

St. Lucie Enterprises, LLC

Special Exception Use Application
(P20-248)

City Council Meeting May 24, 2021

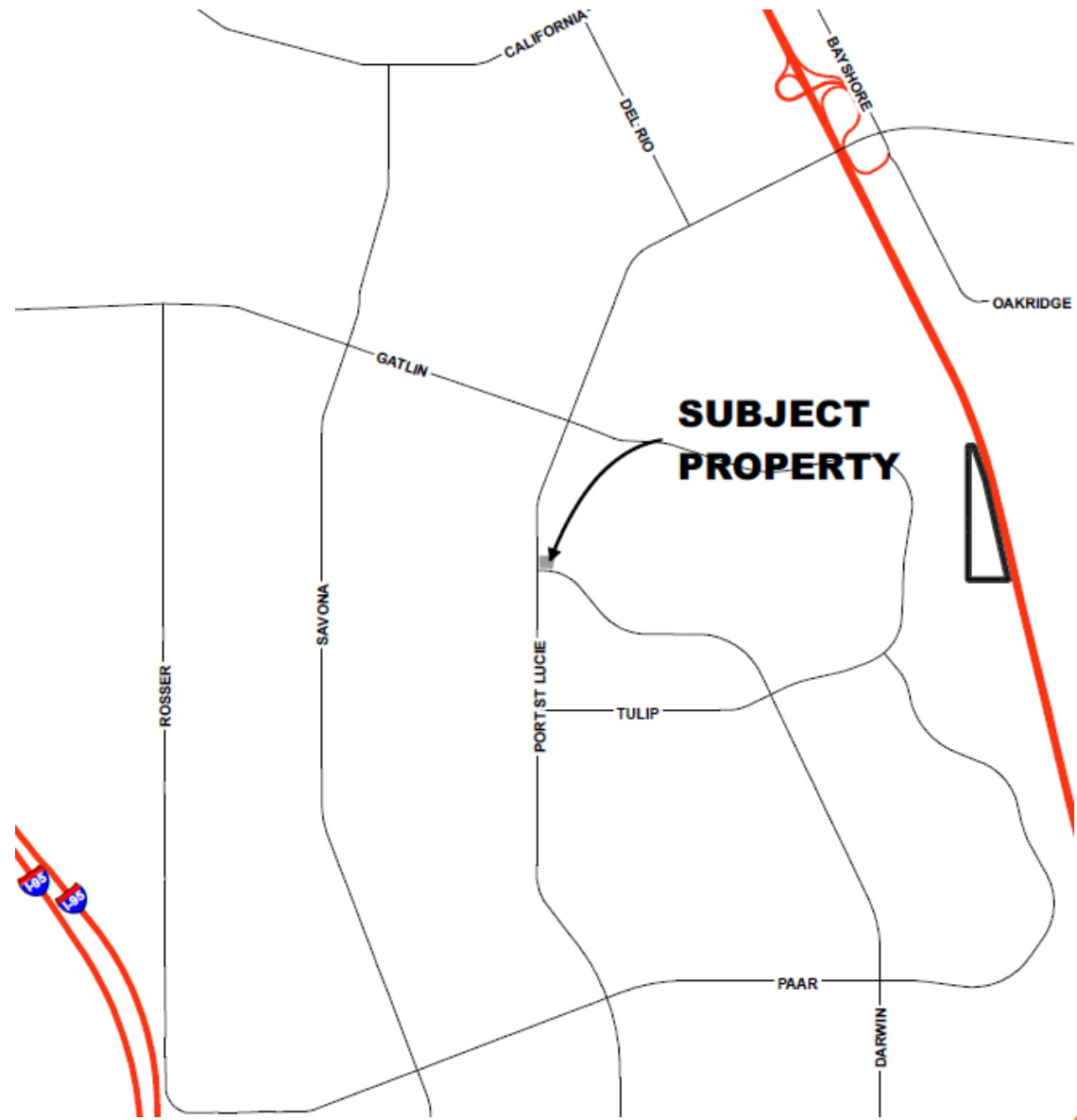


Requested Application:

This is a request to grant a special exception use for drive-through service on property presently zoned CG (General Commercial).



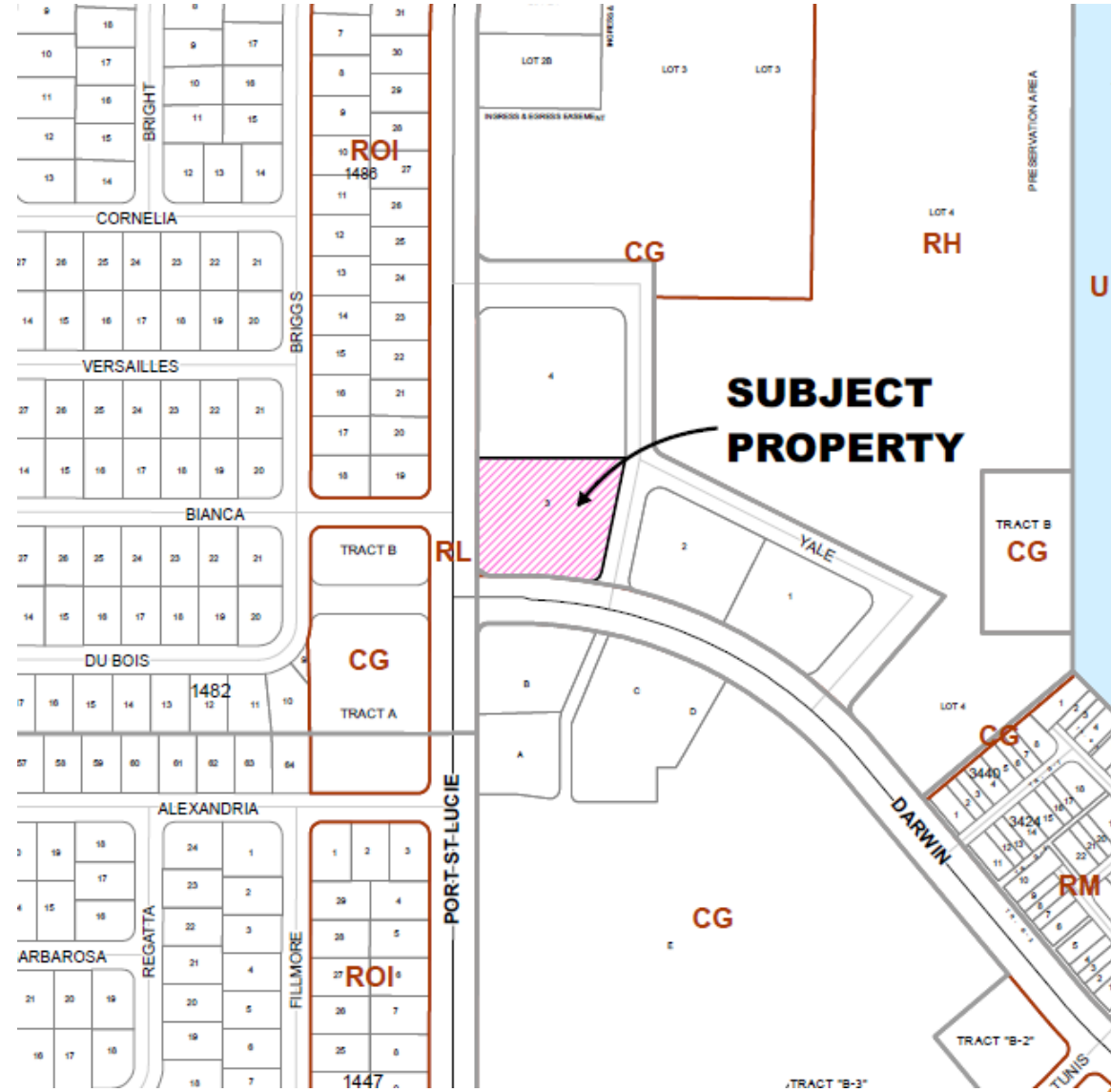
Subject property



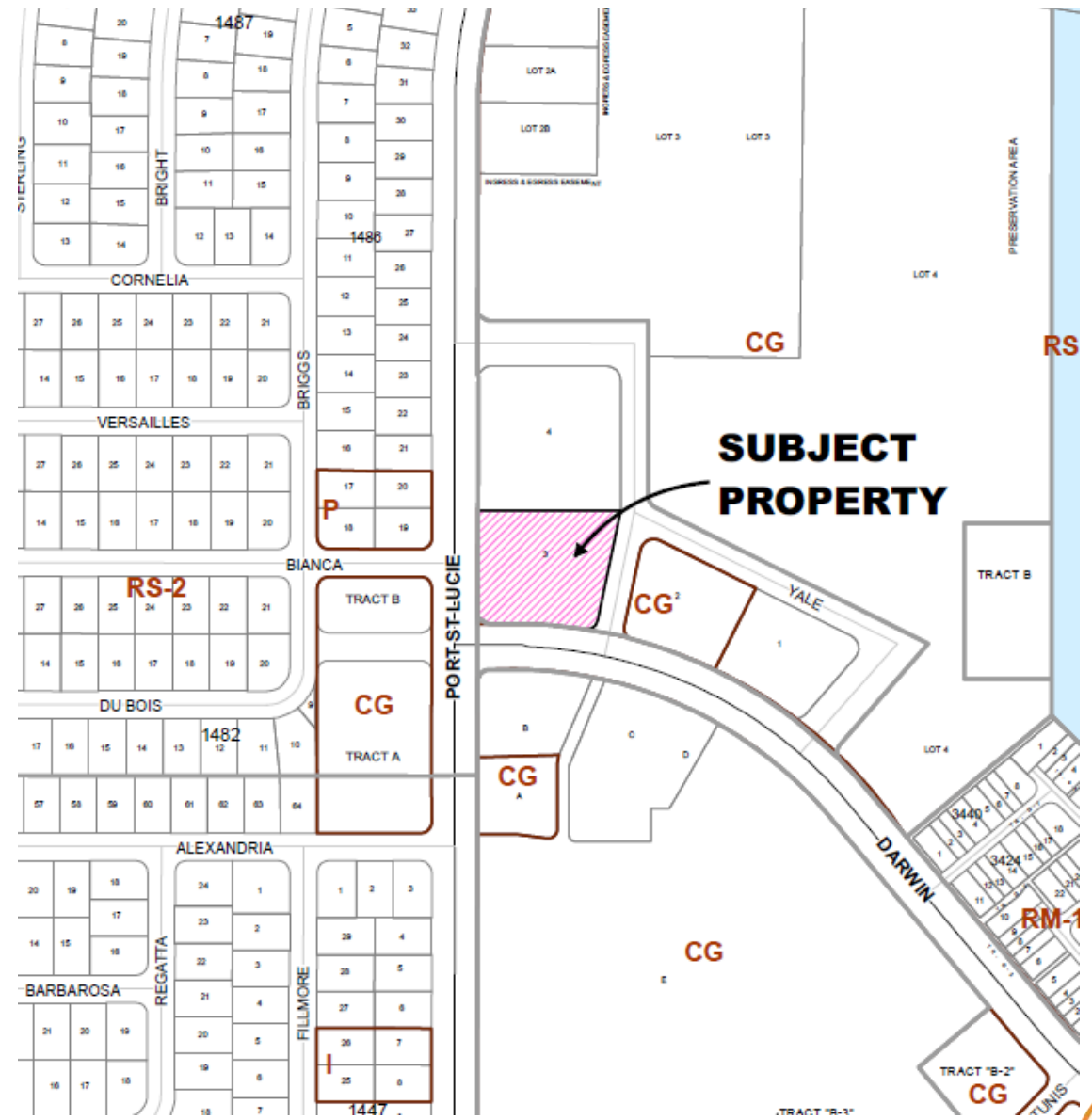
Aerial



Land Use



Zoning



Project Analysis

The project consist of an existing retail convenience store with a drive-through, a fuel service station and a car wash.

The site plan was approved by City Council on February 12, 2000. The auto fuel service, car wash, retail convenience store, and the drive-through service were not required to be approved as special exceptions. The City Zoning Code, specifically Section 158.124, was amended per the Ordinances listed below adding uses to special exception use requirements.

- Ordinance 02-124 added retail convenience store, fuel service station, and car wash
- Ordinance 06-081 added drive-through services

The amendments to the City Code created the legal nonconforming uses of fuel service station with retail convenience store, drive-through, and car wash. Section 158.281 states that if a nonconforming use ceases for a period of six (6) months or more it must be brought into conformity to current City Code prior to the use's reestablishment.

The drive-through service has ceased for six (6) months or more. At this time for the use to be reestablished a special exception shall be approved as per Section 158.124 (C) (13).



Project Analysis

- Surrounding uses within one thousand (1,000) feet
 - Fuel stations – Two (2)
 - Car wash – One (1)
 - Retail Convenience store – Two (2)
 - Drive-through – Five (5)



Project Analysis

- The approval of the special exception will be for the property and not a specific owner of store. The approval of the proposed special exception will give the right to any use located within this property to provide drive-through service.



Project Analysis

The required perimeter landscaping on the south side of the property alongside the location of the drive-through is present.

There are many landscaping issues with the site in general.

There are 16 missing perimeter trees as per the approved landscape plan.

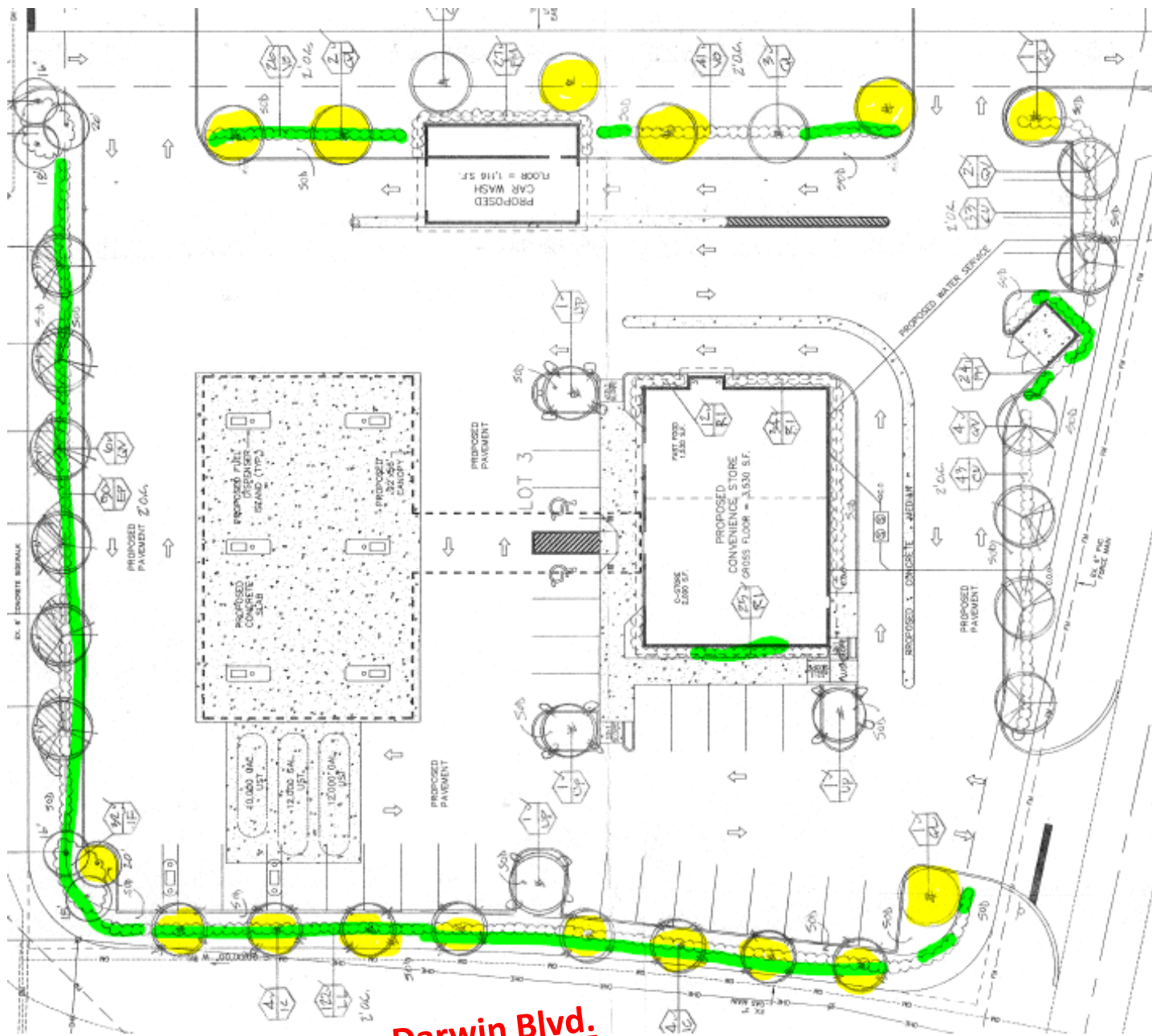
There are many missing hedges in the perimeter of the site.



Missing Hedges

Missing Trees

Port St. Lucie Blvd.



Darwin Blvd.



Drive Thru Queuing Analysis

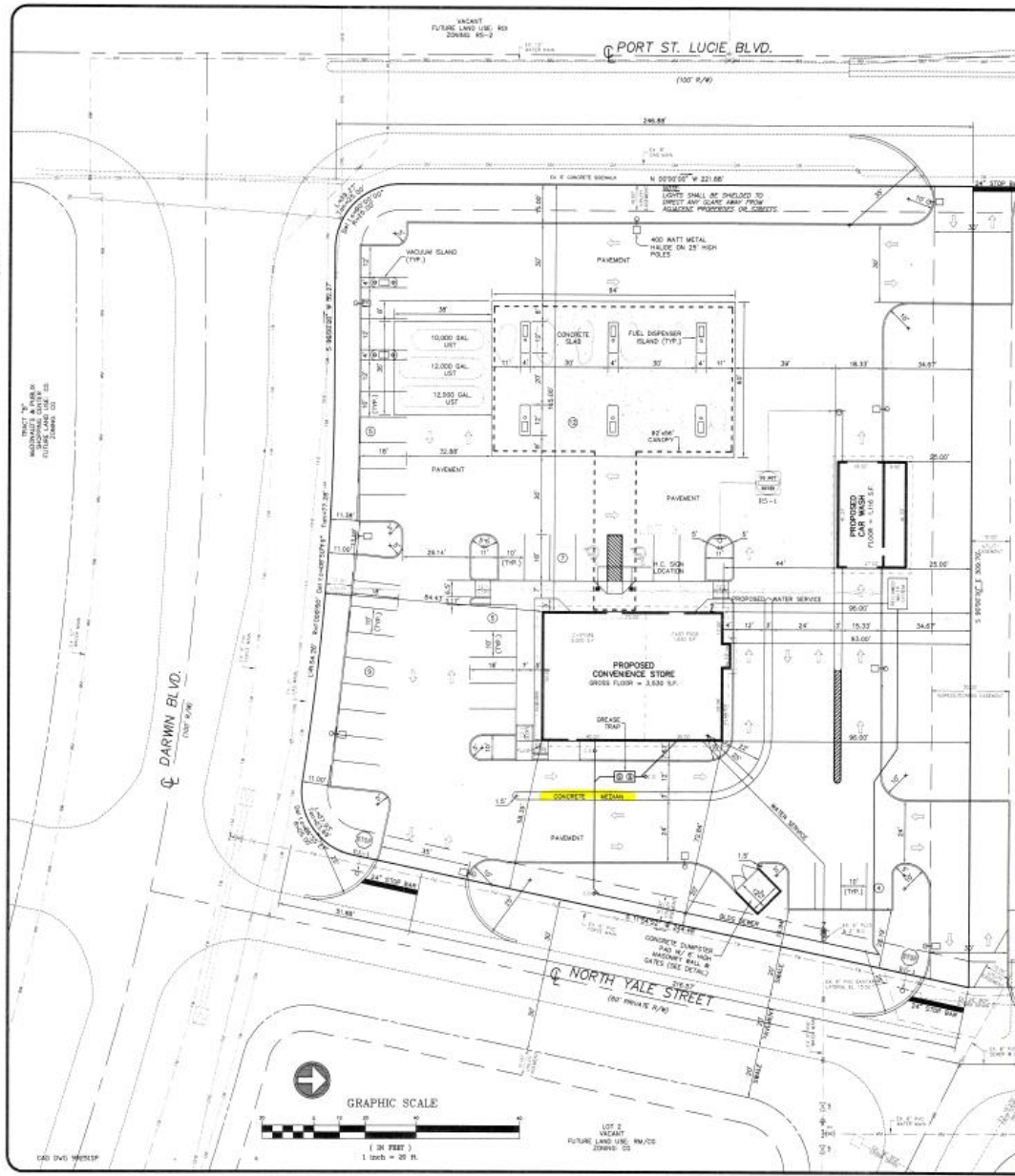
- Traffic Queuing Analysis received originally in February 2021 and revised later in February 2021.
- Revised Queuing Analysis was required to provide an additional factor of safety to staff. This submittal included doubling the original queue length provided.
- Traffic Queuing Analysis has been reviewed by Staff and found to be in compliance with Public Works Policy #19-01.



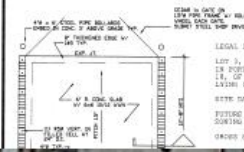
Staff Recommendation

- Restrict direct Drive Thru access from east entrance off Yale Street to prevent potential for Drive Thru traffic to back up into west bound lane of Darwin Blvd.
- Applicant will be required to provide additional striping and delineators to require traffic from this entrance to circle the building around the north side in order to gain access to the drive thru lane.





Date	Revisions
12-29-09	PER UPDC
01-12-10	PER UPDC



LEGAL DESCRIPTION
 LOT 2, OF DARWIN PLAZA, BEING A BEGAS ON TRACT "A" OF THE FIRST REPLAT TO PLAT BY JACQUE GUILLOIN FORTY TWO AND RECORDED IN PLAT BOOK 18, PAGE 131 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A SUBDIVISION BEING A BEGAS ON & 19, 2 37 S, 9-40 E 32, LUCIE COUNTY, FLORIDA

SITE DATA
 ZONING DISTRICT: RM/CS
 SURFING: 100%
 GRADE AREA: 70,720 S.F. (1,624 AC) = 100,000

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RECOMMENDATIONS

The Planning and Zoning Board has recommended approval with the following condition:

The landscaping for the property must be brought into conformity with the approved landscape plan prior to any permits being issued.

Staff recommends the addition of the following condition:

Additional striping and delineators be added to require traffic from Yale Street entrance to circle the building around the north side in order to gain access to the drive thru lane.

