

FOR SPECIAL EXCEPTION USE APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984
(772)871-5213

FOR OFFICE USE ONLY

Planning Dept. _____
Fee (Nonrefundable)\$ _____
Receipt # _____

Refer to "Fee Schedule" for application fee. Make check payable to the "City of Port St. Lucie". Fee is nonrefundable unless application is withdrawn prior to being scheduled for the Site Plan Review Committee meeting or advertising for the Planning and Zoning Board meeting. Attach two copies of proof of ownership (e.g., warranty deed, affidavit), lease agreement (where applicable), approved Concept Plan or Approved Site Plan, and a statement addressing each of the attached criteria.

PRIMARY CONTACT EMAIL ADDRESS: _____ mmattison@ccdofstuart.com, j.wirts@apecgas.com

PROPERTY OWNER:

Name: _____ St. Lucie Enterprises, LLC
Address: _____ 1201 Oakfield Dr. Brandon, FL 33511
Telephone No.: _____ 813-681-4279 Email _____ bill@apecgas.com, j.wirts@apecgas.com

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: _____
Address: _____
Telephone No.: _____ Email _____

SUBJECT PROPERTY:

Legal Description: _____ Darwin Plaza Lot 3 (or 4130-2587)
Parcel I.D Number: _____ 3420-714-0005-000-6
Address: _____ 3095 SW Port St. Lucie Blvd. Port St. Lucie FL 34953 Bays: _____
Development Name: _____ (Attach Sketch and/or Survey)
Gross Leasable Area (sq. ft.): _____ 4729 Assembly Area (sq. ft.): _____
Current Zoning Classification: _____ General Commercial SEU Requested: _____

Please state, as detailed as possible, reasons for requesting proposed SEU (continue on separate sheet, if necessary):

_____ This is an existing conforming business that was developed with a drivethrough. We have a new tenant that will occupying the space and needs to utilize the drive-thru. It is operational and no changes will be made to the exterior of the site or building. _____

_____  _____ William McKnight _____ 11-30-20
Signature of Applicant Hand Print Name Date

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted. 02/26/20

SPECIAL EXCEPTION USES

The Planning and Zoning Board, and Zoning Administrator, may authorize the special exception use from the provisions of § 158.260. In order to authorize any special exception use from the terms of this chapter, the Planning and Zoning Board, or Zoning Administrator, will consider the special exception criteria in § 158.260 and consider your responses to the following when making a determination.

(A) Please explain how adequate ingress and egress will 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.

The business is existing and conforming use which will not be altered by this special exception use. The drive-thru has been part of the site for years.

(B) Please explain how adequate off-street parking and loading areas will be provided, without creating undue noise, glare, odor or other detrimental effects upon adjoining properties.

The business is existing and conforming use which will not be altered by this special use.

(C) Please explain how adequate and properly located utilities will be available or will be reasonably provided to serve the proposed development.

The business is existing and conforming use which will not be altered by this special use.

(D) Please explain how additional buffering and screening, beyond that which is required by the code, will be required in order to protect and provide compatibility with adjoining properties.

The business is existing and conforming use which will not be altered by this special use.

(E) Please explain how 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.

The business is existing and conforming use which will not be altered by this special use.

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

The business is existing and conforming use which will not be altered by this special use.

(G) Please explain how the use, as proposed, will be in conformance with all stated provisions and requirements of the City's Land Development Regulation.

The business is existing and conforming use which will not be altered by this special use.

(H) Please explain how 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.

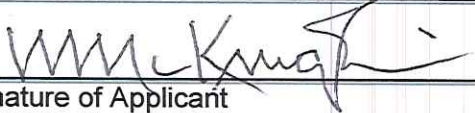
The business is existing and conforming use which will not be altered by this special use.

(I) Please explain how 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.

The business is existing and conforming use which will not be altered by this special use.

(J) Please explain how 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.

The business is existing and conforming use which will not be altered by this special use.


Signature of Applicant

William McKnight
Hand Print Name

11-30-20
Date

PLEASE NOTE:

(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 neighborhood.

(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.