

FOR SPECIAL EXCEPTION USE APPLICATION

CITY OF PORT ST. LUCIE

Planning & Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984
(772)871-5213

FOR OFFICE USE ONLY

Planning Dept. _____
Fee (Nonrefundable)\$ _____
Receipt # _____

Refer to "Fee Schedule" for application fee. Make check payable to the "City of Port St. Lucie". Fee is nonrefundable unless application is withdrawn prior to being scheduled for the Site Plan Review Committee meeting or advertising for the Planning and Zoning Board meeting. **Attach two copies of proof of ownership (e.g., warranty deed, affidavit), lease agreement (where applicable), approved Concept Plan or Approved Site Plan, and a statement addressing each of the attached criteria.**

PRIMARY CONTACT EMAIL ADDRESS: MATT.CYRAN@KIMLEY-HORN.COM

PROPERTY OWNER:

Name: VRE PSL LANDCO LLC
Address: 351 E. HUDGINS STREET, GRAPEVINE, TX 76051
Telephone No.: 214-422-5578 Email MZONKER@VERDAD.COM

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: CHRIS HOLLEN, P.E.
Address: 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
Telephone No.: 772-794-4087 Email CHRIS.HOLLEN@KIMLEY-HORN.COM

SUBJECT PROPERTY:

Legal Description: SEE SURVEY
Parcel I.D Number: 3420-660-0013-000-1
Address: NW INTERSECTION OF BECKER AND PSL BLVD Bays: _____
Development Name: McDonalds - Woodland Trails (Attach Sketch and/or Survey)
Gross Leasable Area (sq. ft.): 3,859 SF (BLDG) Assembly Area (sq. ft.): 1.52 AC (Parcel)
Current Zoning Classification: General Commercial SEU Requested: Build to Line Exception

Please state, as detailed as possible, reasons for requesting proposed SEU (continue on separate sheet, if necessary):

The proposed McDonalds with drive thru is proposed within the Becker Road Overlay District which requires a minimum 30' build to line and a maximum 40' build to line off of the property boundary.
McDonalds is seeking a variance to place the building 53.3' from the property boundary to allow the drive thru to be located on the back side of the building for pedestrian safety.

 _____ Christopher Hollen, P.E. 8-6-2025
Signature of Applicant _____ Hand Print Name _____ Date _____

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted. 02/26/20

SPECIAL EXCEPTION USES

The Planning and Zoning Board, and Zoning Administrator, may authorize the special exception use from the provisions of § 158.260. In order to authorize any special exception use from the terms of this chapter, the Planning and Zoning Board, or Zoning Administrator, will consider the special exception criteria in § 158.260 and consider your responses to the following when making a determination.

(A) Please explain how adequate ingress and egress will be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control, and access in case of fire or other emergency.

The proposed restaurant with drive thru is part of a larger ~15 acre proposed commercial development. Access to the site will be provided off of shared driveways and access aisles. Two driveways are proposed on PSL BLVD and two driveways are proposed on Becker.

(B) Please explain how adequate off-street parking and loading areas will be provided, without creating undue noise, glare, odor or other detrimental effects upon adjoining properties.

The code required off-street parking will be provided on-site completely internal to the site.

The code required landscape buffers will be provided for the entire commercial complex and an enhanced landscape buffer (above code minimum) is provided along the proposed restaurant southern boundary.

(C) Please explain how adequate and properly located utilities will be available or will be reasonably provided to serve the proposed development.

There is an existing water main in Port St. Lucie Boulevard and Becker Road and an existing force main in Port St. Lucie Boulevard. The proposed commercial development will provide a looped water main and lift station to serve the development.

(D) Please explain how additional buffering and screening, beyond that which is required by the code, will be required in order to protect and provide compatibility with adjoining properties.

Additional landscape buffer plantings, above what is required by code, are proposed along the restaurant's Becker frontage. A 2' tall berm is also proposed along Becker Road street frontage to create a barrier between the pedestrian sidewalk and proposed development.

(E) Please explain how signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

Proposed site lighting will meet code min. and code max. photometric standards.

(F) Please explain how yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.


Open spaces and sidewalks are designed to promote pedestrian connectivity between the commercial shopping plaza. Shade trees are proposed throughout the parking lot to provide shade to pedestrians and vehicles. A pedestrian plaza is proposed at the intersection of Becker and PSL Blvd with benches and trash receptacle for pedestrians in the right-of-way.

(G) Please explain how the use, as proposed, will be in conformance with all stated provisions and requirements of the City's Land Development Regulation.
The Restaurant with Drive Thru will be in conformance with the City's Land Development standards and standard details. A special exception is being sought for the proposed building distance from the property line only and not to allow any deviations from other land development standards.

(H) Please explain how establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the city.
The proposed use will benefit the residents and workers in the City by providing a quick and affordable dining option. The exception is being sought to be able to fit the drive thru behind the building which is the safest way to circulate pedestrian and vehicular traffic throughout the site so that pedestrians dont have to cross the drive thru to enter the store.

(I) Please explain how the proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.
Turn lanes and adequate driveway throat depths will be provided to promote a steady flow of traffic into and out of the site.

(J) Please explain how the use, as proposed for development, will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access, location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.
The site is zoned CG - and quick service restaurant is an allowed use. A special exception is required because of the Becker Road Overlay District built to line standards.

_____ Signature of Applicant		_____ Christopher Hollen, P.E. Hand Print Name	_____ 8-6-2025 Date
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PLEASE NOTE:

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

SPECIAL EXCEPTION USE

§ 158.260 REQUIREMENTS AND APPROVAL

Special Exceptions are uses that would only be allowed under certain conditions and are required to be compatible with the existing neighborhood. It is expected that any such approval be implemented in a timely manner to ensure the use is established under the physical conditions of the area in place when approved. Therefore, Special Exception Uses shall expire after one year on the date of approval unless the applicant has received final site plan approval, or if a site plan is not required, the appropriate permits to allow development of the use to continue as approved.

Approval of a special exception application shall be granted by the City Council only upon a finding that:

(A) Adequate ingress and egress may be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control, and access in case of fire or other emergency.

(B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor or other detrimental effects upon adjoining properties.

(C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

(D) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.

(E) Signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

(F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

(H) Establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the city.

(I) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

(J) The use as proposed for development will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access, location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.



CONCEPT PLAN SUFFICIENCY CHECKLIST

Revised September, 2013

Project Name: Becker and PSL Blvd - McDonalds

Project Number: P _____ New Submittal _____ or Resubmittal _____ (Check One)

Applicant should submit the concept plan package to Planning & Zoning Department with all items listed below to initiate the review process. Other drawings or information may be required, if deemed necessary, upon review of the submittal for the Site Plan Review Committee Meeting.

The Applicant should complete the Project Information, Applicant Checklist and Applicant Certification. Use the following to complete the checklist: ✓ = *Provided* X = *Incomplete or Missing* NA = *Not Applicable*

Applicant Checklist	Description of Item Provided	Sufficient		
		P&Z	Eng.	Utility
	Sufficiency Checklist: One original completed and signed by applicant.			
	2 CD's with all application materials			
	Cover Letter: Sixteen copies of a typed letter explaining the purpose and history of the application.			
	Written Response to Comments: Sixteen copies. For resubmittals only.			
	Completed Application: Sixteen copies. Use black ink or type to fill out completely and legibly.			
	Owner's Authorization: Sixteen copies of authorization on Owner's letterhead.			
	Application Fees: Refer to each department's fee schedule.			
	Proof of Ownership:			
	Three copies of the recorded deed(s) for each parcel with the exact same name for each parcel <u>or...</u>			
	...Unity of Title			
	PUD/MPUD Document and Concept Plan (Sections 158.170 – 158.175 of the Zoning Code):			
	Sixteen sets of 11" x 17" concept plans			
	Show traffic access points			
	Show drainage discharge locations			
	Show proposed water and sewer connection points			
	Evidence of unified control and binding PUD agreement			
	Density statement			
	Proposed zoning district regulations			
	LMD Rezoning and Concept Plan (Section 158.155(M) of the Zoning Code):			
	Sixteen sets of 11" x 17" concept plans			
	Show traffic access points			
	Show drainage discharge locations			
	Show proposed water and sewer connection points			
	Evidence of unified control and development agreement			
	Preliminary building elevations			
	Landscape Plan			
	SEU Concept Plan:			
	Sixteen sets of 11" x 17" plans – either approved site plan or proposed concept plan			



CONCEPT PLAN SUFFICIENCY CHECKLIST

Revised September, 2013

Project Name: Becker and PSL Blvd - McDonalds

Project Number: P _____ New Submittal _____ or Resubmittal _____ (Check One)

Applicant Certification

I, Christopher J. Hollen, P.E. (Print or type name), do hereby certify that the information checked above has been provided to the City of Port St Lucie for the subject project. I understand that the checklist is used to determine if the submittal is complete so that the project can be added to the Site Plan Review Agenda. I further understand that review of the submittal contents will not be made at this time that a sufficient submittal does not exempt a project from being tabled or denied at the Site Plan Review Committee.

8-6-2025

(Signature of Applicant)

(Date)

Planning and Zoning Department Representative

I, _____ (Print name), as a representative of the Planning and Zoning Department, find that this submittal is **Sufficient** / **Non-Sufficient** based upon my review on _____ (date).

Additional Comments:

(Signature of Planning and Zoning Department Representative)

(Date)

Engineering Department Representative

I, _____ (Clearly print or type name), as a representative of the Engineering Department, find that this submittal is **Sufficient** / **Non-Sufficient** based upon my review on _____ (date).

Additional Comments:

(Signature of Engineering Department Representative)

(Date)

Utilities System Department

I, _____ (Clearly print or type name), as a representative of the Utilities System Department, find that this submittal is **Sufficient** / **Non-Sufficient** based upon my review on _____ (date).

Additional Comments:

(Signature of Utility System Department Representative)

(Date)