



July 6, 2021

Planning and Zoning Department
City of Port St. Lucie
121 SW Port St. Lucie Blvd., Bldg B
Port St. Lucie, FL 34984

**RE: *Raising Canes – RC0801 Port St. Lucie, FL
Justification Statement
Major Site Plan
Special Exception Use***

Request Summary

On behalf of the applicant, Raising Cane's Restaurants, L.L.C., Kimley-Horn and Associates, Inc. (hereinafter referred to as the agent) has prepared and hereby respectfully submits Major Site Plan Modification, and Special Exception, for a 3,181 square foot (SF) Restaurant w/ Drive-Thru inclusive of 642 SF of outdoor dining area, on the +/-1.72 acres of property located at the northwest corner of NW St. Lucie West Boulevard and NW Central Park Plaza. The subject property is located within the municipal boundaries of The City of Port St. Lucie. The subject property's property control number (PCN) is 3323-810-0015-000-6.

Please note that this application is being submitted on behalf of the Lessee, Raising Cane's Restaurants, LLC, and consent has also been provided from the property owner of the subject property, Harbor Community Bank FSB.

The subject property is currently within the following Zoning District and Land Use:

Zoning Districts: CG - General Commercial

Land Use: CG- General Commercial

Surrounding Uses

Below is a description of the uses on the adjacent properties (or those on the other side of abutting R-O-W's) to the north, south, east and west of the overall property. Note that the acreages, uses, number of units, etc. listed below are from the Property Appraiser of St. Lucie County's website.

NORTH:

<i>PCN</i>	<i>Acreage per PAPA</i>	<i>Zoning</i>	<i>Use</i>
3323-810-0014-000-9	0.60 ac.	CG	Office

EAST:

<i>PCN</i>	<i>Acreage per PAPA</i>	<i>Zoning</i>	<i>Use</i>
3323-810-0002-000-2	1.41 ac	CG	Restaurant (with drive-thru)

WEST:

<i>PCN</i>	<i>Acreage per PAPA</i>	<i>Zoning</i>	<i>Use</i>
3323-810-0001-000-5	3.22 ac.	CG	Undeveloped

SOUTH:

<i>PCN</i>	<i>Acreage per PAPA</i>	<i>Zoning</i>	<i>Use</i>
3323-785-0008-000-9	3.83 ac	RS-2	Residential/Community Golf Course

Site Design

The proposed development for the subject site will include a 3,181 SF restaurant with drive- thru as opposed to the existing use which is a bank with a 4-lane drive-thru. The proposed drive-thru contains two lanes with two order points. Once the order is placed on the outside lane, cars will merge into the lane adjacent to the building in which they will be serviced at the payment and pick-up windows. During peak demand, customers will not use the merge point and will use both lanes. The outside lane will have attendants with I-Pads that will process payment & deliver orders to the vehicles in the dedicated striped paths as shown on the Site Plan. The estimated time to be spent in the drive-thru from entry to exit should be no more than one-minute and a half. The site has also been designed to include a bypass lane fully around the two drive-thru lanes to allow circulation for those that may end up not deciding to use the drive-thru and want to exit through either the NW St. Lucie West Boulevard or NW Central Park Plaza Egress. Included in this submittal is a Queuing Analysis that demonstrates the drive-thru lanes will not have a queue longer than five vehicles at each order board more than 99 percent of the time or a queue longer than six vehicles in each lane at the order pickup more than 99 percent of the time. Thus, providing at least five vehicles of queuing space in each lane prior to the order board and six vehicles of queuing space in each lane prior to the order pickup will be adequate to serve the site without impacting efficient site circulation.

The restaurant also provides 642 SF of covered, open-air outdoor seating at the east side of the principal building. The patio area will be surrounded with proposed landscape along its east side. The outdoor seating furniture will also be stored inside the Raising Cane’s building or behind the dumpster when not in use to prevent any potential safety hazards.

Access to the proposed restaurant is proposed to be provided via existing ingress/egress access points from NW St. Lucie West Boulevard and NW Central Park Plaza. The site previously had an ingress/egress at the northeast corner, but it is proposed to be modified to be an egress-only. This will provide increases in stacking onsite to eliminate the potential for cars to stack offsite. The egress-only onto NW Central Park Plaza is primarily for delivery, refuse, and emergency vehicles.

ADA access is provided to both NW St. Lucie West Boulevard and NW Central Park Plaza as part of the site design. An accessible crosswalk will be provided to allow pedestrians to cross the drive-aisle in a safe manner.

Architecture and Signage

The proposed Raising Cane's architectural design is traditional in style. The massing is indicative of many quick serve restaurant locations due to the function of the building. As a Brand, Raising Cane's has strived to differentiate itself from others through varied materials and fenestration. Tile roof towers are used to define main entry points, as well as earth tone colors which are designed to fit within the spectrum of the surrounding area.

Exterior signage and lighting are designed to meet brand minimum standards and has been thoughtfully considered to ensure that overly brash colors and excessive sizes are not being used, and fits within the context of the surrounding area. A signage package is included in these application materials for consideration. The proposed signage is consistent with national Raising Cane's branding with modifications to fit within the requirements of the City sign standard. This site also falls within St. Lucie West Commercial Association therefore the design guidelines for SLWCA will be followed and an approval will be obtained.

Purpose of Special Exception Use

The site is currently an existing bank with 4 drive-thru service lanes. The current zoning of site is CG – General Commercial which allows for the use of restaurants to be permitted by right. Per the City of Port Saint Lucie's Code, Sec. 158.124(C)(13), permitted principal uses and structures that include drive-thru service require a Special Exception Use to be approved by City Council. Raising Cane's is a sit-down restaurant which utilizes drive-thru facilities to provide a quick service option to its patrons. Due to the increased demand of contactless dining, drive-thru facilities have become essential to sustained profitability and economic stability. There are other restaurant facilities which provide drive-thru service that are located within proximity of the proposed site and are located within the same zoning district, CG – General Commercial. Therefore, we respectfully request City Council and Staff consider approval of the Special Exception Use application

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.

The site has been designed to provide adequate ingress and egress to and from the property. Two ingress/egress driveways have been proposed along both NW St. Lucie West Boulevard and NW Central Park Plaza. Additionally, and egress only has been proposed in the northeast corner of the site to provide increased site maneuverability for emergency and delivery vehicles.

For pedestrian access and safety, crosswalk and sidewalk connections have been proposed to connect to the existing sidewalks along NW St. Lucie West Boulevard and NW Central Park Plaza. All site pedestrian access has been designed to meet the standards of the Florida Accessibility Code and provides adequate signage and pavement markings for both automotive and pedestrian safety.

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.

The site has been designed to provide adequate onsite parking and buffering between adjoining properties. The City of Port St. Lucie requires 1 parking space per 75 square feet (SF) of gross floor area. The total gross floor area of the proposed development is 3,823 SF, which includes 642 SF of outdoor patio area. Based on the total gross floor area, the required number of parking would be 50 parking spaces and the proposed number parking spaces is 50. Perimeter landscape areas have been provided around the site in compliance with landscape design standards as outlined in the City’s Code Sec. 154.03.

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

The site was previously a local community bank with functioning utility services. There is an existing 1.5” domestic water service and a 6” sanitary sewer lateral along the east side of the property that will be utilized to service the proposed development. Confirmation from St. Lucie West Services District (SLWSD) has provided confirmation that existing water and wastewater treatment facilities have adequate capacity to service the project.

There is an existing 150 KVA (120/208V) pad mount transformer located along the north side of the property. Florida Power and Light (FPL) has provided confirmation that there is adequate capacity to provide an electrical service to the site.

Located along the south side of the property and north NW St. Lucie West Boulevard there is an existing 6” polyethylene gas main at 30 PSI. Florida City Gas has provided confirmation that there is adequate capacity to provide a gas service to the site.

Located along the south side of the property and north NW St. Lucie West Boulevard there is existing underground fiber optic facilities. Crown Castle has provided confirmation that there is adequate capacity to provide service to the site.

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.

All buffering and screening requirements are currently able to be met through a combination of the existing and proposed landscape. Please refer to the landscape code requirement table on sheet L1.00 to demonstrate compliance.

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.

The proposed signage regulates the flow of traffic to promote vehicular and pedestrian safety while navigating the site. A stop condition has been placed at the egress of the drive-thru and at each driveway egress. Do Not Enter signs have been placed on either side of the egress only driveway and at the egress of the drive through to prevent traffic from entering from the wrong direction. Pedestrian crossing signs have been placed at each of the crosswalks to alert traffic to yield to patrons existing and entering the site.

All exterior lighting has been designed to provide adequate visibility for pedestrian and vehicular safety in accordance with Sec. 158.221 of the City of Port Saint Lucie’s Code. Please refer to the photometric plan sheet for exterior site lighting design.

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

All yard and open space requirements are currently able to be met. Please refer to the site data tables the on the Site Keynote Plan Sheet C5.0 to demonstrate compliance.

G. Please explain how the use, as proposed, will be in conformance with all stated provisions and requirements of the City’s Land Development Regulation.

The current zoning of site is CG – General Commercial which allows for the use of restaurants to be permitted by right. The site has been designed to be in accordance with the City of Port St. Lucie’s Land Development Standards. Please refer to the site data tables the on the Site Keynote plan to demonstrate compliance.

H. Please explain how 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.

The proposed establishment and operation of the proposed use will not have adverse impacts or impair the health, safety, welfare, or convenience of residents and workers in the City. The character of the area is generally commercial, with several restaurants in located in close proximity, and will be consistent with its surroundings while bringing in new customers as a new development.

I. Please explain how 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.

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- J. Please explain how 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 or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.**

The surrounding area is generally commercial and will be consistent with the surrounding uses. There several restaurants, some with drive-thru services, which are located within the same zoning district as the proposed site. The closest restaurant is a Burger King located directly across the street of NW Central Park Plaza.

Conclusion

On behalf of the applicant and property owners, Kimley-Horn & Associates, Inc. respectfully requests favorable review and consideration of this application for Major Site Plan Review and Special Exception.

The project manager at Kimley-Horn & Associates is Kristina Belt who can be reached at (772) 794-4033 or via email at Kristina.Belt@kimley-horn.com Please contact us with any questions or for additional information in support of the requested application.

Sincerely,

Kristina Belt, P.E.