

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 Fee is nonrefundable unless application is withdrawn prior to being scheduled for the Site Plan Review Committee meeting or advertising for the Planning and Zoning Board meeting.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: zmiddlebrooks@metrogroupdevelopment.com

PROPERTY OWNER:

Name: Yani Enterprises, LLC
Address: 1907 SW Gatlin Blvd., Port Saint Lucie, FL 34953
Telephone No.: _____ Email _____

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

Name: Zach Middlebrooks - MetroGroup Development
Address: 821 Atlanta St, Roswell GA, 30075
Telephone No.: (404) 456-2448 Email zmiddlebrooks@metrogroupdevelopment.com

SUBJECT PROPERTY:

Legal Description: Lots 25, 26, 27, block 1704, Port St. Lucie Section 31, according to the plat thereof, as recorded in plat book 14, containint 0.72 acres, more or less.
Parcel I.D Number: 3420-650-0985-000-4
Address: 1907 SW Gatlin Blvd., Port St. Lucie, FL 34953 Bays: _____
Development Name: 7 Brew Drive-Thru Coffee - 1907 SW Gatlin (Attach Sketch and/or Survey)
Gross Leasable Area (sq. ft.): 31,366 Assembly Area (sq. ft.): 778
Current Zoning Classification: CG - General Commercaill SEU Requested: Drive-Through with Use

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

Applicant request SEU for the proposed 7-Brew Drive-Thru Coffee use to comply with Section 158.124 (C)(13), which requires a SEU for restaurants with drive-thrus. Previously, this specific parcel proposed a 1,500-sf Subway restaurant with drive-thru. This proposed project and use received SEU approval from the City. The proposed 7 Brew development, is a similar but less intrusive use within the same parcel. A new Waffle House restaurant is nearing completion adjacent to the project site to west.


Signature of Applicant

ZACH MIDDLEBROOKS
Hand Print Name

4/3/24
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.

Adequate ingress and egress is proposed to and from the property via Kensington St, the proposed site layout provides drive-thru facilities that do not encroach on pedestrian safety, pedestrian connectivity is provided within the site via concrete sidewalks, traffic flow is intended to not impeded the flow of traffic at driveways to and from the main ROW roadway, and proper emergency vehicle circulation has been accounted for in the proposed site layout.

(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 proposed site layout proposes (10) parking spaces, intended for employees of the 7 Brew use. No interior dining is proposed for this use. Off-street parking area is located towards the southeast of the site abutting Kensington St and Gatlin Blvd ROW, this location is considered not detrimental to adjoining properties. Further, a wall is proposed as required along the northern boundary and will act a screen to residential properties to the north across the canal.

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

The project proposes potable water connection to an existing 2" water line located under the existing sidewalk on the north shoulder of Gatlin Blvd. Sanitary sewer service is proposed via a Lift Station under construction at the time of this application within the adjoining property to the west.

(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.

At the time of this application, no additional buffering and/or screening is proposed. The proposed site layout will adhere to the required landscape buffer and screening requirements as per the City's Code of Development for this use and zoning district criteria.

(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 adhered to promote traffic safety and minimize undue glare, incompatibility or disharmony with adjoining properties. The project site is abuts a commercial property to the west, Gatlin Blvd. ROW to the south, Kensington St ROW to the east and 100-ft of Canal E-8 ROW to the north. Proposed building is located to the southeast away from the residential neighbors to the north.

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

The proposed layout intends to adhere to the minimum requirements for proposed yard buffers and open spaces, consistent with commercial uses in the surrounding areas.

(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 proposed 7 Brew Drive-Thru Coffee use is an approved use under Section 158.124 (B)(5) Restaurants under the General Commercial Zoning District. The intent for the SEU is to adhere to Section 158.124(C)(13) for the drive-thru portion of the use. Note, a previous Special Exception Approval was issued to a Subway development at this same location.

(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.

Establishment and operation of the proposed use will not impair the health and safety welfare or the convenience of residents and workers of the City. Proposed use is an approved use under the current zoning district and will provide an site layout that will not adversely affect health, safety, welfare or convenience of residents and workers of the City.

(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.

7 Brew is a drive-thru only coffee use, its operations criteria is to serve its drive-thru only patrons in under a minute an half. The layout proposed provides an efficient and safe circulation around the site for its customers and patrons while not adversely impacting the surrounding roadways and/or neighbors. Its hours of operation are 5:30am to 10:00pm.

(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 proposed use is within the General Commercial (GC) zoning district and is an approved use in the zoning district. The adjacent parcel to the west is also zoned GC and is being developed as a Waffle House restaurant. Gatlin Blvd. corridor includes other commercial zoning districts with similar and/or compatible commercial uses. As noted, Note, a previous Special Exception Approval was issued to a Subway development at this same location.


Signature of Applicant

Zane Modderbooks
Hand Print Name

4/3/24
Date

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.