

Port St. Lucie City Council Presentation

Rezone and Comprehensive Plan Amendment for NE Corner of Port St.
Lucie Blvd. & SW Aviation Ave

Traffic Study Highlights

- The City requested we use a gas station for the Rezone and Land Use change. Even with this increase in trips for a different use than we are proposing, the change would contribute less than 1% of the overall intersection volume.
- P&Z approved our applications unanimously with the traffic study and trip generation for our proposed development on 3/7/23.
- Our proposed development will contribute less than half of the trips generated by a corner store.
- The project driveways are projected to operate at an adequate level of service at the project build out as a gas station.
- The intersection volume and increase do not warrant any turn lanes or major road improvements as a gas station.
- The school board has already relocated the bus stop one block east to Pierson Rd. to reduce delays on SW Aviation Ave. and College Park Rd. This was one of the major concerns voiced by the neighbors.

Confirmation Bus Stop was Relocated by School Board

Re: [EXTERNAL EMAIL] - Bus Stop - Proposed Starbucks Port St. Lucie Blvd. & SW Aviation Ave.



SANDERS, MARVIN E. <marvin.sanders@stlucieschools.org>

To Cannon Maki

Cc Matt Peterson; Matt Peterson

 You replied to this message on 3/20/2023 12:22 PM.



Mon 3/20/2023 12:03 PM

Thanks for reaching out to us. The stop will be moved one block east to Pierson. Planned start date, Thursday 3/23/2023. The stop will be moved one block east to Pierson. Planned start date, Thursday 3/23/2023.

Marty E. Sanders, P.E.

Growth Management, Land Acquisition & Inter-Governmental Relations

School Board of St. Lucie County

9461 Brandywine Lane, Room 2-303

Port St. Lucie, FL 34986



9461 Brandywine Ln
Port St Lucie, FL 34986

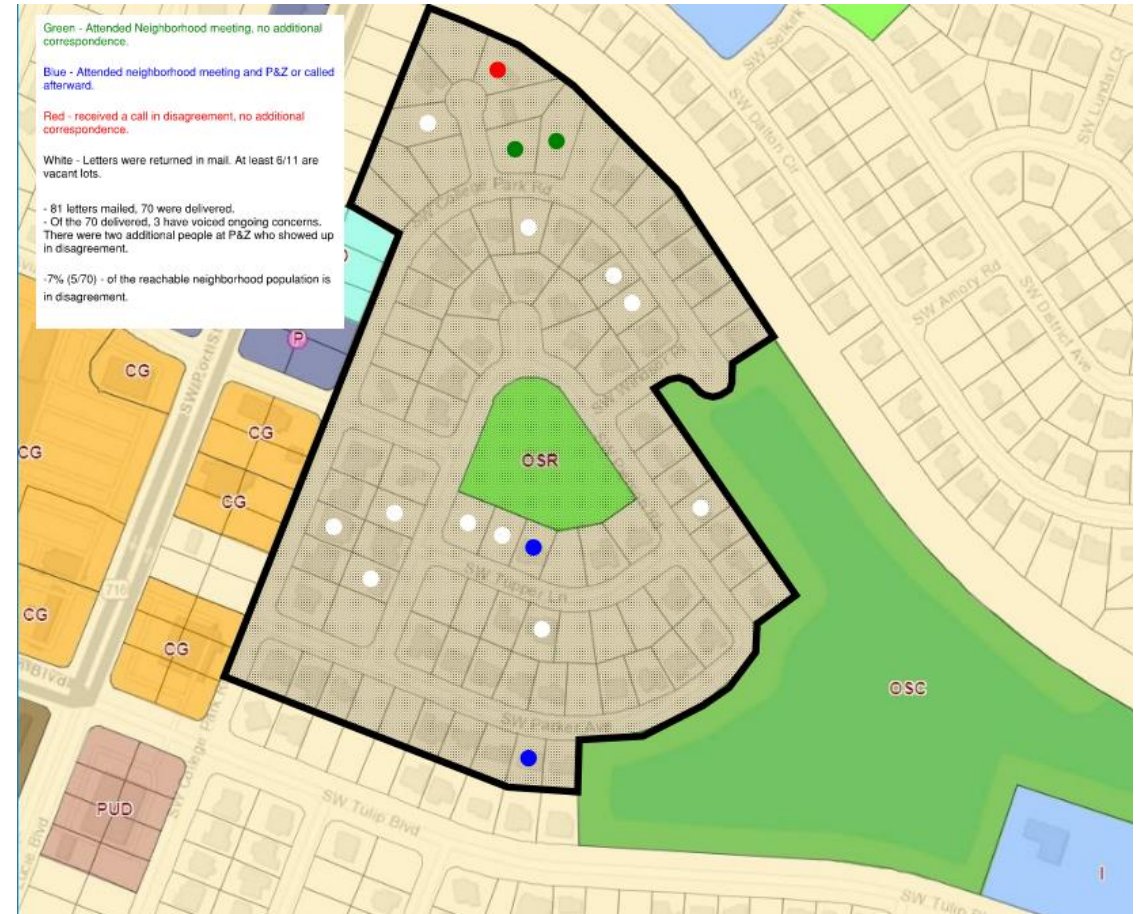


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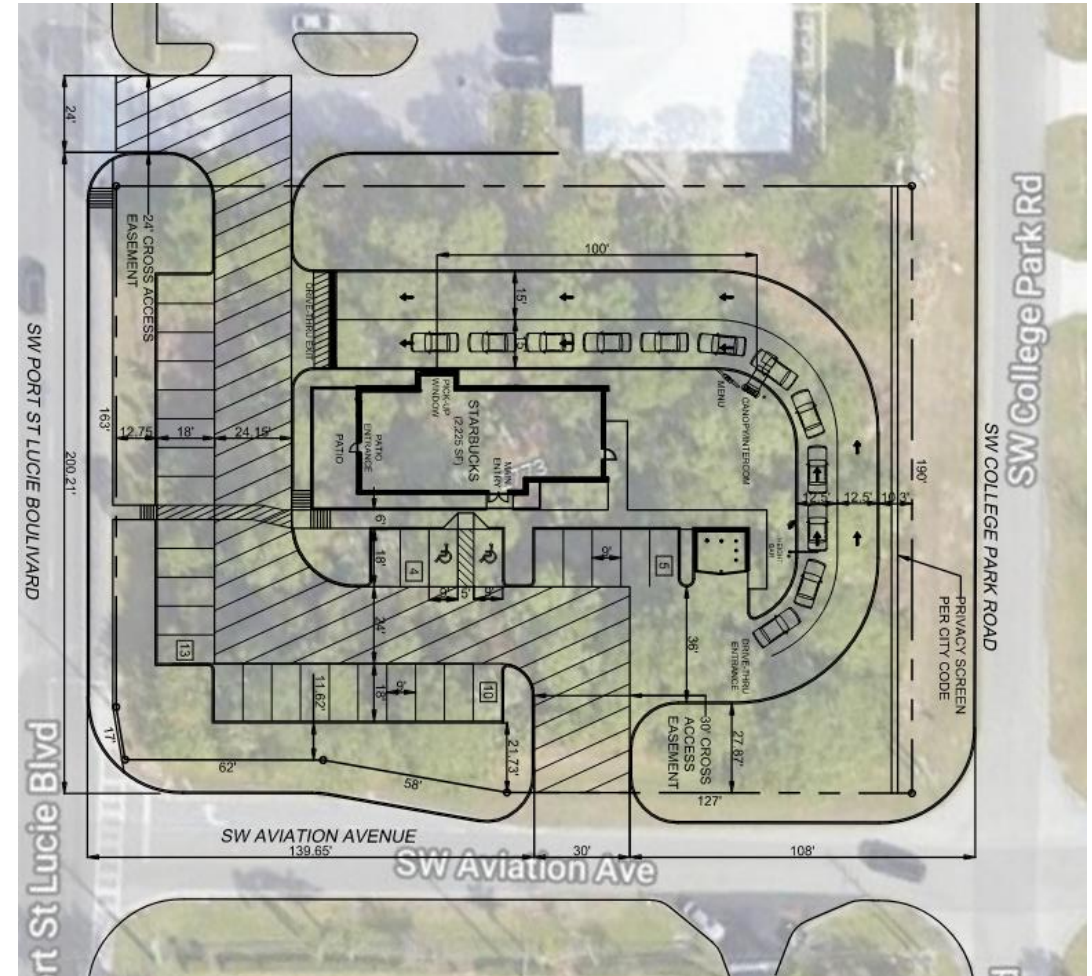
2/28/23 Neighborhood Meeting and Concerns

- Green - Attended Neighborhood meeting, no additional correspondence.
- Blue - Attended neighborhood meeting and P&Z or called afterward.
- Red - received a call in disagreement, no additional correspondence.
- White - Letters were returned in mail. At least 6/11 are vacant lots.
 - 81 letters mailed, 70 were delivered.
 - Of the 70 delivered, 3 have voiced ongoing concerns. There were two additional people at P&Z who showed up in disagreement.
 - 7% (5/70) - of the reachable neighborhood population is in disagreement.

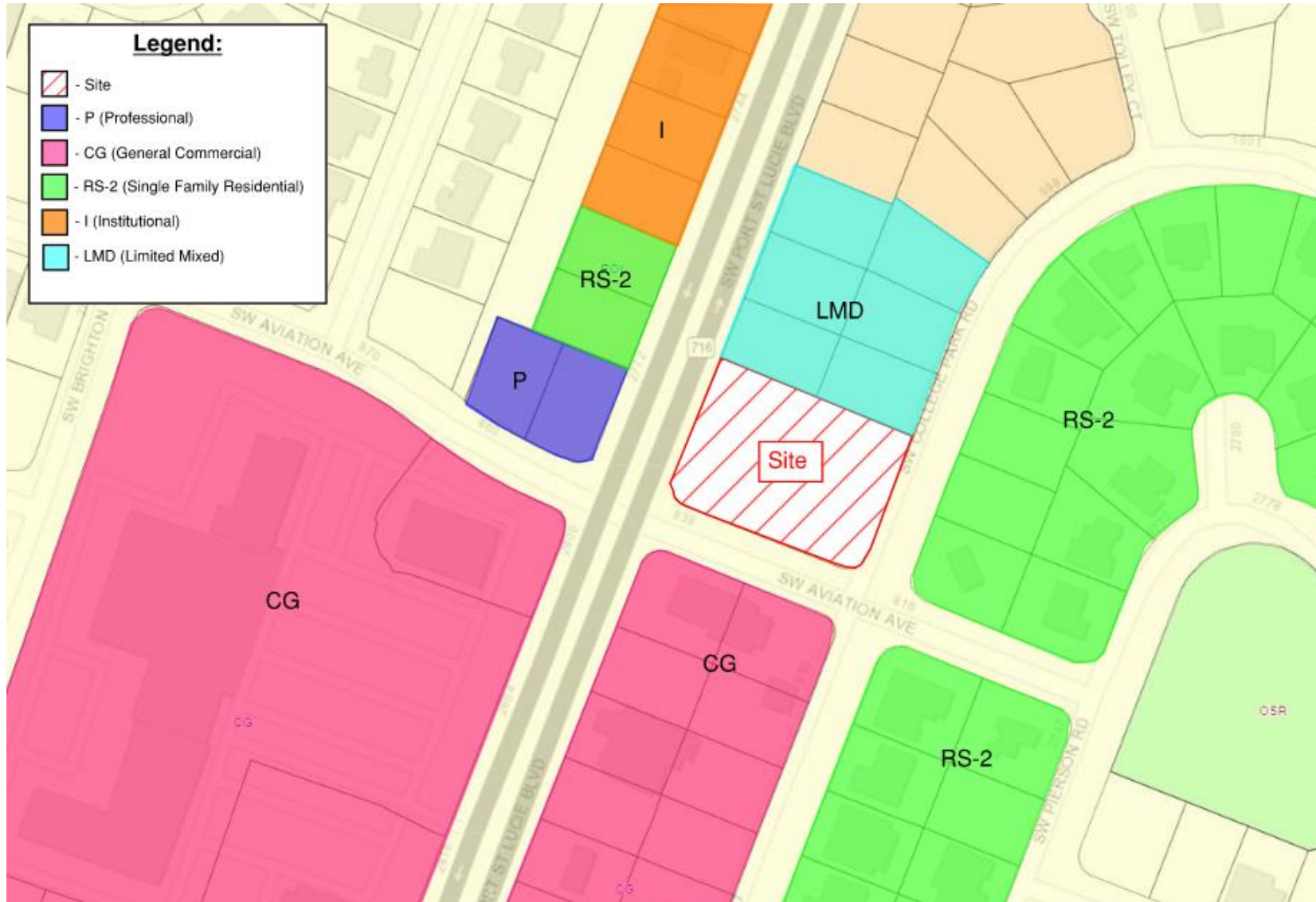


Proposed Starbucks Site Plan

- Our proposed Development is only 2,225 sq ft.
- The proposed development will only generate half the trips associated with the maximum use included in the traffic analysis
- The site will still need to go through the Special Exception Use and Site Plan Review Process



Existing Zoning Map



Existing Land Use Map

