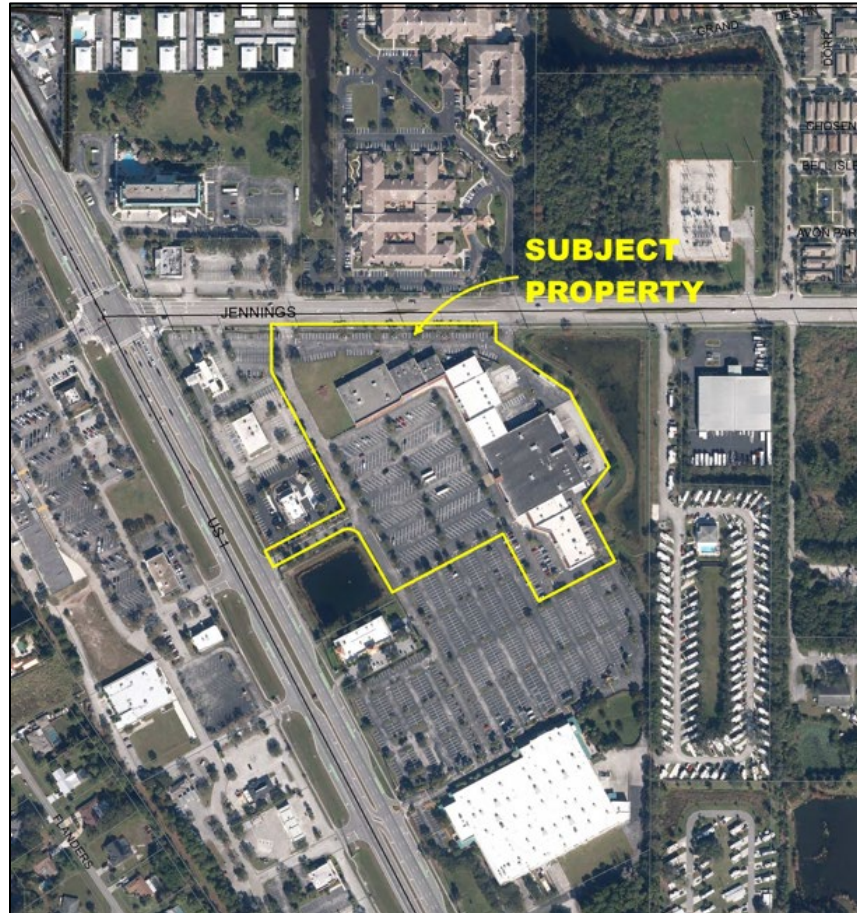


**The Marketplace - Crunch Fitness
Special Exception Use
P24-040**



Project Location Map

SUMMARY	
Applicant's Request:	The request is for approval of a Special Exception Use (SEU) to allow an enclosed assembly area over 3,000 square feet in the General Commercial (CG) zoning district per Section 158.124(C)(1) of the Code of Ordinances.
Agent:	Vlada Peterka, Redtail Design Group, Inc.
Applicant/Property Owner:	J Baron 1031 Investments, LLC Baron Shoppes PSL Ventures, LLC
Location:	Located southeast of the intersection of U.S. Highway 1 and SE Jennings Road.
Project Planner:	Bethany Grubbs, Planner III

Project Description

The City of Port St. Lucie has received a request from J Baron 1031 Investments, LLC and Baron Shoppes PSL Ventures, LLC, the property owner(s), seeking a Special Exception Use (SEU) to accommodate an enclosed assembly area exceeding 3,000 square feet (48,466) for a Crunch Fitness health and fitness club within the existing shopping center, pursuant to Section 158.124(C)(1) of the General Commercial (CG) zoning district.

The proposed special exception seeks to facilitate the operation of a recreational facility, aligning with the zoning code's provisions necessitating review and approval by the City Council for enclosed assembly areas exceeding 3,000 square feet.

The applicant proposed minor façade improvements to accommodate signage and to add windows.

Previous Actions

N/A

Public Notice Requirements

Notice of this request for a Special Exception Use was mailed on April 25, 2024, to owners of property within a 750-foot radius of the subject property.

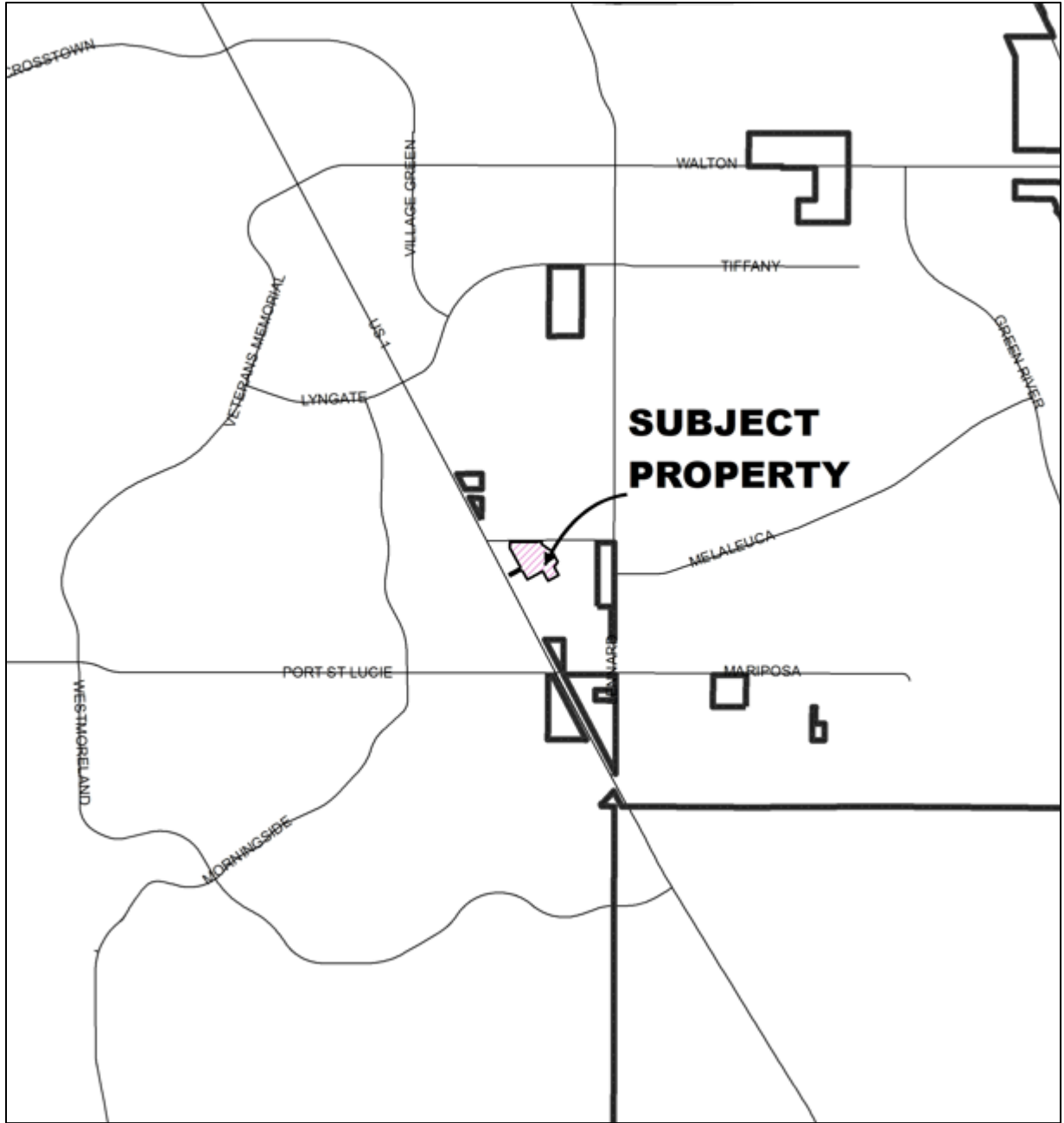
Location and Site Information

Parcel Number:	4412-504-0005-000-9
Property Size:	11.92 acres
Legal Description:	The Marketplace Lot D – Less First Replat in The Marketplace
Future Land Use:	CG (General Commercial)
Existing Zoning:	CG (General Commercial)
Existing Use:	Shopping Center

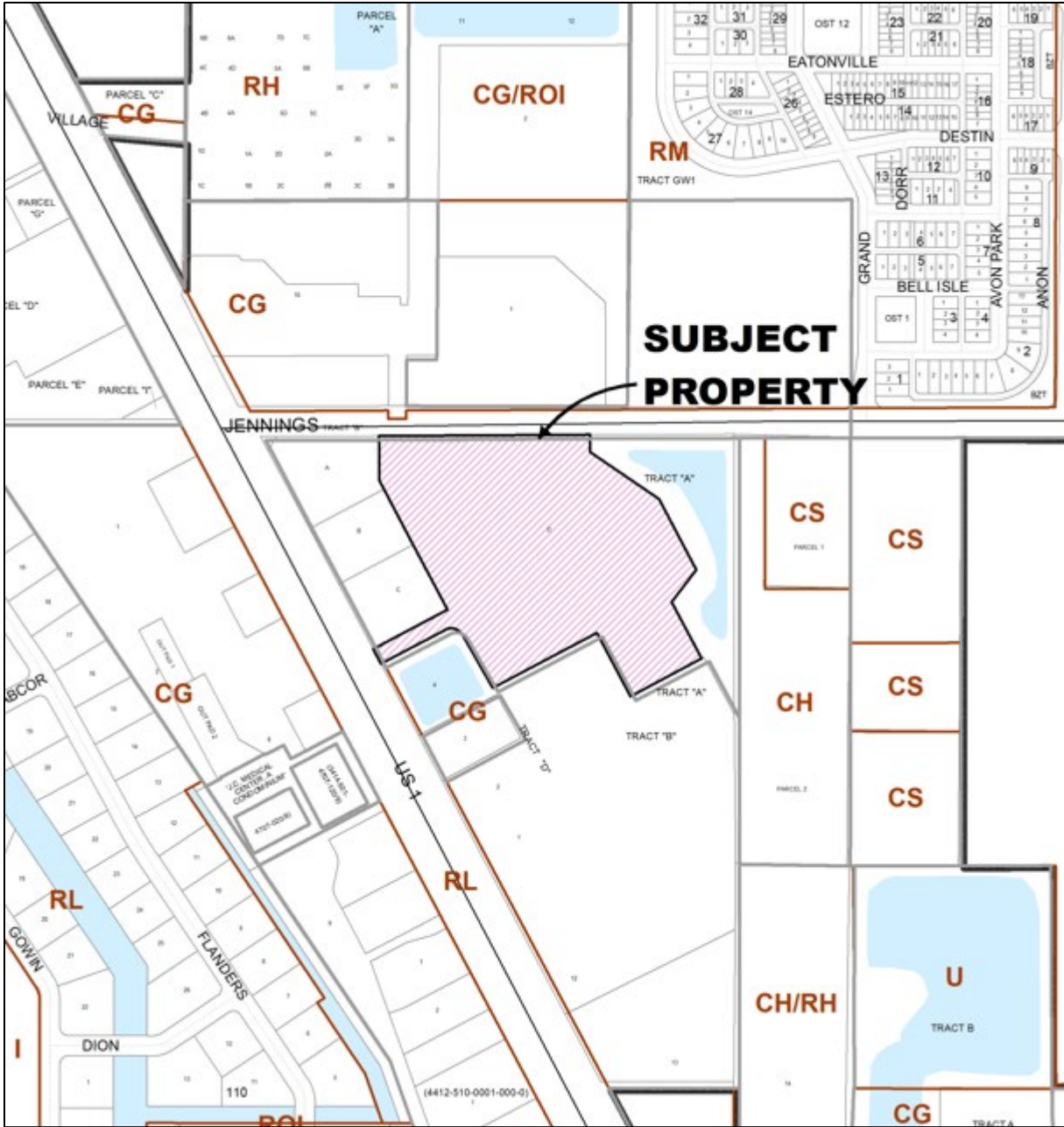
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG	PUD, CG	Assisted Living Facility, Commercial Outparcels
South	CG	CG	Call Center
East	CG	CG	Stormwater Management Tract
West	CG	CG	Commercial Outparcels

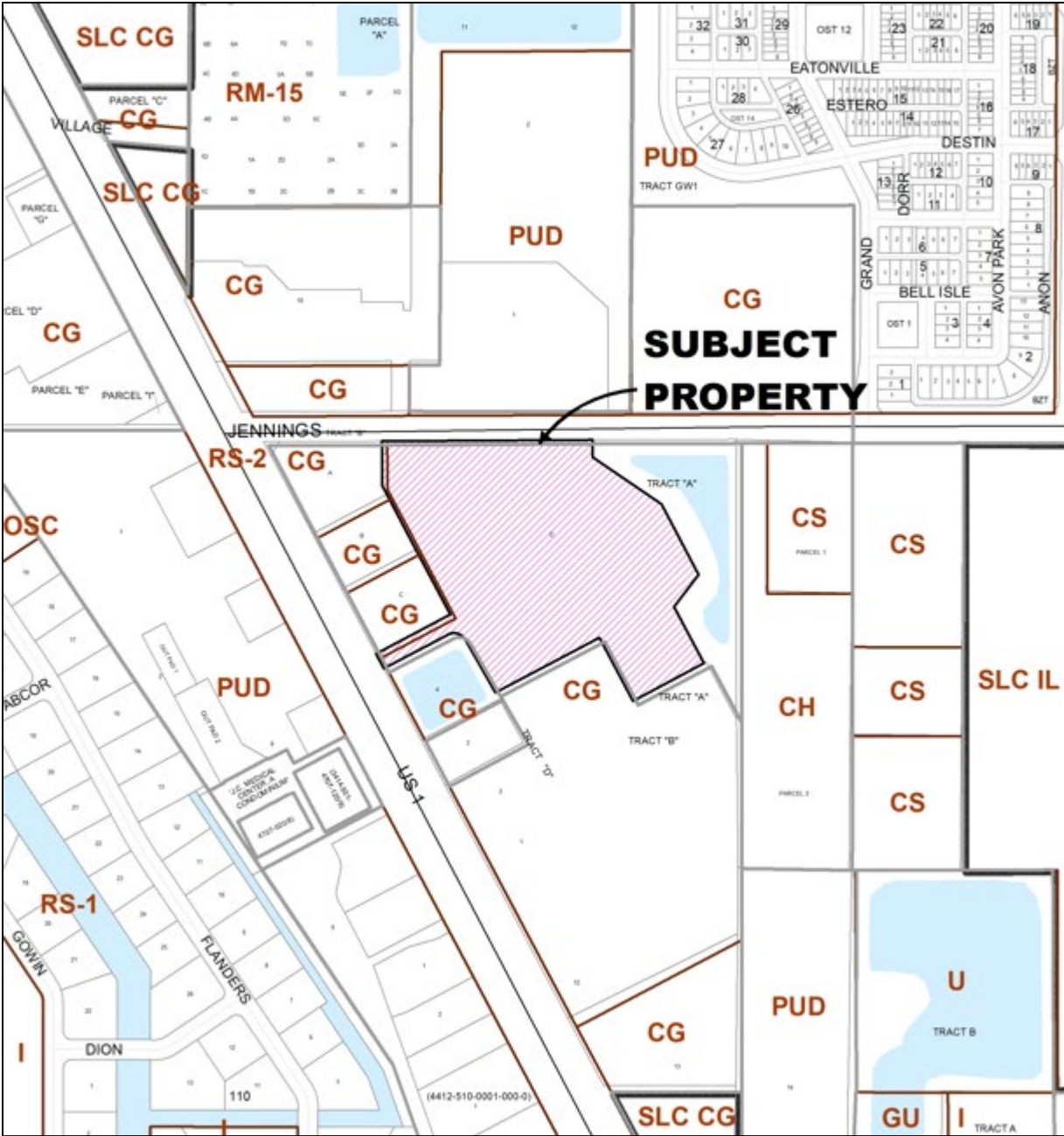
CG - General Commercial, PUD – Planned Unit Development



Location Map



Land Use Map



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. 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.

- Applicant's Response: Ingress and Egress is existing and maintained in good condition.
- Staff findings: The property is located within an existing shopping center, which at the time of site plan approval demonstrated that the site has adequate ingress and egress for vehicles and pedestrian circulation. The Marketplace shopping center is located on South US Highway 1 and has multiple access points, and cross-connections, which allows for adequate internal circulation and traffic flow. An existing entrance and sidewalk access are established to the parking lot from the preschool on the north side of the building. Additionally, located in front of each unit is a designated fire lane.

(B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

- Applicant's Response: Adequate off-street parking is existing and maintained.

Staff findings: Adequate off-street parking and loading areas are provided without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties. Off-street parking is calculated based upon the provisions identified within Section 158.221(C) of the Zoning Code. The site plan for The Marketplace (P05-217) was approved with the parking calculated based on the use of a shopping center, which requires 1 space per 200 square feet of gross floor area. The overall 114,585 square foot shopping center is required to have 766 spaces. When the school facility received special exception use approval, the required parking for the overall shopping center was reduced to 726 spaces. The parking ratio for the recreational facility also requires 1 space per 200 square feet of gross floor area; therefore, there are no changes to the parking requirements. There are 784 spaces provided, exceeding the requirement.

Lastly, the property is required to have four (4) loading spaces and provides four (4) loading spaces. Adequate loading space is provided.

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

- Applicant's Response: Adequate utilities are existing and maintained. New use does not exceed prior use.
- Staff findings: The Port St. Lucie Utility Systems Department (PSLUSD) currently provides utility services to the site. Adequate 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.

- Applicant's Response: Screening and buffering are existing.
- Staff findings: No additional buffering is required. The site's approved landscape plan provides adequate perimeter landscaping.

(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.

- Applicant's Response: Exterior lights are existing to remain. Any future tenant signage will comply with regulations.
- Staff findings: Outdoor lighting complies with the requirements of City Zoning Code Section 158.221. Any outdoor signs shall comply with the Chapter 155 Sign Code. The site is developed with two existing monument signs and site lighting; therefore, the request will not change any existing requirements pertaining to exterior lighting and signage. Any future individual tenant sign shall be permitted through a separate application.

(F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties to eliminate or minimize any undue glare.

- Applicant's Response: Yards and open spaces are existing and not changed in the proposal.
- Staff findings: The site is developed. Yard setbacks and open space were previously addressed with the original site plan. No changes to the existing yards and open space are being requested.

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

- Applicant's Response: The proposed use is permitted by SEU.
- Staff findings: The proposed use is permitted as defined by Section 158.124(C)(1) - General Commercial (CG) zoning district and shall conform to all provisions of the Zoning Code.

(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.

- Applicant's Response: The proposed use is specifically intended to improve the health and welfare of the residents and workers of the city and does not negatively impact the safety or convenience.
- Staff findings: By adhering to City Code and regulations, the establishment and operation of the proposed uses are not anticipated to impair the health, safety, or convenience of residents and workers in 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.

- Applicant's Response: The proposed fitness center will not constitute a nuisance or a hazard.
- Staff findings: The facility is not expected to generate noise that would constitute a nuisance. The subject property is situated within an established commercial retail environment and the day-to-day activities occur indoors.

(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 or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

- Applicant's Response: The proposed fitness center is compatible and utilizes as existing vacant suite appropriate to the use.
- Staff findings: The proposed use is not expected to adversely impact surrounding properties. The facility is in an area designated for commercial development. The site is already developed, and the required landscape buffers have been installed.

(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 the neighborhood.

- Applicant's Response: N/A
- Staff findings: Acknowledged.

(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.

- Applicant's Response: Acknowledged.
- Staff findings: Acknowledged.

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 amend the recommendation and recommend approval to the City Council

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.