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**Coyne, Dale P. & Gail A. (McDonald's)**  
**Special Exception Use**  
**(P24-231)**

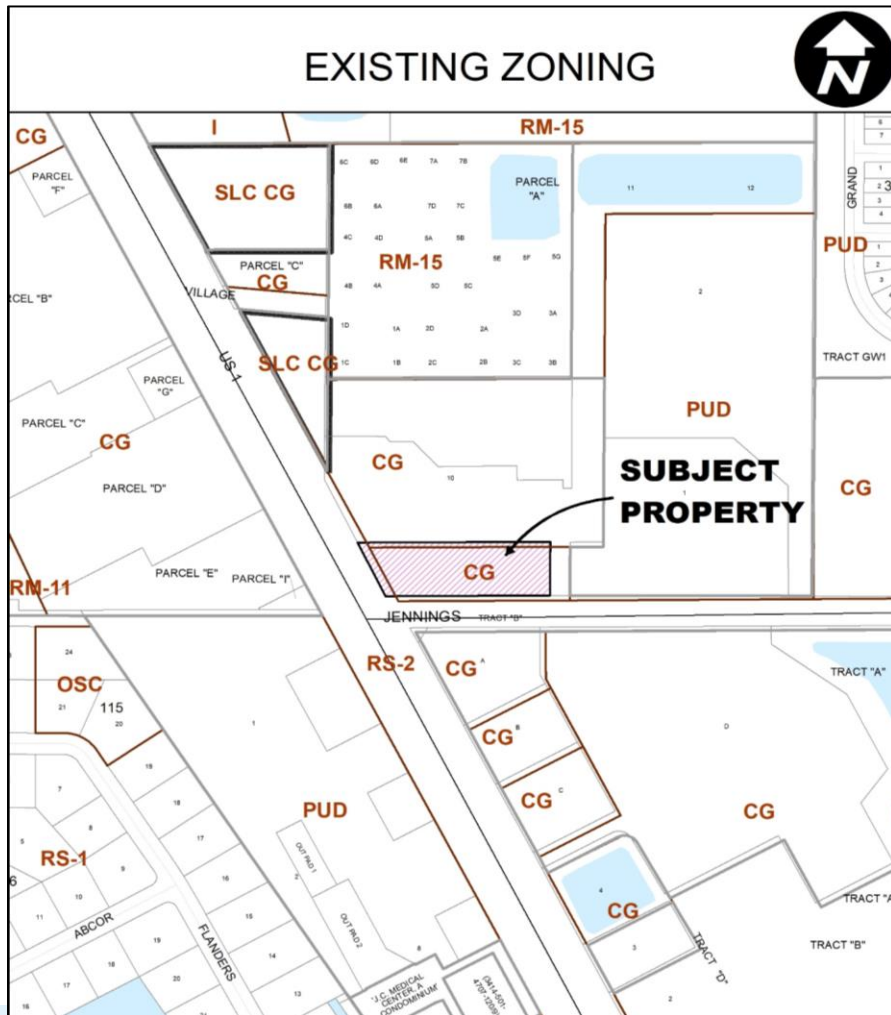
City Council Meeting of August 25, 2025  
Bethany Grubbs, AICP, Senior Planner/Public Art Program

# General Information

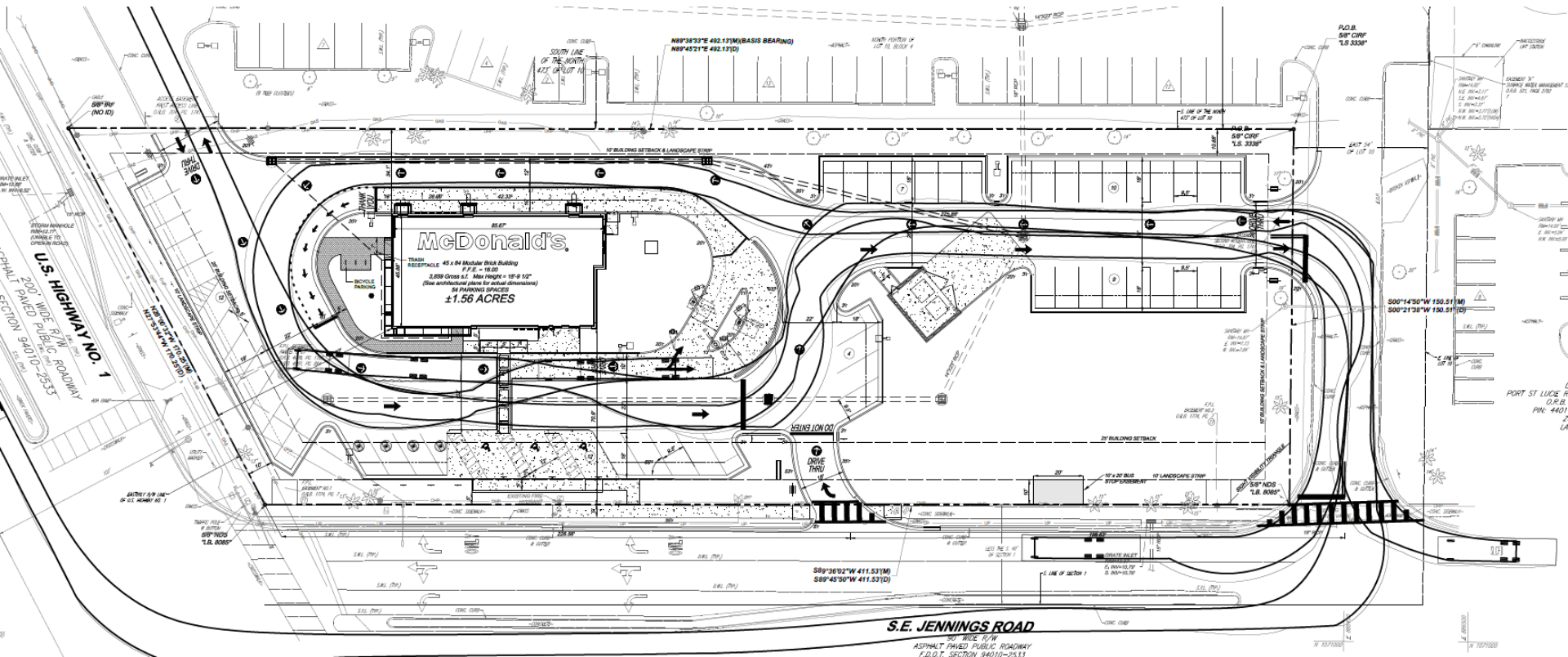
<b>Applicant's Request:</b>	The request is for approval of a Special Exception Use (SEU) to allow a restaurant with drive-through service lanes in the General Commercial (CG) Zoning District, per Section 158.124(C)(13) of the Zoning Code.
<b>Project Summary:</b>	The applicant proposes to construct a 3,859-square-foot McDonald's restaurant featuring a dual-lane drive-through.
<b>Location:</b>	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.
<b>Applicant/Property Owner(s):</b>	Dale P. Coyne & Gail A. Coyne
<b>Agent:</b>	Daryl Johnson, Corporate Property Services, Inc.

## Surrounding Uses

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

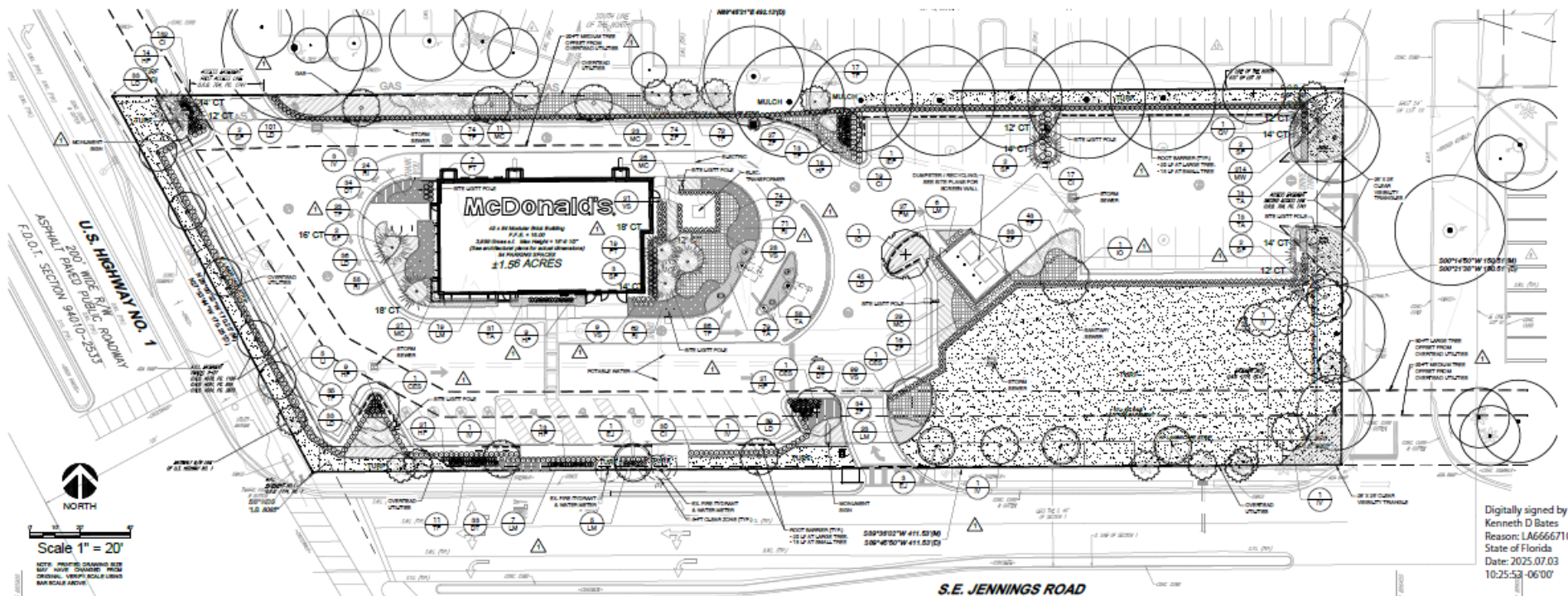


# Conceptual Site Plan



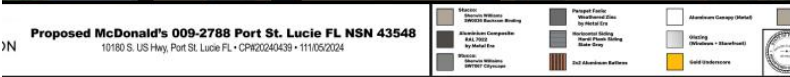
# Proposed Landscape Plan

- Surplus of trees on the site
- No mitigation is required





## Before



# Queuing

## Summary of Findings:

- Drive-through wraps counterclockwise; holds up to **15 vehicles**.
- Study of 3 similar sites:
  - AM Peak: **13 vehicles (max projected)**
  - PM Peak: 8 vehicles
- Capacity meets projected demand — **no offsite queuing impacts**.

Evaluation of SEU Criteria (Section 158.260)	FINDINGS
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	<p>The site plan demonstrates that the site has adequate ingress and egress for vehicles and will allow for pedestrian safety and convenience. 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. Public Works Department reviewed the transportation element of the project and found it to be in compliance with the Public Works Policy 19-01pwd.</p>
ADEQUATE OFF-STREET PARKING AREAS (§ 158.260 (B))	<div data-bbox="322 252 1609 958" data-label="Complex-Block"> <div data-bbox="322 252 1609 958" data-label="Section-Header"> <h3>Evaluation of SEU Criteria</h3> </div> <div data-bbox="322 407 1609 873" data-label="List-Group"> <ul style="list-style-type: none"> <li><b>Compatibility:</b> Matches surrounding commercial uses.</li> <li><b>Access:</b> Existing roads handle traffic; no safety issues.</li> <li><b>Parking/Queue:</b> Adequate on-site; no spillover.</li> <li><b>Utilities:</b> Service available; meets capacity.</li> <li><b>Environment:</b> No adverse environmental impacts.</li> <li><b>Comprehensive Plan:</b> Consistent with adopted plan.</li> <li><b>Public Health/Safety:</b> No negative effects expected.</li> </ul> </div> </div>
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	<p>no noise, glare, odor, or vibration. Queue length is 52 off-street</p>
ADEQUATE SCREENING OF UTILITIES (§§ 158.260 (D) (F))	<p>Lucie Utility Systems</p>
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	<p>Outdoor will comply with the requirements of City Zoning Code Section 158.221. Outdoor signage shall be reviewed under a separate permit application and shall comply with Chapter 155 Sign Code.</p>
	<p>not face a roadway. All other requirements are met which</p>



# Planning and Zoning Board Recommendation

The Planning and Zoning Board recommended approval of the Special Exception Use and Conceptual Plan at their August 5, 2025 meeting.

Council may:

- Approve
- Approve with Conditions
- Deny
- Table