



PROJECT NARRATIVE
McDonald's L/C #009-2788
SITE PLAN & SPECIAL EXCEPTION USE
10180 S. US HIGHWAY
Port St Lucie, Florida
December 19, 2024

The 1.56 acres (67,853 square feet) site is located at 10180 S. US Highway in Port St. Lucie, Florida. The property is zoned General Commercial (CG) and has a "Commercial" future land use designation. There is currently an existing, closed Sonny's BBQ building on the parcel, that will be demolished prior to the construction of the proposed McDonald's restaurant. The proposed site plan depicts a 3,859 square McDonald's foot fast food restaurant with a dual drive-thru.

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. The City of Port St. Lucie Land Development Code requires 52 parking spaces and the proposed layout provides 52 parking spaces. The vehicle parking spaces provided consist of a combination of 60-degree and 90-degree angle spaces. The 90-degree angled spaces are proposed primarily on the rear/eastern portion of the site.

The dumpster is located in the rear of the property and will be concealed by landscaping and opaque gates. The trash enclosure walls will be painted to match the main color of the restaurant. There is pedestrian access into the dumpster. In addition, there will be an ADA pedestrian sidewalk from the building to the sidewalk along S.E. Jennings Road.

Many of the existing trees will be preserved. Some will have to be removed in order to accommodate the proposed McDonald's development. 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.

The peak drainage flows from the proposed McDonald's development will not exceed those of the site's existing conditions. 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.

Fast food restaurants today are being developed to meet the changing needs of society. Order taking continues to be the longest process in the drive-thru experience. As McDonald's business has grown over the last few years, the orders placed by the customers have become more complex because of increased meal options. This



complexity of orders causes more interactions between the customer and order takers. The net effect is slower order taking per car and less drive-thru capacity. The proposed side-by-side drive thru configuration will not affect the parking lot circulation, but rather will allow vehicles to move through the drive thru process with greater efficiency, while providing better coordination with the kitchen.

McDonald's has designed the development in order to provide paramount service to the community, while keeping the public's safety and welfare in mind. The proposed restaurant will include a modern building façade, along with innovative interior dining room décor, which will enhance service and the customer experience. McDonald's goal is to provide relevant exterior and interior décor and amenity packages within this restaurant. The proposed design elements will strengthen the visual expression of the restaurant, while enhancing their customer experience in the restaurant. The project will further enhance a personal dialogue with their customers and the communities that they are a part of, by providing an environment that defines McDonald's brand and creates an experience which is relevant to the customers and surrounding community.

The proposed use complies with all the Special Exception Uses criteria as stipulated in the provisions of 158.260 of the Port Saint Lucie Land Development Code, as outlined below.

(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.

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.

(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.

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.

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

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.

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

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.

(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.

Response: The proposed site lighting will provide footcandles of less than 1.0 adjacent to both US Highway No. 1 and S.W. Jennings Road and create very minimal glare to motorists 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.

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

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.

(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.

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.



- (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.

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.

- (I) Please explain how the proposed use will not constitute a nuisance or hazard because 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.

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.

- (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.

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.

- (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. to properly serve the proposed development and to ensure compatibility with adjoining properties.

Response: 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 begin or completed or both.

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.