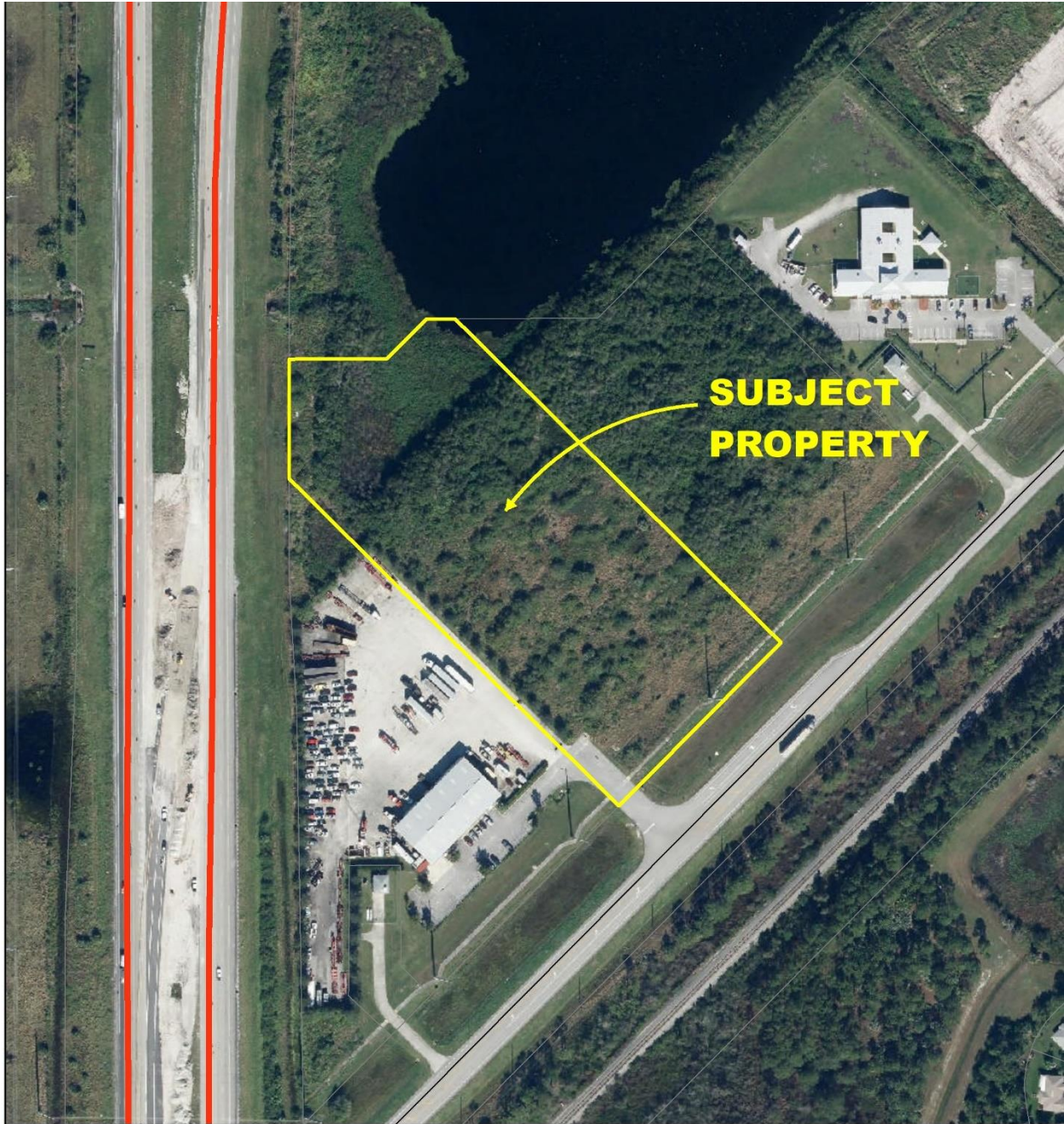




**LTC Ranch Total Truck Parts
Special Exception Use
P20-169**



Aerial Map

SUMMARY

Applicant's Request:	A Special Exception Use (SEU) request to allow the use of a truck repair shop in the heavy industrial section of the LTC Ranch PUD per Section VI (B)(19).
Applicant:	Bradley Currie, EDC
Property Owner:	White Aluminum Fabrication, Inc.
Location:	East of I-95 and north of Glades Cut Off Road
Address:	8910 NW Glades Cut Off Road
Project Planner:	Isai Chavez, Planner I

Project Description

The applicant is requesting a special exception use to allow the use of a truck repair shop per Section VI (B)(19) of the LTC Ranch Industrial Park PUD. If approved, Total Truck Parts would be able to operate in LTC Ranch as both a wholesaler of truck parts and a truck repair shop. If not approved, they would only be able to operate as a wholesaler of truck parts.

While Section VI Industrial Office Utility (HI/LI/ROI/U) of the LTC Ranch PUD specifically mentions the use of wholesale trade and distribution, it is silent on the use of vehicle repair. However, Section VI (B)(19) of the PUD states that "other heavy industrial development not listed above but that are considered to have high intensity use with potential impact on surrounding land uses and to be located within heavy industrial land use districts as approved through a special exception use."

Previous Actions and Prior Reviews

The City of Port St. Lucie Site Plan Review Committee (SPRC) recommended approval of the conceptual plan on September 23, 2020.

Public Notice Requirements

Public notice was mailed to owners within 750 feet and the file was included in the ad for the Planning and Zoning Board's agenda.

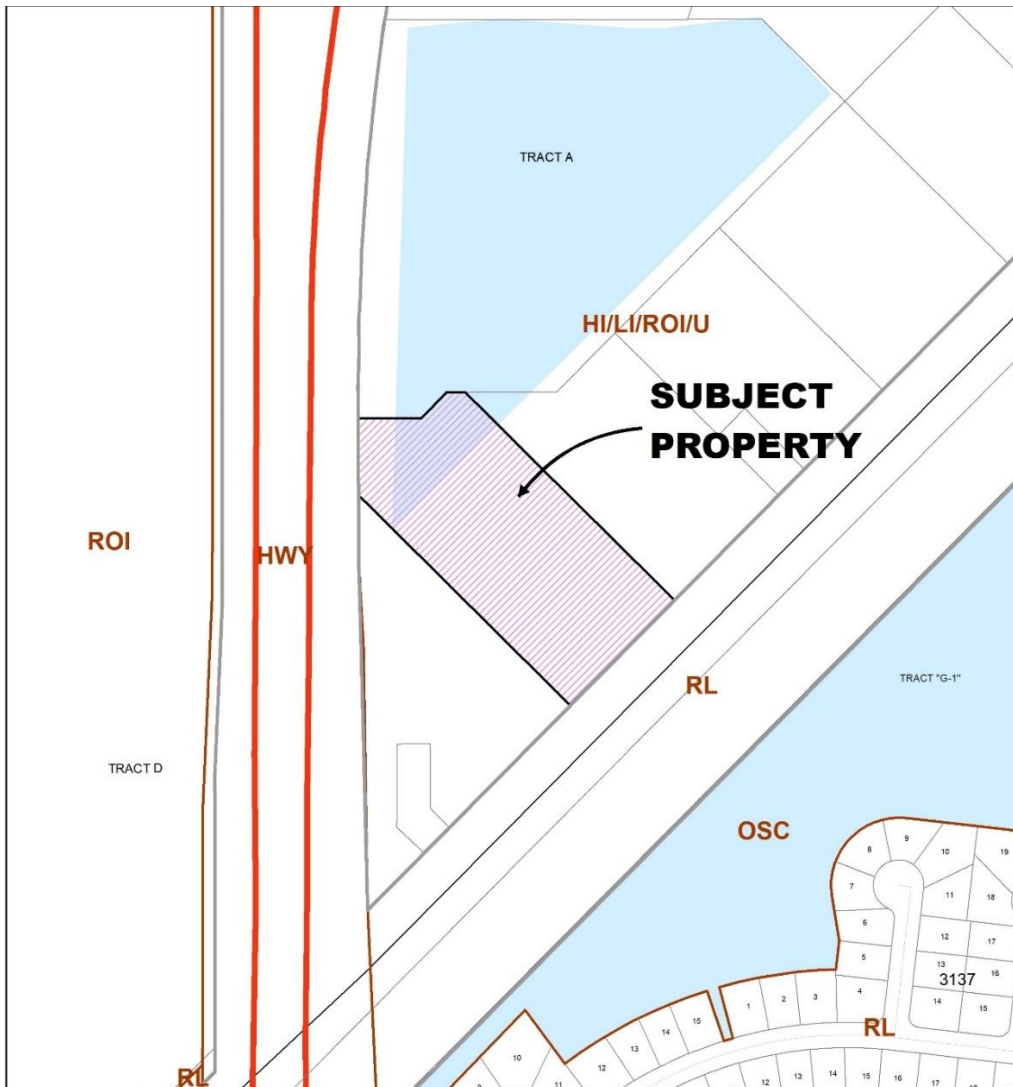
Location and Site Information

Parcel Number:	3301-700-0021-000-5
Property Size:	6.10 acres
Legal Description:	LTC Ranch PUD #1 Parcel 2
Future Land Use:	HI/LI/ROI/U (Heavy Industrial)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant land

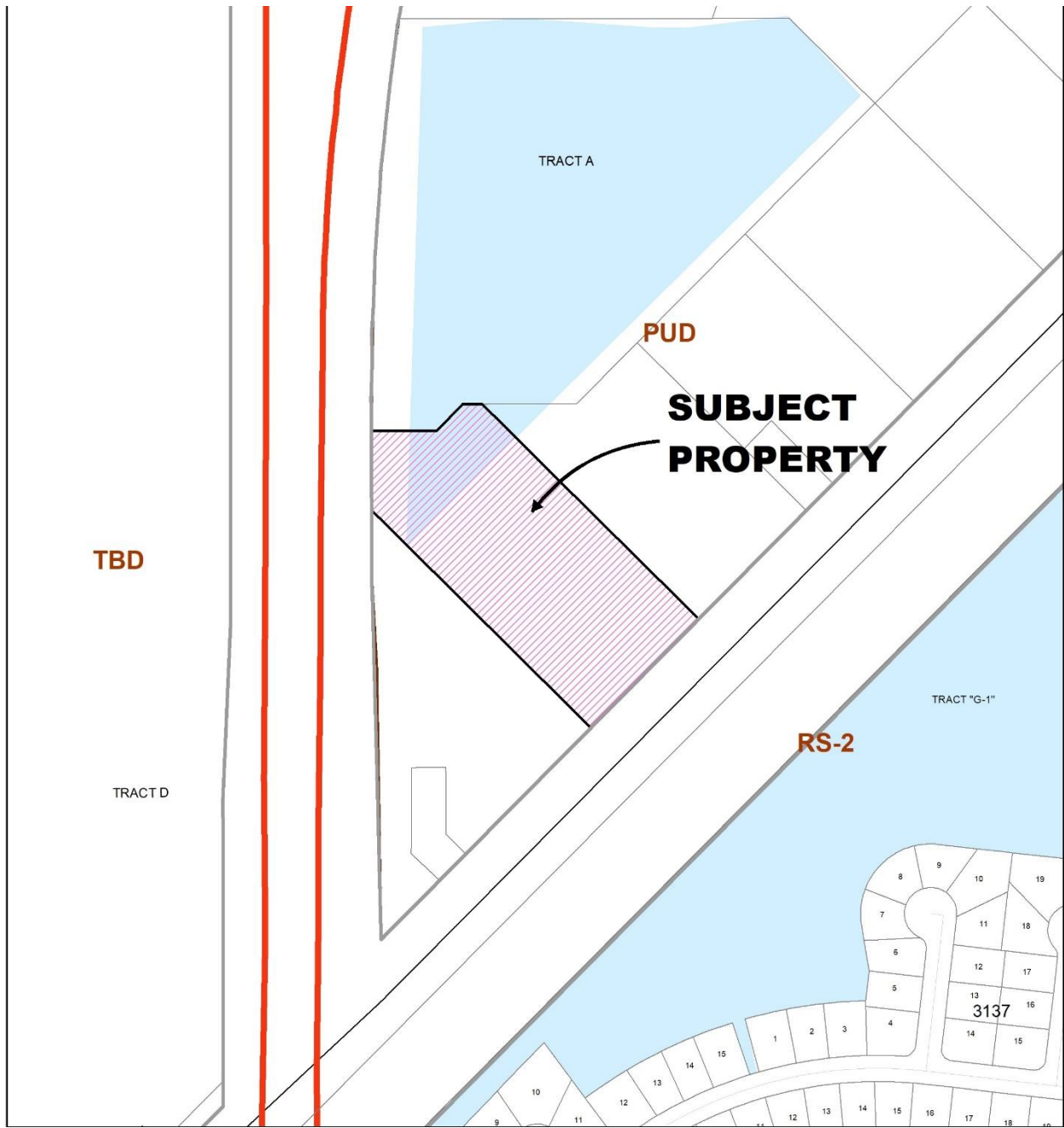
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	HI/LI/ROI/U	PUD	Lake
South	HI/LI/ROI/U	PUD	Transport/Towing Business
East	HI/LI/ROI/U	PUD	Vacant land
West	HWY	RS-2	I-95

HI=Heavy Industrial
 LI=Light Industrial
 ROI=Residential-Office-Institutional
 U=Utility
 PUD=Planned Unit Development
 HWY=Highway
 RS-2=Single Family Residential



Future Land Use Map



Existing 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 to the application. 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: The joint access easement with Kauff’s Towing & Transportation will provide for adequate ingress and egress from the site. The proposed 5-foot sidewalk that connects the site to the existing 6-foot sidewalk provides for pedestrian safety and convenience.
- B. Adequate off-street parking, loading areas, and adequate stacking may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.
 - Staff Findings: Off-street parking is calculated based upon the provisions identified within Section 158.221. The required parking equates to 102 parking spaces, of which 5 must be ADA compliant. The applicant is proposing 108 spaces and 5 ADA spaces and is therefore, compliant.
- C. Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.
 - Staff Findings: Sufficient utilities are available to service the proposed development.
- 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: Screening of on-site improvements (e.g. dumpster, bound parking areas, etc.) shall be accomplished through landscaping. Buffering on intensity shall not be required per the following chart:

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	HI/LI/ROI/U	PUD	Lake
South	HI/LI/ROI/U	PUD	Transport/Towing Business
East	HI/LI/ROI/U	PUD	Vacant land
West	HWY	RS-2	I-95

HI=Heavy Industrial
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- 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: Outdoor lighting complies with the requirements of City Zoning Code Section 158.221. Any outdoor signs shall comply with the Midway Business Park Master Sign Program.
- F. Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.
- Staff Findings: The proposed concept plan meets the setbacks required by the PUD. The Citywide Design Standards delineates that each site shall provide 0.5% of the total site as usable open space in the form of pedestrian courtyards, plazas, greens, or squares. The concept plan indicates 0.5% usable open space towards the rear of the site and includes a proposed bench.
- G. The use as proposed will be in conformance with all stated provisions and requirements of this chapter.
- Staff Findings: The concept plan conforms with all stated provisions and requirements of the LTC Ranch PUD will be met.
- 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: No adverse impacts are anticipated to affect the overall health, safety, welfare, or convenience of residents or workers of 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. The City may require certain uses such as car washes, gas stations, and other potential noise generating uses submit a noise impact analysis prepared by a qualified professional.
- Staff Findings: Total Truck Parts hours of operation are Monday through Friday, 7:30 am to 5 pm. The Traffic Impact Analysis submitted with this application indicates 222 net new daily trips, 25 net new AM peak hour trips, and 29 net new PM peak hour trips. Therefore, the project is not expected to adversely impact the current road network.
- 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, changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood. To minimize exposure to excessive noise, the City may require noise control features, limit hours of operation, and other mitigation methods.
- Staff Findings: See “Surrounding Uses” chart used to respond to criteria (D). City Council may impose additional limitations during approval.

- K. As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria 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.
- Staff Findings: Please note this code requirement as a point of consideration.
- 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: Please note this code requirement as a point of consideration.

PLANNING AND ZONING BOARD ACTION OPTIONS

The City of Port St. Lucie Site Plan Review Committee (SPRC) recommended approval of the conceptual plan on September 23, 2020. If the Board finds that the special exception use application is consistent with the criteria as listed in 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

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.