

7 Brew Drive-Thru Coffee

1907 SW Gatlin Blvd.

Special Exception Use

Project: P24-043

Planning and Zoning Board Meeting

Bethany Grubbs, Planner III

August 6, 2024, Meeting

PROJECT SUMMARY

- A special exception use is sought to allow the operation of a site consistent with the applicants intended use and character of a 7 Brew establishment.
- 158.124(C)(13) of the General Commercial Zoning Code: Lists any use that is a permitted principle use or structure which includes drive-through service as a special exception use that may only be permitted following the review and specific approval by the City Council.



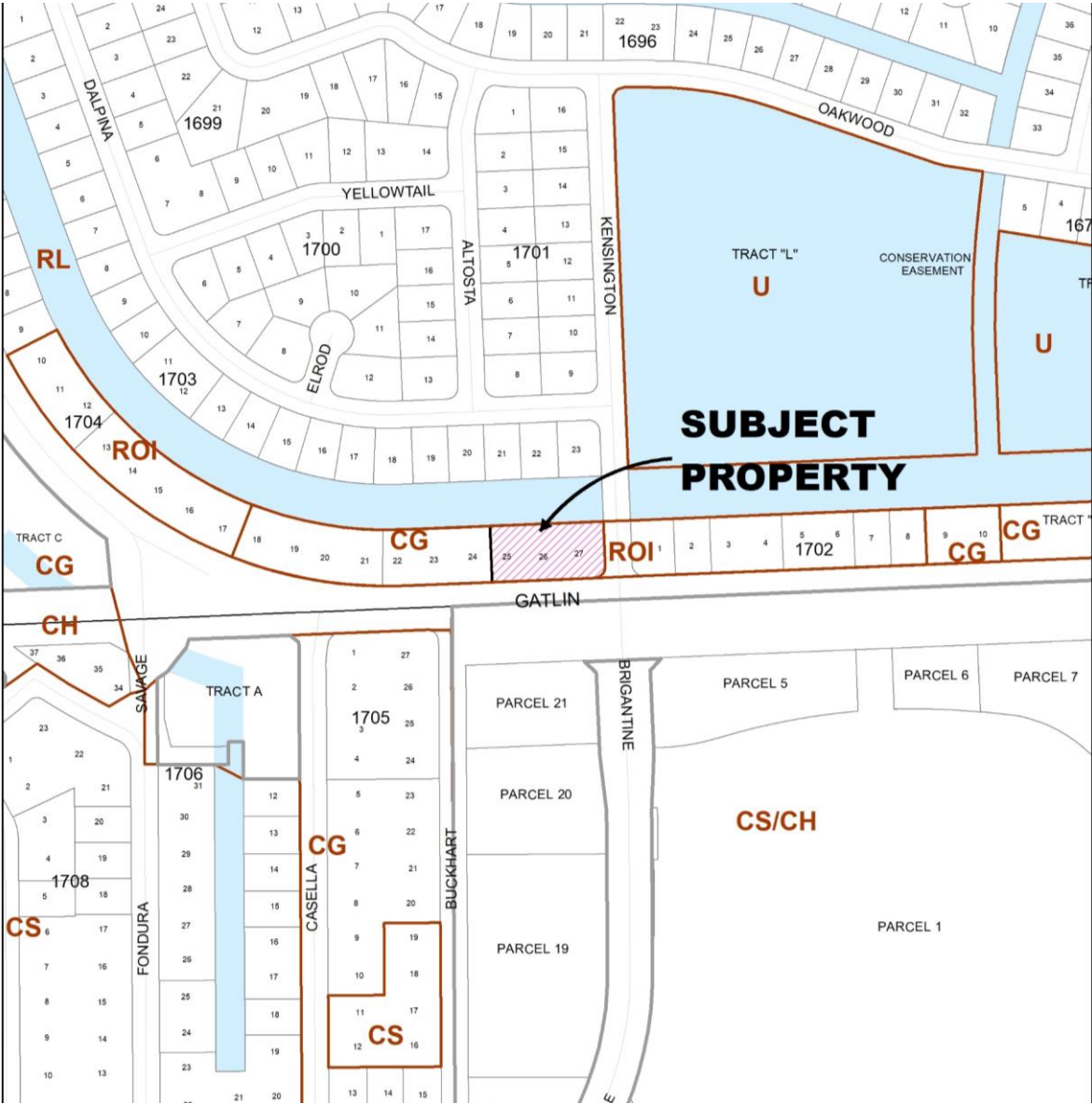
APPLICANT AND OWNER

- Zach Middlebrooks of Metro Group Development II LLC is agent, for Gatlin Blvd Ventures, LLC, property owners.

REQUEST

- Review a Special Exception Use to allow a drive-through. Section 158.124(C)(13) of the Zoning Ordinances lists drive-through service as a special exception use within the General Commercial (CG) Zoning District.

Future Land Use



Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	Low density residential – (RL)	Single-Family Residential (RS-2)	Drainage R/W
South	Service Commercial – (CS), & Highway Commercial – (CH)	Planned Unit Development (PUD)	Retail/Medical office
East	Residential, Office, & Institutional – (ROI)	Single-Family Residential (RS-2)	Vacant
West	Residential, Office, & Institutional – (ROI)	General Commercial (CG)	Restaurant



SITE DETAILS:

PROJECT NAME:	DRIVE-THRU COFFEE - 1907 SW GATLIN
LOCATION:	1907 SW GATLIN BLVD, PORT ST. LUCIE, FLORIDA 34953
LEGAL DESCRIPTION:	LOTS 26, 28, AND 27, BLOCK 1704, PORT ST. LUCIE SECTION THIRTY-ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 22 AND 22A THROUGH 22G, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA CONTAINING 0.72 ACRES, MORE OR LESS.
SECTION/TOWNSHIP/RANGE	SECTION 11 / TOWNSHIP 31S / RANGE 39E
PARCEL ID:	3430-650-0985-000-4
<u>TOTAL SITE AREA:</u>	
GROSS SITE AREA	0.72 ACRES (31,369 SF)
BUILDING SIZE:	775 SF (900 SF)
MAX. BUILDING HEIGHT:	2F (ONE-STORY)
ZONING	CG (COMMERCIAL GENERAL)
FUTURE LAND USE:	CG (COMMERCIAL GENERAL)
FLOOD ZONE:	X, MAP 12111 (C0275), EFFECTIVE FEBRUARY 18, 2013

PARKING CALCULATIONS:

778 SF * (1 PER 755F)	REQUIRED: 10 SPACES	PROVIDED: 10 SPACES
HANDICAP SPACES:	REQUIRED: 1	PROVIDED: 1

SETBACKS

		REQUIRED	PROVIDED
		SETBACK	SETBACK
SIDE			
NORTH	(SIDE/INTERIOR)	10 FT	85 FT
SOUTH	(SIDE/CORNER)	25 FT	25 FT
EAST	(FRONT)	25 FT	175 FT
WEST	(REAR)	20 FT	26 FT

EXISTING CONDITIONS:

PROJECT AREA	31,366 SF	100.00%
BUILDINGS	0 SF	0.00%
PAVEMENT (ASPHALT/CONCRETE)	0 SF	0.00%
TOTAL IMPERVIOUS AREA	0 SF	0.00%
TOTAL PERVIOUS AREA	31,366 SF	100.00%

PROPOSED CONDITIONS:

PROJECT AREA	31,366 SF	100.00%
BUILDINGS	776 SF	2.47%
PAVEMENT (ASPHALT/CONCRETE)	20,027 SF	63.85%
TOTAL IMPERVIOUS AREA	20,803 SF	66.32%
TOTAL PERVIOUS AREA	10,563 SF	33.68%

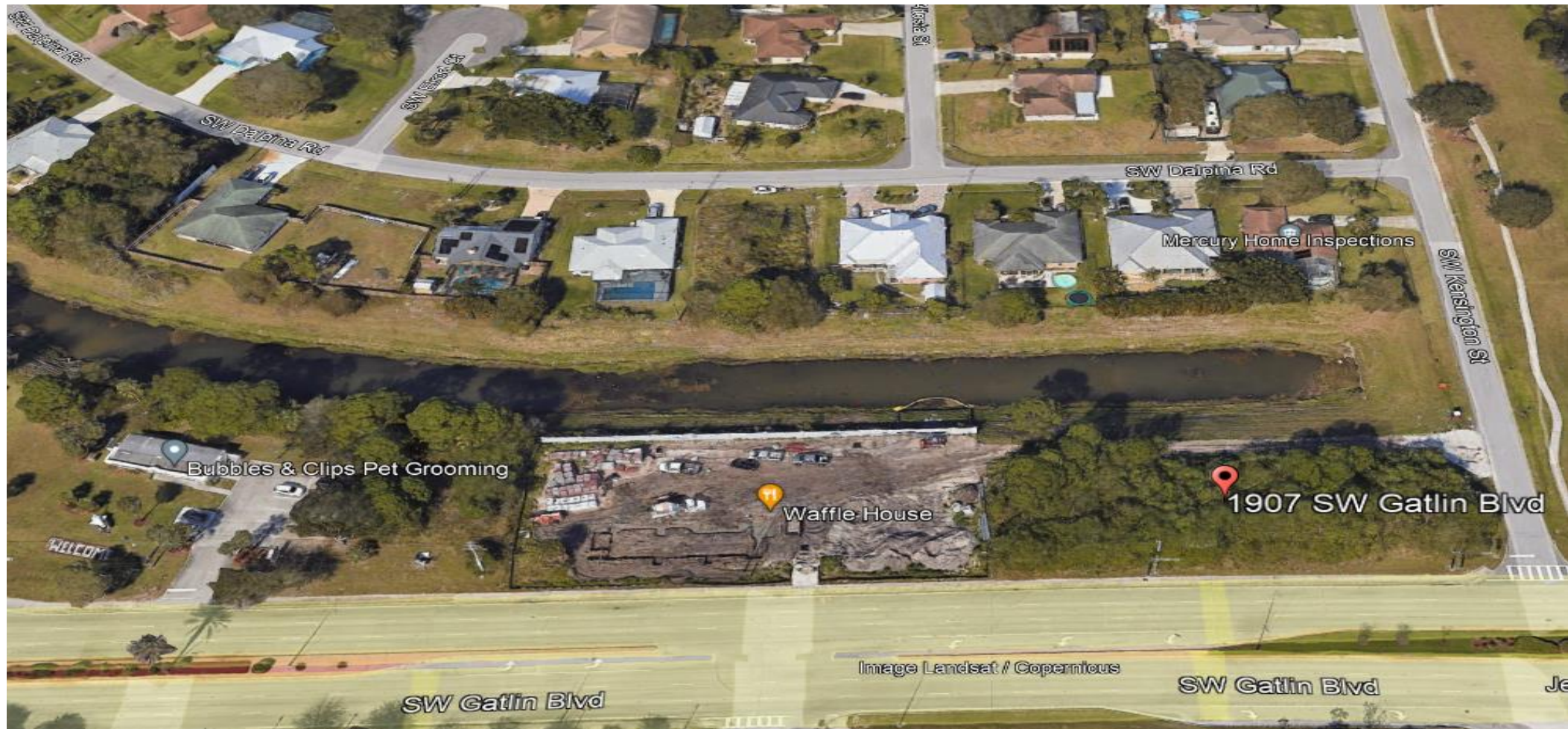
PSLUSD #5297
P24-043

Kimley»Horn



CONCEPTUAL PLAN

Conceptual Site Plan



Aerial Site View

<u>Evaluation of SEU CRITERIA</u> <u>(Section 158.260)</u>	<u>FINDINGS</u>
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	The site plan demonstrates that the site has adequate ingress and egress for vehicles, the proposed development will allow for pedestrian safety and convenience. The property is located on the north side of SW Gatlin Blvd., at the corner of the intersection of SW Gatlin Blvd. & SW Kensington Street and has vehicular access along SW Kensington Street, a public roadway. There is cross-access identified on the conceptual plan.
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	Adequate off-street parking is provided for the proposed drive-through use. There will be no indoor dining or patron use. The site is required to have 10 parking spaces at one (1) space per 75 square feet. On-site parking will be used for employee parking only. A buffer wall will be used to screen the proposed development from neighboring residential properties to the north of the site.
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	Adequate utilities are available to service the development.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	A wall is required in a landscape buffer strip where commercial, industrial, institutional, office, or public facility uses abut property to the side or rear which is designated with a residential or open space land use. The architectural wall shall be at least 6 feet in height measured from the finished floor elevation of the primary structure on the subject property. Yard setbacks and open space are adequate, to properly serve the proposed development and to ensure compatibility with adjoining properties.
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	No signs or outdoor lighting has been proposed for the site.
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J))	By adhering to City Codes and Regulations, the establishment and operation of the proposed use is not anticipated to impair the health, safety, welfare, or convenience of residents and workers in the City. The proposed use is not expected to generate noise or hazards because of the number of persons who will attend or use the facility. The establishment will operate year-round and is open from 5:30 AM to 10:00 PM. Public Works has reviewed the queuing analysis and found it acceptable. The proposed use is not expected to impact the neighbors or surrounding roadways. The proposed use is not expected to adversely impact surrounding properties. The building footprint is proposed at 778 sq. ft. and is adjacent to commercial uses such as a restaurant to the west of the site.

Traffic Impact Statement

This development with the Traffic Impact Statement and drive-thru queueing analysis was reviewed by City Staff.

Per ITE Trip Generation Manual, 11th Edition, this particular development predicts an addition of 17 PM Peak Hour trips to be generated. The drive-thru lane provides capacity for up to fourteen (14).

No additional mitigation is required.

QUESTIONS OR COMMENTS?

PLANNING AND ZONING BOARD ACTION OPTIONS:

- Make a motion to recommend approval to the City Council
- Make a motion to recommend approval to the City Council with conditions
- Make a motion to recommend denial to the City Council
- Make a motion to table or continue the hearing or review to a future meeting