



Coyne, Dale P. & Gail A. (McDonald's)
Special Exception Use
(P24-231)

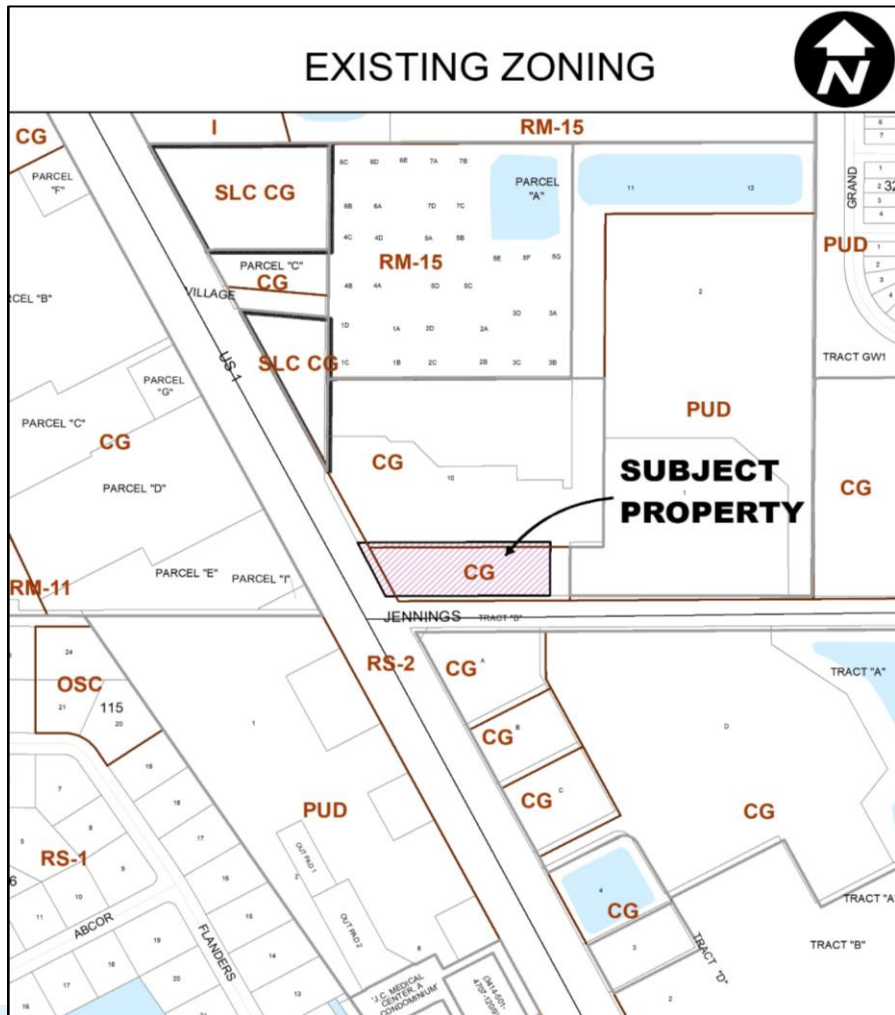
Planning and Zoning Meeting of August 5, 2025
Bethany Grubbs, AICP, Senior Planner/Public Art Program

General Information

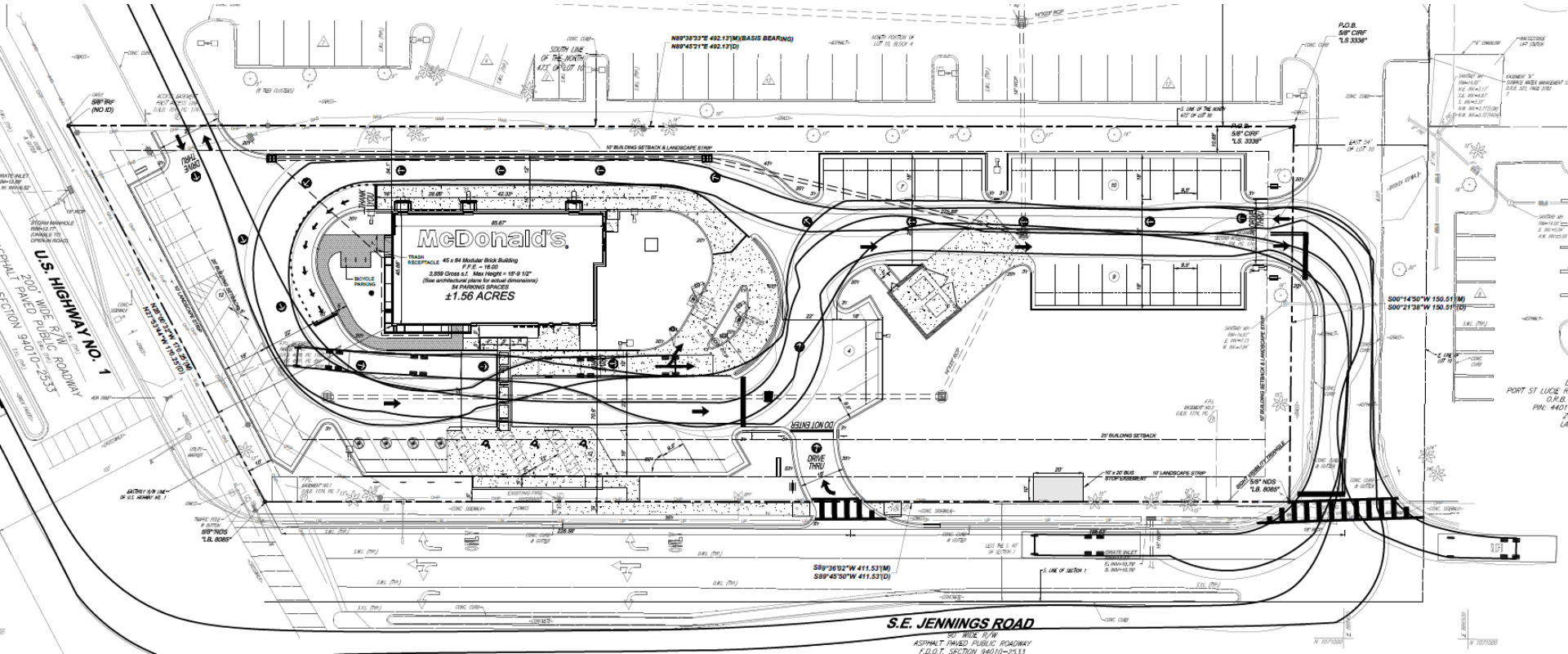
Applicant's Request:	The request is for approval of a Special Exception Use (SEU) to allow a restaurant with drive-through service lanes in the General Commercial (CG) Zoning District, per Section 158.124(C)(13) of the Zoning Code.
Project Summary:	The applicant proposes to construct a 3,859-square-foot McDonald's restaurant featuring a dual-lane drive-through.
Location:	The property is located at 10180 S. US Highway 1, at the northeast corner of the intersection of S. US Highway 1 and SE Jennings Road.
Applicant/Property Owner(s):	Dale P. Coyne & Gail A. Coyne
Agent:	Daryl Johnson, Corporate Property Services, Inc.

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Hotel
South	-----	-----	Jennings Road Right-of-Way
East	CG	CG	Nursing Home
West	RL	RS-2	US 1 Right-of-Way



Conceptual Site Plan



Elevations



Queuing

Summary of Findings:

- The queuing drive-through lane wraps around the building in a counterclockwise pattern.
- Maximum storage capacity: 15 vehicles in the queue lane.
- Data gathered from 3 similar McDonald's sites in Port St. Lucie and Jensen Beach.
- A maximum projected queue of 13 vehicles is expected based on the patterns observed at these locations.
- Projected Peak Queues:
 - AM Peak: Up to 13 vehicles expected
 - PM Peak: Up to 8 vehicles expected
- The vehicle storage within the site is adequate to accommodate projected queue lengths.
- No queuing impacts expected on the adjacent road right-of-way, access drives, or cross-access easements.

Evaluation of SEU Criteria (Section 158.260)	FINDINGS
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	The site plan demonstrates that the site has adequate ingress and egress for vehicles and will allow for pedestrian safety and convenience. The site provides three points of access, two via internal connections to the parcel to the north and one via a right-in/right-out driveway on SE Jennings Road. Public Works Department reviewed the transportation element of the project and found it to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd. Adequate queuing for the drive-through is also provided.
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	Adequate off-street parking and loading areas are provided without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties. The required parking for the use is 52 off-street parking spaces with 54 being provided.
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	Adequate utilities are available to service the proposed development. The Port St. Lucie Utility Systems Department (PSLUSD) currently provides utility services to the site.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	No additional buffering is required as the proposed drive-through windows do not face a roadway. All General Commercial (CG) zoning district building setback and landscape requirements are met which provides adequate screening and buffering.
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	Outdoor will comply with the requirements of City Zoning Code Section 158.221. Outdoor signage shall be reviewed under a separate permit application and shall comply with Chapter 155 Sign Code.
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (A) (F) (H))	The site is in an area designated for commercial development and is consistent with the adjacent

Planning and Zoning Board Action Options:

The Board may choose to approve, deny, or table the proposed special exception use.

If the Board finds that the application is consistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- **Motion to approve**
- **Motion to approve with conditions**

If the Board finds that the special exception use application is inconsistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- **Motion to deny**

Should the Board need further clarification or information from either the applicant and/or staff, the Board may:

- **Motion to table or continue the hearing or review to a future meeting**