



**Gatlin Boulevard Car Wash
 Special Exception Use
 P22-155**



Project Location Map

SUMMARY

Applicant's Request:	The request is for approval of a Special Exception Use (SEU) to allow a car wash in the General Commercial (CG) zoning district per Section 158.124(C)(4) of the Code of Ordinances.
Agent:	Brandy Zackery, ACES Arnold Consulting Engineering Services, Inc.
Applicant/Property Owner:	PS Lucie SR CGP, LLC
Location:	Northwest corner of Gatlin Boulevard and SW Import Drive
Address:	1837 SW Gatlin Boulevard
Project Planner:	Bethany L. Grubbs, Planner III

Project Description

The City of Port St. Lucie has received a request from PS Lucie SR CGP, LLC, the property owner, for a Special Exception Use (SEU) to allow a car wash in the General Commercial (CG) Zoning District per Section 158.124(C)(4) of the Code of Ordinances. According to the conceptual plan, the proposed self-service car wash consists of a 4,326-square-foot building housing a drive-thru automatic car wash tunnel, a parking area with fourteen (14) vacuum stations, and related site improvements. The 1.73-acre property is located at the northwest intersection of SW Gatlin Boulevard and SW Import Drive. The property’s address is 1837 SW Gatlin Boulevard and is legally described as Port St. Lucie Section 31, Block 1702, Tract P and Lots 9 and 10.

Previous Actions and Prior Reviews

- April 4, 2023 The application was tabled to a date uncertain to allow adequate time to complete the traffic review.

- March 7, 2023 The application was tabled to a date certain of April 4, 2023 to allow adequate time to complete the traffic review.

- January 3, 2023 The Planning and Zoning Board approved a variance from Section 3.0.8. of the City of Port St. Lucie City Wide Design Standards Manual for the orientation of a garage door for a car wash. The garage door was approved to face SW Import Drive.

- October 12, 2022 The City of Port St. Lucie Site Plan Review Committee (SPRC) reviewed and recommended approval of the conceptual site plan.

Public Notice Requirements

Notice of this request for a Special Exception Use was mailed on May 25, 2023, to owners of property within a 750-foot radius of the subject property.

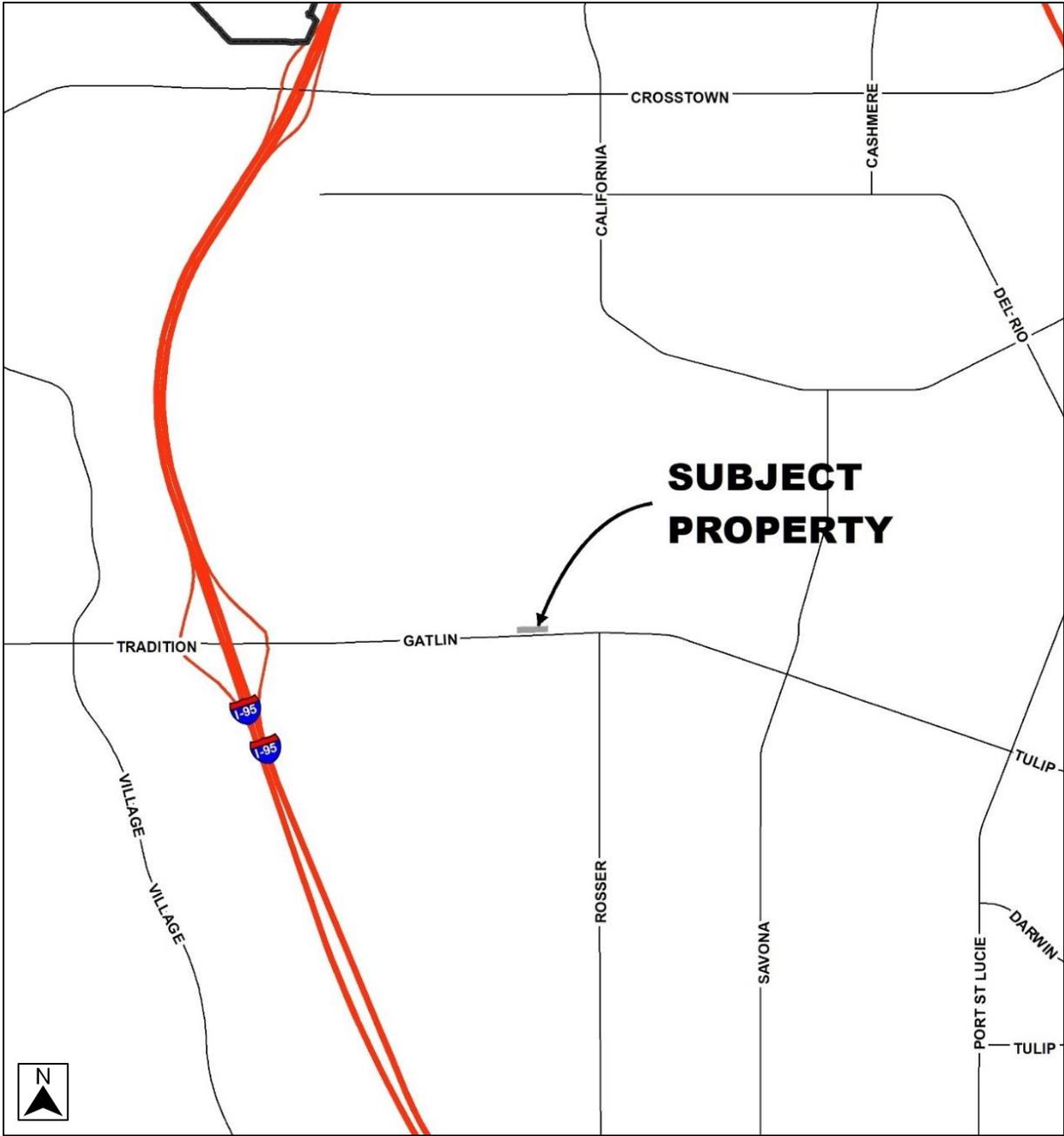
Location and Site Information

Parcel Number:	3420-650-0936-000-6
Property Size:	1.73 acres
Legal Description:	Lot 9, Lot 10 and Tract P of Block 1702, Port St. Lucie Section 31
Future Land Use:	CG (General Commercial)
Existing Zoning:	CG (General Commercial)
Existing Use:	Vacant

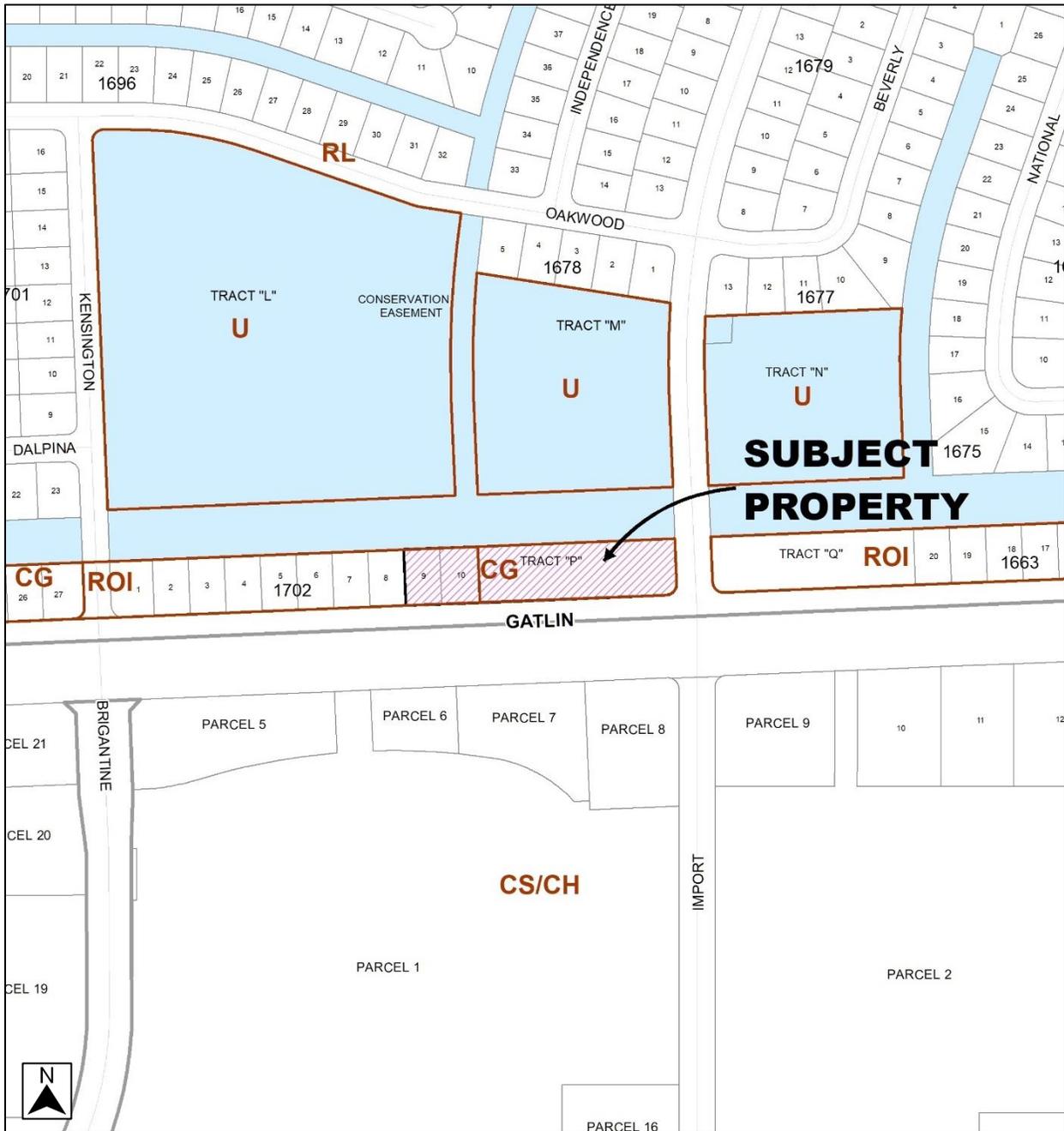
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	U	OSC	Stormwater management tract, Park
South	CS/CH	PUD	Commercial shopping center, fast food restaurant, and bank
East	ROI	P	Commercial office building
West	ROI	RS-2	Vacant

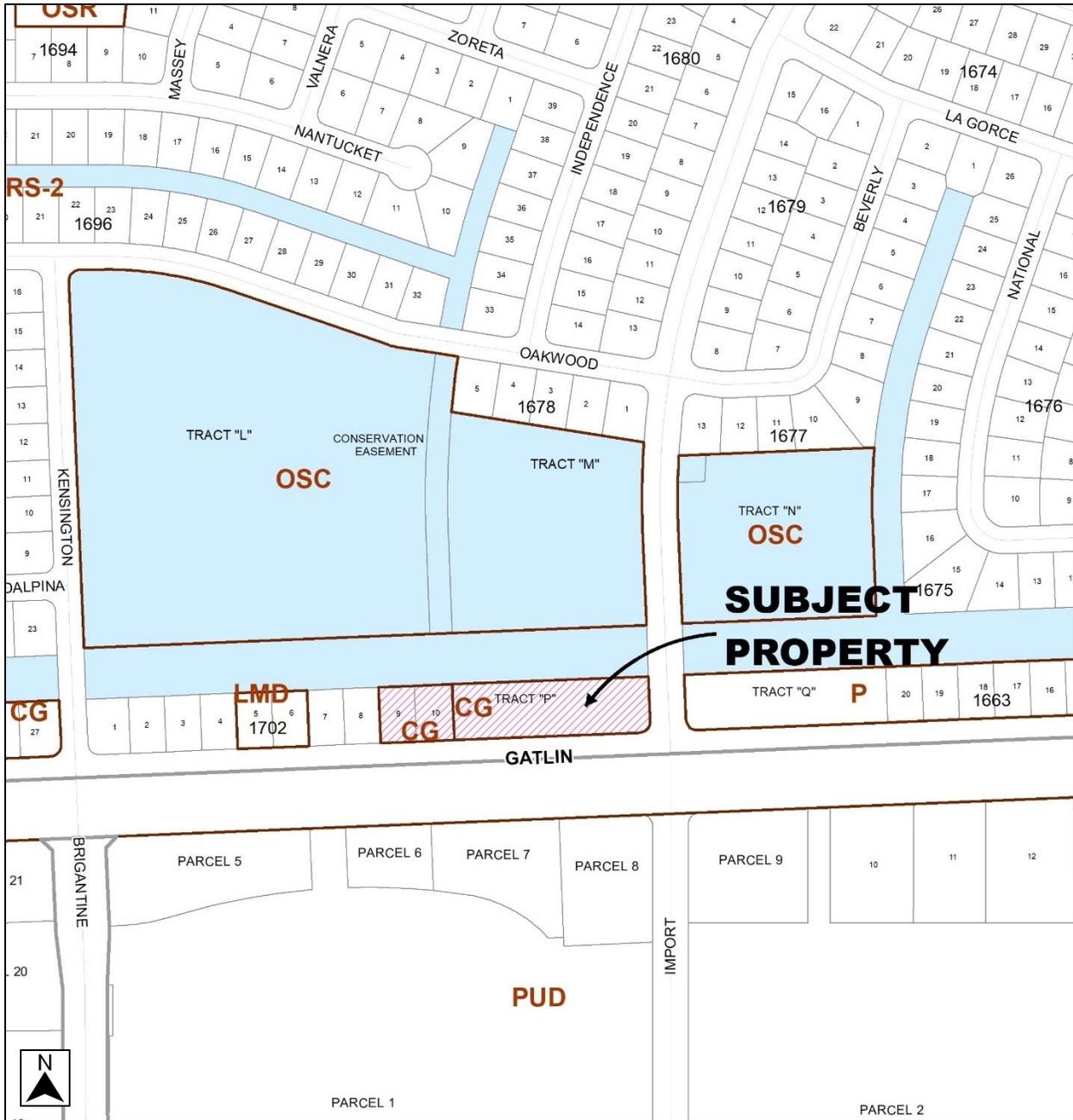
U – Utility, OSC - Conservation Open Space, CS/CH – Commercial Service, PUD - Planned Unit Development, ROI – Residential, Office, Institutional, P – Professional, RS-2 – Single-Family Residential



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.

- **Staff findings:** Adequate ingress and egress shall exist with regard to automotive and pedestrian safety by means of two compliant driveways, associated crosswalks, and traffic control devices as required at both entrances to the facility.

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

- **Staff findings:** Adequate off-street parking and loading areas are provided without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties. Off-street parking is calculated based on the provisions identified within Section 158.221(C) of the Zoning Code. The most comparable land use defined should be considered vehicle service and repair, with three (3) spaces per service area. The one tunnel car wash facility is required to have three (3) parking spaces. The conceptual site plan provides for an overall of twenty-one (21) parking spaces: seven (7) standard spaces, one (1) ADA vacuum space, and thirteen (13) standard vacuum spaces. Therefore, the applicant has provided adequate parking within the proposed conceptual site plan.

Section 158.221(I) of the Code of Ordinances requires a stacking analysis for the proposed use to ensure adequate stacking is available onsite. The applicant has submitted a stacking analysis allowing for three (3) lanes and 250 feet of queuing area. This equates to adequate capacity for the anticipated 48 trips (Saturday peak hour inbound trips) at 5 minutes queue per vehicle. The on-site circulation analysis confirms that queuing for the pay stations and car wash tunnel will not extend onto Gatlin Boulevard was prepared as part of the project review. The SEU Conceptual Plan shows sufficient stacking for thirty-nine (39) vehicles within the site without causing any circulation concerns on the site or impacting the surrounding roadways. A memo from Public Works approving the stacking analysis is attached.

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

- **Staff findings:** Adequate utilities are available to service the proposed development. The Port St. Lucie Utility Systems Department (PSLUSD) currently provides utility services to the site.

(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.

- **Staff findings:** The car wash facility is bordered by commercial uses to the east and west. To the south is SW Gatlin Boulevard, an arterial roadway. To the north of the site is a stormwater pond with a passive park containing a walking trail. Residential properties are further north, with the nearest residence approximately 575 feet from the subject property. Given that the property does

not directly about residential zoning, the proposed 8-foot in height masonry wall is not required by the code. Staff requested that the applicant install the wall as an extra layer of noise protection for the residential neighborhood to the north.

(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.

- Staff findings: All signage shall be required to conform to the City's Sign Code and all outdoor lighting shall be shielded from adjacent properties and roadways.

(F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

- Staff findings: On the conceptual plan, front, side, and rear yard building setbacks, along with lot coverage requirements, that conform with the General Commercial (CG) Zoning District have been met.

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

- Staff findings: The proposed Special Exception Use is permitted as defined by Section 158.124(C)(7) - General Commercial (CG) Zoning District 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.

- Staff findings: By adhering to City Code and regulations, the establishment and operation of the proposed uses are 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.

Staff findings: The site was designed in a manner that limits exposure of noise or nuisances to adjacent properties. Mechanical equipment such as vacuum turbine units and other mechanical equipment that has the potential to create noise, effluence, nuisance, or hazard to the general public is enclosed within the proposed structure. Turbine fan noise to the north will be significantly mitigated by the walls of the car wash building and an eight-foot in height masonry wall.

The applicant has submitted a noise study performed by Keane Acoustics, Inc. The noise study included data from a comparable size operation, which analyzed the noise impacts of the proposed car wash including a vacuum area. The study evaluated noise exposure from all property lines, see page 4 of the study. Section 94.04 of the Code of Ordinances defines the maximum permissible sound levels for commercial land uses as 65 dBA from 7 am to 11 pm and 60 dBA from 11 pm to 7 am. The study states that the dBA is expected to be 62.9 at the east property line. For that reason, the car wash may not be able to operate from 11 pm to 7 am since they are projecting the sound to exceed 60 dBA. The noise study is attached.

1. Staff proposes a condition of approval that states, prior to receiving a Certificate of Occupancy (CO) the applicant shall have a licensed sound engineer perform a noise study while the car wash

is in operation to determine the actual level of sound emitted from all sides of the building near the property lines. This sound study should be submitted to the Planning and Building Departments for review in conjunction with the existing noise ordinance outlined in Section 94.04 of the Code of Ordinances. If the sound levels exceed the allowable limits specified in the noise ordinance, additional sound mitigation may be required. Mitigation may include alterations to the site or to the hours of operation.

(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.

- Staff findings: The property is flanked by other commercial uses. There is a vast separation of approximately 575 feet to the nearest residential unit. The project's access is opposite the residential neighborhood. Additionally, the project entails the construction of an 8-foot-high masonry wall.

(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.

- 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.

- 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 recommend approval to the City Council with conditions as recommended by staff

Conditions of Approval Recommended by staff:

- a. Prior to receiving a Certificate of Occupancy (CO) the applicant shall have a licensed sound engineer perform a noise study while the car wash is in operation to determine the actual level of sound emitted from all sides of the building near the property lines. This sound study should be submitted to the Planning and Building Departments for review in conjunction with the existing noise ordinance outlined in Section 94.04 of the Code of Ordinances. If the sound levels exceed the allowable limits specified in the noise ordinance, additional sound mitigation may be required. Mitigation may include alterations to the site or to the hours of operation. If mitigation is necessary, the mitigation shall be completed within 180 days.
- b. If the noise study or additional mitigation (if warranted) is not completed by the timeframes established herein the SEU shall expire.

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.