

CSC Properties – Lot 3 Prima Vista

Special Exception Use Application

Project No. P22-036



Request Summary

- Applicant: The Avid Group
- Agent: Evan Futch
- Owner: CSC Properties, LLC
- Request: A Special Exception Use (SEU) request to allow an automobile Lubrication store in the Planned Unit Development (PUD) zoning district. Specific to the Prima Vista Commercial Center (P12-046)
- Ordinance 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.

Aerial

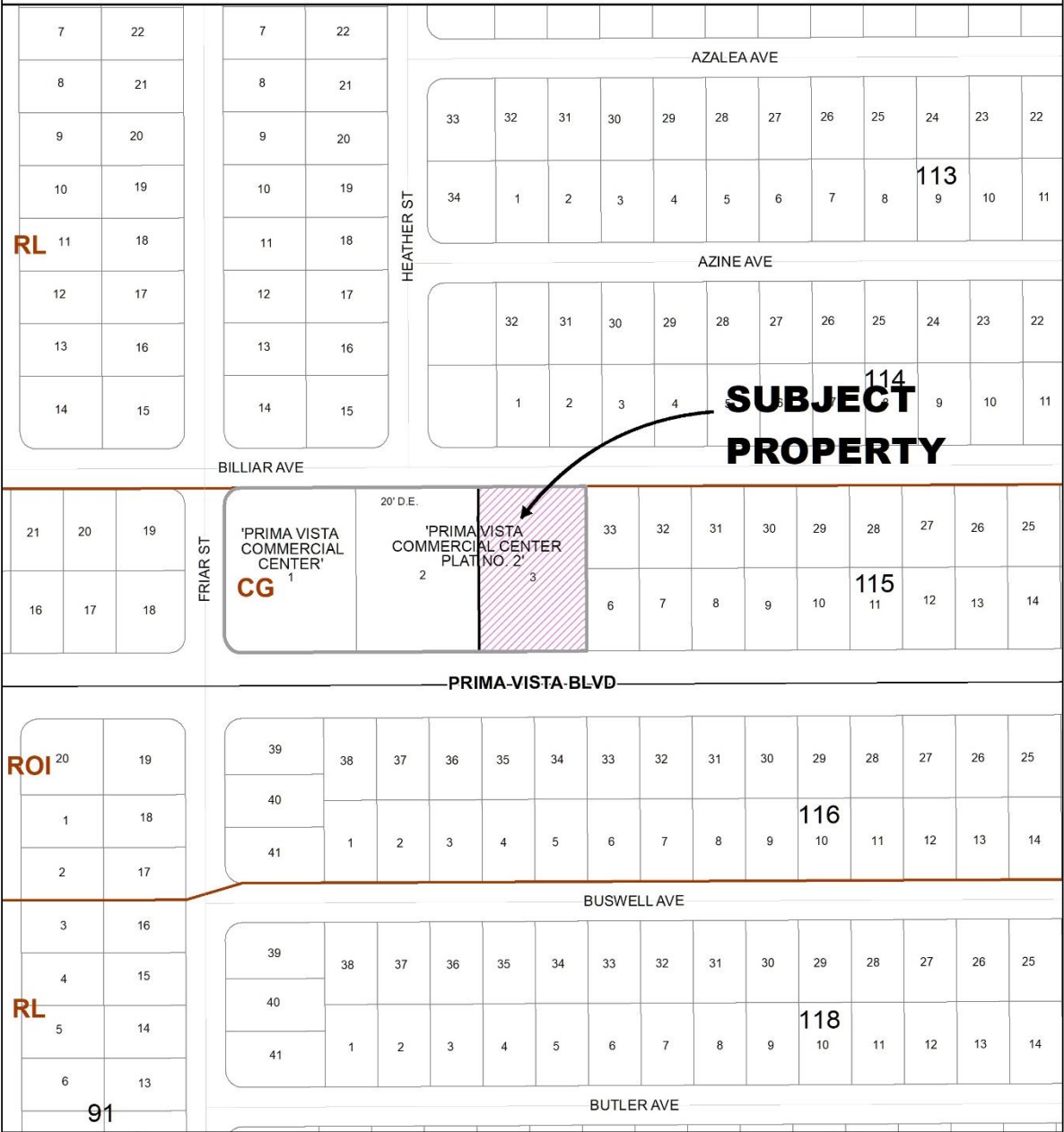
Surrounding uses

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



Land Use

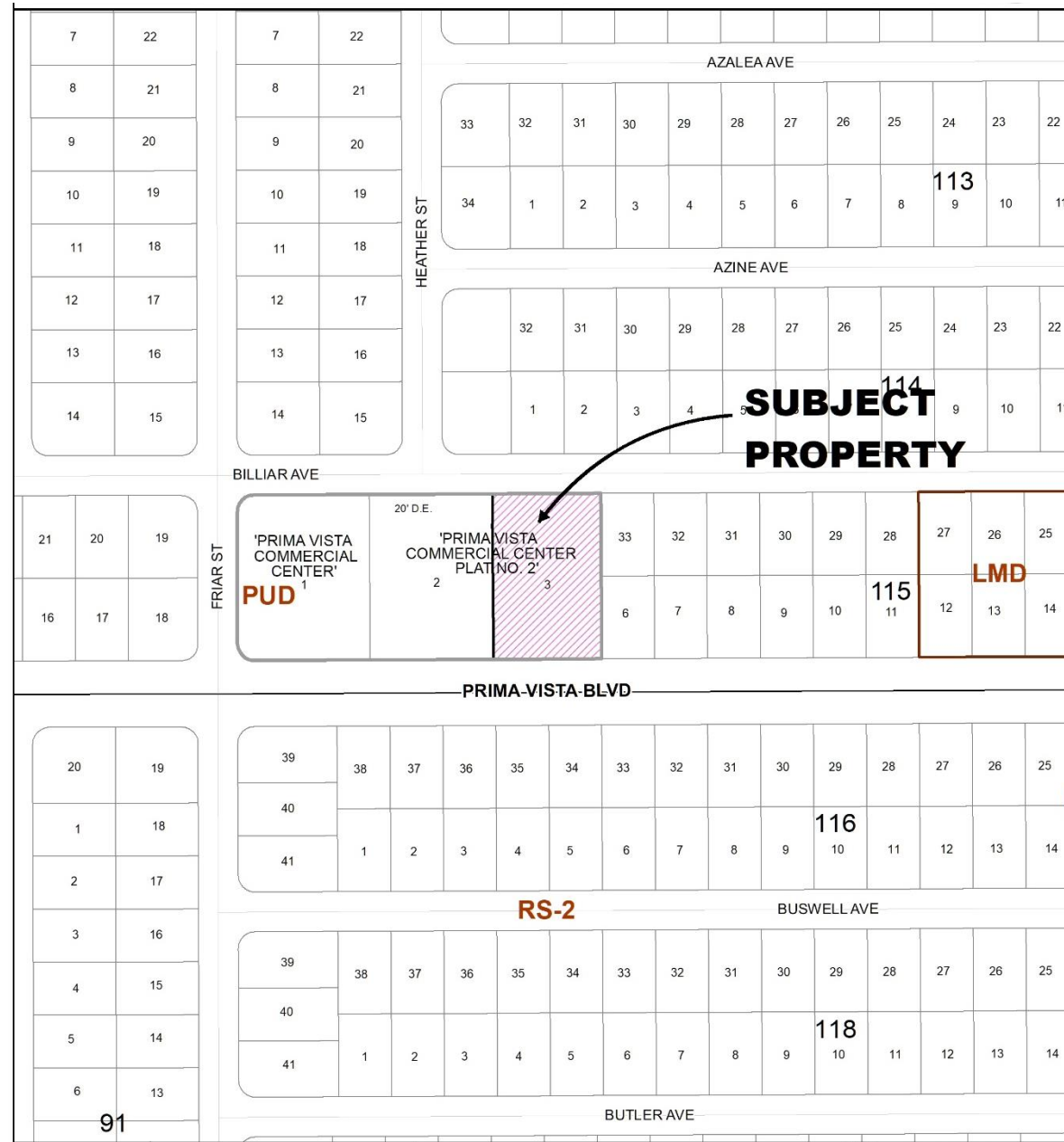
CG (General Commercial)



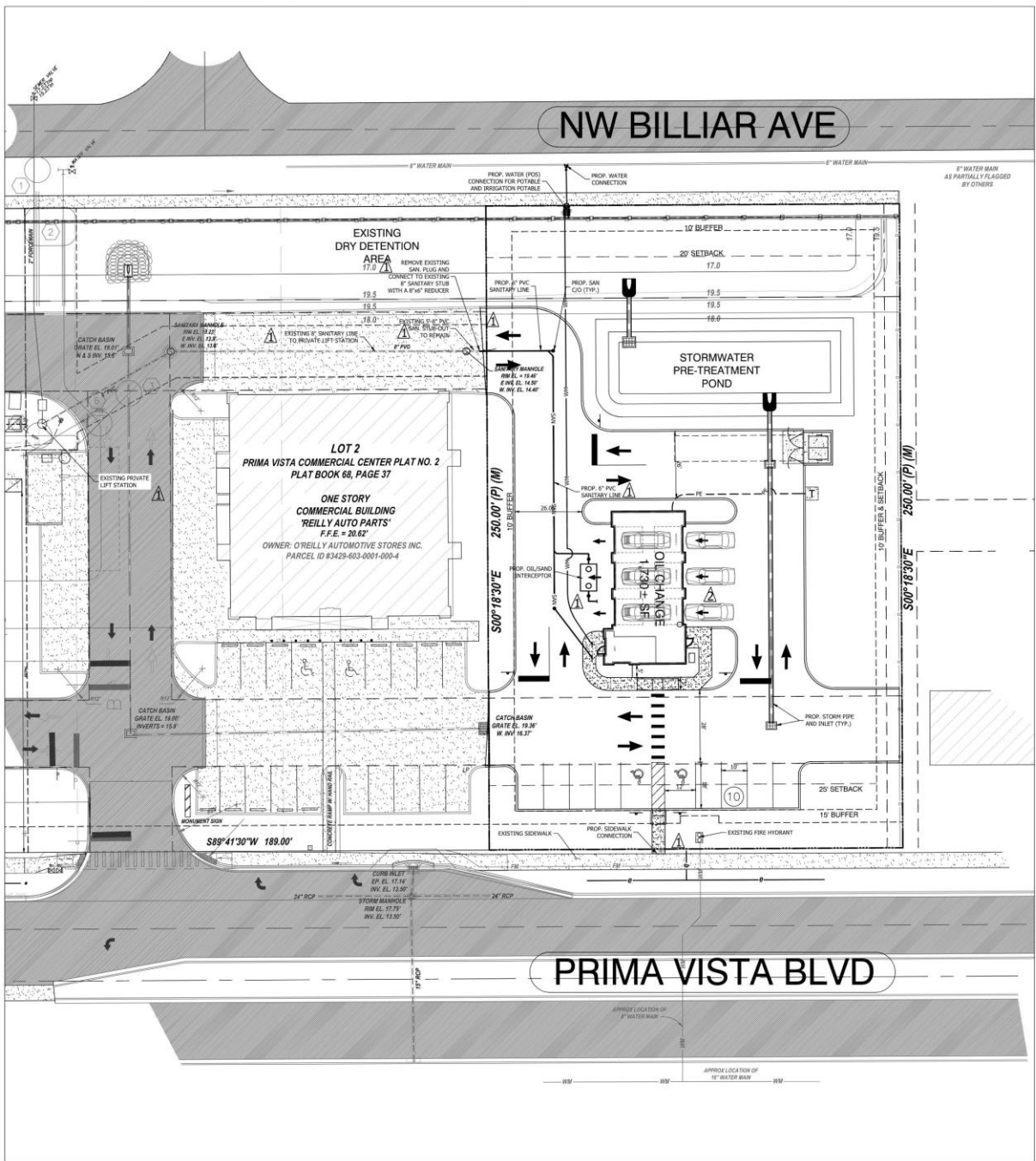
Zoning

Planned Unit Development (PUD)

Prima Vista Commercial Center



Site Plan



SITE DATA

LEGAL DESCRIPTION

LOT 3, PLAT OF PRIMA VISTA COMMERCIAL CENTER PLAT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE(S) 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

ADDRESS:	NONE
EXISTING USE:	VACANT
PROPOSED USE:	QUICK SERVICE OIL CHANGE
LOT AREA:	
EXISTING	0.92± ACRES
PROPOSED	0.92± ACRES
FLOOR AREA RATIO (PROPOSED):	
BUILDING AREA	1,730 SF
% FAR (TOTAL)	0.04%
PARKING (PROPOSED):	
GENERAL PARKING SPACES	8
ACCESSIBLE SPACES	2
TOTAL VEHICLE SPACES	10
RATIO (SPACES/GFA)	3 / PER BAY
SETBACKS (PROPOSED):	
NORTH	20 FEET MIN
SOUTH	15 FEET MIN (PRIMA VISTA BLVD)
EAST	10 FEET MIN
WEST	0 FEET MIN
BUFFERS (PROPOSED):	
NORTH	10' BUFFER
SOUTH	15' BUFFER (PRIMA VISTA BLVD)
EAST	10' BUFFER
WEST	10' BUFFER

NOTE: BUILDING SQUARE FOOTAGE AND OTHER DIMENSIONS SHOWN IS APPROXIMATE AND IS SUBJECT TO ENGINEERING AND PERMIT REVIEW.

DISCLAIMER:

1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF LAND DEVELOPMENT REQUIREMENTS AND ISSUES.
2. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCEDURE OF APPROPRIATE JURISDICTIONAL APPROVALS.
3. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.

EX. LIFT STATION PUMP SPECIFICATIONS:

(2) MYERS WG20 GRINDER PUMP W/ SST LIFTING BALL

HORSEPOWER:	2 HP
VOLTAGE:	230 V
PHASE:	3
FREQUENCY:	60 HZ
SPEED:	3450 RPM
IMPELLER DIAMETER:	5.5"
MAX. DAILY FLOW:	32 GPM @ 75' TDH

THE ABOVE LIFT STATION WAS DESIGNED TO PROVIDE SUFFICIENT CAPACITY FOR LOT 1, LOT 2 WHERE LOT 2 WAS PROPOSED TO PROVIDE 12,000 SQ. FT. WITH 120 UNITS. APPARENTLY, LOT 2 BUILDING IS AN AUTO PARTS STORE WHICH HAS AN ERC# NUMBER OF 0.94 LESSER THAN THE CALCULATED VALUE, 8.47 ERC'S. THE PROPOSED LOT 3 (WAS PART OF THE ORIGINAL LOT 2) WILL HAVE SIMILAR ERC# NUMBER, 0.94.

PUMP INFORMATION PER RECORD DRAWING PRIMA VISTA COMMERCIAL CENTER LOT 1. THREE PHASE DUPLEX COMMERCIAL GRINDER SYSTEM.

Existing Lift Station Pump Capacity

Fixture	No. of Fixtures	Units/Fixture	Total Fixture Units
Toilets	1	1	1
Sinks	1	1	1
Janitorial Sink	1	1	1
Mob Sink	1	1	1
Drinking Fountain	1	0.5	0.5
TOTAL			4.5

Wastewater ERL:	300	GPD	
Water ERC:	350	GPD	
Formula:	25	factor	
Water:	300	factor	
Wastewater:	(4.5x25/300)x300gpd =	113	
Water:	(4.5x25/300)x350gpd =	133	

Existing usage by Family Dollar and O'Reilly's Auto Parts with proposed oil change facility:

	Family Dollar	O'Reilly's Auto Parts	Oil Change
48,000 Gallons Per Billing Cycle / 27 Days =	1,778	1.2	2.5
3,000 Gallons per billing cycle / 29 Days =	104	0.1	0.1
Commutative Total Required:	1,995	1.4	2.8
			5.5

*The master plan anticipated 8.47 ERC's, based on current calculations only 6.65 ERC's are being proposed with existing uses. The proposed capacity is 1.02 ERC's less than previously planned for.

CITY OF PORT ST. LUCIE
PROJECT NO. (P22-036)
PLUSD PROJECT NUMBER
(11-886-03)

RETAIL DEVELOPMENT PROPERTIES



LOT 3 @ PRIMA VISTA

COMMERCIAL CENTER

Port St. Lucie, FL

3281-018

DATE

BY

DESCRIPTION

1. 11/15/2022 CHANGE PER CITY COMMENTS

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Elevations

EXTERIOR MATERIALS SCHEDULE AND IMAGES



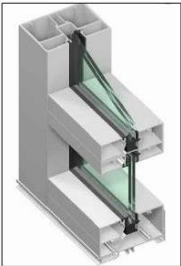
BLUE COLOR



CORRUGATED METAL ROOFING



LIGHT GRAY COLOR



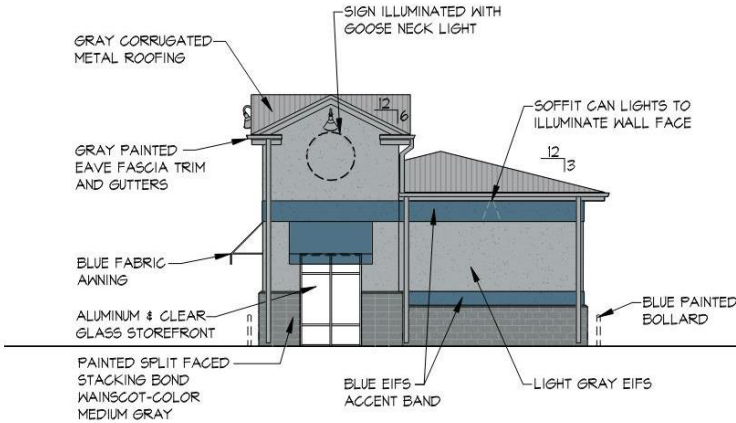
CLEAR ANODIZED ALUMINUM



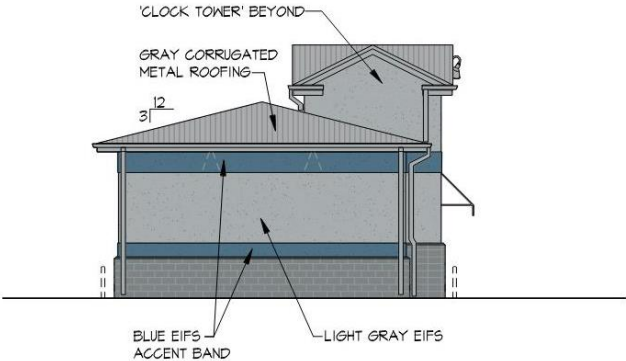
MEDIUM GRAY COLOR



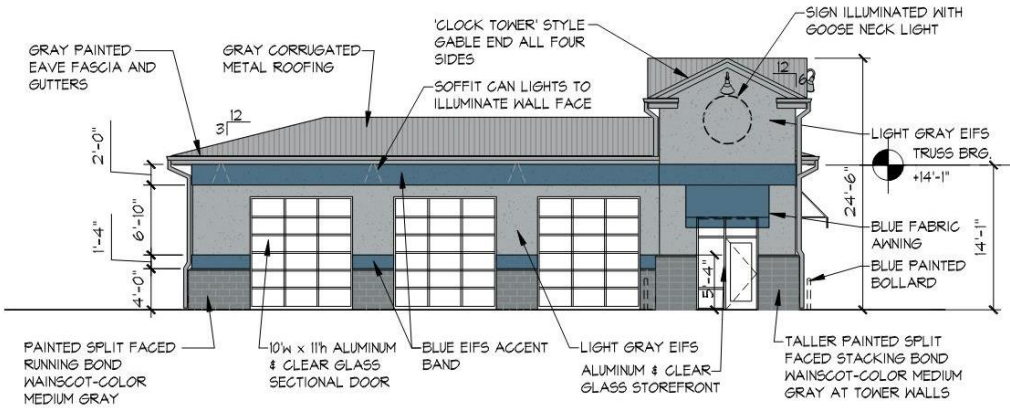
SECTIONAL DOOR



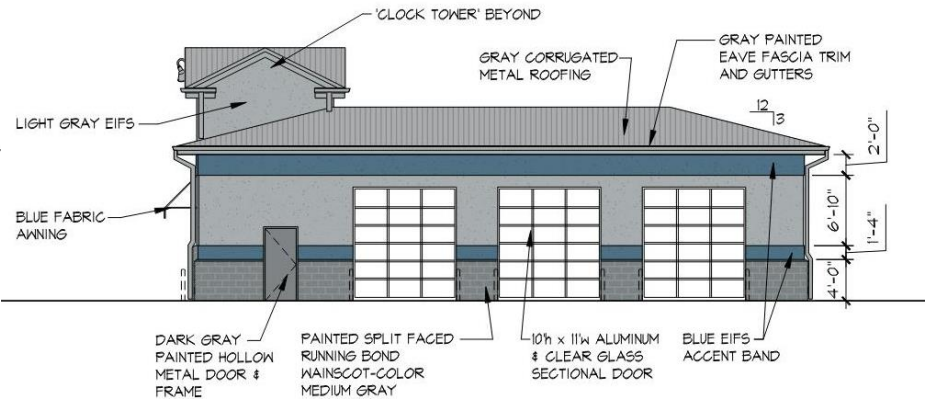
2 RIGHT SIDE ELEVATION
SCALE: 3/32" = 1'-0"



2 LEFT SIDE ELEVATION
SCALE: 3/32" = 1'-0"



1 FRONT ELEVATION
SCALE: 3/32" = 1'-0"



1 REAR ELEVATION
SCALE: 3/32" = 1'-0"

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Traffic Impact Statement

- The Traffic Impact Analysis received in March 2022 was reviewed by City Staff and found to be in compliance with Public Works Policy #19-01
- Per ITE Trip Generation Manual, 11th Edition, this proposed use will result in a total of 18 AM Peak Hour trips.
- The Queuing Analysis showed a need for 1.4 car spaces per service bay, however their concept plan shows space for at least 3 per service bay without hindering the traffic circulation of the site.

<u>Evaluation of SEU CRITERIA</u> <u>(Section 158.260)</u>	<u>FINDINGS</u>
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	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.
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 158.221. The proposed special exception 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.
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	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.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	No additional buffering is required. The site’s approved landscape plan includes perimeter landscaping and a six-foot in height masonry wall and fence, which provides adequate screening and buffering.

<u>Evaluation of SEU CRITERIA</u> <u>(Section 158.260)</u>	<u>FINDINGS</u>
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	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.
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J))	<p>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.</p> <p>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.</p>

Recommendation

- On June 7, 2022, the Planning and Zoning Board recommended approval of the SEU request.

