

**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 Fee is nonrefundable unless application is withdrawn prior to being scheduled for the Site Plan Review Committee meeting or advertising for the Planning and Zoning Board meeting.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:** dsorrow@cotleur-hearing.com

**PROPERTY OWNER:**

Name: Bre Throne East Port Plaza LLC  
Address: 450 Lexington Ave, New York, NY 10017  
Telephone No.: \_\_\_\_\_ Email \_\_\_\_\_

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

Name: Cotleur & Hearing  
Address: 1934 Commerce Ln, Suite 1, Jupiter, FL 33458  
Telephone No.: 561-747-6336 Email dsorrow@coleur-hearing.com

**SUBJECT PROPERTY:**

Legal Description: Please see Legal attached  
Parcel I.D Number: 3435-505-0002-000-9  
Address: 9022 S US Hwy 1 Bays: \_\_\_\_\_  
Development Name: East Port Plaza (Attach Sketch and/or Survey)  
Gross Leasable Area (sq. ft.): 42,802 Assembly Area (sq. ft.): \_\_\_\_\_  
Current Zoning Classification: General Commercial SEU Requested: Starbucks with drive-thru

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

Please see attached narrative.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
Signature of Applicant

DANIEL T. SORROW  
Hand Print Name

8.22.24  
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.

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Please see attached SEU narrative.

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(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.

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Please see attached SEU narrative.

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

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Please see attached SEU narrative.

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(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.

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Please see attached SEU narrative.

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(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.

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Please see attached SEU narrative.

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

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Please see attached SEU narrative.

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