



Apollo 22, LLC – Set'em Up Volleyball

Special Exception Use

Project No. P24-098

City Council Meeting
Francis Forman, Planner II

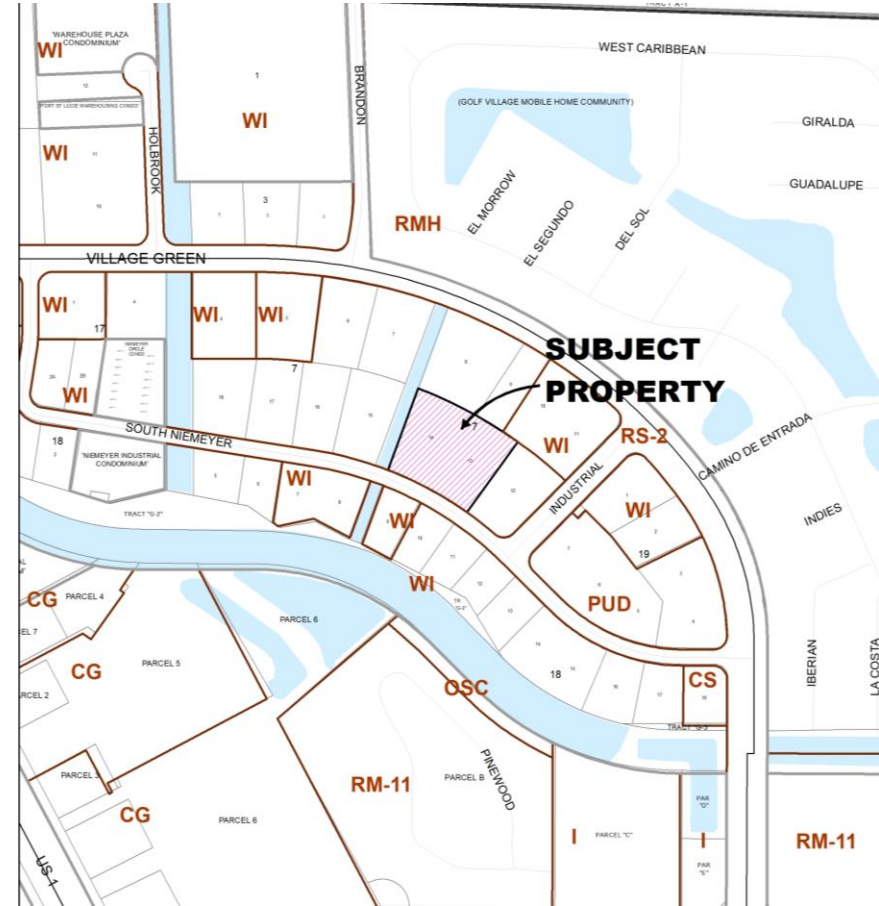
August 26, 2024

Request Summary

- Applicant(s): Patricia Sandoval, Set'em Up! Volleyball
- Owner: Apollo 22, LLC
- Location: Located north of SE South Niemeyer Circle and west of SE Industrial Boulevard.
- Request: Approval of a Special Exception Use (SEU) to allow an enclosed assembly area over 3,000 square feet (8,500 square feet) in the Warehouse Industrial (WI) zoning district per Section 158.135(C)(5) of the Code of Ordinances.

Surrounding Areas

Direction	Future Land Use	Zoning	Existing Use
North	LI/CS	WI	Warehousing
South	LI/CS	WI	Warehousing
East	LI/CS	WI	Warehousing
West	LI/CS	WI	Warehousing



Evaluation of SEU CRITERIA (Section 158.260)	FINDINGS
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	Adequate ingress and egress is provided for vehicles and pedestrians by the two code compliant driveways and sidewalks. Traffic control devices allow for adequate internal circulation and traffic flow.
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	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 158.220(C) of the Zoning Code. The overall 20,000 square foot warehouse facility is required to have 40 spaces and 44 spaces are provided. The proposed recreational use will occupy 8,500 square feet of the existing building requiring a total of 43 spaces of the site's current 44 spaces. The remaining 13,500 square feet of the building is intended to be vacant unless a site plan amendment for the site is processed to add parking and landscaping.
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	Port St. Lucie Utilities Systems provides utility services to the site.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	Adequate buffering is being provided surrounding the site. The site is required to have a minimum of a 10' landscape buffer strip surrounding the site.
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	Outdoor lighting shall comply with the requirements of City Zoning Code Section 158.221. Outdoor signage shall comply with Chapter 155's sign code.
COMPATIBILITY WITH SURROUNDING USES	The site is in an area designated for warehousing and is consistent with the

Recommendation:

- The Planning & Zoning Board recommended approval of the Special Exception Use on August 6, 2024.