

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 Fee is nonrefundable unless application is withdrawn prior to being scheduled for the Site Plan Review Committee meeting or advertising for the Planning and Zoning Board meeting.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: bgrajales@hpe-fl.com

PROPERTY OWNER:

Name: James J. McGlone Jr.
Address: 2582 SW Hinchman Street, Port St. Lucie, Florida 34984
Telephone No.: (772) 398-1212 Email JensenBeachRealty@hotmail.com

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

Name: CSC Properties LLC
Address: 5795 Ulmerton Road, Suite 200, Clearwater, Florida 33760
Telephone No.: (727) 446-3444 Email jake@cscproperties.com

SUBJECT PROPERTY:

Legal Description: See attached
Parcel I.D Number: 4418-701-00002-000-1

Address: 3100 SW Port St. Lucie Blvd., Port St. Lucie, FL-34984 Bays: _____

Development Name: Take 5 Oil Change (Attach Sketch and/or Survey)


Gross Leasable Area (sq. ft.): 1,438 SF Assembly Area (sq. ft.): 1,438 SF

Current Zoning Classification: General Commercial SEU Requested: Repair & Maintenance of Vehicles

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

 The proposed Take 5 includes 3 oil change bays. The proposed Auto Service will not storage vehicles outside the building. Oil change service will occur inside the proposed building in the designated bays.

 The proposed Auto Service will not reduce the required number of parking spaces for the building.

 
Signature of Applicant

 Jake Seaton
Hand Print Name

 1/15/2021
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.

See attached

(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.

See attached

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

See attached

(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.

See attached

(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.

See attached

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

See attached

(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.

See attached

(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.

See attached

(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.

See attached

(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.

See attached

Signature of Applicant

Jake Seaton

Hand Print Name

1/15/2021

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.

**SPECIAL EXCEPTION USE APPLICATION
TAKE 5 OIL CHANGE
3100 SW PORT ST. LUCIE BOULEVARD, PORT ST. LUCIE, FLORIDA 34953
HPE PROJECT: 21-001-CSC
DATE: FEBRUARY 2, 2021**

DESCRIPTION OF REQUEST:

Special Exception Use for a Repair & Maintenance of Vehicles store as per the criteria contained in Section 158.260 of the City of Port St. Lucie Code of Ordinance.

INTRODUCTION:

The project site is located on the northwest corner of SW Port St. Lucie Boulevard and Darwin Street in Section 19, Township 37 South, Range 40 East within the incorporated area of the City of Port St. Lucie. The property is comprised of one parcel identified by St. Lucie County County Property Appraiser's Office with parcel identification number: 4418-701-0002-000-1. The total site area is approximately 0.69 acres (30,121 sf) and is bounded by SW Port St. Lucie Boulevard to the East, Darwin Street to the South, SW Briggs Street to the West and SW Bianca Avenue to the North. The existing property is undeveloped covered with overgrown vegetation and pine trees.

The proposed Take 5 Oil Change will include one 1-story building of 1,468 sf, 3 oil change bays, 9 surface parking spaces, one double dumpster enclosure for solid waste management, a stormwater management system including a detention pond, utilities services including potable water and sanitary sewer, and attractive Florida native drought tolerant landscape. The setbacks, drainage, parking and landscaping are designed to support the proposed development of the property.

(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 proposed development will have one (1) two way driveway connection to Darwin Street for ingress and egress per City of Port St. Lucie Ordinance Section 158.222 aligned with the existing two way driveway for the adjacent Cumberland Farms Gas Station to the South. The proposed driveway will provide ample access for St. Lucie Fire District apparatus and emergency services vehicles.

(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 proposed development will meet the minimum required number of parking spaces and minimum parking stall dimensions per City of Port St. Lucie Ordinance Section

158.221. The proposed nine (9) parking spaces will be located between the building and the pond without creating undue noise, glare, odor or other detrimental effects upon adjoining properties.

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

Port St. Lucie Utility Systems water and wastewater facilities adjacent to the property on Darwin Street and Briggs Street are available to serve the proposed development.

(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 proposed development will provide a 6' high CMU screen wall along the west property line to provide compatibility and additional screening for the adjoining residential neighborhood beyond what is required by the Code. The proposed detention pond will be located between the proposed building and the property boundary along Briggs Street will also provide additional buffering for the adjoining residential neighborhood.

(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 proposed development will provide cut-off LED light fixtures to eliminate any undue glare or lighting spilling over the property line with adjoining residential neighborhood. The development will also provide sufficient traffic signs and markings painted over the pavement per FDOT Standard Plans Index 700 to promote traffic safety.

(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 proposed development will provide impervious surface area of less than 50% of the total property area and consequently open space area of more than 50% of the total property area. The proposed landscape buffer along SW Port St. Lucie Boulevard is 27 feet which is 12 feet over the minimum required street buffer. The proposed detention pond will be located between the proposed building and the property boundary along Briggs Street will also provide additional buffering for the adjoining residential neighborhood.

(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 proposed Auto Service development (i.e. Repair & Maintenance Vehicle use) is allowed in the Commercial General zoning district with a Special Exception Use permit. The proposed development will be in conformance with the provisions of the City of Port St. Lucie Ordinance Section 158.124 including minimum building setbacks, maximum floor area ratio and maximum building height.

(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 development will provide efficient parking and interior traffic circulation so as not to adversely impact the surrounding street network. No health or safety concerns are anticipated with the proposed development as the proposed Auto Service supplies adequate solid waste management, sufficient oil interceptor capacity and provides responsible site drainage.

(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.

No adverse effects relating to visual, acoustic, olfactory or hours of operation issues will be created by the proposed Auto Service development. No visual obstructions will be created as the proposed development will provide sufficient parking including a handicap parking space, a single driveway for ingress / egress to and from the development and efficient interior traffic circulation with a 10 feet bypass lane. The hours of operation will be between 7:00 am to 7:00 pm.

(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 surrounding sites are developed with a mixture of commercial service establishments to the East and South and single-family dwellings to the West. The scale, bulk, coverage, and character of the proposed development are appropriate and consistent with the approved development trend in the surrounding area. The proposed development will include a building with Floor Area Ratio of 0.05 which is significantly lower than the maximum allowed in the Commercial General zoning district (i.e. 0.40). Therefore, the site will maintain the scale, bulk, coverage, and character of the existing built environment in the vicinity.