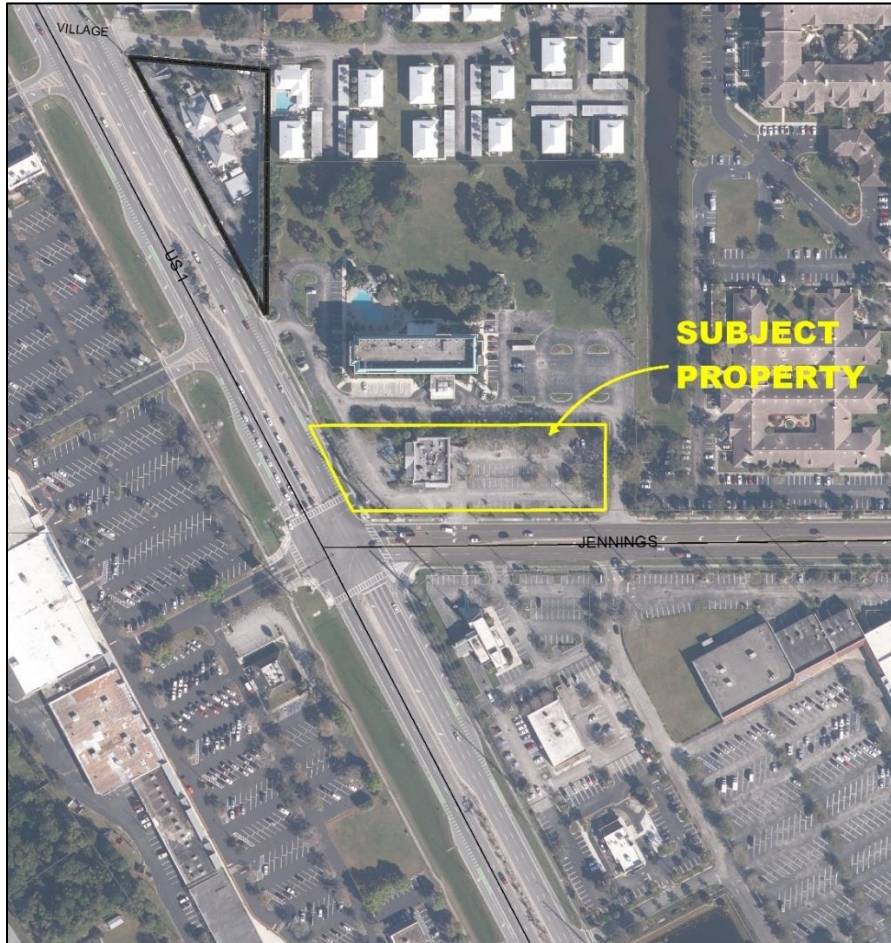




Coyne, Dale P. & Gail A. (McDonald's)
Special Exception Use
P25-231



Project Aerial Map

SUMMARY

Applicant's Request:	The request is for approval of a Special Exception Use (SEU) to allow a restaurant with drive-through service lanes in the General Commercial (CG) Zoning District, per Section 158.124(C)(13) of the Zoning Code.
Applicant/Property Owner(s):	Dale P. Coyne & Gail A. Coyne
Agent:	Daryl Johnson, Corporate Property Services, Inc.
Location:	The property is located at 10180 S. US Highway 1, at the northeast corner of the intersection of S. US Highway 1 and SE Jennings Road.
Project Planner:	Bethany Grubbs, AICP, Senior Planner/Public Art Program

Project Description

The City of Port St. Lucie has received a request from Daryl Johnson with Corporate Property Services, Inc., acting as the authorized agent for property owners Dayle P. Coyne and Gail A. Coyne, for a Special Exception Use approval to allow a fast-food restaurant with drive-through service lanes. The request is submitted pursuant to Section 158.124(C)(13) of the City's Zoning Code, which permits restaurants with drive-through service as a special exception use within the General Commercial (CG) zoning district.

The subject property is approximately 1.56 acres in size and is located at 10180 S. US Highway 1, positioned at the northeast corner of the intersection of S. US Highway 1 and SE Jennings Road. The site was formerly developed with a Sonny's BBQ restaurant, which is currently closed and will be demolished to accommodate the new development.

The applicant proposes to construct a 3,859-square-foot McDonald's restaurant featuring a dual-lane drive-through and 54 off-street parking spaces. Site improvements will include landscaping enhancements, stormwater management upgrades, new utility connections, and pedestrian access along SE Jennings Road. The project has been designed to meet all applicable land development regulations and to ensure compatibility with surrounding commercial uses.

Public Notice Requirements

Notice of this request for a Special Exception Use was mailed on July 24, 2025, to owners of property within a 750-foot radius of the subject property.

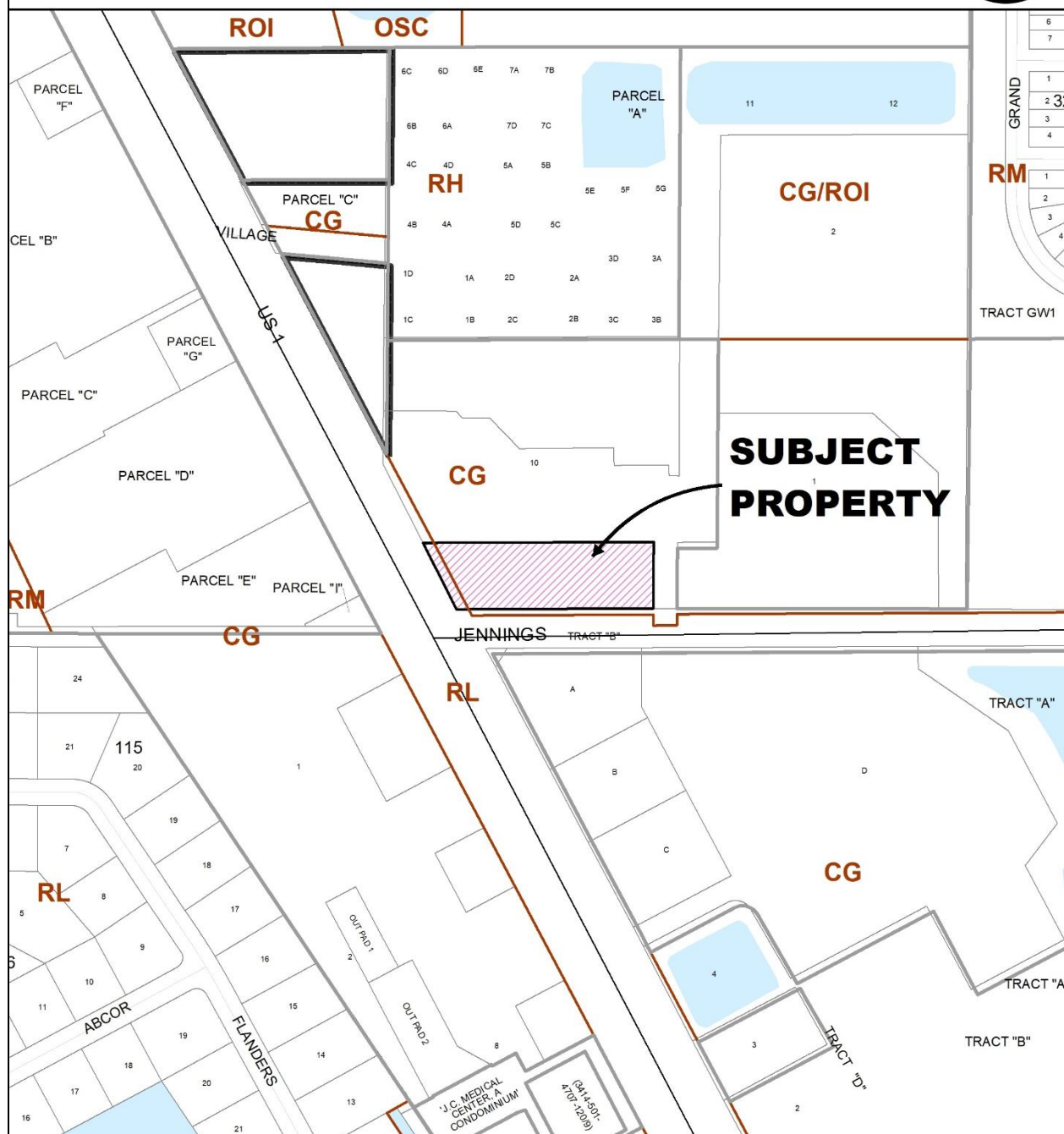
Location and Site Information

Parcel Number:	3414-501-3810-100-1
Property Size:	1.56-acres
Legal Description:	St Lucie Gardens 37 40 Block 4 that part of Lot 10 Lying E of US #1 - Less N 473 Feet and Less E 54 Feet and Less S 40 Feet
Future Land Use:	CG (General Commercial)
Existing Zoning:	CG (General Commercial)
Existing Use:	Vacant restaurant

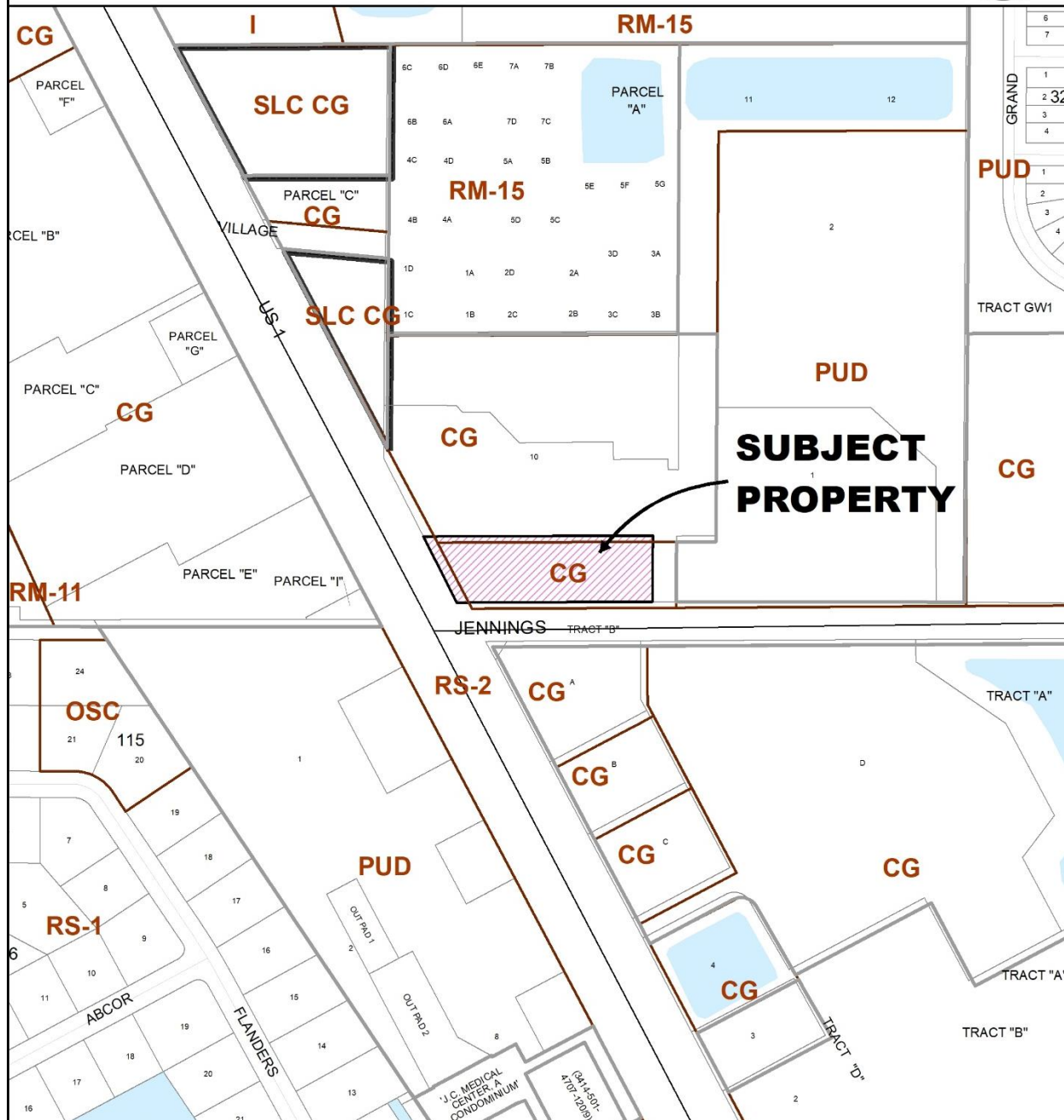
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Hotel
South	-----	----	Jennings Road Right-of-Way
East	CG	CG	Nursing Home
West	RL	RS-2	US 1 Right-of-Way

CG-General Commercial, RL-Low Density Residential, RS-2-Single Family Residential



P25-231 Coyne, Dale P. & Gail A. (McDonald's) - Special Exception Use



Zoning Map

PROJECT ANALYSIS

Special exceptions are uses that would only be allowed under certain conditions and are reviewed to be compatible with the existing neighborhood. Approval of a special exception application shall only be granted by the City Council if it meets the criteria established under Section 158.260 (A) through (L) as noted below. The applicant's response to the criteria is attached. Staff's review is provided below.

Evaluation of Special Exception Criteria (Section 158.260)

(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.

- Applicant's Response: Vehicular access will be provided via three connection points. Two access points will be provided via internal drives with the parcel to the north and the third via an ingress/egress drive located in the middle of the eastern property line off of S.E. Jennings Road. The curb cut off of S.E. Jennings Road is a right-in/right-out. The site layout proposes one-way traffic around the entire site to promote safe site circulation. In addition, an ADA sidewalk is proposed to connect the building into SE Jennings Road. Pavement markings and signage are also provided throughout the site to ensure safe traffic flow.
- Staff findings: The site provides three points of access, two via internal connections to the parcel to the north and one via a right-in/right-out driveway on SE Jennings Road. The layout promotes safe one-way vehicular circulation around the building and includes ADA pedestrian connectivity, appropriate signage, and pavement markings to ensure safe access for vehicles, pedestrians, and emergency responders.

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

- Applicant's Response: The off-street parking and loading areas will not create undue noise, glare, odor or detrimental effects upon adjoining properties. The site is heavily landscaped which creates a green screen to adjoining properties. The dumpster is setback away from the adjoining properties and is located in the rear of the property and will be concealed by landscaping and opaque gates. There will be no undue odor to the adjoining properties. There is pedestrian access into the dumpster for safety.
- Staff findings: Adequate off-street parking and loading areas are provided without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties. The use requires 52 parking spaces, which are provided as a combination of 60- and 90-degree angled spaces.

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

- Applicant's Response: The project scope includes site grading, erosion control, and the installation of utilities such as water, sewer and stormwater management systems. Stormwater from the new development will be directed to four proposed inlets, which will then connect to the existing on-site stormwater utility structure that discharges offsite. The proposed stormwater design aligns with the purpose and intent of the original study, which concluded the development would not negatively impact downstream properties. Utilities

will be coordinated with the utility providers to ensure they are properly located and available to serve the McDonald's restaurant.

- Staff findings: Adequate utilities including water, sewer, and stormwater infrastructure are available and will be extended or improved as part of the development. Stormwater runoff will be managed on-site through a system of proposed inlets connecting to existing infrastructure.

(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.

- Applicant's Response: McDonald's is proposing additional landscaping along the perimeter of the site that will provide screening, as well as environmental benefits to the adjoining properties, as it is compatible and enhances the aesthetic appeal. McDonald's is proposing to enhance the site with new trees, hedges, shrubs, groundcover and ornamental grasses. The site will meet and/or exceed code requirements and will bring a new vibrant look to the parcel.
- Staff findings: No additional buffering is required as the proposed drive-through windows do not face a roadway. All General Commercial (CG) zoning district building setback and landscape requirements are met which provides adequate screening and buffering.

(E) Signs, if any, and proposed exterior lighting will be 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.

- Applicant's Response: The proposed site lighting will not cause glaring on either street. The building wall signage is very minimal and will cause no undue glare on motorists. The monument signs are strategically placed in order to assist motorists in making a safe transition into the site from either roadway. The menu board signs are very minimal in size and will not be seen from either roadway, as they are only intended to assist customers in the drive thru and are not designed to attract customers. All of the site signage and site lighting complies with the Land Development Code and will minimize any and all undue glare, disharmony and incompatibility with adjoining properties or motorists.
- Staff findings: All proposed signage and site lighting shall comply with applicable code requirements. The outdoor lighting will be designed and arranged so that no source of lighting will be a visible nuisance to adjoining roadways or properties. Drive-through menu boards are shielded from view and oriented to serve customers on-site internal to the site.

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

- Applicant's Response: The proposed setbacks and open space within the McDonald's development ensures consistency and compatibility with the adjoining properties; therefore, providing harmony. McDonald's is proposing to enhance the site yards and open spaces with new trees, hedges, shrubs, groundcover and ornamental grass, which will enhance the aesthetic appeal of the proposed McDonald's, while at the same time ensuring compatibility with the adjacent properties.
- Staff findings: The proposed development includes sufficient yard setbacks and open space. No negative impacts to adjacent properties are anticipated.

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

- Applicant's Response: All design elements of the project will be in compliance with or exceed the Land Development Regulations, and will be consistent with the adjoining, similar commercial uses developed within the same zoning district.
- Staff findings: The proposed Special Exception Use is permitted as defined by Section 158.124(C)(8)-CG (General Commercial) Zoning District and shall conform to all provisions of the City's Zoning Code.

(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.

- Applicant's Response: The proposed use on this site will be an asset to the City of Port St. Lucie, as it will not impair the safety and welfare of the residents and workers in the community. McDonald's is a community-based restaurant that promotes safety and welfare of its customers and employees. The proposed McDonald's will provide the convenience of employment for the residents of Port St. Lucie, as well as an affordable breakfast, lunch and dinner dining option for the residents.
- Staff findings: By adhering to City Codes and Regulations, the establishment and operation of the proposed use is not anticipated to 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.

- Applicant's Response: The proposed use will not constitute a nuisance or hazard as the hours of operation are consistent with other previously approved similar uses within the City. Vehicular movements to enter or exit the site will not create any noise or fume generation that will be detrimental to the City, any more than other similar restaurants or commercial uses within Port St. Lucie.
- Staff findings: The proposed development is not expected to generate noise, traffic, or activity levels that would constitute a nuisance. The hours of operation are consistent with similar commercial uses in the area. Queuing for the dual drive-through lanes has been evaluated and can be accommodated entirely on-site without disrupting internal circulation or affecting adjacent roadways. Vehicular movement is typical for this use and is not anticipated to create adverse impacts to nearby properties.

(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.

- Applicant's Response: The proposed development is compatible with the existing and permitted uses of the adjacent property owners as the scale of this use is similar to adjoining properties, is aesthetically pleasing and will provide a continuous positive impact. The previous Sonny's BBQ was a positive and compatible use with the adjacent properties and McDonald's will also be a great community partner and a compatible neighbor to the adjacent properties.

- Staff findings: The proposed McDonald's drive-through restaurant is compatible with existing and permitted commercial uses on adjacent properties. The scale, design, and intensity of the proposed use are consistent with the surrounding General Commercial (CG) zoning. No adverse impacts are anticipated that would require project modifications at this time.
- (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.
- Applicant's Response: Acknowledged.
 - Staff findings: Acknowledged.
- (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.
- Applicant's Response: Yes, the proposed McDonald's development and operation will be in compliance with any additional conditions and safe guards the City Council may prescribe at the hearing.
 - Staff findings: Acknowledged.

PLANNING AND ZONING BOARD ACTION OPTIONS

If the Board finds that the special exception use application is consistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions

If the board finds that the special exception use application is inconsistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend denial to the City Council

Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to table or continue the hearing or review to a future meeting.