

US-1 Starbucks

Special Exception Use

Re: **Project Name:** 9100 US Highway 1 Starbucks
 Project Number: TBD
 PSLUSD File No: TBD
 Application Description: Special Exception Use
 CH Project No. 23-0524

Dear Staff,

On behalf of the applicant, Bre Throne East Port Plaza LLC, please accept this as our formal request to review and approve the proposed Special Exception Use application for drive-through and queuing operations associated with the Starbucks to be located at 3022 S US Highway 1, Parcel ID 3435-505-0002-000-9. The subject property is located on the North East side on S US Highway 1 and South of SE Crosstown Parkway and has an existing Future Land Use of ROI/CG and an existing zoning designation of General Commercial. The 0.98-acre site is proposed to include a 2,500 square foot store, with two queuing lanes that wrap around the south and east side of the building. Vehicular access to and from the site is provided by drive aisles within the overall shopping center accessed through turn lanes off of US Highway 1 and SE Walton Road.

Per Port St. Lucie Code Section 158.124 (C)(13), restaurants in the General Commercial zoning designation that include drive-through facilities require a Special Exception Use approval. In addition, Code Section 158.260 requires responses to the following conditions:

(A) Adequate ingress and egress may 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.

The Starbucks outparcel will have adequate access from the main shopping plaza to the northeast as well as the existing Taco Bell and Burger King sites on either side. The site will not have new access from US Highway 1, therefore the traffic flow on the highway will not be interfered with. There will also be adequate sidewalk connections, including one to the sidewalk along US Highway 1.

(B) Adequate off-street parking, loading areas, and adequate stacking may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

Per Port St. Lucie Code, one parking space is required per 75 square feet. Between the 2,500 square feet of indoor space and the 450 square feet of patio area, 40 parking spaces are required. The site plan provides these 40 required spaces, including two (2) ADA accessible spaces. The stacking distance for the drive-through facility is 285 feet, which is adequate to avoid congestion related issues. Since the adjoining Burger King and Taco Bell also have drive-through facilities, the one proposed by Starbucks would not have any additional undue noise, glare, or odor effects that would interfere with current circumstances. There is a 12'x25' loading area at the northeast edge of the site.

(C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

This new restaurant will be connected to the existing utilities provided throughout the existing neighboring commercial developments. Adequate and required utilities and infrastructure is already present onsite.

(D) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.

No additional buffering is required for this project, as it is compatible with the similar surrounding uses and is adjacent to the main thoroughfare of US Highway 1.

(E) 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.

Acknowledged, lighting and signage are only being proposed where necessary for restaurant identification, drive-through menu board, and lighting for the facility and parking. There will be no adverse effect from the signs or lighting proposed and they are consistent with Port St. Lucie Code and the surrounding uses.

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

Open space is being provided consistent with Port St. Lucie code. Additionally, the total impervious area for this project is 70.63%, which is less than the maximum 80% as set forth in Code Section 158.124 (F).

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

Yes, this restaurant with drive-through facility is compliant with the Future Land Use Map and Land Use Codes for commercial development.

(H) 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.

This Starbucks with a drive-through service will not have negative effects on the health, safety, welfare, or convenience of residents and workers in the City. This will improve convenience and restaurant options in the area, which is already developed already has commercial-related vehicular trips.

(I) The proposed use will not constitute a nuisance or hazard because of 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. The City may require certain uses such as car washes, gas stations, and other potential noise generating uses submit a noise impact analysis prepared by a qualified professional.

Acknowledged. The proposed Starbucks with drive-through facility has similar functions and impacts as the existing adjacent restaurants with drive-through services. This will not cause any nuisances to the residents or surrounding areas.

(J) 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, changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood. To minimize exposure to excessive noise, the City may require noise control features, limit hours of operation, and other mitigation methods.

Acknowledged. The proposed Starbucks with drive-through facility has similar functions and impacts as the existing adjacent restaurants with drive-through services. This one-story building is compatible with the adjacent restaurants and commercial plaza.

(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.

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 begun or completed or both.

Acknowledged, the hours of operation will be in compliance with City ordinances and will be compatible with surrounding commercial uses, not causing any undue nuisances to the area.

Sincerely yours,



Daniel T. Sorrow, AICP, PLA, LEED AP BD+C
Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458