

**Starbucks US 1
Special Exception Use
P24-017**



Project Location Map

SUMMARY

Applicant's Request:	The request is for approval of a Special Exception Use (SEU) to allow a drive-thru, associated with a restaurant, in the General Commercial (CG) zoning district per Section 158.124(C)(13) of the Code of Ordinances.
Agent:	Daniel Sorrow, Coteleur & Hearing
Applicant/Property Owner:	Bre Throne East Port Plaza LLC
Location:	Northeast corner of the intersection of South US Highway 1 and SE Walton Rd
Project Planner:	Marissa Da Breo-Latchman, Environmental Planner II

Project Description

The City of Port St. Lucie has received a request from Daniel Sorrow, Cotleur & Hearing, on behalf of property owner, Bre Throne East Port Plaza, LLC, for 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. The future land use designation is Residential, Office, Institutional/General Commercial (ROI/CG) and the property is zoned General Commercial (CG). According to the conceptual plan, the proposed Starbucks coffee shop will be approximately 2,500 square feet with one queuing lane that wraps around the south and east sides of the building.

The property is located at the northeast corner of South US Highway 1 and SE Walton Road and is legally described as a portion of Parcel 7, Second Replat of Port St. Lucie Section 67. The subject property is located within the existing Eastport Plaza commercial retail development which includes Publix, Walgreens, Urban Air and several other commercial establishments.

Previous Actions

The City of Port St. Lucie Site Plan Review Committee (SPRC) reviewed and recommended approval of the conceptual site plan at their April 10, 2024 meeting.

Public Notice Requirements

Notice of this request for a Special Exception Use was mailed on August 22, 2024, to property owners within a 750-foot radius of the subject property.

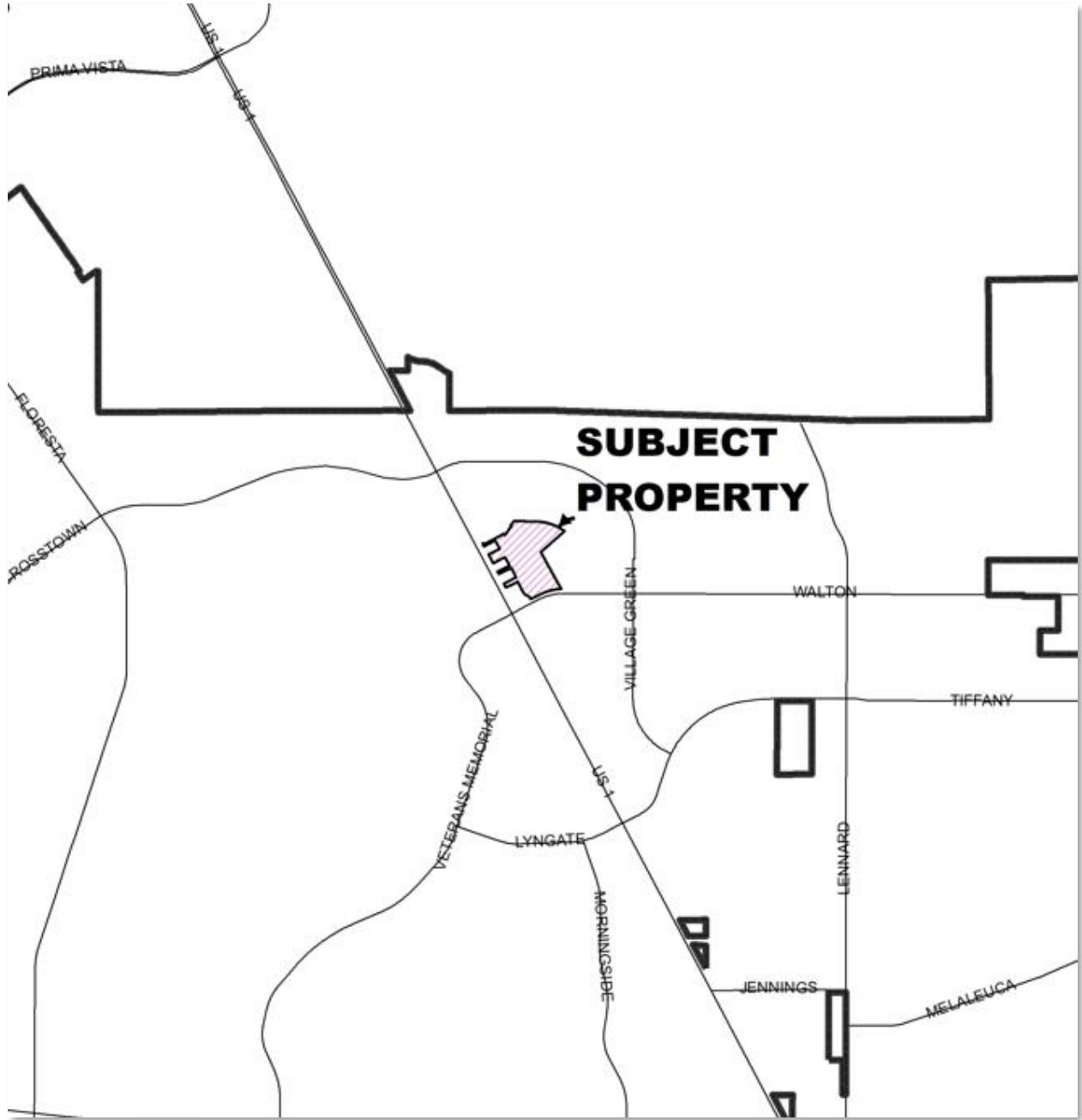
Location and Site Information

Parcel Number:	3435-505-0002-000-9 & 3435-505-0003-000-6
Property Size:	+/- 37-acres
Legal Description:	A portion of Parcel 7, Second Replat of Port St. Lucie Section 67 (PB 62, PG 36)
Future Land Use:	ROI/CG (Residential, Office, Institutional/General Commercial)
Existing Zoning:	CG (General Commercial)
Existing Use:	Shopping center and associated parking

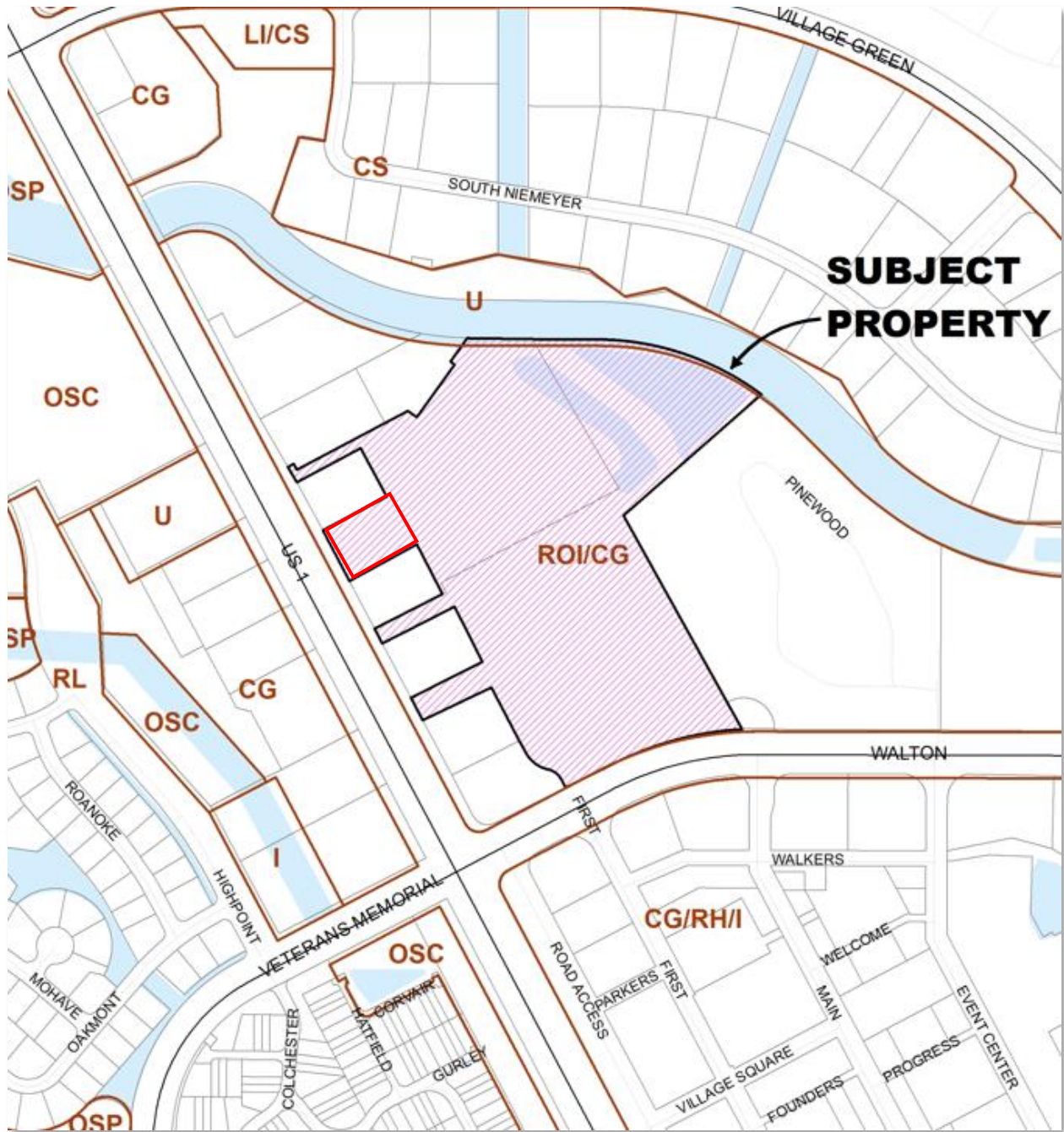
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	ROI/CG	CG	Taco Bell beyond which is Walgreens
South	ROI/CG	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.

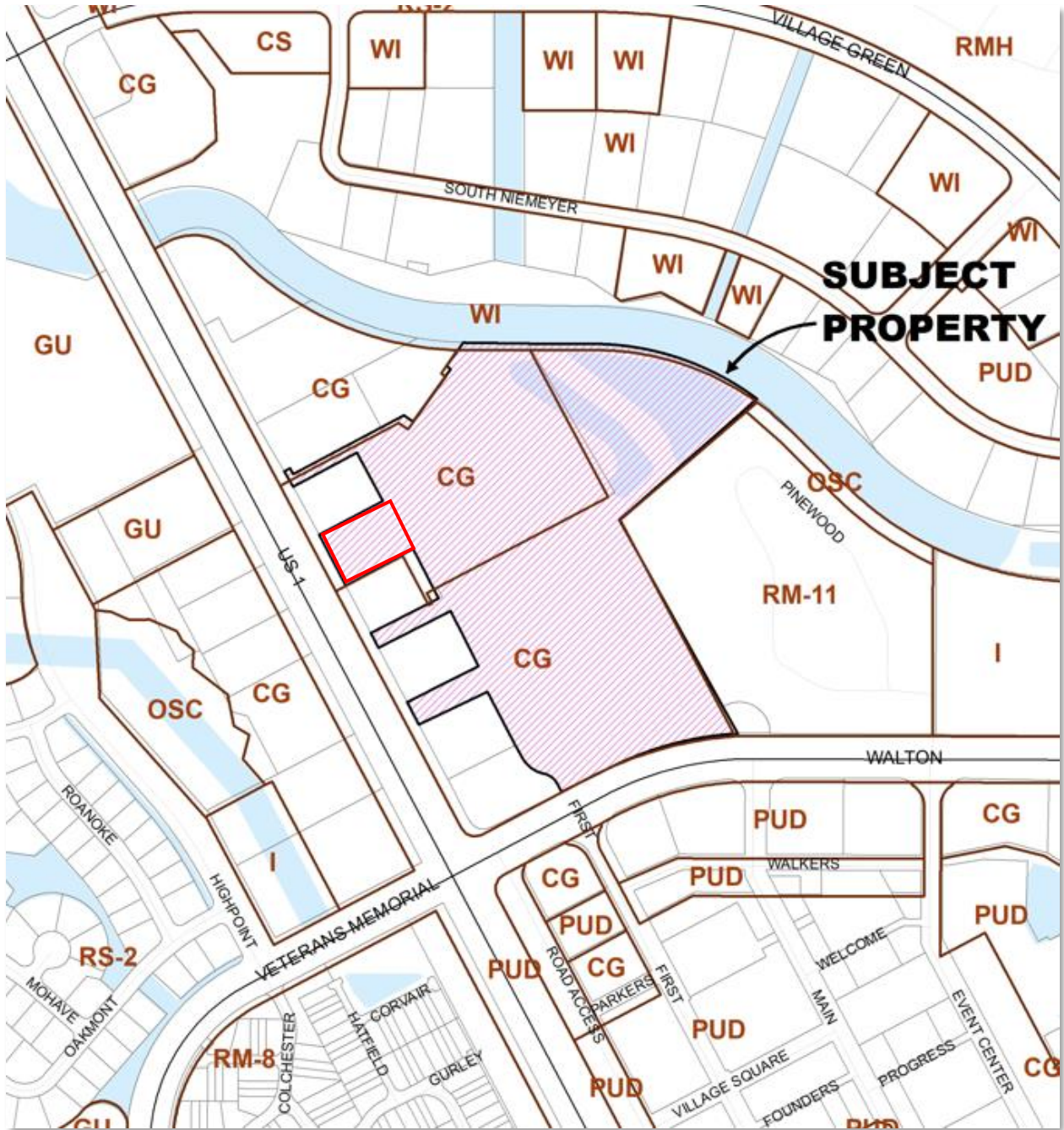
CG- General Commercial
ROI-Residential Office Institutional



Location Map



Land Use Map



Zoning Map

PROJECT ANALYSIS

Special exceptions are uses that would only be allowed under certain conditions and are reviewed to be compatible with the existing neighborhood. Approval of a special exception application shall only be granted by the City Council if it meets the criteria established under Section 158.260 (A) through (L) as noted below. The applicant's response to the criteria is attached. Staff's review is provided below.

Evaluation of Special Exception Criteria (Section 158.260)

(A) Adequate ingress and egress may 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.

- **Applicant's Response:** The Starbucks outparcel will have adequate access from the main shopping plaza to the northeast as well as the existing Taco Bell and Burger King sites on either side. The site will not have new access from US Highway 1, therefore the traffic flow on the highway will not be interfered with. There will also be adequate sidewalk connections, including one to the sidewalk along US Highway 1.
- **Staff findings:** Adequate ingress and egress exists that services the existing Eastport Plaza shopping center. The overall shopping plaza has two (2) access points off of S US Highway 1 and two (2) access points off of SE Walton Road. The proposed location of the Starbucks is within a portion of the existing parking lot of Eastport Plaza along US Highway 1 and between the two (2) access points along S US Highway 1. The proposed parking lot for the Starbucks will be access the shopping center driveways through the adjacent Burger King and Taco Bells sites and to an internal driveway for the overall shopping center to the east. A sidewalk and pedestrian crosswalk are proposed from S US Highway 1 to the Starbucks. A bike lane also exists along S US Highway 1 in front of the existing plaza.

Section 158.221(I) of the Code of Ordinances requires a stacking analysis for the proposed use to ensure adequate stacking is available onsite. Based upon the queueing data from the other Starbucks Coffee Shops within a 10-mile radius, one at 5932 SE Federal Highway and one at 179 SW Port St, Lucie Blvd, the maximum queue demand for existing Starbucks coffee shops is thirteen (13) vehicles including eight (8) after the menu board. It should be noted that the number of vehicles queueing after menu board includes the car at the menu board providing their order. The proposed Starbucks location provides a queue length of 14 vehicles within the drive-thru lane including nine (9) from the order board. The stacking distance provided is 285 feet. There is room for additional storage of at least five vehicles within the Starbucks outparcel prior to the queue backing up into the adjacent outparcels.

Public Works has reviewed the traffic report and stacking analysis provided and have concluded that no significant traffic impacts are anticipated based on the conceptual plan and proposed drive-thru queueing (see attached memo).

(B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

- **Applicant's Response:** Per Port St. Lucie Code, one parking space is required per 75 square feet. Between the 2,500 square feet of indoor space and the 450 square feet of patio area, 40 parking spaces are required. The site plan provides these 40 required spaces, including two (2) ADA accessible spaces. The stacking distance for the drive-through facility is 285 feet, which is

adequate to avoid congestion related issues. Since the adjoining Burger King and Taco Bell also have drive-through facilities, the one proposed by Starbucks would not have any additional undue noise, glare, or odor effects that would interfere with current circumstances. There is a 12'x25' loading area at the northeast edge of the site.

- Staff findings: Adequate off-street parking and loading areas are provided without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties. The proposed use requires 38 standard parking spaces and 2 handicapped accessible parking spaces. The conceptual site plan for Starbucks provides for an overall of 38 standard parking spaces and 2 ADA parking spaces. The existing Eastport Plaza has a total of 1,035 parking stalls and requires 867. A total of 68 stalls will be removed to accommodate the proposed Starbucks. Therefore, the entire Eastport Plaza will have a total of 1,007 parking stalls which is more than the required.

(C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

- Applicant's Response: This new restaurant will be connected to the existing utilities provided throughout the existing neighboring commercial developments. Adequate and required utilities and infrastructure is already present onsite.
- Staff findings: 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.

(D) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.

- Applicant's Response: No additional buffering is required for this project, as it is compatible with the similar surrounding uses and is adjacent to the main thoroughfare of US Highway 1.
- Staff findings: No additional buffering is required as the proposed drive-through window faces the adjacent Taco Bell. The proposed development includes buffering measures, such as a 10-foot-wide landscape buffer along S US Highway 1 and appropriate species given the FPL power lines that are located along S US Highway 1.

(E) 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.

- Applicant's Response: Acknowledged, lighting and signage are only being proposed where necessary for restaurant identification, drive-through menu board, and lighting for the facility and parking. There will be no adverse effect from the signs or lighting proposed and they are consistent with Port St. Lucie Code and the surrounding uses.
- Staff findings: All signage shall be required to conform to the City of Port St. Lucie Sign Code and receive the proper permits. All exterior lighting shall be shielded from adjacent properties and roadways and comply with Section 158.221 of the Code of Ordinances.

(F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties to eliminate or minimize any undue glare.

- Applicant's Response: Open space is being provided consistent with Port St. Lucie code. Additionally, the total impervious area for this project is 70.63%, which is less than the maximum 80% as set forth in Code Section 158.124 (F).

- Staff findings: As illustrated on the conceptual plan, all General Commercial (CG) zoning district building setback requirements are met. Additionally all open space requirements for the overall shopping center will be met.

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

- Applicant's Response: Yes, this restaurant with drive-through facility is compliant with the Future Land Use Map and Land Use Codes for commercial development.
- Staff findings: Restaurants are a permitted use in the General Commercial (CG) zoning district. Drive-through service lanes associated with any permitted use require approval of a Special Exception Use and shall conform to all provisions of the Zoning Code.

(H) 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.

- Applicant's Response: This Starbucks with a drive-through service will not have negative effects on the health, safety, welfare, or convenience of residents and workers in the City. This will improve convenience and restaurant options in the area, which is already developed already has commercial-related vehicular trips.
- Staff findings: By adhering to City Code and regulations, the establishment and operation of the proposed use is not anticipated to impair the health, safety, or convenience of residents and workers in the City.

(I) 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.

- Applicant's Response: Acknowledged. The proposed Starbucks with drive-through facility has similar functions and impacts as the existing adjacent restaurants with drive-through services. This will not cause any nuisances to the residents or surrounding areas.
- Staff findings: The facility is not expected to generate noise that would constitute a nuisance. The subject property is situated within an established commercial retail environment and there are no residences in the immediate vicinity.

(J) 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.

- Applicant's Response: Acknowledged. The proposed Starbucks with drive-through facility has similar functions and impacts as the existing adjacent restaurants with drive-through services. This one-story building is compatible with the adjacent restaurants and commercial plaza.
- Staff findings: The proposed use is not expected to adversely impact surrounding properties. The size, height, and character of the proposed development is consistent with adjacent uses.

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too

intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of the neighborhood.

- Applicant's Response: Acknowledged.
- Staff findings: Acknowledged.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

- Applicant's Response: Acknowledged, the hours of operation will be in compliance with City ordinances and will be compatible with surrounding commercial uses, not causing any undue nuisances to the area.
- Staff findings: Acknowledged.

PLANNING AND ZONING BOARD ACTION OPTIONS

Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend approval to the City Council
- Motion to amend the recommendation and recommend approval to the City Council

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 recommend denial to the City Council

Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to table or continue the hearing or review to a future meeting.