



Starbucks US 1

Special Exception Use

Project No. P24-017

Planning and Zoning Board Meeting

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September 5, 2024

Request Summary

- Owner: Bre Throne East Port Plaza LLC
- Applicant: Daniel Sorrow, Coteleur & Hearing
- Location: Northeast corner of the intersection of South US Highway 1 and SE Walton Rd.
- Request: Approval of a Special Exception Use (SEU) to allow a drive-through, associated with a restaurant, in the General Commercial (CG) zoning district per Section 158.124(C)(13) of the Code of Ordinances.

Surrounding Areas

Direction	Zoning	Future Land Use	Existing Use
North	CG	ROI/CG	Taco Bell beyond which is Walgreens
South	CG	ROI/CG	Burger King and an ingress/egress point serving Eastport Plaza
East	CG	CG	Various tenants in the Eastport Shopping Plaza
West	CG	CG	US Highway 1 beyond which are Popeye's and Dairy Queen.



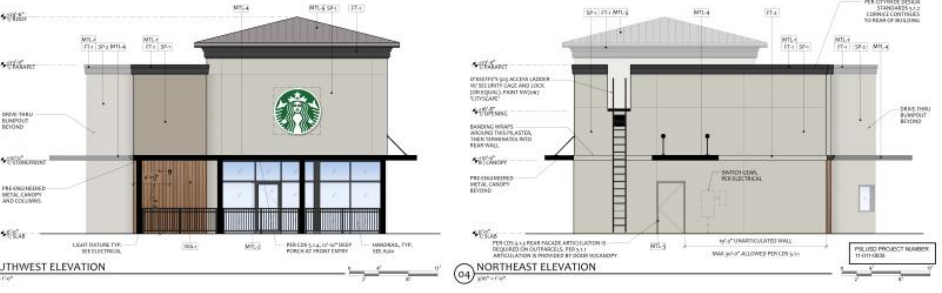
Elevations



01 SOUTHEAST ELEVATION
1/8" = 1'-0"



02 NORTHWEST ELEVATION
1/8" = 1'-0"



03 SOUTHWEST ELEVATION
1/8" = 1'-0"

04 NORTHEAST ELEVATION
1/8" = 1'-0"

Traffic Impact Statement

The Queueing Analysis provided for the proposed Starbucks Restaurant provides the peak vehicle queue that was recorded at two existing Starbucks Restaurants within the Treasure Coast area. Per the analysis, a maximum queue demand of thirteen (13) vehicles was observed at these two locations during the peak hour. The conceptual site plan submitted for the proposed restaurant provides drive-through queueing for up to fourteen (14) vehicles; therefore, the plan is consistent with the direction and policies of the Commercial Development Review for Traffic Generation, Stacking and Circulation.

No significant traffic impact is proposed based on the conceptual site plan and drive-through queueing analysis submitted.

Evaluation of SEU CRITERIA (Section 158.260)	FINDINGS
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	Adequate ingress and egress exists that service the existing Eastport Plaza. The proposed location is between two (2) existing ingress/egress points along S US Highway 1. There are two (2) additional access points along SE Walton Road. Sidewalks are present along the entirety of the western and southern property boundaries and pedestrian crosswalks are located at the intersection of US Highway 1 and SE Walton Rd and at the intersection of SE Walton Road and SE Main Street. A bike lane also exists along US Highway 1 in front of the existing plaza. Adequate queuing for the drive-through is also provided.
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	The applicant has provided adequate parking within the proposed conceptual site plan. The proposed use requires 38 standard parking spaces and 2 ADA parking spaces. The conceptual site plan provides for 40 parking spaces including 2 ADA parking spaces. Currently, Eastport Plaza on a whole provides 1,035 parking stalls and with the proposed use will still provide over 1,000 stalls.
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	City of Port St. Lucie Utilities will provide utility services to the site. Adequate utilities are available to service the proposed development. The proposed utility connections will integrate with the existing infrastructure serving the shopping center.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	No additional buffering is required as the proposed drive-through window faces the adjacent Taco Bell. All General Commercial (CG) zoning district building setback and landscape requirements are met.
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	At the time of site plan approval, outdoor lighting shall comply with the requirements of City Zoning Code Section 158.221. All signage shall be required to conform to the City of Port St. Lucie Sign Code Section 155 and receive the proper permits.
COMPATIBILITY WITH SURROUNDING USES	The proposed use is located in an existing parking area in a shopping plaza and

Planning and Zoning Board Action Options:

- Make a motion to recommend approval to the City Council
- Make a motion to amend the recommendation and recommend approval
- Make a motion to recommend denial
- Make a motion to table