

Gatlin Boulevard Car Wash

Special Exception Use Application

Project No. P22-155

Planning and Zoning Board

June 26, 2023

Bethany Grubbs, Planner III

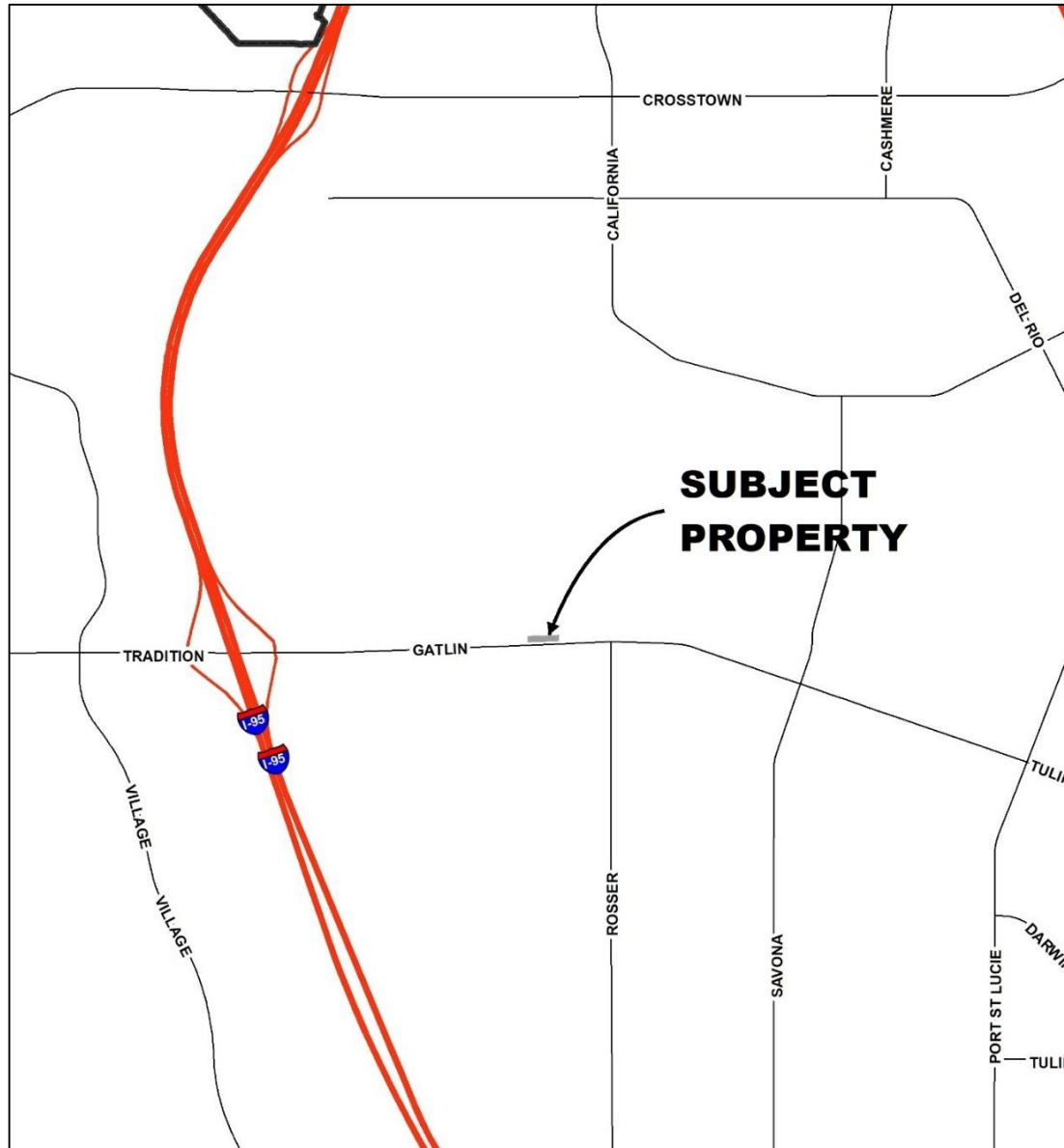


Request Summary

- Applicant / Property Owner: PS Lucie SR CGP, LLC
- Agent: Brandy Zackery, ACES Arnold Consulting Engineering Services, Inc.
- Request: 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.



Location



Aerial

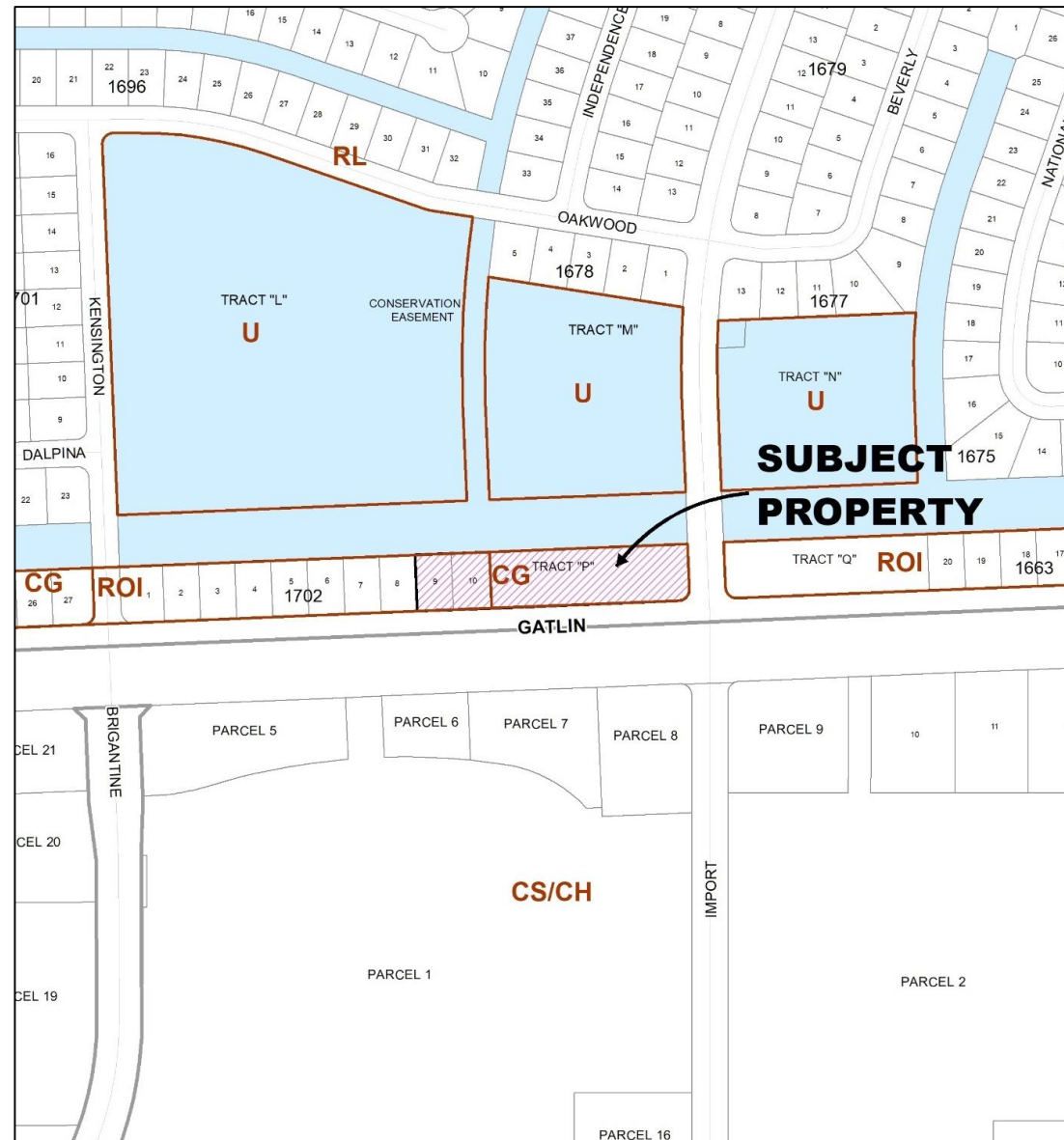
Surrounding uses

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

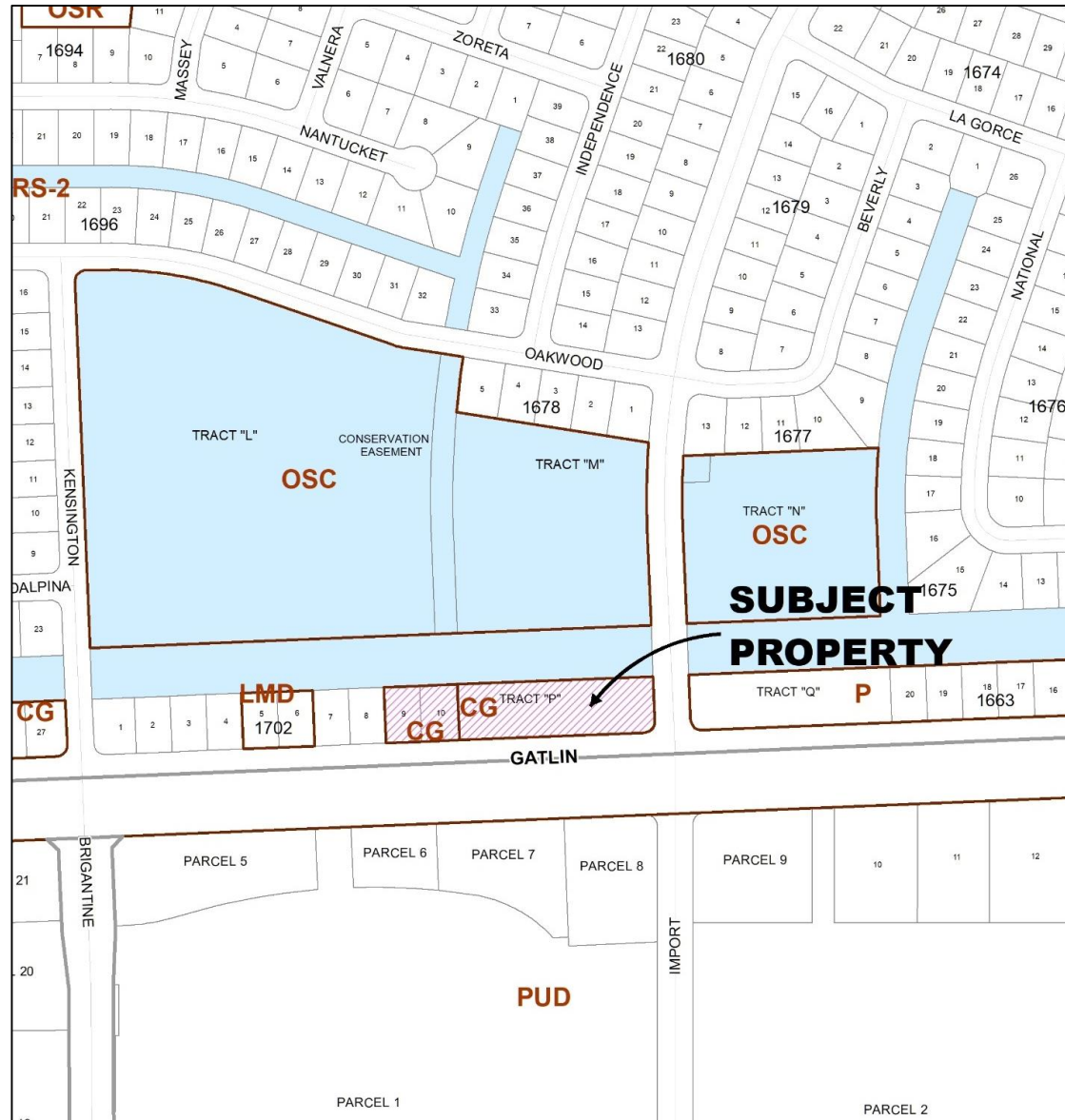


Land Use

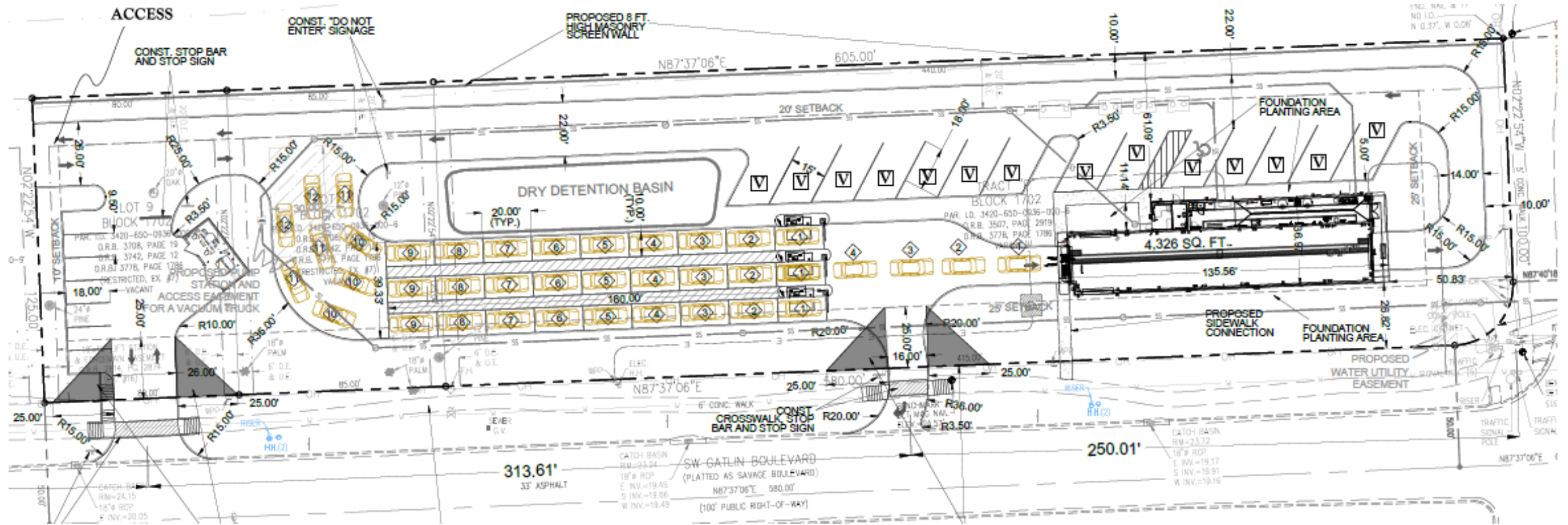
CG (General Commercial)



Zoning CG (General Commercial)



Conceptual Plan



Elevations



1 | NORTH ELEVATION

SW - 1/4"



2 | EAST

SW - 1/4"

3 | WEST

SW - 1/4"



Traffic Impact Statement

- The Traffic Impact Statement received in April 2023 was reviewed by City Staff and found to be in compliance with Public Works Policy #19-01
- Per ITE Trip Generation Manual, 11th Edition, this site would estimate producing a total of 78 Peak Hour trips with 39 of them arriving to the site and the other 39 leaving.
- Per the SEU Conceptual plan provided, the site will provide 39 queuing spaces to handle the peak stacking without hindering the circulation of the site or surrounding roadways.



<u>Evaluation of SEU CRITERIA</u> <u>(Section 158.260)</u>	<u>FINDINGS</u>
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	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 which allow for adequate internal circulation and traffic flow.
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	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 space, and thirteen (13) standard vacuum spaces. Therefore, the applicant has provided adequate parking within the proposed conceptual site plan.
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	Adequate utilities are available to service the proposed development. The Port St. Lucie Utility Systems Department (PSLUSD) currently provides utility services to the site.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	An 8’ high masonry wall and landscaping will be installed along the northern property line.
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	At the time of site plan approval, outdoor lighting shall comply with the requirements of City Zoning Code Section 158.221. Outdoor signage shall comply with Chapter 155 Sign Code.
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J))	The site is in an area designated for commercial development. The site was designed in a manner that limits exposure of noise or nuisances to adjacent properties. A sound study should be required prior to issuance

SPRC Recommendation

- On October 12, 2023, the City of Port St. Lucie Site Plan Review Committee (SPRC) reviewed and recommended approval of the Conceptual Site Plan.



Recommendation

The Planning and Zoning Board recommended approval of the Special Exception Use at their June 6, 2023 meeting with staff's recommended conditions of approval.

Staff's Recommended Condition of Approval

- 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.

