



**CSC Properties – Lot 3 Prima Vista  
Special Exception Use  
P22-036**



**Project Location Map**

---

**SUMMARY**

Applicant's Request:	The request is for approval of a Special Exception Use (SEU) to allow a 3-bay quick service oil change use (oil lubrication) in the Planned Unit Development (PUD) zoning district.
Applicant:	The Avid Group
Agent:	Evan Futch
Property Owner:	CSC Properties LLC
Location:	North of Prima Vista Boulevard, east of Friar Street (Lot 3 of the Prima Vista Commercial Center)
Address:	Not addressed
Project Planner:	Stephen Mayer, Planner III

**Project Description**

The applicant is requesting a special exception use to allow 3-bay quick service oil change use (oil lubrication) in the Planned Unit Development (PUD) zoning district. Pursuant to the conditions of the Prima Vista Commercial Center PUD (rezoned by P04-093 and as amended by P12-046), automotive oil lubrication business requires a special exception and specific approval by the City Council to be approved. The 0.92-acre property is located north of Prima Vista Boulevard, east of Friar Street (lot 3 of the Prima Vista Commercial Center). The property does not have an address and is associated with Parcel ID 3429-603-0002-000-1.

The purpose of this request is to allow a proposed standalone 1,730 square foot oil lubrication building within the Prima Vista Commercial Center PUD. The PUD Ordinance (rezoned via Ordinance 04-101, as amended by Ord 12-31) lists oil lubrication as special exception uses that may be permitted only following the review and specific approval thereof by the City Council. The property is located on lot 3 of the Prima Vista Commercial Center and adjacent and to the east of O'Reilly Auto Parts (Lot2). The commercial center is comprised of two existing buildings. The site consists of a stormwater treatment pond, a 1,730 square foot oil change building with three bays, a dumpster enclosure, 10 parking spaces and vehicular circulation areas. The proposed site plan conveys though access easements for ingress and egress through Lot 2.

The applicant indicates that the special exception use is adequately buffered by locating the building closer to the west side of the property and as close to the front as possible. The east setback of the building with a green/open distance is 37 feet to the vehicular circulation area, with a 10' landscape buffer and six-foot fence, as required by code. The green/open distance from the north side of the property to the stormwater pre-treatment pond is approximately 40 feet, also with a 10' landscape buffer and a six-foot high architectural masonry wall as required by code.

The applicant has provided a stacking analysis, which demonstrates the stacking for each bay is a single car each bay, for a total of three cars. Based on ITE code 941 – Quick Lubrication Vehicle Shops, the stacking area for 3 cars meets the demand at peak hour. Public Works has reviewed stacking analysis and has determined that the drive thru circulation meets and exceeds the stacking requirements of the code.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of the conceptual site plan on February 23, 2022.

**Public Notice Requirements**

Notice of this request for a Special Exception Use was mailed on April 21, 2022, to owners of property within a 750-foot radius of the subject property.

**Location and Site Information**

Parcel Number:	3429-603-0002-000-1
Property Size:	0.92 Acres
Legal Description:	Lot 3, Plat of Prima Vista Commercial Center Plat No. 2, Section 27, Block 115
Future Land Use:	CG (General Commercial)
Existing Zoning:	PUD
Existing Use:	Vacant

**Surrounding Uses**

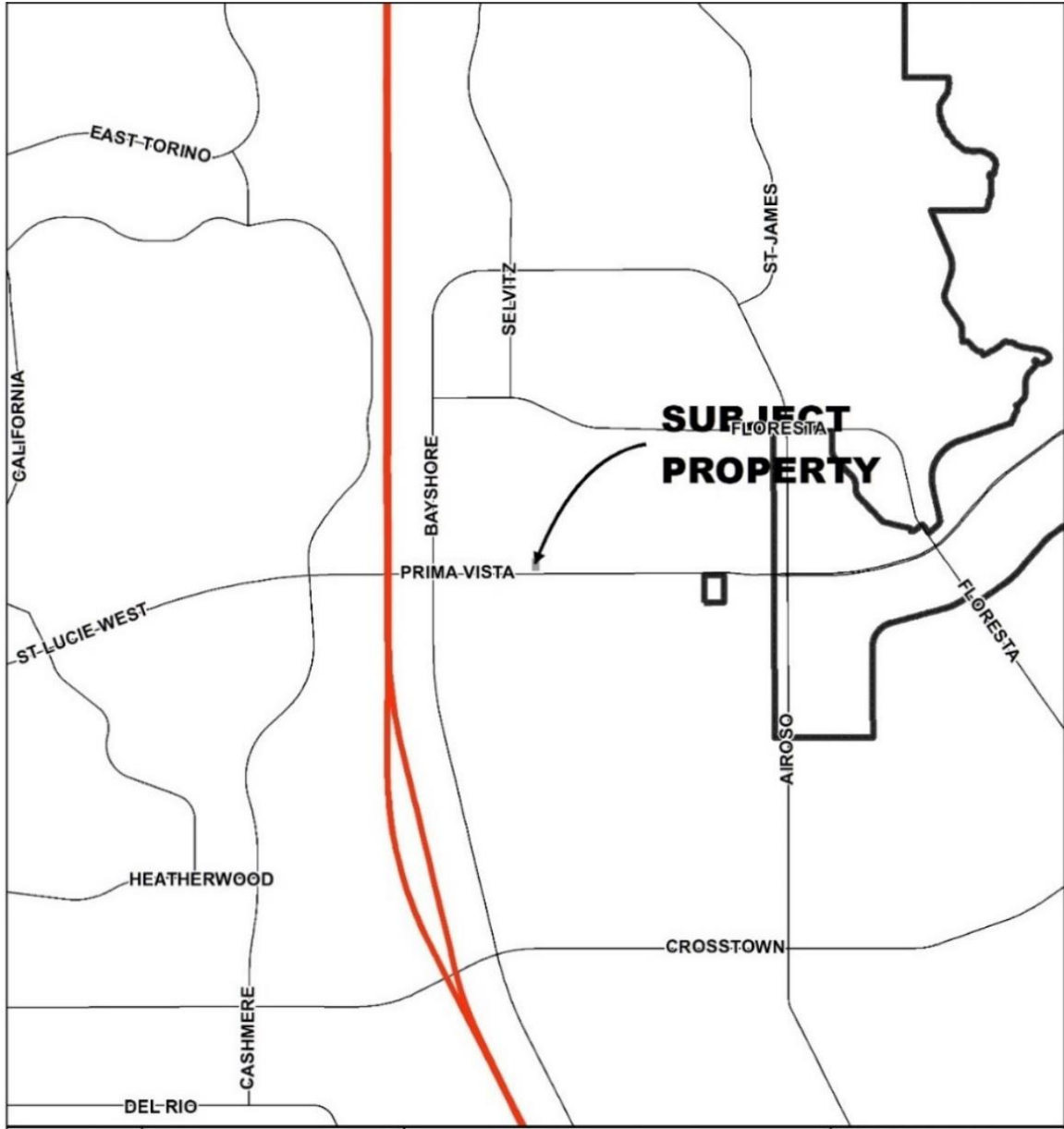
Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single family Residences
South	ROI	RS-2	Vacant (within conversion zone)
East	ROI	RS-2	Vacant (within conversion zone)
West	CG	PUD	Auto Parts store

Future Land Use

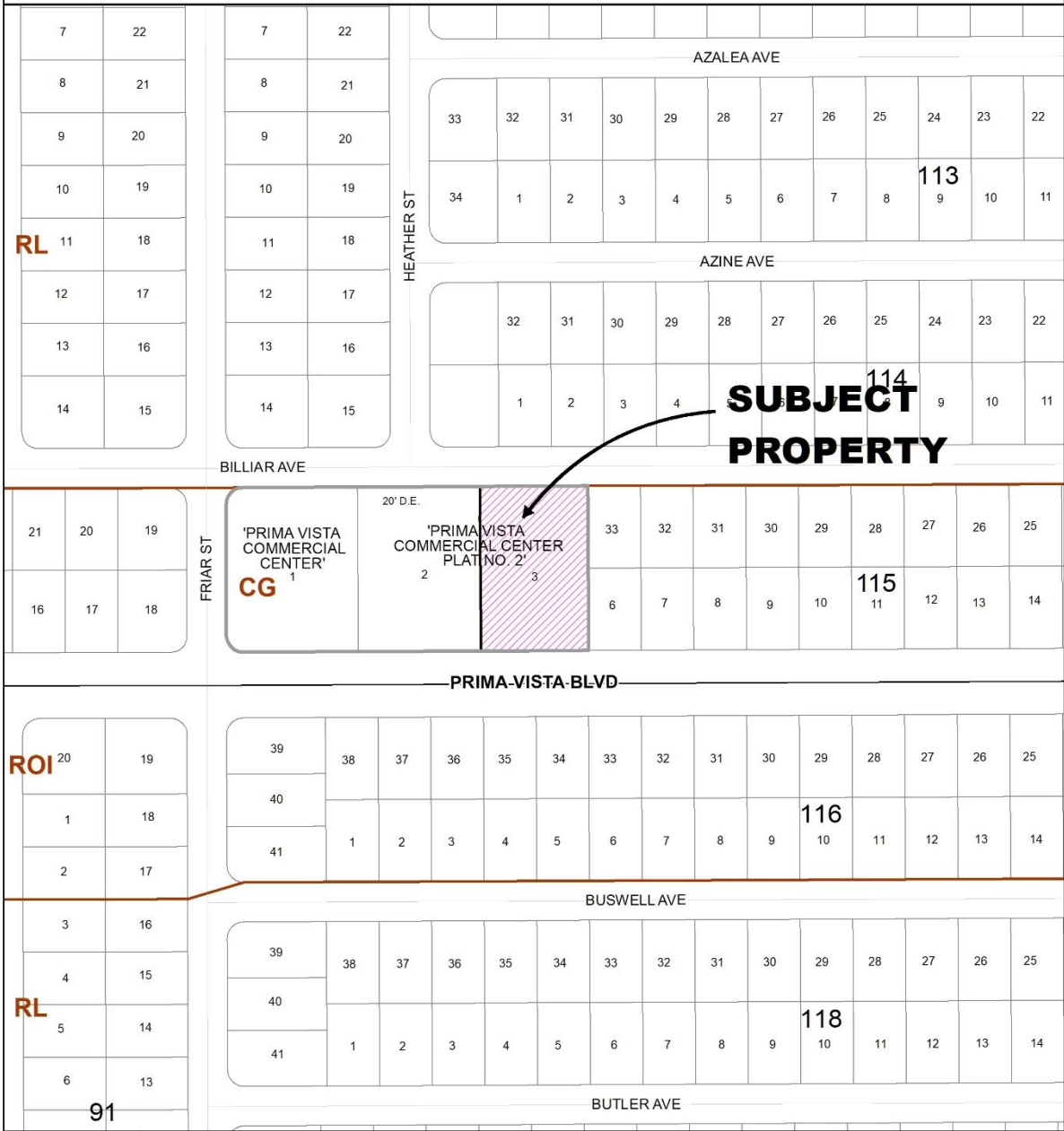
RL = Residential Low, ROI = Residential, Office and Institutional, CG = Commercial General

Zoning District

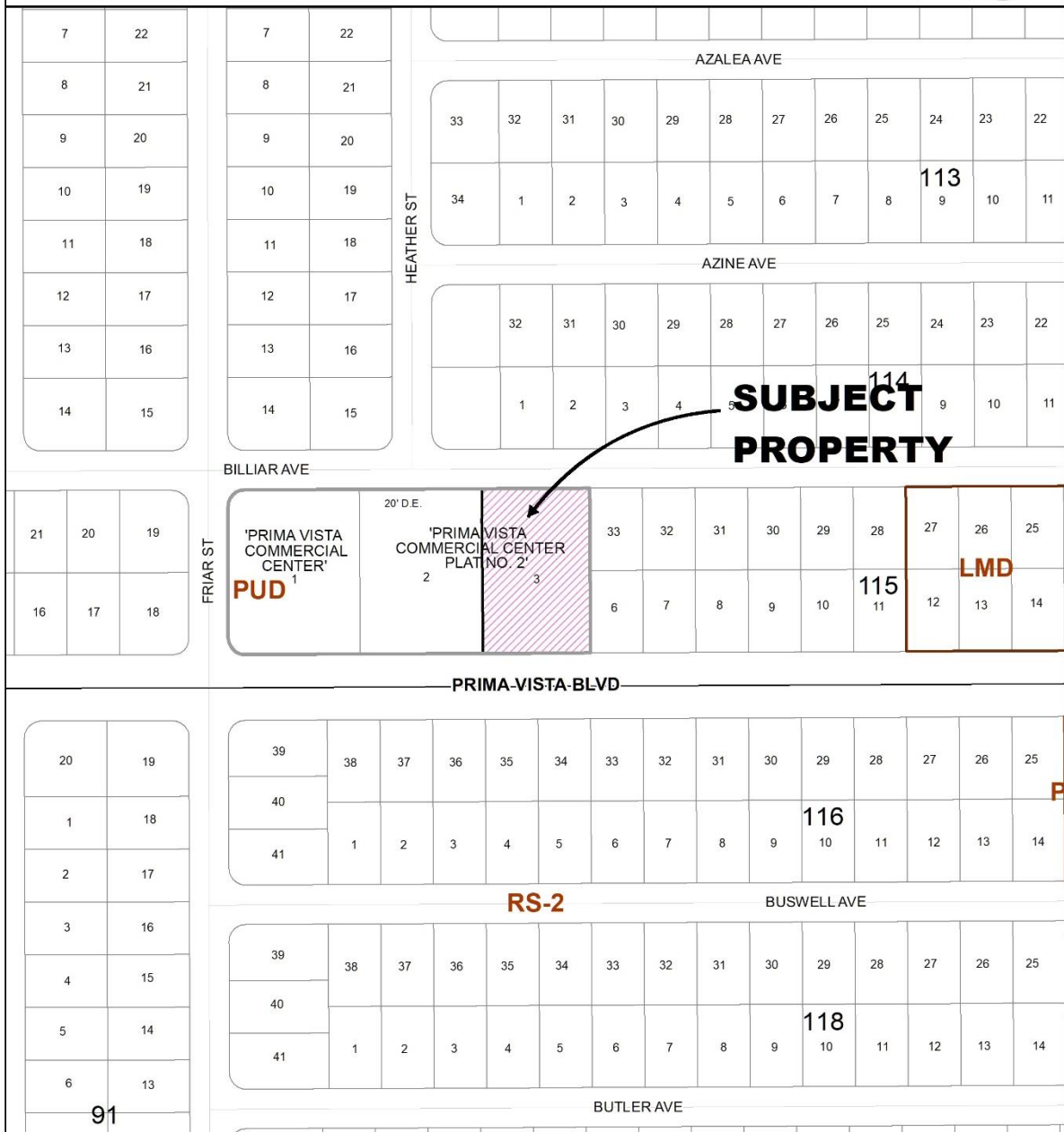
PUD = Planned Unit Development, RS-2 - Residential-Single-Family-2



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 another emergency.

- **Staff findings:** The site has adequate ingress and egress for vehicles and pedestrian circulation. The property is located on Prima Vista Boulevard and has two internal access points into Lot 2, which allows for adequate internal circulation and traffic flow.

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

- **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. The proposed special exception conceptual site plan includes 10 spaces, which 1 space more than the 9 required. Parking was calculated based on the vehicle service and repair use, which requires 3 spaces per vehicle bay, or 9 spaces. A loading zone is not required as the service and repair facility is not over 5,000 square feet.

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

- **Staff findings:** Adequate utilities are available to service the proposed development. The Port St. Lucie Utility Systems Department (PSLUSD) has capacity to provide utility services to the site.

(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:** No additional buffering is required. The site includes existing perimeter landscaping and a six-foot in height masonry wall and fence, which provide adequate screening and buffering. The applicant notes that additional open space is proposed along the east and north sides, above the required setback distance. The site includes existing perimeter landscaping and a six-foot high architectural masonry wall along the rear (north) and a 6-foot fence along the side (east) which provides adequate screening and buffering from existing residential properties to the north and east. Although a wall is required along the rear, a fence is allowed in lieu of a wall adjacent to conversion areas (on the east side).

(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 Chapter 155 Sign Code. The 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.

- Staff findings: Yard setbacks and open space were previously addressed in the special exception site plan. No variances or exceptions to 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.

- Staff findings: The proposed Special Exception Use is permitted as defined by Section 158.124(C)(6) - CG (General Commercial) Zoning District and shall conform to all provisions of the City's 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.

- Staff findings: By adhering to City Codes and Regulations, the establishment and operation of the proposed use is 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.

- Staff findings: The service and repair establishment is not expected to generate noise that would constitute a nuisance. Parking is located in the front of the building and away from the residential uses. Limited stacking areas will be 40 to 60 feet away from the property line to the north and east and further protected by a fence and landscape buffer. The building is over 80' from the nearest property line, and it not anticipated to cause odor or noise impacts. The hours of operation is limited to 7am-11pm and the peak hours are generally 8am to 7pm.

(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.

- Staff findings: The proposed use is not expected to adversely impact surrounding properties. The proposed oil lubrication is in an area designated for commercial development and is consistent with the existing uses in the PUD, including an auto parts store. The site is already a part of an approved PUD and will be buffered from the nearby residential uses by landscaping and an opaque screen wall and fence.

(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.

- 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.

- Staff findings: Acknowledged.

## **STAFF RECOMMENDATION**

The Planning and Zoning Department staff finds the request to be consistent with special exception criteria as stipulated in Section 158.260 of the Zoning Code and recommends approval.

## **PLANNING AND ZONING BOARD ACTION OPTIONS**

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.