



CITY OF FORT PIERCE

CITY COMMISSION

February 27th, 2025

PZVAR2024 – 00002
DUTCH BROS – VARIANCE REQUEST
2050 S US HIGHWAY 1

SUMMARY

The property is located at 2050 S US Highway-1 and is zoned Commercial C-3, and houses an existing vacant fast-food restaurant.

The request is to allow the site to accommodate a proposed new use (Dutch Bros Coffee). The proposed drive-through does not have any indoor patron area. The parking spaces will be for employees and for patrons choosing to park and walk to the pick-up window. There will be no outdoor tables for patron congregation.

Therefore, patrons will utilize the drive-thru window rather than parking. Parking spaces will be primarily for employee use.

FDOT are requiring the closure of the existing driveway connection to US Hwy 1, which results in vehicles being required to fully circle the building to use the drive-through.

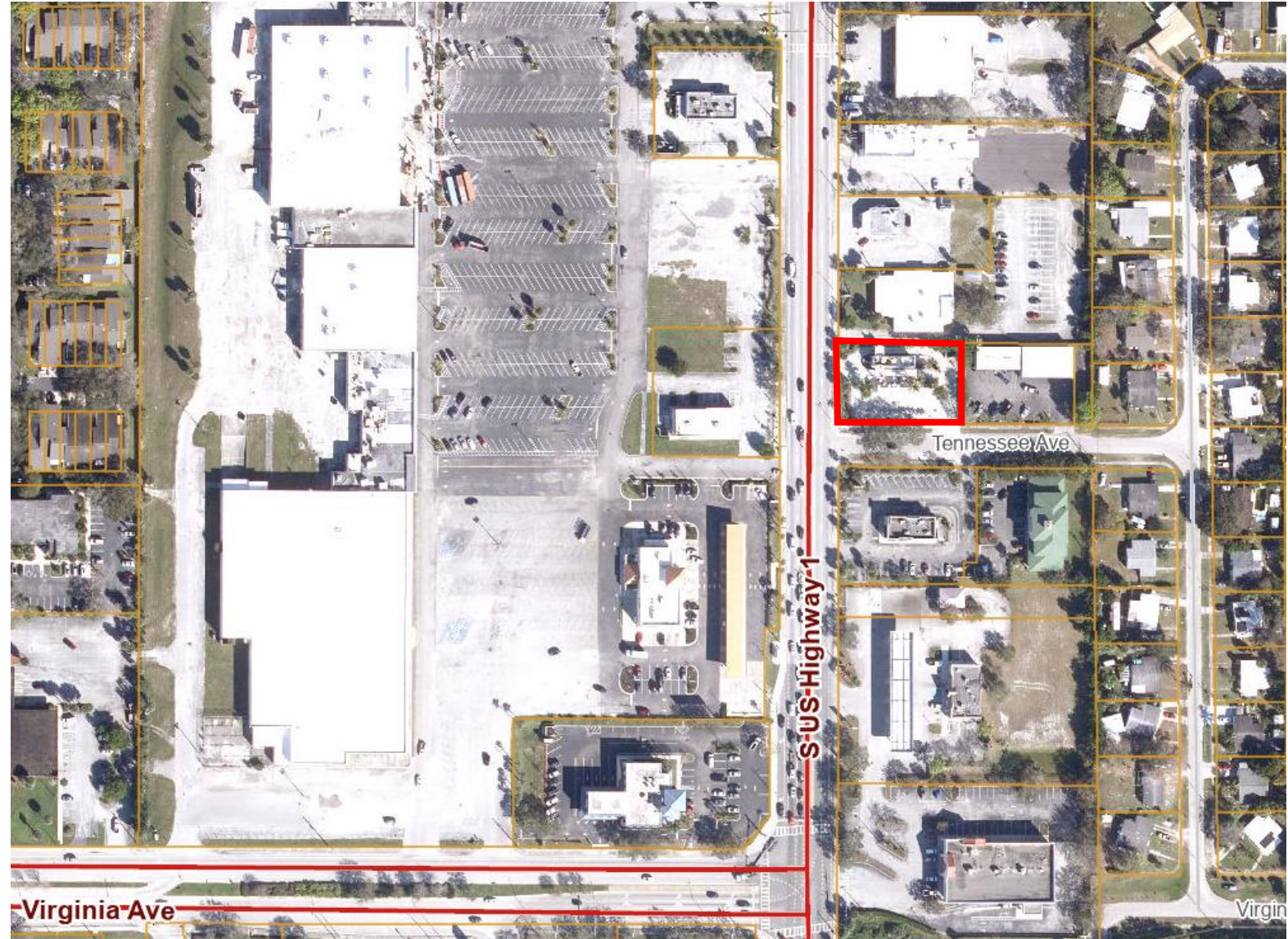
The site dimensions for the subject site restrict parking and drive aisle dimensions

LOCATION

2020 S US Highway 1

Parcel ID#: 2415-341-0005-000-3

0.43 Acres

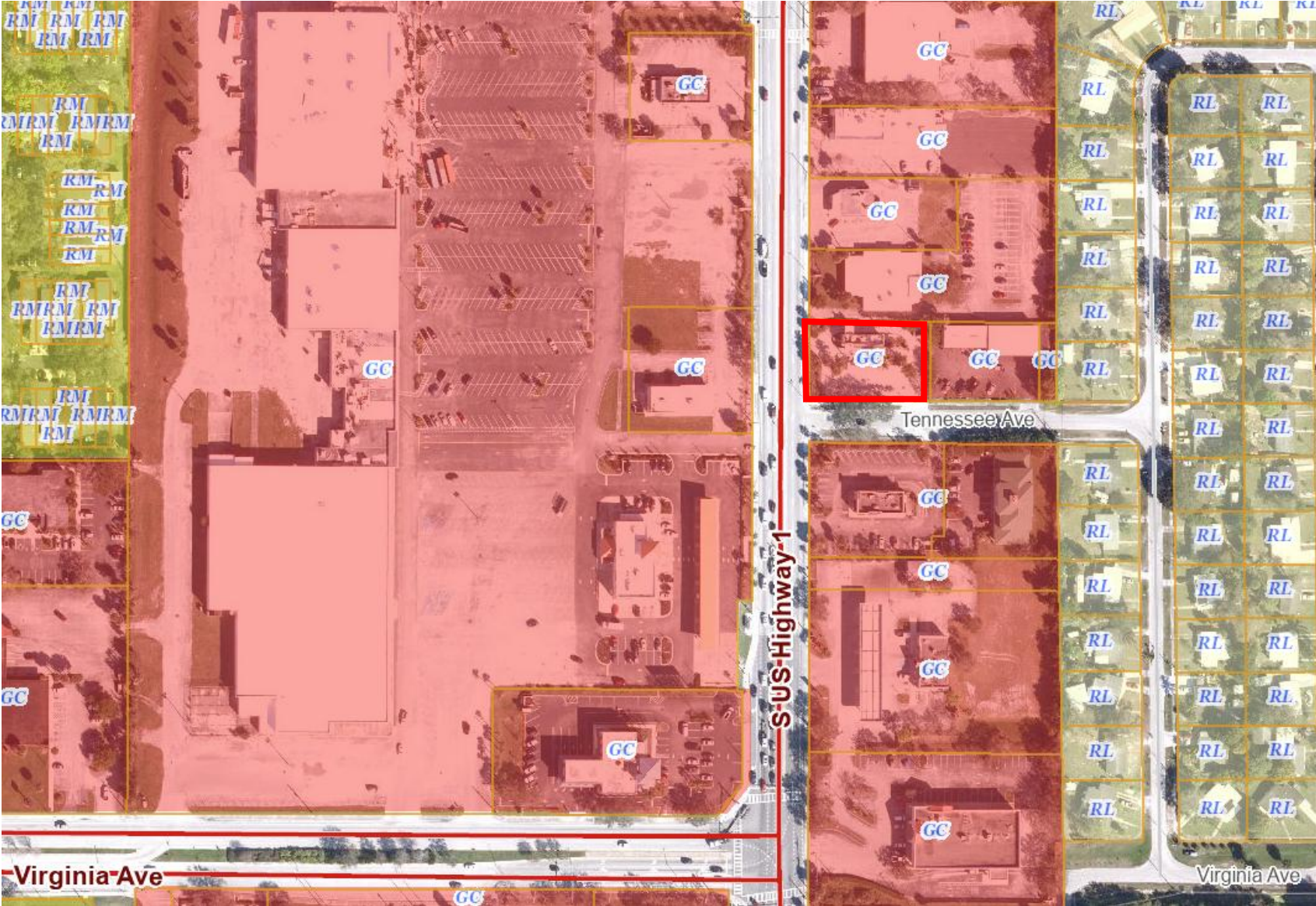


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FUTURE LAND USE

General Commercial



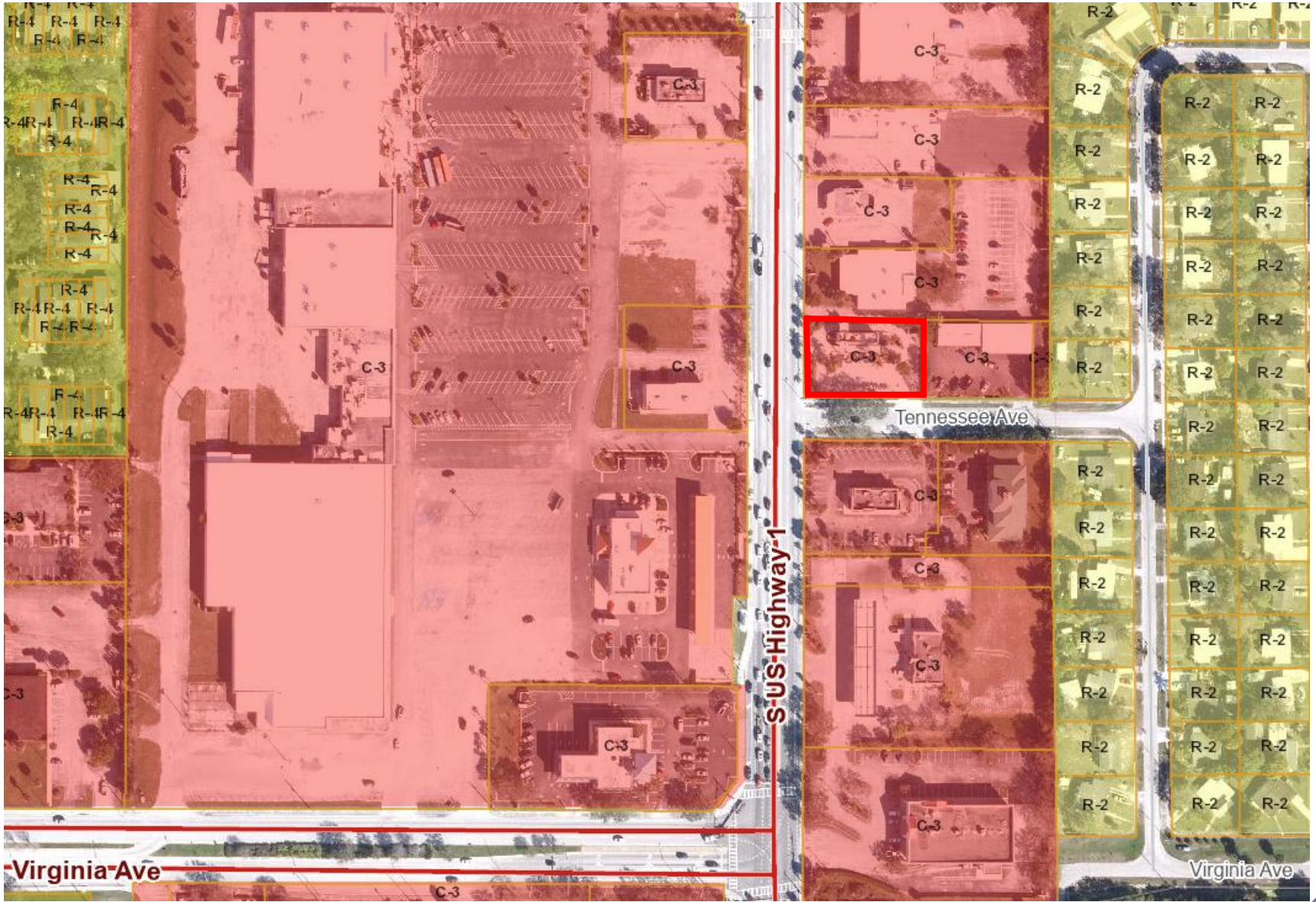
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ZONING

General Commercial C-3

The district is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities.



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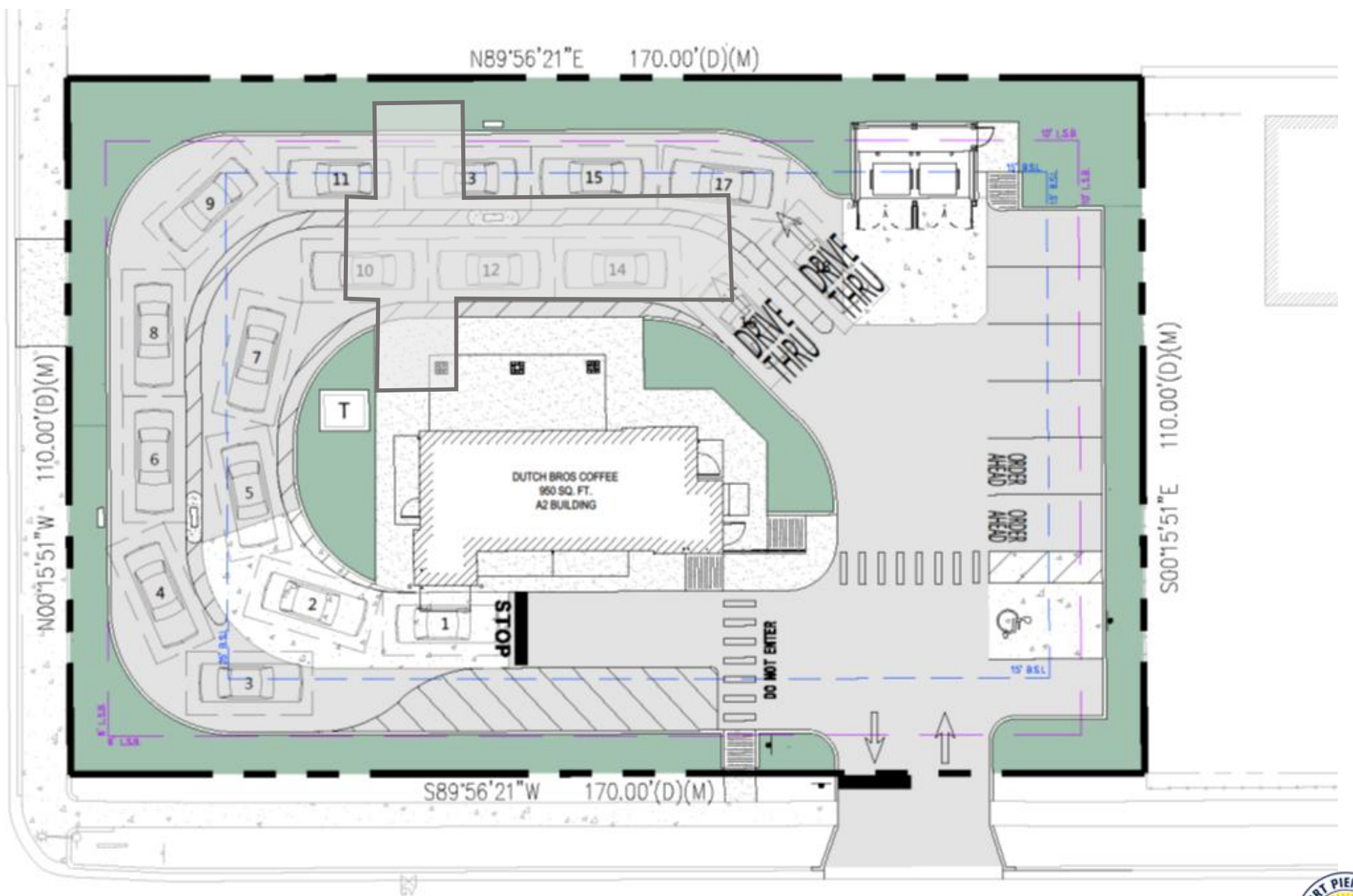
COMPARITIVE CONDITIONS

Existing vacant
fast-food
restaurant with
outdoor
customer area
and customer
parking.



COMPARITIVE CONDITIONS

Proposed Drive-through Coffee sales, with no indoor/outdoor seating

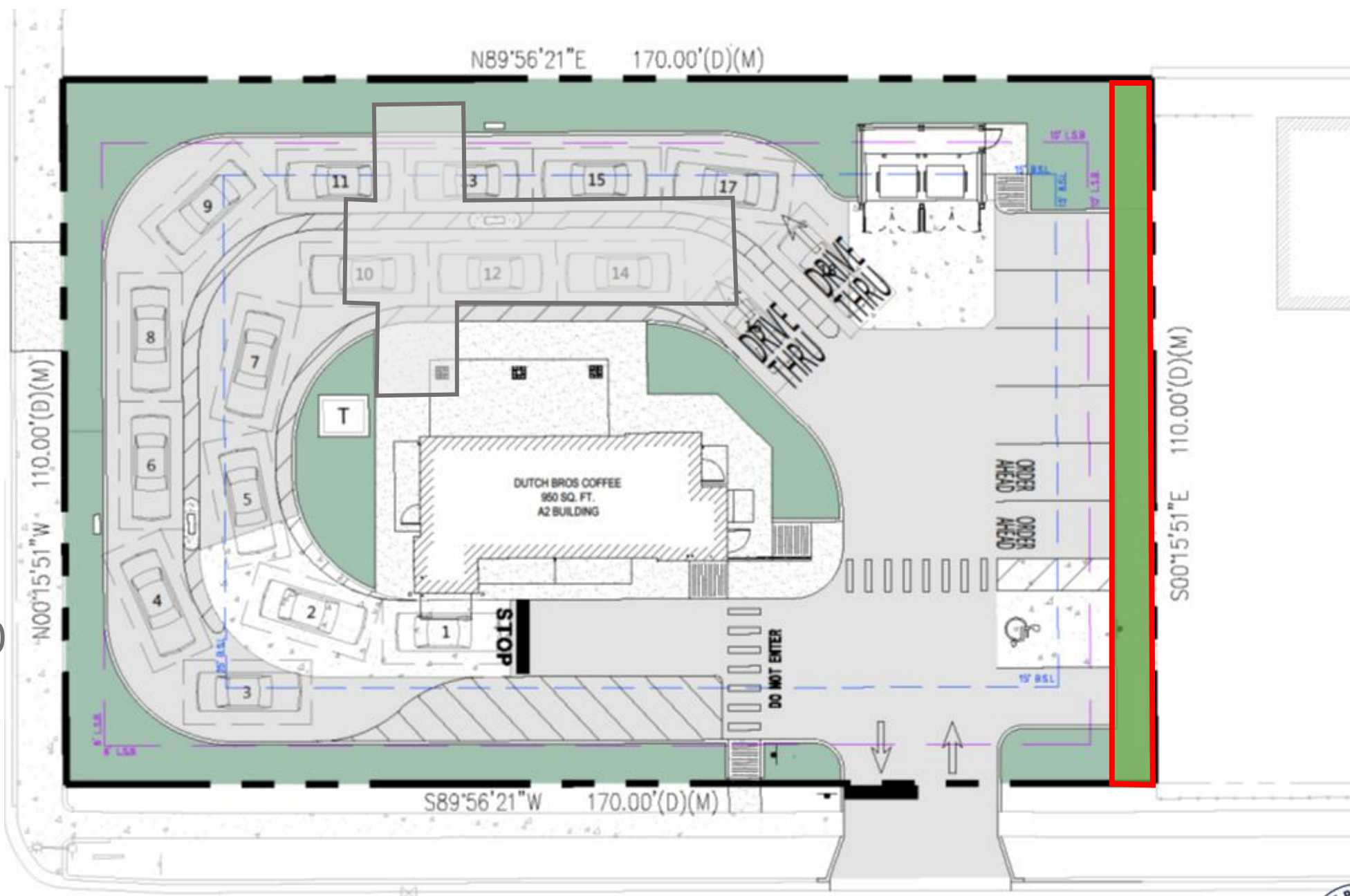


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Variance 1

Variance from Section 123-37(6)a General Landscaping Requirements to allow the eastern landscape buffer to be reduced from 10 ft to 6 ft.



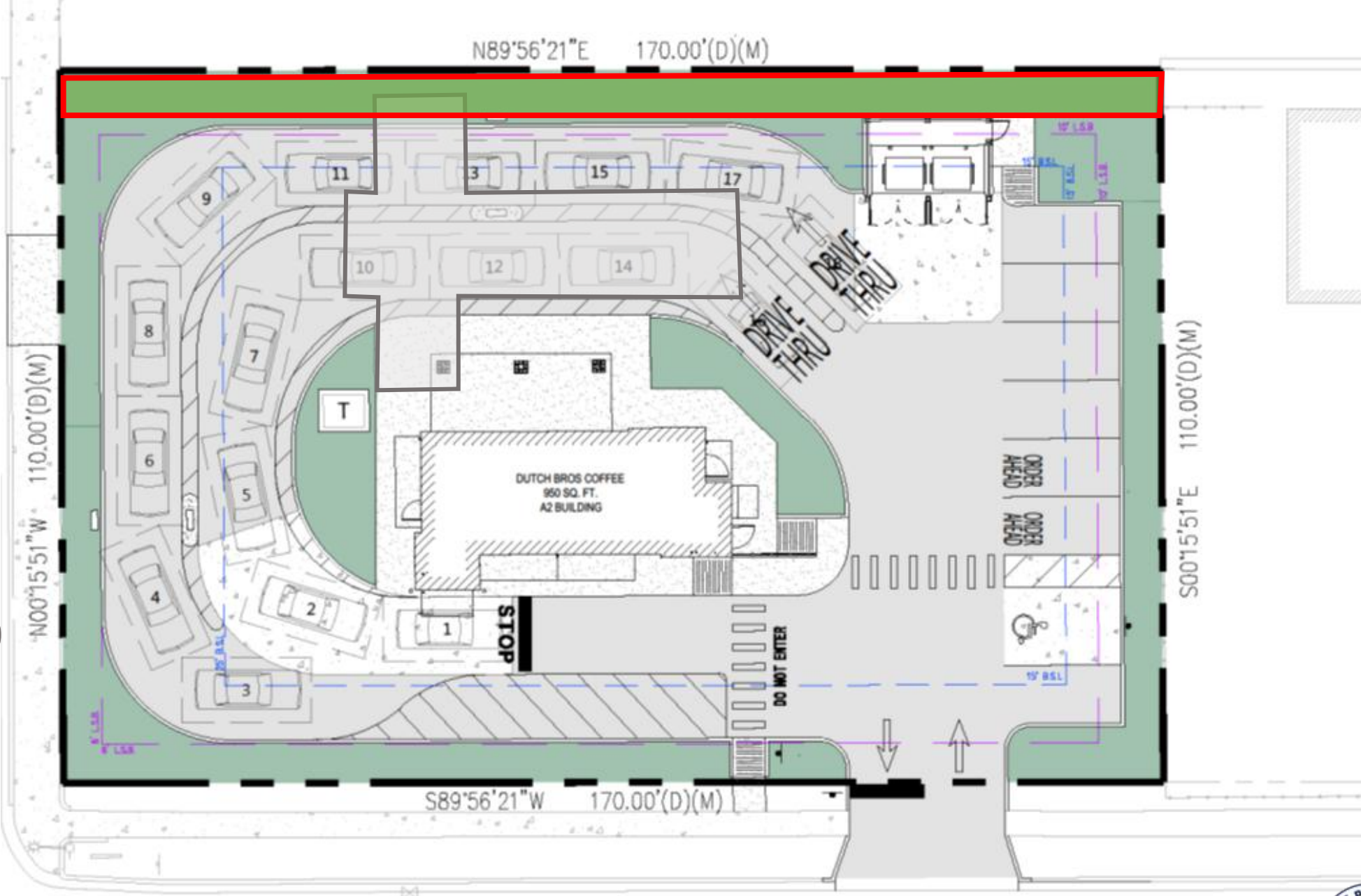
Staff Comment: The existing buffer in this location is 6ft

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Variance 2

Variance from Sec. 123-37(6)a General Landscaping Requirements to allow the northern landscape buffer to be reduced from 10 ft to 6 ft.



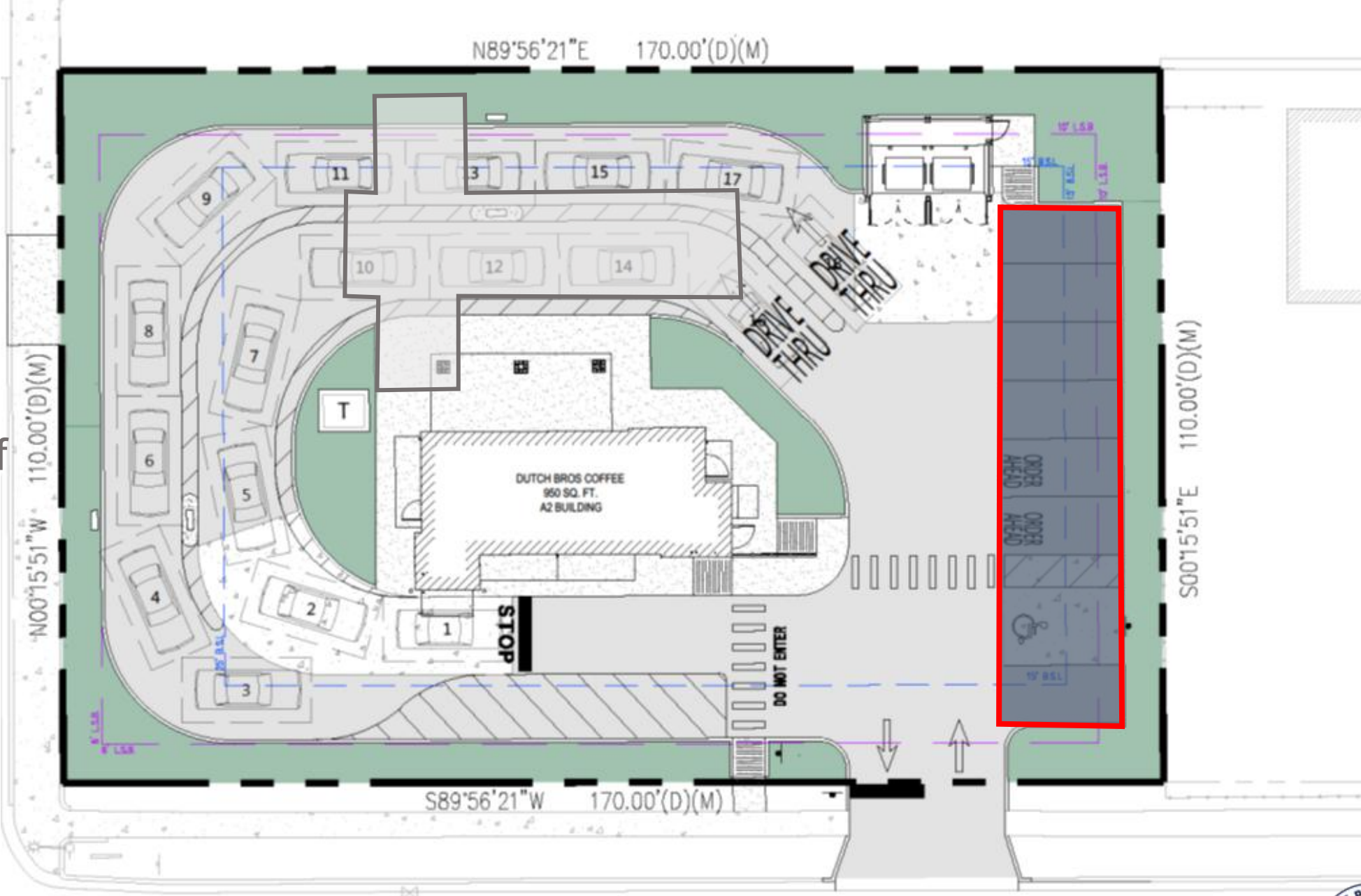
Staff Comment: Approximately 60% of existing buffer in this location is 6ft

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Variance 3

Variance from Sec. 125-315(c)(1) Off-Street Parking Design Standards to allow the minimum width of the parking spaces to be reduced from 9.5 ft to 9 ft and for the minimum depth to be reduced from 19 ft to 18 ft.



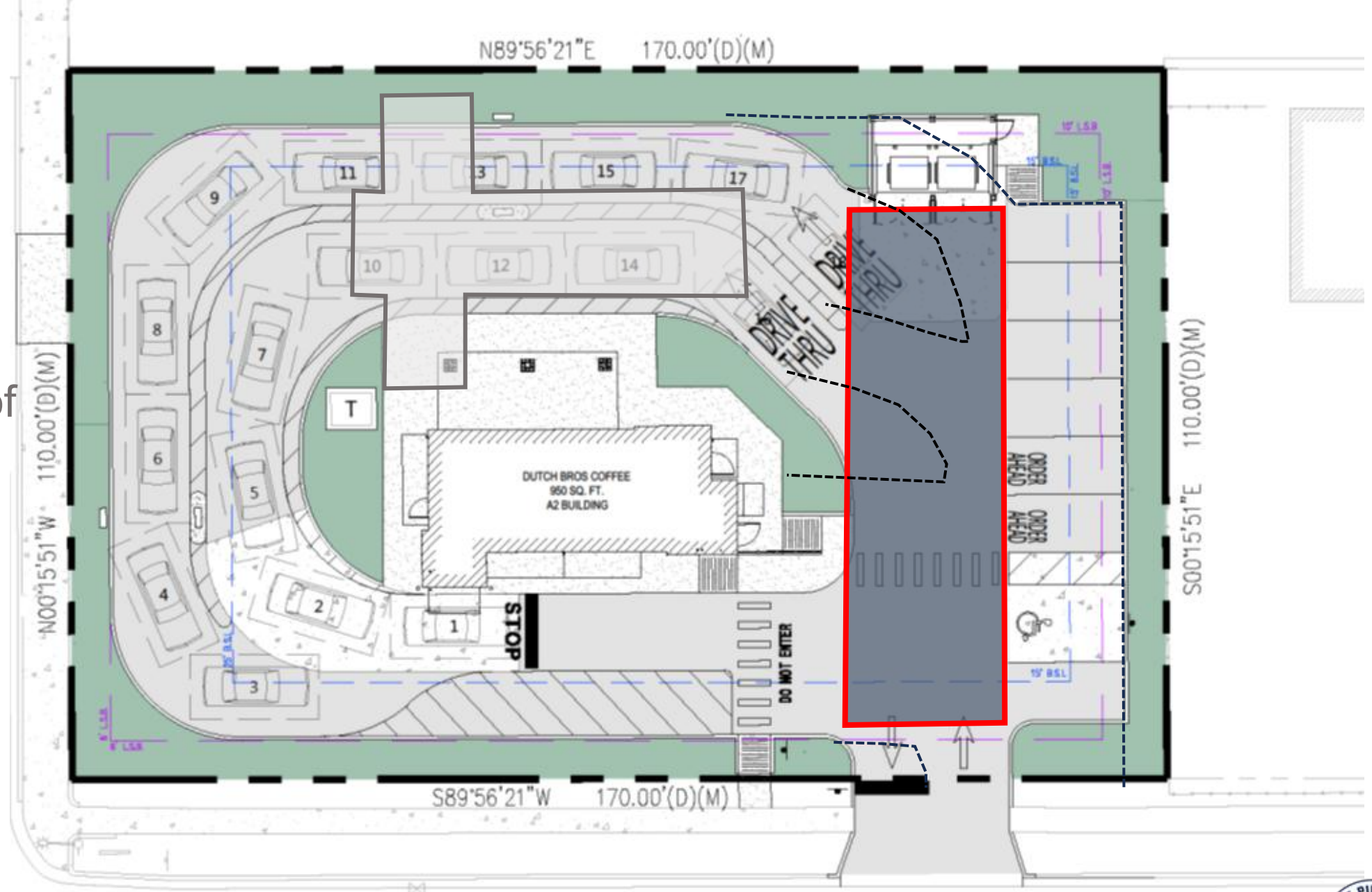
Staff Comment: Existing parking stalls are 9ft x 17ft.

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Variance 4

Variance from Sec. 125-315(c)(5) Off-Street Parking Dimensions to allow the minimum width of the drive aisle to be reduced from 26 ft to 24 ft.



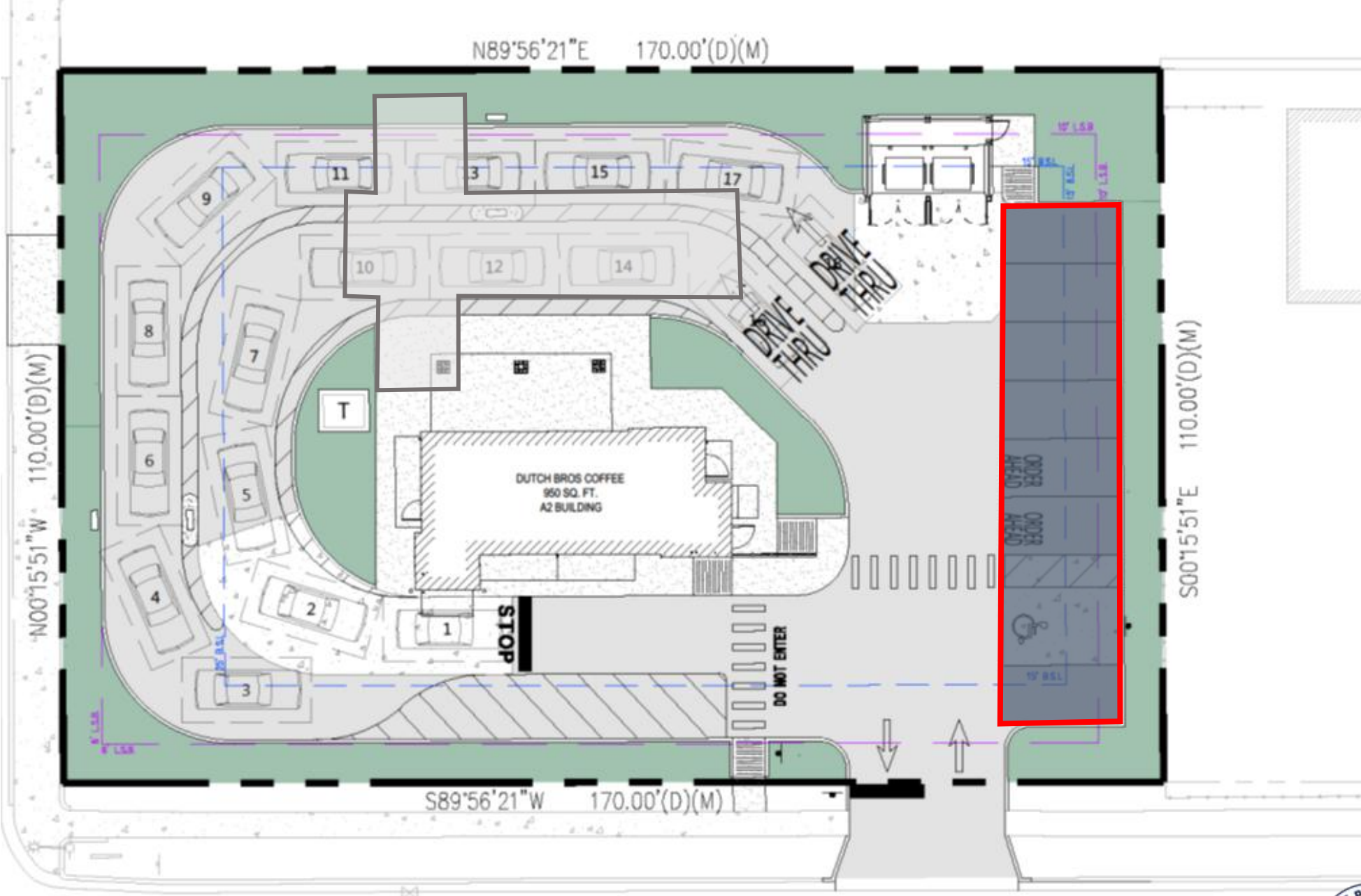
Staff Comment: Existing drive aisle is 25ft.

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Variance 5

Variance from Sec. 125-315(d)(2)(a)(3) Off-Street Parking Spaces to allow a reduction from 1 space per 75 square feet of gross floor area to 1 space per 125 square feet of gross floor area.



Staff Comment: The proposed use does not incorporate any customer indoor seating or outdoor tables.

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RECOMMENDATION

Staff recommend APPROVAL of the five (5) Variances as requested based on the requests meet Sec. 125-100. - Criteria for granting variances, such:

- (1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district;
- (2) The special conditions and circumstances do not result from the actions of the applicant;
- (3) The literal interpretation of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would result in unnecessary and undue hardship on the applicant;



RECOMMENDATION (continued)

Staff recommend APPROVAL of the five (5) Variances as requested based on the requests meet Sec. 125-100. - Criteria for granting variances, such:

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- (4) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and
- (5) The granting of the variance will be in harmony with the general intent and purpose of the ordinance codified in this section and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.



ALTERNATIVE RECOMMENDATIONS

Approve certain Variance request(s) as appropriate, and

Deny certain Variance request(s), or

Deny all Variance requests

