



**Gatlin Boulevard Center PUD – Parcel 1 Carwash
 Special Exception Use
 P20-198**



Project Location Map

SUMMARY

Applicant's Request:	Request for approval of the carwash special exception use upon Parcel 1 of Gatlin Boulevard Center PUD.
Applicant:	Hunter Chambliss
Property Owner:	Kiwi Land Holdings, LLC; Agree Stores, LLC
Location:	Parcel 1 and 2, Gatlin Boulevard Center as well as Lots 26-28, Block 1711; West of SW Gatlin Blvd and SW Fondura Rd intersection, abutting SW Domina Road.
Address:	2650, 2658 SW Domina Rd 2060, 2080 SW Gatlin BLVD
Project Planner:	Laura H. Dodd, Planner II

Project Description

The purpose of this request is to provide for the carwash special exception use within the Gatlin Boulevard Center PUD. Per the PUD regulations, all permitted uses and special exception uses identified within the General Commercial (CG) zoning designation may be allowed within the PUD. Section 154.124(c)(4) General Commercial Zoning District identifies a car wash as a permitted special exception use. Therefore, the Applicant’s request is needed at this time to permit the site design and construction of a carwash within the PUD.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the application on November 12, 2020. The Planning and Zoning Board approved the request on January 5, 2021.

Public Notice Requirements

Public notice was mailed to owners within 750 feet and the file was included in the published notification for the Planning & Zoning Board’s agenda.

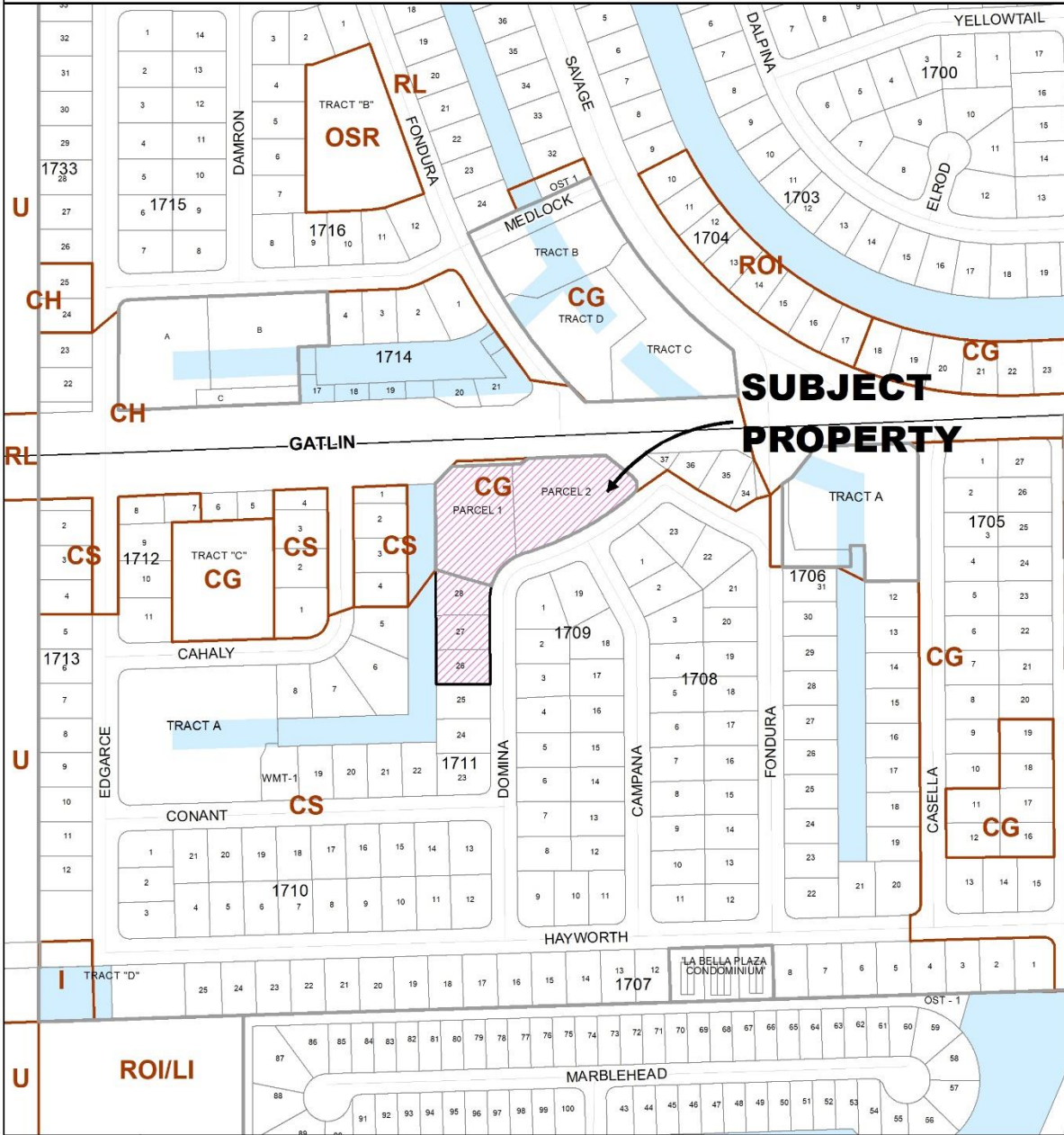
Location and Site Information


Parcel Number:	3420-650-1167-000-1; 3420-650-1168-000-8; 4314-602-0002-000-8; 4314-602-0003-000-5
Property Size:	2.81 acres
Legal Description:	Parcel 1 and 2, Gatlin Boulevard Center, according to plat thereof as recorded in Plat Book 58, Page 20, of the Public Records of St. Lucie County, Florida. Lot 26, 27, and 28, Block 1711, Port St. Lucie Section Thirty One, according to plat thereof as recorded in Plat Book 14, Page 22 of the Public Records of St. Lucie County, Florida
Future Land Use:	General Commercial and Service Commercial
Existing Zoning:	Commercial Service and PUD
Existing Use:	Vacant and AutoZone
Requested Zoning:	PUD
Proposed Use:	General Commercial uses and special exception uses.

Surrounding Uses

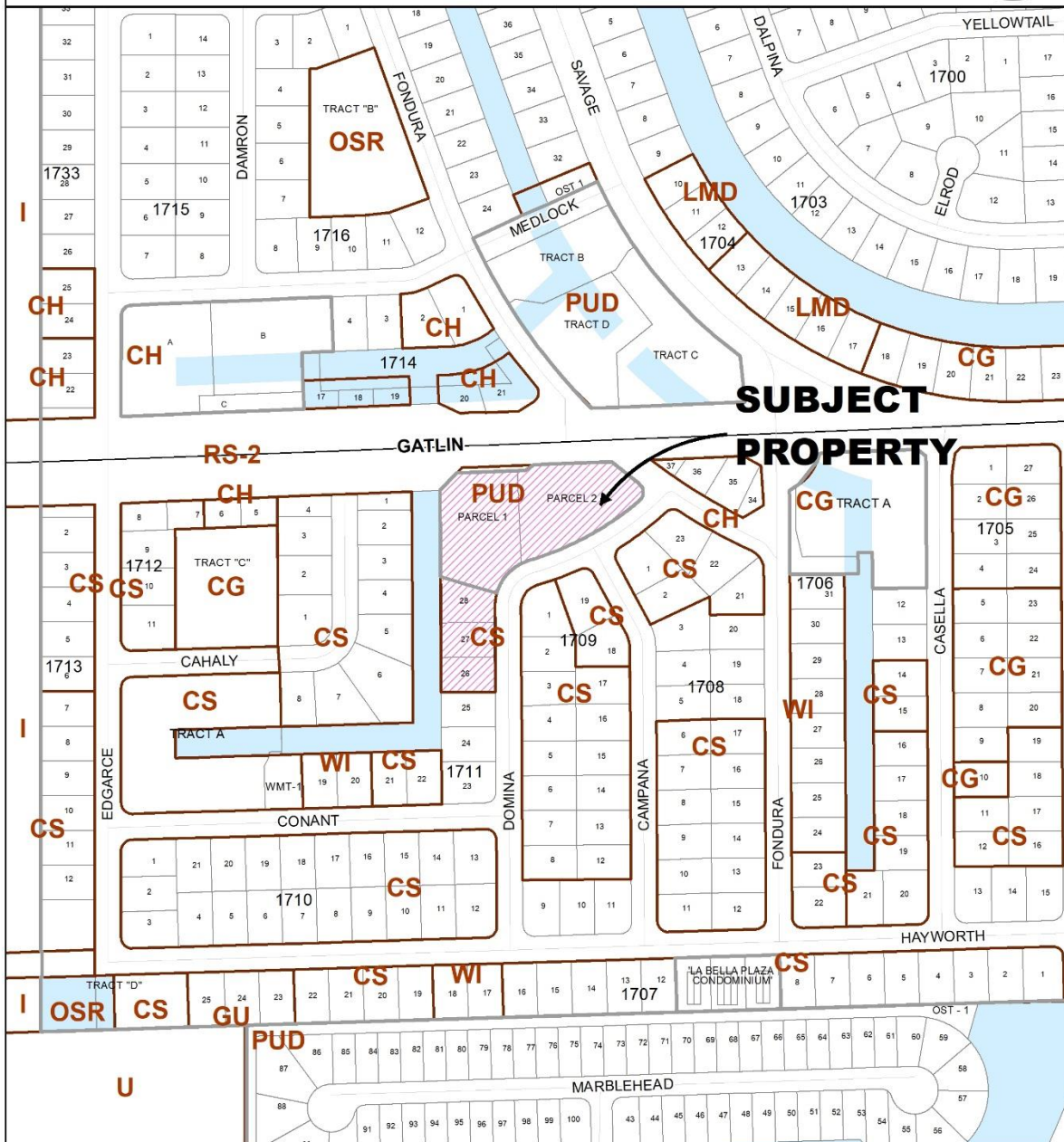
Direction	Future Land Use	Zoning	Existing Use
North	Highway Commercial	Highway Commercial	ABC Liquors
South	Commercial Service	RS-2 Single Family	Vacant
East	Commercial Service	Commercial Service	Vacant
West	Commercial Service	Commercial Service	Self-Storage Facility


FUTURE LAND USE



	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	PUD REZONING GATLIN BOULEVARD CENTER PUD SECTION 31, BLOCK 1711, LOT 26-28, PAR. 1 & 2	DATE: 11/24/2020
			APPLICATION NUMBER: P20-109
			USER: patricias
			SCALE: 1 in = 306 ft

EXISTING ZONING



	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	PUD REZONING GATLIN BOULEVARD CENTER PUD SECTION 31, BLOCK 1711, LOT 26-28, PAR. 1 & 2	DATE: 11/24/2020
			APPLICATION NUMBER: P20-109
			USER: patricias
			SCALE: 1 in = 306 ft

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 this 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 proposed special exception is for a car wash land use. As such, the proposed use is primarily auto oriented. Sufficient automotive ingress/egress has been provided within the submitted concept plan.

Pedestrian access to the right-of-way is also considered as a crosswalk is provided on the eastern portion of the site. This SEU application was supplemented by a queuing analysis. The analysis determined there is sufficient storage to accommodate the calculated queue.

Cross-access to the properties occurring to the south is proposed to be eliminated by a variance request. The justification for the variance is that the previously platted single-family lots are shallow, and the Applicant intends to utilize this space for storm water management.

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: The site plan is required and providing for two (2) standard and one (1) handicapped parking spaces. The proposed concept plan exceeds this figure. Therefore, the applicant has provided adequate parking within the proposed site plan.

Noise nuisance. The applicant has submitted a noise study performed by Siebein Acoustic. The study determined that the proposed car wash facility complies with the sound level limits in the Port St. Lucie Noise Ordinance at all surrounding residential and commercial properties. The noise study is attached under separate heading.

Stacking analysis. A stacking analysis is required for the proposed car wash per the City's Code of Ordinances Sec. 158.221(l). The applicant has submitted a stacking analysis allowing for three (3) lanes and approximately 500 feet of queuing area. A memo certifying the stacking analysis is attached under separate heading.

C. Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

- Staff findings: Adequate sufficient utilities are available to service the proposed development. Additional review and consideration will be provided at the time of site plan and detailed plan review.

- 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, parking areas, etc). shall be accomplished through landscaping and reviewed at the construction plan submittal stage. Further, the subject location is surrounded by compatible land uses. Buffering of land use intensity, such as by a wall or fence, shall not be required per the following chart.

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CH	CH	Proposed ABC Liquors
East	CG	PUD	Proposed PUD; AutoZone
South	CS	RS-2	Vacant SFR under similar conversion overlay
West	CS	CS	Self-storage

- CG – General Commercial
- CH- Commercial Highway
- RS-2 – Single Family Residential
- CS – Commercial Service
- PUD – Planned Unit Development

- 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: All outdoor lighting shall be shielded from adjacent properties and roadways.
- F. Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.
- Staff findings: Citywide Design Standards (Design Standards IV(A)(9)) 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.-, Usable open space shall be defined by the use of pedestrian amenities such as benches, public art, fountains, water features, or gazebos. The site plan shall delineate the minimum amount of open space.
- G. The use as proposed will be in conformance with all stated provisions and requirements of this chapter.
- Staff findings: Please see the zoning compatibility summary above.
- 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 impact 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: Please see the planning sufficiency comment to #2 above.
- 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: Please see planning sufficiency comments #1, 2, 4, &5. As noted above, the SPRC, Planning and Zoning Board, and City Council may impose additional limitations during approvals.
- 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.

Related Projects

- P20-206 Kiwi Land Holdings – Variance request to eliminate southern cross-access requirement.
- P20-109 Gatlin Boulevard Center PUD – Request to amend and rezone the PUD.

PLANNING AND ZONING BOARD ACTION OPTIONS

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 as recommended by staff

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.