

Wright-Fish 7 Eleven Final Site Plan

Request approval of a final site plan for the development of a gas station with convenience store and car wash

Land use: General Commercial

Zoning District: GC, General Commercial

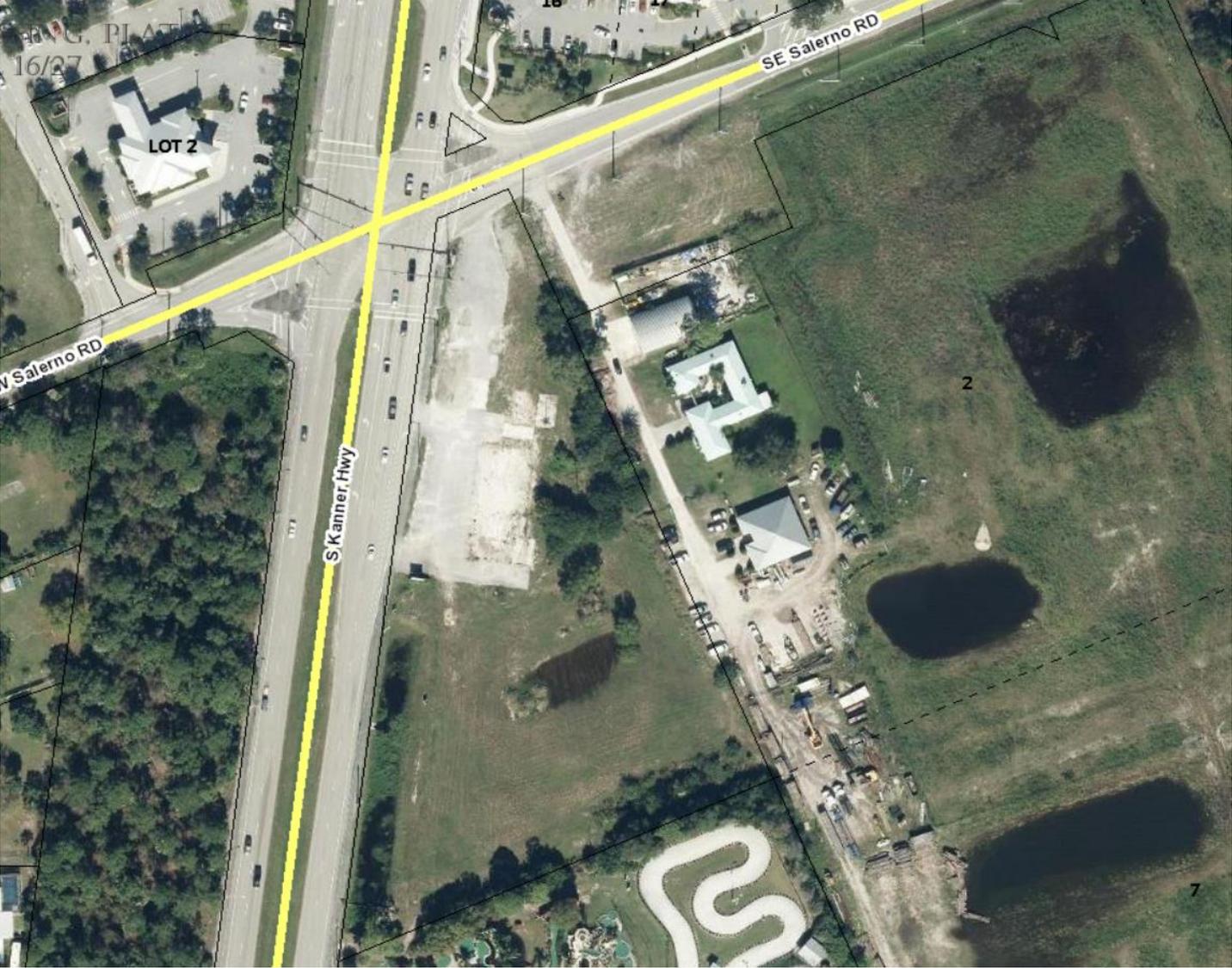
Previous Development 1970



Previous Development 1995



Previous Development 2014





MARTIN COUNTY, FLORIDA
DEVELOPMENT REVIEW

STAFF REPORT

Compliance findings

A. Application Information

**WRIGHT FISH 7 ELEVEN
MAJOR FINAL SITE PLAN**

Applicant:	Wright Fish LLC
Property Owner:	Wright Fish LLC
Agent for the Applicant:	Ralph H. Parks
County Project Coordinator:	Pete Walden, AICP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	W079-009
Record Number:	DEV2020110006
Report Number:	2021_0816_W079-009_Staff_Report_Final
Submittal Received	11/24/2020
Application Received	11/30/2020
Transmitted	12/20/2020
Date of Report:	02/24/2021
Resubmittal Received:	05/03/2021
Transmitted:	05/04/2021
Date of Report:	08/16/2021

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B. Project description and analysis

Request major final site plan approval for the construction of a 5,476 sq. ft. convenience store, car wash and an 8 pump gas station and the associated infrastructure on a currently undeveloped approximate 3.51 acre parcel located on the southeast corner of S Kanner Highway and SE Salerno Road in Stuart. Included is a request for a Certificate of Public Facilities Reservation.

The proposed convenience store will front on S Kanner Highway. The site will have access from S Kanner Highway and SE Salerno Road. The parcel is within the Primary Urban Service Boundary with water and sewer service available and will be provided by Martin County Utilities. There is an existing stormwater retention pond onsite and proposed dry retention added along SE Salerno Road.

The site development will require coordination with the adjacent proposed residential development and the County Public Works department for offsite improvements regarding Salerno Road.

The site was previously developed as a gas station with a small retail store. The store and all service station