



Engineering & Planning, Inc.

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Memorandum

To: City of Port St. Lucie Planning & Zoning Department
From: Shaun G. Mackenzie, P.E.
Date: March 21, 2022
Revised May 28, 2022
Revised July 14, 2022
Revised December 3, 2024
Revised January 13, 2025
Re: Gatlin Pointe II

Introduction

MacKenzie Engineering and Planning, Inc. (MEP) was retained by B&B Capital Group to analyze the design queue length for drive-thru restaurants attached to strip commercial centers. In order to provide a conservative analysis, MEP analyzed two Dunkin Donuts and one Starbucks restaurant.

Data Collection

Field observations were performed at the existing an 864 SF Dunkin' Donuts at 1401 SE Village Green Dr, Port Saint Lucie, FL, 34952, a 2,112 SF Dunkin' Donuts at 1002 St Lucie W Blvd, Port Saint Lucie, FL, 34986 and a 2,852 Starbucks located at 1789 NW St Lucie W Blvd, Port Saint Lucie, FL, 34986. The Dunkin Donuts and Starbucks locations offer comparable adjacent street traffic volumes to the proposed location.

- Dunkin' Donuts Count, Wednesday February 4, 2015 – 7:30 AM to 10:30 PM
- Dunkin' Donuts Count, Friday March 11, 2022 – 7:00 AM to 12:00 PM
- Starbucks Count, Wednesday March 9, 2022 – 7:00 AM to 12:00 PM

Queuing data was collected and recorded in 1 minute intervals by MacKenzie Engineering and Planning, Inc. for the morning and evening hours during the weekday and weekend timeframes. Exhibit 1 presents the detailed queuing data collected in 1 minute intervals for each of the study timeframes. The vehicle queue length was measured from the pickup window to the last vehicle in the queue.

Confidence Interval

The analysis presented herein uses the count data provided, classifies the busiest 60 minutes of observations and develops the 95th percentile confidence interval back-of-queue based on the busiest 60 minutes.

Queue Analysis

The 95th percentile confidence interval back-of-queue was obtained from each time period and the maximum back-of-queue from the highest observed queue was chosen as the overall 95th percentile confidence interval back-of-queue in order to provide a conservative analysis.

Based on the data collected, the existing two Dunkin's Donuts and Starbucks average 95th percentile confidence interval back-of-queue queue length is conservatively 7 vehicles.

Table 1 – Summary of Queue Results

Site	Date	Count Timeframe	95th % Queue
Dunkin Donuts	2/4/2015 (Wednesday)	7:30 AM to 10:30 AM	7 vehicles
Dunkin Donuts	3/11/2022 (Friday)	7:00 AM to 12:00 PM	7 vehicles
Starbucks	3/9/2022 (Wednesday)	7:00 AM to 12:00 PM	7 vehicles

Table 2. Recommended Queue Storage

Scenario	Location	Project Size (SF)	95th % Queue
Existing	Dunkin' Donuts	864	7 vehicles
		2,112	7 vehicles
	Starbucks	2,852	7 vehicles
Average		1,943	7 vehicles

In order to provide a conservative analysis, no reduction in queue is recommended for the reduced building size. The applicant shall use the City code 8 vehicles/160 feet as a minimum guide to queuing, which results in a conservative design.

Restaurant 1 (959 SF)

Utilize = 8 vehicles (160 feet) from the pickup window

Restaurant 2 (999 SF)

Utilize = 8 vehicles (160 feet) from the pickup window

Conclusion

Based on the analysis provided, the proposed drive thru lane from the pickup window to back of queue should be designed at a minimum of 160 feet for restaurant 1 and restaurant 2.

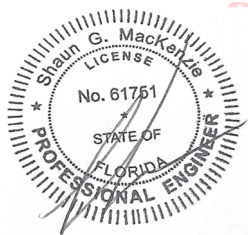
Appendices

Appendix A – Summary of Queue Results

Appendix B – Property Card

Appendix C – Site Plan

Appendix D – Drive Through Queue Line Exhibit



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MACKENZIE ENGINEERING AND PLANNING, INC.
1172 SW 30TH STREET, SUITE 500
PALM CITY, FL 34990
CERTIFICATE OF AUTHORIZATION 29013
SHAUN G. MACKENZIE, P.E., NO. 61751

Digitally
signed by
Shaun G
MacKenzie
Date:
2025.01.13
13:30:10 -05'00'

Shaun G. MacKenzie, P.E.

P.E. Number 61751

APPENDIX A

Starbucks (1789 NW St Lucie W Blvd, Port Saint Lucie, FL, 34986) 3/9/2022

Maximum Number of Vehicles Waiting			Maximum Number of Vehicles Waiting			Maximum Number of Vehicles Waiting		
Time	Starting at the Menu Board	Cashier/ Pickup Window	Time	Starting at the Menu Board	Cashier/ Pickup Window	Time	Starting at the Menu Board	Cashier/ Pickup Window
7:00 AM	1	3	8:00 AM	2	2	9:00 AM	0	2
7:01 AM	4	4	8:01 AM	0	2	9:01 AM	1	2
7:02 AM	4	4	8:02 AM	1	3	9:02 AM	1	4
7:03 AM	2	4	8:03 AM	2	2	9:03 AM	1	2
7:04 AM	1	4	8:04 AM	3	4	9:04 AM	0	3
7:05 AM	1	4	8:05 AM	5	4	9:05 AM	1	4
7:06 AM	1	4	8:06 AM	6	4	9:06 AM	2	4
7:07 AM	1	4	8:07 AM	7	4	9:07 AM	2	4
7:08 AM	0	4	8:08 AM	6	3	9:08 AM	3	4
7:09 AM	2	4	8:09 AM	7	4	9:09 AM	2	4
7:10 AM	0	3	8:10 AM	6	4	9:10 AM	3	4
7:11 AM	0	3	8:11 AM	5	4	9:11 AM	4	3
7:12 AM	1	3	8:12 AM	7	4	9:12 AM	4	3
7:13 AM	2	3	8:13 AM	5	4	9:13 AM	4	4
7:14 AM	3	3	8:14 AM	5	3	9:14 AM	2	3
7:15 AM	2	3	8:15 AM	4	4	9:15 AM	3	4
7:16 AM	2	3	8:16 AM	3	3	9:16 AM	3	4
7:17 AM	0	3	8:17 AM	3	4	9:17 AM	3	4
7:18 AM	0	4	8:18 AM	1	3	9:18 AM	4	4
7:19 AM	1	3	8:19 AM	0	2	9:19 AM	5	3
7:20 AM	0	3	8:20 AM	3	2	9:20 AM	4	4
7:21 AM	1	3	8:21 AM	3	2	9:21 AM	3	4
7:22 AM	2	3	8:22 AM	2	1	9:22 AM	5	4
7:23 AM	4	4	8:23 AM	1	3	9:23 AM	5	3
7:24 AM	2	3	8:24 AM	1	2	9:24 AM	4	3
7:25 AM	0	0	8:25 AM	2	2	9:25 AM	4	4
7:26 AM	4	4	8:26 AM	3	3	9:26 AM	3	3
7:27 AM	4	3	8:27 AM	3	3	9:27 AM	3	4
7:28 AM	3	4	8:28 AM	2	4	9:28 AM	5	4
7:29 AM	5	4	8:29 AM	1	3	9:29 AM	4	4
7:30 AM	4	3	8:30 AM	4	3	9:30 AM	5	4
7:31 AM	5	4	8:31 AM	2	3	9:31 AM	6	4
7:32 AM	6	3	8:32 AM	1	4	9:32 AM	5	4
7:33 AM	6	3	8:33 AM	1	3	9:33 AM	4	4
7:34 AM	3	6	8:34 AM	2	3	9:34 AM	4	4
7:35 AM	5	4	8:35 AM	2	5	9:35 AM	3	4
7:36 AM	4	3	8:36 AM	6	4	9:36 AM	3	3
7:37 AM	4	3	8:37 AM	4	2	9:37 AM	1	4
7:38 AM	3	5	8:38 AM	8	2	9:38 AM	3	4
7:39 AM	7	4	8:39 AM	9	2	9:39 AM	4	4
7:40 AM	6	4	8:40 AM	7	4	9:40 AM	4	4
7:41 AM	7	4	8:41 AM	8	3	9:41 AM	6	4
7:42 AM	5	4	8:42 AM	7	2	9:42 AM	4	3
7:43 AM	6	4	8:43 AM	6	2	9:43 AM	5	3
7:44 AM	8	3	8:44 AM	7	3	9:44 AM	4	3
7:45 AM	7	4	8:45 AM	5	3	9:45 AM	4	3
7:46 AM	7	3	8:46 AM	2	3	9:46 AM	3	2
7:47 AM	6	4	8:47 AM	3	3	9:47 AM	4	2
7:48 AM	6	4	8:48 AM	1	3	9:48 AM	3	3
7:49 AM	6	4	8:49 AM	1	2	9:49 AM	4	3
7:50 AM	6	4	8:50 AM	0	4	9:50 AM	5	4
7:51 AM	6	4	8:51 AM	2	4	9:51 AM	4	4
7:52 AM	8	3	8:52 AM	2	3	9:52 AM	3	4
7:53 AM	7	4	8:53 AM	0	2	9:53 AM	3	4
7:54 AM	4	4	8:54 AM	1	4	9:54 AM	3	4
7:55 AM	4	4	8:55 AM	1	2	9:55 AM	3	4
7:56 AM	4	4	8:56 AM	1	1	9:56 AM	3	3
7:57 AM	3	4	8:57 AM	0	1	9:57 AM	3	4
7:58 AM	1	4	8:58 AM	1	1	9:58 AM	4	4
7:59 AM	0	3	8:59 AM	2	1	9:59 AM	4	3

	Maximum Number of Vehicles Waiting			Maximum Number of Vehicles Waiting	
	Starting at the Menu Board	Cashier/ Pickup Window		Starting at the Menu Board	Cashier/ Pickup Window
10:00 AM	5	3	11:00 AM	2	4
10:01 AM	5	3	11:01 AM	5	3
10:02 AM	6	3	11:02 AM	5	2
10:03 AM	5	4	11:03 AM	3	3
10:04 AM	4	3	11:04 AM	4	3
10:05 AM	4	4	11:05 AM	4	4
10:06 AM	4	4	11:06 AM	6	3
10:07 AM	5	4	11:07 AM	4	4
10:08 AM	4	4	11:08 AM	4	3
10:09 AM	4	4	11:09 AM	3	4
10:10 AM	5	4	11:10 AM	4	4
10:11 AM	0	4	11:11 AM	3	4
10:12 AM	2	4	11:12 AM	4	4
10:13 AM	1	3	11:13 AM	5	4
10:14 AM	0	3	11:14 AM	6	4
10:15 AM	1	3	11:15 AM	5	4
10:16 AM	2	2	11:16 AM	5	3
10:17 AM	1	3	11:17 AM	6	4
10:18 AM	0	2	11:18 AM	5	2
10:19 AM	0	3	11:19 AM	5	3
10:20 AM	2	3	11:20 AM	5	4
10:21 AM	3	3	11:21 AM	3	3
10:22 AM	3	3	11:22 AM	3	4
10:23 AM	3	3	11:23 AM	3	4
10:24 AM	0	4	11:24 AM	4	3
10:25 AM	1	4	11:25 AM	4	3
10:26 AM	3	3	11:26 AM	6	2
10:27 AM	3	2	11:27 AM	2	4
10:28 AM	2	3	11:28 AM	3	4
10:29 AM	3	2	11:29 AM	4	4
10:30 AM	4	3	11:30 AM	3	3
10:31 AM	4	4	11:31 AM	2	3
10:32 AM	4	3	11:32 AM	3	4
10:33 AM	2	4	11:33 AM	3	4
10:34 AM	1	4	11:34 AM	1	4
10:35 AM	3	4	11:35 AM	2	4
10:36 AM	3	4	11:36 AM	1	3
10:37 AM	2	4	11:37 AM	2	4
10:38 AM	3	3	11:38 AM	3	4
10:39 AM	4	2	11:39 AM	3	3
10:40 AM	4	3	11:40 AM	3	4
10:41 AM	3	3	11:41 AM	3	4
10:42 AM	5	1	11:42 AM	2	4
10:43 AM	5	4	11:43 AM	3	3
10:44 AM	4	3	11:44 AM	2	2
10:45 AM	4	3	11:45 AM	3	2
10:46 AM	3	3	11:46 AM	2	3
10:47 AM	4	4	11:47 AM	1	4
10:48 AM	3	3	11:48 AM	2	4
10:49 AM	2	4	11:49 AM	1	4
10:50 AM	3	3	11:50 AM	2	4
10:51 AM	2	4	11:51 AM	1	4
10:52 AM	4	4	11:52 AM	3	4
10:53 AM	4	4	11:53 AM	2	4
10:54 AM	5	4	11:54 AM	3	4
10:55 AM	4	4	11:55 AM	4	4
10:56 AM	6	3	11:56 AM	3	3
10:57 AM	6	4	11:57 AM	3	4
10:58 AM	5	4	11:58 AM	4	2
10:59 AM	4	4	11:59 AM	3	2

Time	Maximum Number of Vehicles Waiting			Maximum Number of Vehicles Waiting			Maximum Number of Vehicles Waiting	
	Starting at the Menu Board	Cashier/ Pickup Window		Starting at the Menu Board	Cashier/ Pickup Window		Starting at the Menu Board	Cashier/ Pickup Window
7:00 AM	4	1	8:00 AM	6	3	9:00 AM	2	4
7:01 AM	5	0	8:01 AM	7	5	9:01 AM	3	3
7:02 AM	6	0	8:02 AM	3	5	9:02 AM	1	4
7:03 AM	7	1	8:03 AM	4	5	9:03 AM	2	3
7:04 AM	6	1	8:04 AM	3	4	9:04 AM	0	0
7:05 AM	4	0	8:05 AM	4	3	9:05 AM	2	3
7:06 AM	3	1	8:06 AM	3	4	9:06 AM	1	3
7:07 AM	2	2	8:07 AM	4	4	9:07 AM	0	4
7:08 AM	3	2	8:08 AM	3	5	9:08 AM	1	3
7:09 AM	3	2	8:09 AM	2	4	9:09 AM	2	2
7:10 AM	2	3	8:10 AM	3	3	9:10 AM	4	2
7:11 AM	1	4	8:11 AM	2	4	9:11 AM	3	2
7:12 AM	2	3	8:12 AM	3	4	9:12 AM	3	3
7:13 AM	2	3	8:13 AM	2	4	9:13 AM	2	3
7:14 AM	0	3	8:14 AM	2	4	9:14 AM	2	2
7:15 AM	2	3	8:15 AM	1	4	9:15 AM	2	1
7:16 AM	3	3	8:16 AM	1	3	9:16 AM	4	2
7:17 AM	2	2	8:17 AM	0	3	9:17 AM	3	2
7:18 AM	3	2	8:18 AM	1	2	9:18 AM	3	3
7:19 AM	3	2	8:19 AM	2	3	9:19 AM	4	3
7:20 AM	3	1	8:20 AM	2	2	9:20 AM	6	2
7:21 AM	4	3	8:21 AM	4	4	9:21 AM	7	2
7:22 AM	4	4	8:22 AM	4	3	9:22 AM	6	3
7:23 AM	4	4	8:23 AM	4	4	9:23 AM	4	4
7:24 AM	5	3	8:24 AM	6	4	9:24 AM	3	5
7:25 AM	6	3	8:25 AM	7	4	9:25 AM	3	4
7:26 AM	7	3	8:26 AM	6	3	9:26 AM	4	3
7:27 AM	8	3	8:27 AM	7	3	9:27 AM	4	4
7:28 AM	3	4	8:28 AM	8	3	9:28 AM	4	3
7:29 AM	4	4	8:29 AM	9	2	9:29 AM	6	2
7:30 AM	5	4	8:30 AM	8	2	9:30 AM	3	2
7:31 AM	8	4	8:31 AM	6	1	9:31 AM	2	2
7:32 AM	5	4	8:32 AM	8	1	9:32 AM	1	3
7:33 AM	5	4	8:33 AM	8	1	9:33 AM	1	2
7:34 AM	6	4	8:34 AM	5	2	9:34 AM	0	3
7:35 AM	6	4	8:35 AM	4	3	9:35 AM	1	2
7:36 AM	5	4	8:36 AM	2	4	9:36 AM	2	2
7:37 AM	0	5	8:37 AM	1	4	9:37 AM	2	2
7:38 AM	0	5	8:38 AM	2	3	9:38 AM	1	2
7:39 AM	5	5	8:39 AM	1	3	9:39 AM	1	3
7:40 AM	7	5	8:40 AM	1	4	9:40 AM	1	4
7:41 AM	6	4	8:41 AM	3	4	9:41 AM	1	2
7:42 AM	6	5	8:42 AM	2	3	9:42 AM	1	2
7:43 AM	6	5	8:43 AM	4	4	9:43 AM	0	3
7:44 AM	7	4	8:44 AM	5	3	9:44 AM	0	3
7:45 AM	6	4	8:45 AM	4	3	9:45 AM	1	3
7:46 AM	6	2	8:46 AM	4	4	9:46 AM	1	3
7:47 AM	7	3	8:47 AM	6	2	9:47 AM	2	2
7:48 AM	8	5	8:48 AM	5	2	9:48 AM	2	3
7:49 AM	9	3	8:49 AM	3	3	9:49 AM	1	4
7:50 AM	7	2	8:50 AM	4	4	9:50 AM	4	3
7:51 AM	4	1	8:51 AM	5	2	9:51 AM	2	4
7:52 AM	5	2	8:52 AM	5	1	9:52 AM	1	4
7:53 AM	6	4	8:53 AM	3	2	9:53 AM	3	3
7:54 AM	7	5	8:54 AM	2	2	9:54 AM	3	2
7:55 AM	8	3	8:55 AM	3	1	9:55 AM	4	1
7:56 AM	4	4	8:56 AM	2	3	9:56 AM	3	1
7:57 AM	0	4	8:57 AM	0	4	9:57 AM	2	2
7:58 AM	5	4	8:58 AM	1	5	9:58 AM	1	3
7:59 AM	6	5	8:59 AM	3	3	9:59 AM	2	1

	Maximum Number of Vehicles Waiting			Maximum Number of Vehicles Waiting	
	Starting at the Menu Board	Cashier/ Pickup Window		Starting at the Menu Board	Cashier/ Pickup Window
10:00 AM	1	1	11:00 AM	2	1
10:01 AM	0	2	11:01 AM	2	2
10:02 AM	2	0	11:02 AM	3	1
10:03 AM	1	1	11:03 AM	2	1
10:04 AM	4	1	11:04 AM	0	1
10:05 AM	2	2	11:05 AM	1	0
10:06 AM	3	2	11:06 AM	1	1
10:07 AM	2	2	11:07 AM	2	1
10:08 AM	3	2	11:08 AM	1	2
10:09 AM	3	2	11:09 AM	1	1
10:10 AM	3	2	11:10 AM	0	1
10:11 AM	2	2	11:11 AM	0	1
10:12 AM	1	2	11:12 AM	0	0
10:13 AM	0	2	11:13 AM	1	1
10:14 AM	2	1	11:14 AM	0	0
10:15 AM	3	2	11:15 AM	0	0
10:16 AM	3	2	11:16 AM	0	0
10:17 AM	4	2	11:17 AM	1	1
10:18 AM	3	3	11:18 AM	0	0
10:19 AM	4	2	11:19 AM	1	0
10:20 AM	3	2	11:20 AM	1	1
10:21 AM	2	3	11:21 AM	0	2
10:22 AM	3	3	11:22 AM	0	0
10:23 AM	2	1	11:23 AM	0	0
10:24 AM	1	1	11:24 AM	0	0
10:25 AM	0	1	11:25 AM	1	1
10:26 AM	0	2	11:26 AM	0	1
10:27 AM	1	0	11:27 AM	1	0
10:28 AM	0	1	11:28 AM	0	0
10:29 AM	1	1	11:29 AM	2	0
10:30 AM	0	1	11:30 AM	0	1
10:31 AM	1	1	11:31 AM	0	2
10:32 AM	0	2	11:32 AM	0	0
10:33 AM	1	0	11:33 AM	0	0
10:34 AM	1	1	11:34 AM	0	0
10:35 AM	0	1	11:35 AM	1	1
10:36 AM	1	0	11:36 AM	0	2
10:37 AM	0	0	11:37 AM	1	0
10:38 AM	0	0	11:38 AM	1	3
10:39 AM	0	0	11:39 AM	0	2
10:40 AM	1	1	11:40 AM	0	1
10:41 AM	1	1	11:41 AM	0	0
10:42 AM	1	1	11:42 AM	0	0
10:43 AM	0	0	11:43 AM	0	0
10:44 AM	0	0	11:44 AM	0	0
10:45 AM	1	0	11:45 AM	0	0
10:46 AM	1	2	11:46 AM	2	1
10:47 AM	1	2	11:47 AM	1	0
10:48 AM	0	2	11:48 AM	1	1
10:49 AM	0	0	11:49 AM	1	1
10:50 AM	0	0	11:50 AM	1	0
10:51 AM	1	0	11:51 AM	0	1
10:52 AM	0	0	11:52 AM	1	1
10:53 AM	0	0	11:53 AM	1	2
10:54 AM	1	1	11:54 AM	0	2
10:55 AM	0	0	11:55 AM	1	2
10:56 AM	0	0	11:56 AM	2	1
10:57 AM	0	0	11:57 AM	1	1
10:58 AM	1	0	11:58 AM	0	0
10:59 AM	3	0	11:59 AM	0	0

Time	Maximum Number of Vehicles Waiting			Maximum Number of Vehicles Waiting			Maximum Number of Vehicles Waiting	
	Starting at the Menu Board	Cashier/ Pickup Window		Starting at the Menu Board	Cashier/ Pickup Window		Starting at the Menu Board	Cashier/ Pickup Window
7:30 AM	0	3	8:30 AM	7	3	9:30 AM	1	2
7:31 AM	0	1	8:31 AM	7	3	9:31 AM	1	2
7:32 AM	0	0	8:32 AM	6	2	9:32 AM	1	2
7:33 AM	0	1	8:33 AM	6	2	9:33 AM	1	2
7:34 AM	5	1	8:34 AM	5	3	9:34 AM	0	2
7:35 AM	4	3	8:35 AM	7	2	9:35 AM	0	1
7:36 AM	5	3	8:36 AM	6	2	9:36 AM	0	1
7:37 AM	3	3	8:37 AM	7	2	9:37 AM	4	0
7:38 AM	2	2	8:38 AM	8	2	9:38 AM	3	1
7:39 AM	2	3	8:39 AM	7	2	9:39 AM	2	2
7:40 AM	1	2	8:40 AM	6	2	9:40 AM	1	2
7:41 AM	1	2	8:41 AM	7	3	9:41 AM	4	2
7:42 AM	1	2	8:42 AM	7	3	9:42 AM	5	2
7:43 AM	2	2	8:43 AM	6	2	9:43 AM	4	2
7:44 AM	1	2	8:44 AM	5	3	9:44 AM	5	1
7:45 AM	2	2	8:45 AM	6	2	9:45 AM	5	2
7:46 AM	1	2	8:46 AM	6	2	9:46 AM	5	2
7:47 AM	0	1	8:47 AM	5	3	9:47 AM	5	2
7:48 AM	1	1	8:48 AM	5	2	9:48 AM	4	3
7:49 AM	0	1	8:49 AM	7	2	9:49 AM	5	3
7:50 AM	1	1	8:50 AM	6	3	9:50 AM	5	2
7:51 AM	0	2	8:51 AM	6	3	9:51 AM	5	2
7:52 AM	3	1	8:52 AM	5	3	9:52 AM	4	3
7:53 AM	1	2	8:53 AM	4	2	9:53 AM	4	2
7:54 AM	0	2	8:54 AM	5	2	9:54 AM	5	2
7:55 AM	3	1	8:55 AM	6	2	9:55 AM	5	2
7:56 AM	4	3	8:56 AM	6	2	9:56 AM	5	1
7:57 AM	5	2	8:57 AM	6	2	9:57 AM	4	2
7:58 AM	5	3	8:58 AM	7	2	9:58 AM	4	2
7:59 AM	5	2	8:59 AM	7	3	9:59 AM	3	2
8:00 AM	6	3	9:00 AM	6	2	10:00 AM	2	2
8:01 AM	6	2	9:01 AM	5	2	10:01 AM	2	2
8:02 AM	4	3	9:02 AM	6	2	10:02 AM	1	2
8:03 AM	5	2	9:03 AM	6	2	10:03 AM	1	1
8:04 AM	4	2	9:04 AM	5	3	10:04 AM	2	2
8:05 AM	4	2	9:05 AM	5	2	10:05 AM	1	2
8:06 AM	6	3	9:06 AM	4	3	10:06 AM	2	2
8:07 AM	5	3	9:07 AM	4	2	10:07 AM	2	2
8:08 AM	5	3	9:08 AM	5	2	10:08 AM	3	1
8:09 AM	5	2	9:09 AM	5	2	10:09 AM	4	1
8:10 AM	6	2	9:10 AM	5	2	10:10 AM	4	2
8:11 AM	5	3	9:11 AM	4	2	10:11 AM	5	2
8:12 AM	6	1	9:12 AM	7	2	10:12 AM	5	1
8:13 AM	6	3	9:13 AM	7	2	10:13 AM	4	2
8:14 AM	6	3	9:14 AM	5	3	10:14 AM	5	2
8:15 AM	6	2	9:15 AM	6	3	10:15 AM	4	2
8:16 AM	5	3	9:16 AM	5	3	10:16 AM	4	2
8:17 AM	5	2	9:17 AM	5	2	10:17 AM	5	1
8:18 AM	5	3	9:18 AM	6	2	10:18 AM	4	2
8:19 AM	5	3	9:19 AM	6	2	10:19 AM	3	2
8:20 AM	6	3	9:20 AM	5	3	10:20 AM	3	1
8:21 AM	7	2	9:21 AM	3	3	10:21 AM	1	1
8:22 AM	6	2	9:22 AM	3	2	10:22 AM	2	2
8:23 AM	7	3	9:23 AM	2	2	10:23 AM	1	1
8:24 AM	6	3	9:24 AM	1	3	10:24 AM	0	2
8:25 AM	8	3	9:25 AM	1	2	10:25 AM	0	1
8:26 AM	7	3	9:26 AM	1	2	10:26 AM	1	0
8:27 AM	6	3	9:27 AM	0	2	10:27 AM	0	1
8:28 AM	5	3	9:28 AM	0	1	10:28 AM	0	0
8:29 AM	8	3	9:29 AM	0	1	10:29 AM	0	1

GATLIN POINTE PHASE II QUEUE LENGTH COUNTS FROM THE MENU (ORDERING BOARD)

3/9/2022 Starbucks

3/11/2022 Dunkin Donuts (1401)

2/4/2015 Dunkin Donuts (1002)

			Starting at the Menu Board			Starting at the Menu Board			Starting at the Menu Board
1	99.67%	8:39 AM	9	99.67%	7:49 AM	9	99.44%	8:25 AM	8
2	99.33%	7:44 AM	8	99.33%	8:29 AM	9	98.89%	8:29 AM	8
3	99.00%	7:52 AM	8	99.00%	7:27 AM	8	98.33%	8:38 AM	8
4	98.67%	8:38 AM	8	98.67%	7:31 AM	8	97.78%	8:21 AM	7
5	98.33%	8:41 AM	8	98.33%	7:48 AM	8	97.22%	8:23 AM	7
6	98.00%	7:39 AM	7	98.00%	7:55 AM	8	96.67%	8:26 AM	7
7	97.67%	7:41 AM	7	97.67%	8:28 AM	8	96.11%	8:30 AM	7
8	97.33%	7:45 AM	7	97.33%	8:30 AM	8	95.56%	8:31 AM	7
9	97.00%	7:46 AM	7	97.00%	8:32 AM	8	95.00%	8:35 AM	7
10	96.67%	7:53 AM	7	96.67%	8:33 AM	8	94.44%	8:37 AM	7
11	96.33%	8:07 AM	7	96.33%	7:03 AM	7	93.89%	8:39 AM	7
12	96.00%	8:09 AM	7	96.00%	7:26 AM	7	93.33%	8:41 AM	7
13	95.67%	8:12 AM	7	95.67%	7:40 AM	7	92.78%	8:42 AM	7
14	95.33%	8:40 AM	7	95.33%	7:44 AM	7	92.22%	8:49 AM	7
15	95.00%	8:42 AM	7	95.00%	7:47 AM	7	91.67%	8:58 AM	7
16	94.67%	8:44 AM	7	94.67%	7:50 AM	7	91.11%	8:59 AM	7
17	94.33%	7:32 AM	6	94.33%	7:54 AM	7	90.56%	9:12 AM	7
18	94.00%	7:33 AM	6	94.00%	8:01 AM	7	90.00%	9:13 AM	7
19		7:40 AM	6		8:25 AM	7		8:00 AM	6
20		7:43 AM	6		8:27 AM	7		8:01 AM	6
21		7:47 AM	6		9:21 AM	7		8:06 AM	6
22		7:48 AM	6		7:02 AM	6		8:10 AM	6
23		7:49 AM	6		7:04 AM	6		8:12 AM	6
24		7:50 AM	6		7:25 AM	6		8:13 AM	6
25		7:51 AM	6		7:34 AM	6		8:14 AM	6
26		8:06 AM	6		7:35 AM	6		8:15 AM	6
27		8:08 AM	6		7:41 AM	6		8:20 AM	6
28		8:10 AM	6		7:42 AM	6		8:22 AM	6
29		8:36 AM	6		7:43 AM	6		8:24 AM	6
30		8:43 AM	6		7:45 AM	6		8:27 AM	6
31		9:31 AM	6		7:46 AM	6		8:32 AM	6
32		9:41 AM	6		7:53 AM	6		8:33 AM	6
33		10:02 AM	6		7:59 AM	6		8:36 AM	6
34		10:56 AM	6		8:00 AM	6		8:40 AM	6
35		10:57 AM	6		8:24 AM	6		8:43 AM	6
36		11:06 AM	6		8:26 AM	6		8:45 AM	6
37		11:14 AM	6		8:31 AM	6		8:46 AM	6
38		11:17 AM	6		8:47 AM	6		8:50 AM	6
39		11:26 AM	6		9:20 AM	6		8:51 AM	6
40		7:29 AM	5		9:22 AM	6		8:55 AM	6
41		7:31 AM	5		9:29 AM	6		8:56 AM	6
42		7:35 AM	5		7:01 AM	5		8:57 AM	6
43		7:42 AM	5		7:24 AM	5		9:00 AM	6
44		8:05 AM	5		7:30 AM	5		9:02 AM	6
45		8:11 AM	5		7:32 AM	5		9:03 AM	6
46		8:13 AM	5		7:33 AM	5		9:15 AM	6
47		8:14 AM	5		7:36 AM	5		9:18 AM	6
48		8:45 AM	5		7:39 AM	5		9:19 AM	6
49		9:19 AM	5		7:52 AM	5		7:34 AM	5
50		9:22 AM	5		7:58 AM	5		7:36 AM	5
51		9:23 AM	5		8:34 AM	5		7:57 AM	5
52		9:28 AM	5		8:44 AM	5		7:58 AM	5
53		9:30 AM	5		8:48 AM	5		7:59 AM	5
54		9:32 AM	5		8:51 AM	5		8:03 AM	5
55		9:43 AM	5		8:52 AM	5		8:07 AM	5
56		9:50 AM	5		7:00 AM	4		8:08 AM	5
57		10:00 AM	5		7:05 AM	4		8:09 AM	5
58		10:01 AM	5		7:21 AM	4		8:11 AM	5
59		10:03 AM	5		7:22 AM	4		8:16 AM	5
60		10:07 AM	5		7:23 AM	4		8:17 AM	5
61		10:10 AM	5		7:29 AM	4		8:18 AM	5
62		10:42 AM	5		7:51 AM	4		8:19 AM	5
63		10:43 AM	5		7:56 AM	4		8:28 AM	5
64		10:54 AM	5		8:03 AM	4		8:34 AM	5
65		10:58 AM	5		8:05 AM	4		8:44 AM	5
66		11:01 AM	5		8:07 AM	4		8:47 AM	5
67		11:02 AM	5		8:21 AM	4		8:48 AM	5
68		11:13 AM	5		8:22 AM	4		8:52 AM	5
69		11:15 AM	5		8:23 AM	4		8:54 AM	5
70		11:16 AM	5		8:35 AM	4		9:01 AM	5
71		11:18 AM	5		8:43 AM	4		9:04 AM	5
72		11:19 AM	5		8:45 AM	4		9:05 AM	5
73		11:20 AM	5		8:46 AM	4		9:08 AM	5
74		7:01 AM	4		8:50 AM	4		9:09 AM	5
75		7:02 AM	4		9:10 AM	4		9:10 AM	5
76		7:23 AM	4		9:16 AM	4		9:14 AM	5
77		7:26 AM	4		9:19 AM	4		9:16 AM	5

3/9/2022 Starbucks

Starting at the
Menu Board

78	7:27 AM	4
79	7:30 AM	4
80	7:36 AM	4
81	7:37 AM	4
82	7:54 AM	4
83	7:55 AM	4
84	7:56 AM	4
85	8:15 AM	4
86	8:30 AM	4
87	8:37 AM	4
88	9:11 AM	4
89	9:12 AM	4
90	9:13 AM	4
91	9:18 AM	4
92	9:20 AM	4
93	9:24 AM	4
94	9:25 AM	4
95	9:29 AM	4
96	9:33 AM	4
97	9:34 AM	4
98	9:39 AM	4
99	9:40 AM	4
100	9:42 AM	4
101	9:44 AM	4
102	9:45 AM	4
103	9:47 AM	4
104	9:49 AM	4
105	9:51 AM	4
106	9:58 AM	4
107	9:59 AM	4
108	10:04 AM	4
109	10:05 AM	4
110	10:06 AM	4
111	10:08 AM	4
112	10:09 AM	4
113	10:30 AM	4
114	10:31 AM	4
115	10:32 AM	4
116	10:39 AM	4
117	10:40 AM	4
118	10:44 AM	4
119	10:45 AM	4
120	10:47 AM	4
121	10:52 AM	4
122	10:53 AM	4
123	10:55 AM	4
124	10:59 AM	4
125	11:04 AM	4
126	11:05 AM	4
127	11:07 AM	4
128	11:08 AM	4
129	11:10 AM	4
130	11:12 AM	4
131	11:24 AM	4
132	11:25 AM	4
133	11:29 AM	4
134	11:55 AM	4
135	11:58 AM	4
136	7:14 AM	3
137	7:28 AM	3
138	7:34 AM	3
139	7:38 AM	3
140	7:57 AM	3
141	8:04 AM	3
142	8:16 AM	3
143	8:17 AM	3
144	8:20 AM	3
145	8:21 AM	3
146	8:26 AM	3
147	8:27 AM	3
148	8:47 AM	3
149	9:08 AM	3
150	9:10 AM	3
151	9:15 AM	3
152	9:16 AM	3
153	9:17 AM	3
154	9:21 AM	3
155	9:26 AM	3

3/11/2022 Dunkin Donuts (1401)

Starting at the
Menu Board

9:23 AM	4
9:26 AM	4
9:27 AM	4
9:28 AM	4
9:50 AM	4
9:55 AM	4
10:04 AM	4
10:17 AM	4
10:19 AM	4
7:06 AM	3
7:08 AM	3
7:09 AM	3
7:16 AM	3
7:18 AM	3
7:19 AM	3
7:20 AM	3
7:28 AM	3
8:02 AM	3
8:04 AM	3
8:06 AM	3
8:08 AM	3
8:10 AM	3
8:12 AM	3
8:41 AM	3
8:49 AM	3
8:53 AM	3
8:55 AM	3
8:59 AM	3
9:01 AM	3
9:11 AM	3
9:12 AM	3
9:17 AM	3
9:18 AM	3
9:24 AM	3
9:25 AM	3
9:30 AM	3
9:53 AM	3
9:54 AM	3
9:56 AM	3
10:06 AM	3
10:08 AM	3
10:09 AM	3
10:10 AM	3
10:15 AM	3
10:16 AM	3
10:18 AM	3
10:20 AM	3
10:22 AM	3
10:59 AM	3
11:02 AM	3
7:07 AM	2
7:10 AM	2
7:12 AM	2
7:13 AM	2
7:15 AM	2
7:17 AM	2
8:09 AM	2
8:11 AM	2
8:13 AM	2
8:14 AM	2
8:19 AM	2
8:20 AM	2
8:36 AM	2
8:38 AM	2
8:42 AM	2
8:54 AM	2
8:56 AM	2
9:00 AM	2
9:03 AM	2
9:05 AM	2
9:09 AM	2
9:13 AM	2
9:14 AM	2
9:15 AM	2
9:31 AM	2
9:36 AM	2
9:37 AM	2
9:47 AM	2

2/4/2015 Dunkin Donuts (1002)

Starting at the
Menu Board

9:17 AM	5
9:20 AM	5
9:42 AM	5
9:44 AM	5
9:45 AM	5
9:46 AM	5
9:47 AM	5
9:49 AM	5
9:50 AM	5
9:51 AM	5
9:54 AM	5
9:55 AM	5
9:56 AM	5
10:11 AM	5
10:12 AM	5
10:14 AM	5
10:17 AM	5
7:35 AM	4
7:56 AM	4
8:02 AM	4
8:04 AM	4
8:05 AM	4
8:53 AM	4
9:06 AM	4
9:07 AM	4
9:11 AM	4
9:37 AM	4
9:41 AM	4
9:43 AM	4
9:48 AM	4
9:52 AM	4
9:53 AM	4
9:57 AM	4
9:58 AM	4
10:09 AM	4
10:10 AM	4
10:13 AM	4
10:15 AM	4
10:16 AM	4
10:18 AM	4
7:37 AM	3
7:52 AM	3
7:55 AM	3
9:21 AM	3
9:22 AM	3
9:38 AM	3
9:59 AM	3
10:08 AM	3
10:19 AM	3
10:20 AM	3
7:38 AM	2
7:39 AM	2
7:43 AM	2
7:45 AM	2
9:23 AM	2
9:39 AM	2
10:00 AM	2
10:01 AM	2
10:04 AM	2
10:06 AM	2
10:07 AM	2
10:22 AM	2
7:40 AM	1
7:41 AM	1
7:42 AM	1
7:44 AM	1
7:46 AM	1
7:48 AM	1
7:50 AM	1
7:53 AM	1
9:24 AM	1
9:25 AM	1
9:26 AM	1
9:30 AM	1
9:31 AM	1
9:32 AM	1
9:33 AM	1
9:40 AM	1

3/9/2022 Starbucks

Starting at the
Menu Board

156	9:27 AM	3
157	9:35 AM	3
158	9:36 AM	3
159	9:38 AM	3
160	9:46 AM	3
161	9:48 AM	3
162	9:52 AM	3
163	9:53 AM	3
164	9:54 AM	3
165	9:55 AM	3
166	9:56 AM	3
167	9:57 AM	3
168	10:21 AM	3
169	10:22 AM	3
170	10:23 AM	3
171	10:26 AM	3
172	10:27 AM	3
173	10:29 AM	3
174	10:35 AM	3
175	10:36 AM	3
176	10:38 AM	3
177	10:41 AM	3
178	10:46 AM	3
179	10:48 AM	3
180	10:50 AM	3
181	11:03 AM	3
182	11:09 AM	3
183	11:11 AM	3
184	11:21 AM	3
185	11:22 AM	3
186	11:23 AM	3
187	11:28 AM	3
188	11:30 AM	3
189	11:32 AM	3
190	11:33 AM	3
191	11:38 AM	3
192	11:39 AM	3
193	11:40 AM	3
194	11:41 AM	3
195	11:43 AM	3
196	11:45 AM	3
197	11:52 AM	3
198	11:54 AM	3
199	11:56 AM	3
200	11:57 AM	3
201	11:59 AM	3
202	7:03 AM	2
203	7:09 AM	2
204	7:13 AM	2
205	7:15 AM	2
206	7:16 AM	2
207	7:22 AM	2
208	7:24 AM	2
209	8:00 AM	2
210	8:03 AM	2
211	8:22 AM	2
212	8:25 AM	2
213	8:28 AM	2
214	8:31 AM	2
215	8:34 AM	2
216	8:35 AM	2
217	8:46 AM	2
218	8:51 AM	2
219	8:52 AM	2
220	8:59 AM	2
221	9:06 AM	2
222	9:07 AM	2
223	9:09 AM	2
224	9:14 AM	2
225	10:12 AM	2
226	10:16 AM	2
227	10:20 AM	2
228	10:28 AM	2
229	10:33 AM	2
230	10:37 AM	2
231	10:49 AM	2
232	10:51 AM	2
233	11:00 AM	2

3/11/2022 Dunkin Donuts (1401)

Starting at the
Menu Board

9:48 AM	2
9:51 AM	2
9:57 AM	2
9:59 AM	2
10:02 AM	2
10:05 AM	2
10:07 AM	2
10:11 AM	2
10:14 AM	2
10:21 AM	2
10:23 AM	2
11:00 AM	2
11:01 AM	2
11:03 AM	2
11:07 AM	2
11:29 AM	2
11:46 AM	2
11:56 AM	2
7:11 AM	1
8:15 AM	1
8:16 AM	1
8:18 AM	1
8:37 AM	1
8:39 AM	1
8:40 AM	1
8:58 AM	1
9:02 AM	1
9:06 AM	1
9:08 AM	1
9:32 AM	1
9:33 AM	1
9:35 AM	1
9:38 AM	1
9:39 AM	1
9:40 AM	1
9:41 AM	1
9:42 AM	1
9:45 AM	1
9:46 AM	1
9:49 AM	1
9:52 AM	1
9:58 AM	1
10:00 AM	1
10:03 AM	1
10:12 AM	1
10:24 AM	1
10:27 AM	1
10:29 AM	1
10:31 AM	1
10:33 AM	1
10:34 AM	1
10:36 AM	1
10:40 AM	1
10:41 AM	1
10:42 AM	1
10:45 AM	1
10:46 AM	1
10:47 AM	1
10:51 AM	1
10:54 AM	1
10:58 AM	1
11:05 AM	1
11:06 AM	1
11:08 AM	1
11:09 AM	1
11:13 AM	1
11:17 AM	1
11:19 AM	1
11:20 AM	1
11:25 AM	1
11:27 AM	1
11:35 AM	1
11:37 AM	1
11:38 AM	1
11:47 AM	1
11:48 AM	1
11:49 AM	1
11:50 AM	1

2/4/2015 Dunkin Donuts (1002)

Starting at the
Menu Board

10:02 AM	1
10:03 AM	1
10:05 AM	1
10:21 AM	1
10:23 AM	1
10:26 AM	1
7:30 AM	0
7:31 AM	0
7:32 AM	0
7:33 AM	0
7:47 AM	0
7:49 AM	0
7:51 AM	0
7:54 AM	0
9:27 AM	0
9:28 AM	0
9:29 AM	0
9:34 AM	0
9:35 AM	0
9:36 AM	0
10:24 AM	0
10:25 AM	0
10:27 AM	0
10:28 AM	0
10:29 AM	0

3/9/2022 Starbucks

3/11/2022 Dunkin Donuts (1401)

2/4/2015 Dunkin Donuts (1002)

Starting at the
Menu BoardStarting at the
Menu BoardStarting at the
Menu Board

234	11:27 AM	2
235	11:31 AM	2
236	11:35 AM	2
237	11:37 AM	2
238	11:42 AM	2
239	11:44 AM	2
240	11:46 AM	2
241	11:48 AM	2
242	11:50 AM	2
243	11:53 AM	2
244	7:00 AM	1
245	7:04 AM	1
246	7:05 AM	1
247	7:06 AM	1
248	7:07 AM	1
249	7:12 AM	1
250	7:19 AM	1
251	7:21 AM	1
252	7:58 AM	1
253	8:02 AM	1
254	8:18 AM	1
255	8:23 AM	1
256	8:24 AM	1
257	8:29 AM	1
258	8:32 AM	1
259	8:33 AM	1
260	8:48 AM	1
261	8:49 AM	1
262	8:54 AM	1
263	8:55 AM	1
264	8:56 AM	1
265	8:58 AM	1
266	9:01 AM	1
267	9:02 AM	1
268	9:03 AM	1
269	9:05 AM	1
270	9:37 AM	1
271	10:13 AM	1
272	10:15 AM	1
273	10:17 AM	1
274	10:25 AM	1
275	10:34 AM	1
276	11:34 AM	1
277	11:36 AM	1
278	11:47 AM	1
279	11:49 AM	1
280	11:51 AM	1
281	7:08 AM	0
282	7:10 AM	0
283	7:11 AM	0
284	7:17 AM	0
285	7:18 AM	0
286	7:20 AM	0
287	7:25 AM	0
288	7:59 AM	0
289	8:01 AM	0
290	8:19 AM	0
291	8:50 AM	0
292	8:53 AM	0
293	8:57 AM	0
294	9:00 AM	0
295	9:04 AM	0
296	10:11 AM	0
297	10:14 AM	0
298	10:18 AM	0
299	10:19 AM	0
300	10:24 AM	0

11:52 AM	1
11:53 AM	1
11:55 AM	1
11:57 AM	1
7:14 AM	0
7:37 AM	0
7:38 AM	0
7:57 AM	0
8:17 AM	0
8:57 AM	0
9:04 AM	0
9:07 AM	0
9:34 AM	0
9:43 AM	0
9:44 AM	0
10:01 AM	0
10:13 AM	0
10:25 AM	0
10:26 AM	0
10:28 AM	0
10:30 AM	0
10:32 AM	0
10:35 AM	0
10:37 AM	0
10:38 AM	0
10:39 AM	0
10:43 AM	0
10:44 AM	0
10:48 AM	0
10:49 AM	0
10:50 AM	0
10:52 AM	0
10:53 AM	0
10:55 AM	0
10:56 AM	0
10:57 AM	0
11:04 AM	0
11:10 AM	0
11:11 AM	0
11:12 AM	0
11:14 AM	0
11:15 AM	0
11:16 AM	0
11:18 AM	0
11:21 AM	0
11:22 AM	0
11:23 AM	0
11:24 AM	0
11:26 AM	0
11:28 AM	0
11:30 AM	0
11:31 AM	0
11:32 AM	0
11:33 AM	0
11:34 AM	0
11:36 AM	0
11:39 AM	0
11:40 AM	0
11:41 AM	0
11:42 AM	0
11:43 AM	0
11:44 AM	0
11:45 AM	0
11:51 AM	0
11:54 AM	0
11:58 AM	0
11:59 AM	0



Saint Lucie County Property Appraiser
Michelle Franklin CFA

APPENDIX B

Report generated: Thursday, March 17, 2022
Parcel Report



Parcel

PARCELNO: 3323-827-0006-000-2
Property ID: 138962
Owner1: White Family Ltd Partnership
SiteAddress: 1002 SW ST LUCIE WEST BLVD

Owner

Owner1: White Family Ltd Partnership
Owner2:
Owner3:
MailingAddress: 1600 S Brentwood Blvd Suite 770 St Louis, MO 63144

Overview

PrimaryLandUse: 1600 - COM SHOP CNT
DistrictGroup: 0011 - Port Saint Lucie
Subdivision: St Lucie West Plat No 64 Commercial Sites Phase Five
Just/Market Value: \$2,264,800
FinishedArea: 8,974
Acres: 1.196
TotalArea: 52,097

Legal Description

LegalDescription: ST LUCIE WEST PLAT #64 COMMERCIAL SITES-
PHASE FIVE LOT 1B (1.196 AC) (OR 1042-206:
1328-637)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2021	\$2,264,800	\$1,619,900	\$625,200	\$19,700	\$1,581,824	\$0	\$1,581,824	\$682,976	\$0
2020	\$2,272,800	\$1,861,900	\$390,700	\$20,200	\$1,438,022	\$0	\$1,438,022	\$834,778	\$0
2019	\$2,287,000	\$1,875,800	\$390,700	\$20,500	\$1,307,293	\$0	\$1,307,293	\$979,707	\$0
2018	\$2,278,300	\$1,866,800	\$390,700	\$20,800	\$1,188,449	\$0	\$1,188,449	\$1,089,851	\$0

Tax Links

[SLC Tax Collector's Office taxes for this parcel](#)
[Download TRIM notice for this parcel](#)

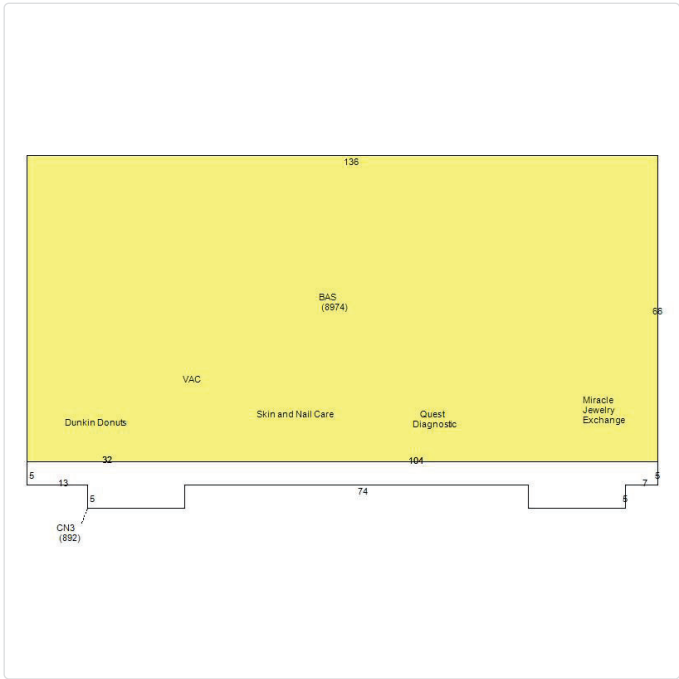
Special Assessments

Description	Start Year	Units	Amount
St Lucie West Benefit Assessment	2005	5.21	\$1,010.74
PSL Stormwater in SLW	2001	16.96	\$2,849.28
St. Lucie West Maintenance Assessment	1999	5.21	\$552.26

Improvements

Building Sequence: 1
Bedrooms: 0
Bathrooms: 0
Building Type: NSCT - NEIGHBORHOOD SHOPPING CENTER
Story Height: 1 Story
No of Living Units:
Total Finished Area: 8,974
Gross Sketched Area: 9,866
Year Built: 2000
Effective Year: 2000
Primary Roof Cover: Conc Tile
Primary Roof Structure: Hip
Primary Wall: CB Stucco
A/C %: 100

Building Sketches



Dunkin Donuts Size = 22*66=2,112 SF

Sub Area

Building Sequence	Sketch Area Code	Description	Finished Area	Gross Area
1	CN3	CANOPY	0	892
1	BAS	BASE AREA	8,974	8,974

SFYI

Description	Units	Year Built
CEMENT CURB	580	2000
CONCRETE LOW	1,248	2000
COMMERCIAL LIGHT- SINGLE	5	2000
Asphalt	18,900	2000

Land Lines

Line Number	Units	Unit Type
1	52,097	Sq2

Permits

Permit Number	Issue Date	Description
P18-23776	07/20/2018	Occupancy Change
P17-29398	02/21/2018	Interior Office Buildout
P17-30699	11/16/2017	Demolition
P16-31721	01/18/2017	
P16-15584	08/17/2016	Interior Office Buildout
P15-00232	01/20/2015	Fence
P13-00134	09/16/2013	Occupancy Change
P12-14421	12/18/2012	Electric
P12-14392	12/17/2012	Plumbing
P12-12852	12/06/2012	Interior Office Buildout
P12-03157	03/19/2012	Electric
P12-00568	02/05/2012	Occupancy Change
P11-08554	07/12/2011	Electric
P0720139	12/02/2007	Alterations/Remodeling
P0714353	08/30/2007	Demolition
P0635477	12/31/2006	Unknown
P0635477	10/05/2006	Unknown
P0633481	09/19/2006	Unknown
P0429167	07/29/2004	Unknown
00-07673	07/25/2001	Unknown
P00-09608	09/18/2000	Unknown
00-07672	07/25/2000	Unknown
P00-00211	01/06/2000	Unknown

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
09/14/2000	\$186,000	XX01	WD	White Jr Thomas J	1328-637	Clerk of Courts
10/01/1996	\$218,400	XX02	WD	ST LUCIE WEST DEVELOPMENT CORP	1042-206	Clerk of Courts

Photos

Building Information

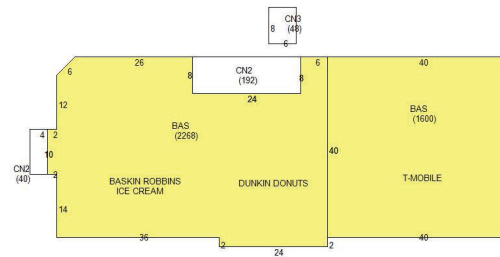
Finished Area: 3,868 SF
Gross Sketched Area: 4,148 SF

Exterior Data

Building Type:	FSFD
Grade:	Y_D
Year Built:	2006
Effective Year:	2006
No. Units:	2
Primary Wall:	CB Stucco
Secondary Wall:	
Roof Cover:	Tar & Gravel
Roof Structure:	BarJst/Rigid
View:	
Frame:	
Story Height:	1 Story

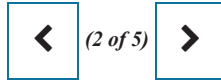
Interior Data

Bedrooms:	0
Full Baths:	0
Half Baths:	0
Primary Int Wall:	Drywall
Primary Floors:	Tile-Ceramic
Avg Hgt/Floor:	0
Heat Type:	FredHotAir
Heat Fuel:	ELEC
Electric:	MAXIMUM
A/C %:	100%
Heated %:	100%
Int Sprinkler %:	100%



Dunkin Donuts Size = $(32+2)*24+6*8=864$ SF

Building Information



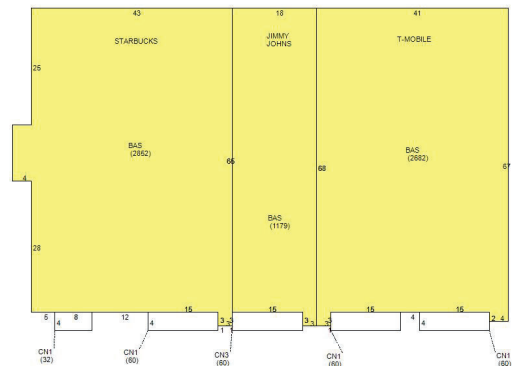
Finished Area: 6,713 SF
Gross Sketched Area: 6,985 SF

Exterior Data

Building Type:	NSCT
Grade:	Y_B+
Year Built:	2007
Effective Year:	2007
No. Units:	4
Primary Wall:	CB Stucco
Secondary Wall:	
Roof Cover:	Rolled Memb
Roof Structure:	BarJst/Rigid
View:	
Frame:	Masonry
Story Height:	1 Story

Interior Data

Bedrooms:	0
Full Baths:	0
Half Baths:	0
Primary Int Wall:	Drywall
Primary Floors:	Tile-Ceramic
Avg Hgt/Floor:	0
Heat Type:	FredHotAir
Heat Fuel:	ELEC
Electric:	MAXIMUM
A/C %:	100%
Heated %:	100%
Int Sprinkler %:	100%



Starbucks Size = $65 \times 43 + 4 \times (65 - 25 - 28) \times 3 = 2,852$ SF

APPENDIX C

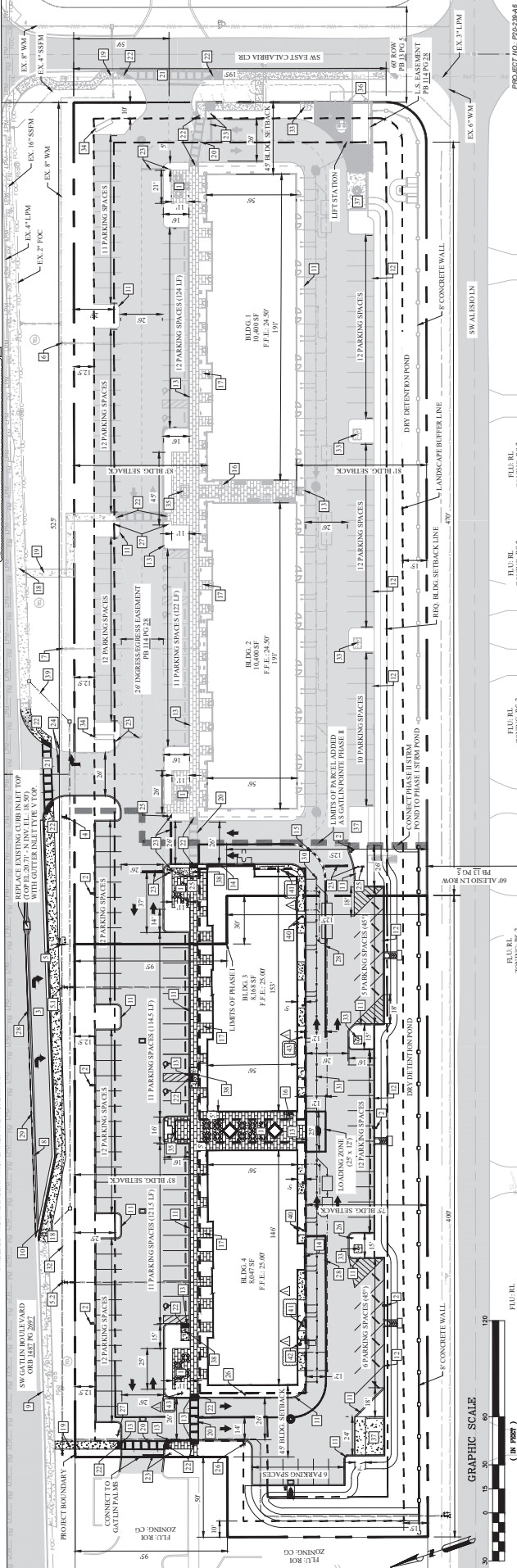
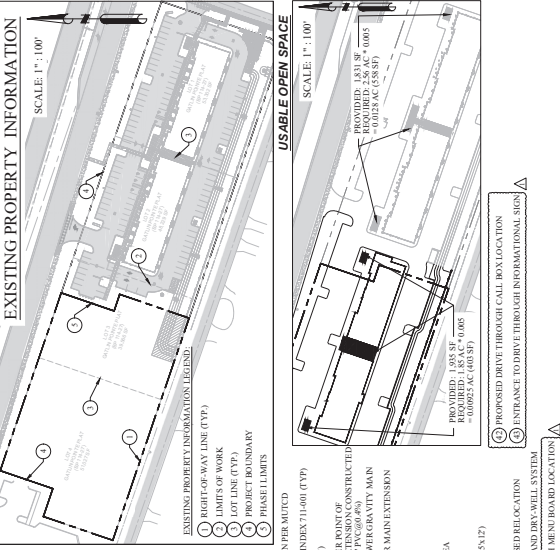
SITE DATA

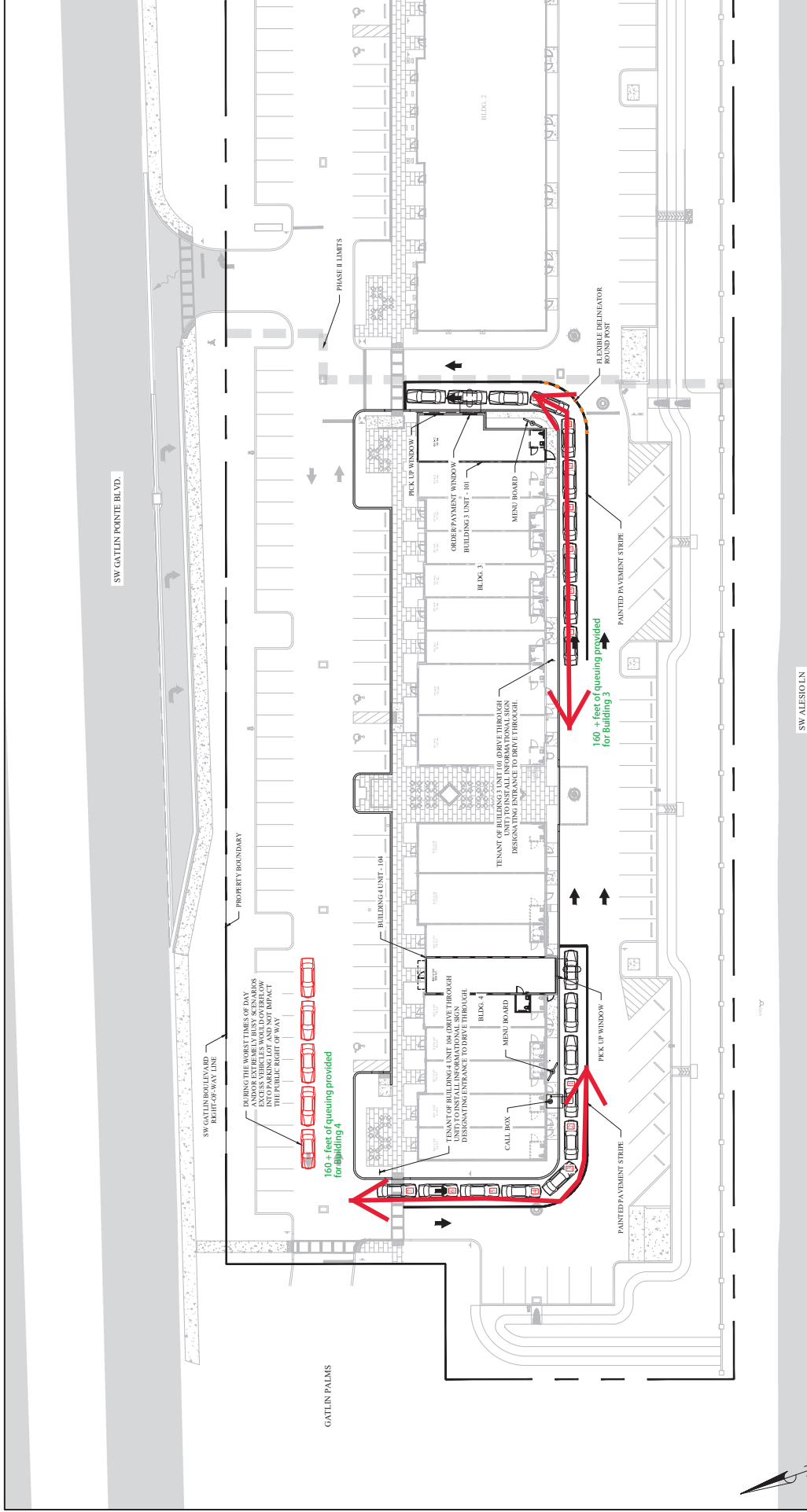
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13 LIFT STATION, DUMPSTER ENCLOSURES, AND/OR AT GRADE MECHANICAL 20. HAZARDOUS WASTE:

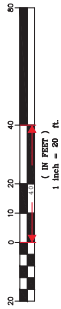
- [illegible]

1000

[illegible]



GRAPHIC SCALE



JOSE ALVARADO, P.E.
PROFESSIONAL ENGINEER, LICENSE NO. 7818
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY
JOSE ALVARADO, P.E. ON THE DATE AND/OR TIME STAMP SHOWN
DATE AND TIME: 01/11/2024 10:00:00 AM
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON
THIS ELECTRONIC COPY.

GATLIN POINTE
DRIVE THROUGH QUEUING LINE EXHIBIT

CITY OF PORT ST LUCIE, FLORIDA
PREPARED BY: STOREBOOK DEVELOPMENT SERVICES, LLC

PROJECT NO: P0023844
PKL002 PROJ. NO. 3844
DATE: 09/13/2023
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: 1" = 20'
SHEET: EX. 1

#	DATE	BY	DESCRIPTION	#	DATE	BY	DESCRIPTION