

Set'em Up Volleyball
10103 S US Highway 1
Special Exception Use
Project: P22-332

City Council

Bianca Lee, Planner I

February 27, 2023, Meeting



PROJECT SUMMARY

- A special exception use is sought to allow an enclosed assembly area over 3,000 square feet for recreational use totaling 14,326 square feet for a developed property.
- Section 158.124(C)(1) of the General Commercial Zoning Code: Lists an enclosed assembly area over 3,000 square feet as a special exception use that may only be permitted following the review and specific approval by the City Council.



APPLICANT AND OWNER

- Patricia Sandoval agent, for Set'em Up, LLC, property owners Savits Enterprises Inc.

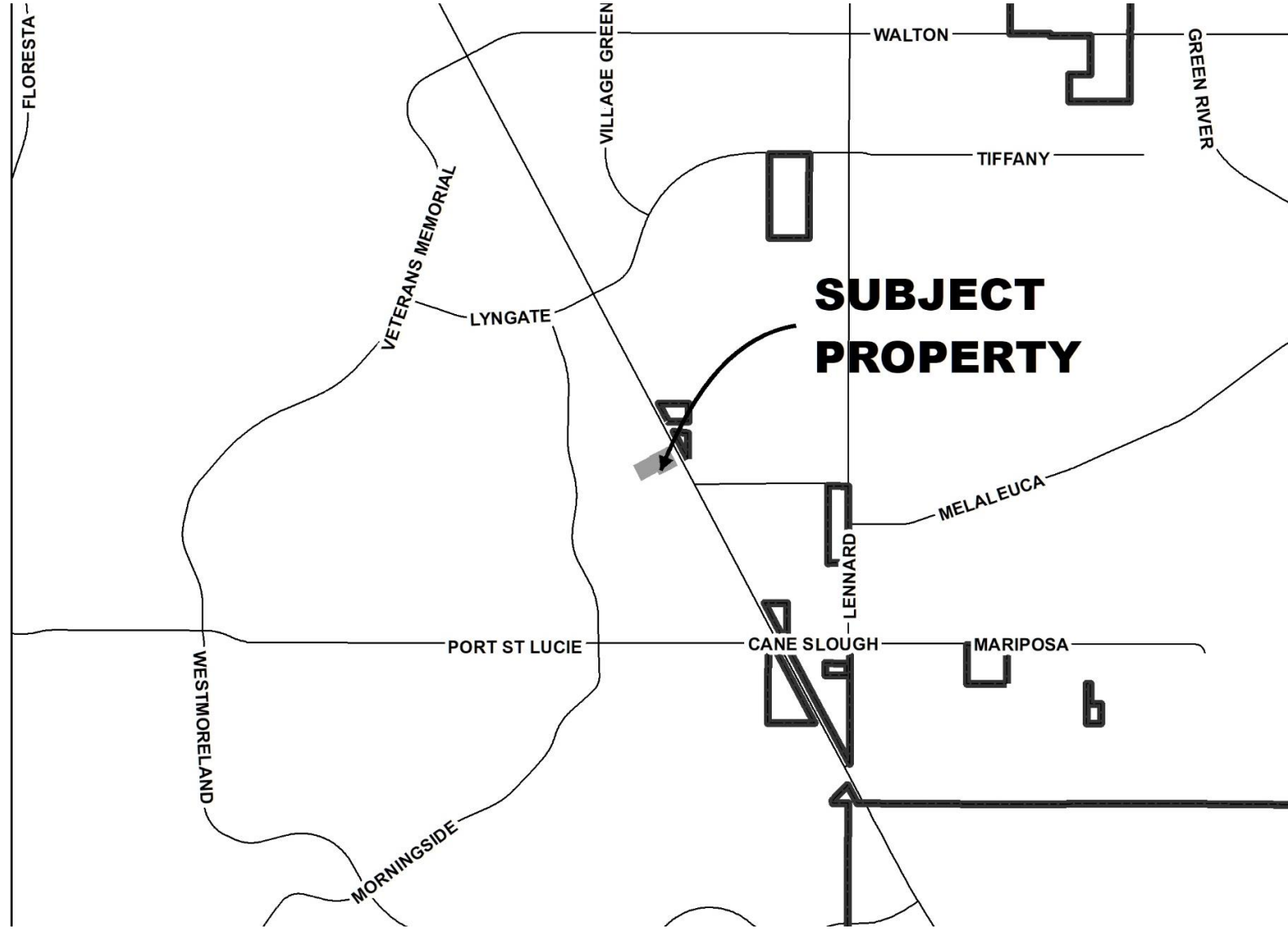


REQUEST

- Review a Special Exception Use to allow an enclosed assembly area over 3,000 square feet in the General Commercial (CG) Zoning District: for a recreational facility for children's volleyball, travel leagues, and open gym activities in the community.



LOCATION



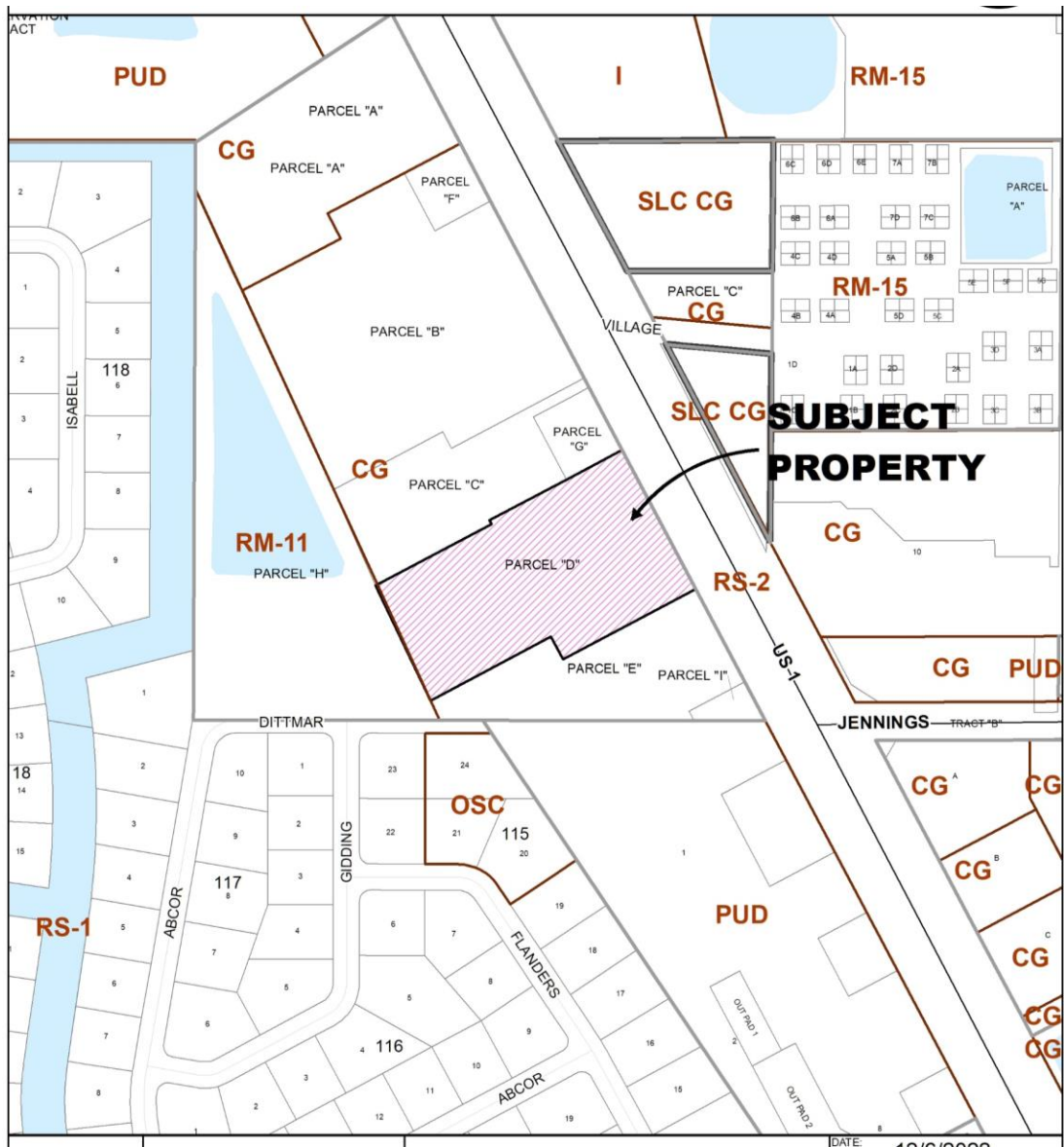
AERIAL MAP

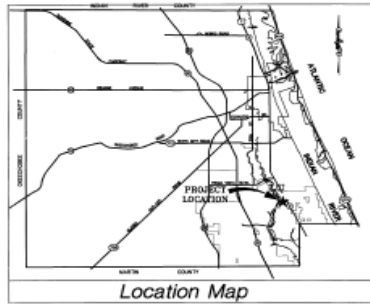


Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	General Commercial (CG)	General Commercial (CG)	Retail
South	General Commercial (CG)	General Commercial (CG)	Retail
East	General Commercial (CG)	General Commercial (CG)	Hotel
West	Medium Density Residential (RM)	Multiple-Family Residential (RM-11)	Residential

Zoning Map





Location Map

USE DATA

Existing Zoning	PUD
Existing Land Use	CG
Total Site Area	28.36 ac (1,235,380 sf)
Previously Approved Retail/Office Space	418,734 sf
Additional Retail/Office Space Proposed	720 sf
Total Retail Space	391,429 sf
Total Office Space	56,025 sf
Total Parking Required	1,670 spaces
Total Parking Provided	1,710 spaces
Handicap Spaces Provided	69 spaces
Typical Spaces Provided	1,645 spaces

Parking Note:
One space per 300 square feet of gross floor area.

Legal Description:
Being a Tract of Land in Section 12, Township 37 South, Range 40 East, St. Lucie County, Florida.
This project was previously approved on February 23, 2004, City Project No. PDS-430.
Please refer to Boundary Survey Sheet 1-b of 9 Sheets prepared by Betsy Lindsay, Inc. in that project file.

NOTES:
Please refer to survey by Betsy Lindsay, Inc. for all utility information.
Architectural design standards shall be compatible and harmonious with the existing Town Centre development.
No net increase in impervious area.

LANDSCAPE MITIGATION:
The Town Centre Project is proposed to fill in currently vacant parcels of the original Town Centre development in Port St. Lucie, Florida.
A master storm water management system for the entire development area was completed in concert with the original portions of the project in the late 1980's. The master system was designed to accommodate development of the remaining parcels in accordance with the permitting requirements at the time of the original development.

This in-fill construction will complete the development and is consistent with the original development plans. The drainage system for the proposed buildings in place and conveys runoff directly to the master storm water management system for treatment and attenuation. Accordingly, there will be no adverse impacts to drainage conditions for the Town Centre parcel.

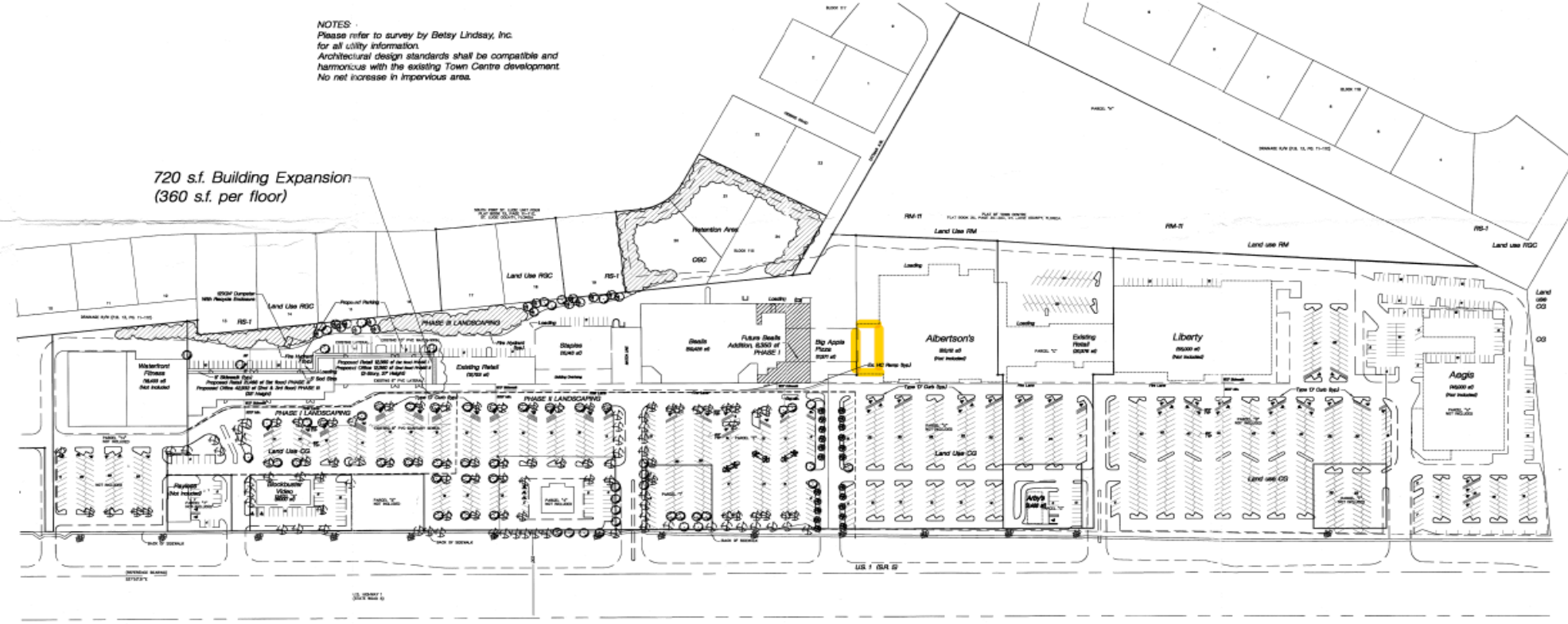
Traffic Statement:
Based on trip generation rates from ITE the additional square footage proposed will generate a total of 4,150 trips per day. Based on trip distribution rates and the degree to which this traffic is minimized by internal capture and passerbly capture the level of service is well below any threshold that will be quantifiable. The overall impact on traffic operations, representing on 2 vehicles per signal cycle, within the immediate vicinity will be negligible.

Site Data	Average	Square Footage	Percent %	Percent % change
Gross Site Area	28.36	1,235,380	100	0
Impervious Area	26.7	1,161,645	94	0
Building Coverage	5.2	224,585	18	0
Pavement & Sidewalk	21.5	837,060	76	0
Pervious Area	1.7	73,735	6	0

NOTE:
This Site Data information pertains only to the the 28.36 acre client site. Proposed building footprint square footage has been previously approved.

SEVE BLANK APPROVAL
DATE: 5/28/04
BY: City Council
CONDITIONS ATTACHED - YES

720 s.f. Building Expansion
(360 s.f. per floor)



City of Port St. Lucie Project No. P0

Scale:	1" = 100'	1	5.27.04	Per SPRC Comments
Drawn by:	SLM/GW	2	6.17.04	Per TRC
Checked by:	CGP			
CADD No.:	0750-01a.dwg			
Date:	05.04.04	No.	Date	Description of Revision

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Development Team:
OWNER:
PDS Town Centre LLC, 417 Southshore Pk
1850 Convent Avenue, Suite 211, Stuart, FL 34984
774-586-7000
CONSTRUCTION:
THOMAS LUCIDO & ASSOCIATES, P.A.
100 Avenue A, Suite 2A



Thomas Lucido & Associates, P.A.
Land Planning/Landscape Architecture
L.L.C. #LC-0000335
100 Avenue A, Suite 2A, Ft. Pierce, FL 34950 772-687-1301, Fax 772-687-1300

Town Centre
City of Port St. Lucie
Site Plan Building Expansion



CityofPSL.com

Site Plan



Together Health

Yum Yum Hot Pot

Which Wich Superior Sandwiches

ePS DISCOUNTS

Rent-A-Center

10103 S U.S. Hwy 1

Arby's

T-Mobile

Bealls

Heritage Liquors

Planet Fitness

B-Nails 2

CosmoProf

From Heaven

Denny's

<u>Evaluation of SEU CRITERIA</u> <u>(Section 158.260)</u>	<u>FINDINGS</u>
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	The site plan demonstrates that the site has adequate ingress and egress for vehicles, the property is developed and will allow for pedestrian safety and convenience. The property is located on S US Highway 1 and has multiple shared access points along this roadway.
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	Adequate off-street parking is provided for the proposed use within the developed site. The 14,326 sq. ft. facility has been allotted 65 parking spaces for use by the property owner. A recreational facility requires one (1) space per two hundred (200) square feet of gross floor area as per section 158.221(C)(17). The establishment requires 72 spaces. The site plan provides a total of 1,710 spaces for the retail shopping strip: 1,670 spaces are required for the combined uses. There is an excess of 40 parking spaces which can be used to provide additional parking for the proposed use.
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	Adequate utilities are available to service the development.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	There is adequate screening and buffering for this site.
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	No signs or outdoor lighting is proposed for this existing site.
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J))	The establishment is not anticipated to impair the health, safety, welfare, or convenience of residents and workers in the City. The indoor recreational facility is not expected to generate noise that would constitute a nuisance or create safety hazards because of the number of persons who will attend or use the facility. The building footprint is existing, the recreational facility is surrounded by retail uses which have similar hours of operation and is not expected to adversely

Recommendation

The Planning and Zoning Board recommended approval of the Special Exception Use at their February 7, 2023 meeting.

