cohesive site that remains compatible with the surrounding area.

Should you have any questions or require additional information, please do not hesitate to contact our office at 954-516-1146.

Sincerely,

LUBIN ELITE ENGINEERING, LLC

Lens Joshua Lubin, PE

President



7154 N. University Drive | Suite 131 | Tamarac, FL 33321 | (954) 536-9058