

FOR SPECIAL EXCEPTION USE APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984
(772)871-5213

FOR OFFICE USE ONLY

Planning Dept. _____
Fee (Nonrefundable)\$ _____
Receipt # _____

Refer to "Fee Schedule" for application fee. Make check payable to the "City of Port St. Lucie". Fee is nonrefundable unless application is withdrawn prior to being scheduled for the Site Plan Review Committee meeting or advertising for the Planning and Zoning Board meeting. **Attach two copies of proof of ownership (e.g., warranty deed, affidavit), lease agreement (where applicable), approved Concept Plan or Approved Site Plan, and a statement addressing each of the attached criteria.**

PRIMARY CONTACT EMAIL ADDRESS: nicolas@clubpure.org

PROPERTY OWNER:

Name: RMS Properties Inc.
Address: 1111 N Plaza DR Ste 200, Schaumburg, IL 60173
Telephone No.: (847) 891-1800 Email danielthoffet@gmail.com

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: Nicolas Khoury
Address: 3891 Edwards Road, Fort Pierce Fl. 34981
Telephone No.: 772-626-7480 Email nicolas@clubpure.org

SUBJECT PROPERTY:

Legal Description: THE MARKETPLACE LOT D-LESS FIRSTREPLAT IN THE MARKETPLACE(PB 37-9)- (11.92 AC)
Parcel I.D Number: 4412-504-0005-000-9
Address: 10330 S US HIGHWAY 1, Port Saint Lucie, FL. 34952 Bays: G101-G104
Development Name: The Marketplace Port Saint Lucie (Attach Sketch and/or Survey)
Gross Leasable Area (sq. ft.): 6,066 Assembly Area (sq. ft.): 4000 sf
Current Zoning Classification: Commercial General SEU Requested: YES

Please state, as detailed as possible, reasons for requesting proposed SEU (continue on separate sheet, if necessary):

Club Pure currently rents 15,525 SF for its youth development programs in The Marketplace PSL (Units E101-F101)

We're expanding our space into units G101 - G104, the bays directly next to us. We are looking to create several 500 SF classrooms in the 6,022 SF additional space for school-aged children.

Signature of Applicant Nicolas Khoury Hand Print Name Nicolas Khoury Date 06/13/22

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted. 02/26/20

SPECIAL EXCEPTION USES

The Planning and Zoning Board, and Zoning Administrator, may authorize the special exception use from the provisions of § 158.260. In order to authorize any special exception use from the terms of this chapter, the Planning and Zoning Board, or Zoning Administrator, will consider the special exception criteria in § 158.260 and consider your responses to the following when making a determination.

(A) Please explain how adequate ingress and egress will 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.

The property at the Marketplace Port Saint Lucie is set back off the road on the corner of US 1 and Jennings Rd. There is adequate parking for drop off and pick up from 8am-9am and to pick up from 3pm - 3:30pm. There are designated fire lanes in front of all the units.

(B) Please explain how adequate off-street parking and loading areas will be provided, without creating undue noise, glare, odor or other detrimental effects upon adjoining properties.

For renovation purposes there is rear access to the units. A roll off dumpster will be used to discard of construction waste. The center doesn't have any tenant to either side of our leased space. There is ample parking in the rear of the building for the work crew to park. Interior renovations will not have any detrimental effects upon adjoining properties.

(C) Please explain how adequate and properly located utilities will be available or will be reasonably provided to serve the proposed development.

The center is completed and already has utilities provided for the units.

(D) Please explain how additional buffering and screening, beyond that which is required by the code, will be required in order to protect and provide compatibility with adjoining properties.

No additional buffering is required for interior renovations.

(E) Please explain how 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.

Club Pure has a sign at it's main entrance and will not need additional signage.

(F) Please explain how yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

Not applicable

(G) Please explain how the use, as proposed, will be in conformance with all stated provisions and requirements of the City's Land Development Regulation.

Not applicable

(H) Please explain how 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.

Not applicable

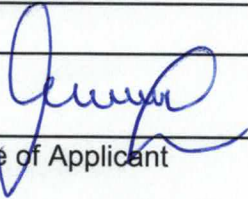
(I) Please explain how the proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

The proposed usage of the facility will be classrooms for students during the day. 40% of students travel by bus which reduces the amount of traffic for drop off and pick up. There is ample parking to accommodate parents and staff.

Outdoor playground space is provided at the back of the building. There are no neighbors impacted by the outdoor play.

(J) Please explain how 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.

For the safety of our students we will be replacing the chain link fence with 6ft high vinyl privacy fence. This will also serve as an additional sound barrier.



Signature of Applicant

NICOLAS KHOURY
Hand Print Name

06/13/22
Date

PLEASE NOTE:

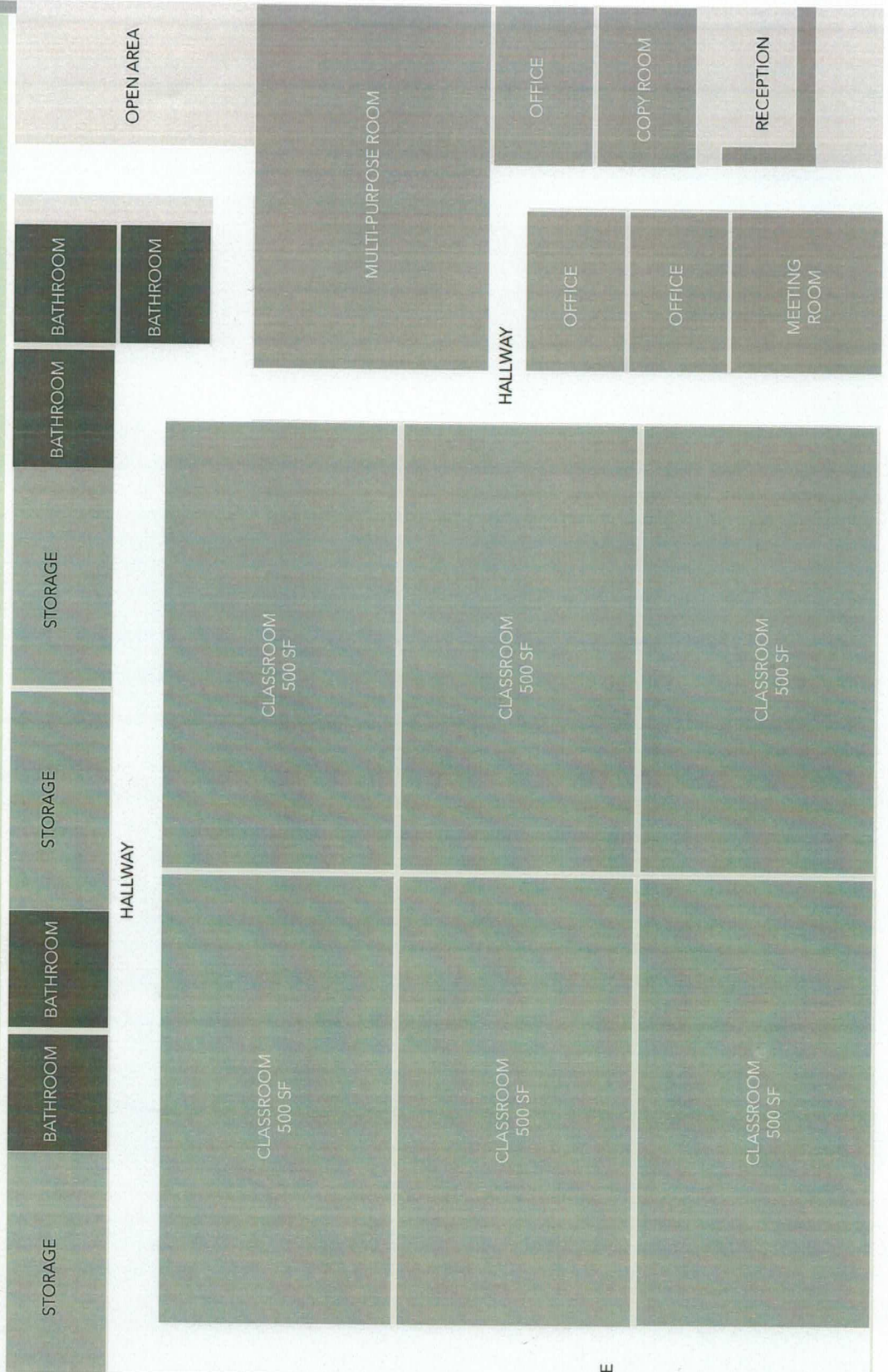
(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.

(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.

CLUB PURE EXPANSION PLAN

PROPOSED LAYOUT OF 6,000 SF.

OUTDOOR PLAY GROUND AREA
WITH VINYL PRIVACY FENCE



OPEN AREA

BATHROOM

BATHROOM

BATHROOM

STORAGE

STORAGE

BATHROOM

BATHROOM

STORAGE

HALLWAY

CLASSROOM
500 SF

CLASSROOM
500 SF

CLASSROOM
500 SF

CLASSROOM
500 SF

CLASSROOM
500 SF

CLASSROOM
500 SF

MULTI-PURPOSE ROOM

HALLWAY

OFFICE

OFFICE

MEETING
ROOM

OFFICE

COPY ROOM

RECEPTION

EXISTING
10,000 SF.
LEASED BY
CLUB PURE

< MAIN ENTRANCE

Academy K-8

K Nails

C Insurance
Agency, Inc

Extended Playground

Additional Space

10302

306



Property Identification

Site Address: 10330 S US HIGHWAY 1
 Sec/Town/Range: 12/37S/40E
 Parcel ID: 4412-504-0005-000-9
 Jurisdiction: Port Saint Lucie

Use Type: 1600
 Account #: 139851
 Map ID: 44/12N
 Zoning: General Co

Ownership

DTS Properties LLC
 1111 N Plaza DR Ste 200
 Schaumburg, IL 60173

Legal Description

THE MARKETPLACE LOT D-LESS FIRSTREPLAT IN THE MARKETPLACE(PB 37-9)- (11.92 AC)

Current Values

Just/Market Value: \$5,185,400
 Assessed Value: \$5,185,400
 Exemptions: \$0
 Taxable Value: \$5,185,400



Total Areas

Finished/Under Air (SF): 114,585
 Gross Sketched Area (SF): 122,795
 Land Size (acres): 11.92
 Land Size (SF): 519,114

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	170

Sources/links:

Taxes for this parcel: SLC Tax Collector's Office [📄](#)
 Download TRIM for this parcel: [Download PDF](#) [📄](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 10, 2018	4215 / 1250	0312	SP	JPMCC 2006-LDP9 US Highway 1 LLC	\$5,500,000
Jul 2, 2018	4154 / 1131	0312	CT	JPMCC 2006-LDP9 US Highway 1 LLC	\$300
Jul 2, 2018	4152 / 1704	0318	CT	Marketplace Port St Lucie Ltd	\$300
Mar 5, 2018	4106 / 2262	0311	MS	JPMCC 2006-LDP9 US Highway 1 LLC	\$0
Jan 2, 1998	1119 / 2186	XX04	WD	MARKETPLACE PORT ST LUCIE LTD	\$1,550,000

Building Information (1 of 1)

Finished Area: 114,585 SF

Gross Sketched Area: 122,795 SF

Exterior Data

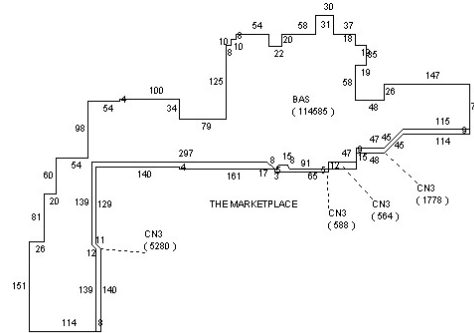
View:	Roof Cover: Tar & Gravel	Roof Structure: BarJst/Rigid
Building Type: NSCT	Year Built: 1997	Frame: Masonry
Grade: Y_C	Effective Year: 1997	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 18	Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 0
 Half Baths: 0
 A/C %: 100%

Electric: MAXIMUM
 Heat Type: FredHotAir
 Heat Fuel: ELEC
 Heated %: 100%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Carpet
 Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	114585	114585	2777
CN3	CANOPY	8210	0	1947

Special Features and Yard Items

Type	Qty	Units	Year Blt
ASP2 LOW	1	400000	1997
CONCRETE LOW	1	3500	1997
TRIPLE LIGHT	25	38	1997
CHAINLINK 6'	1	232	1999
CHAINLINK 4'	1	136	2004
Alum Fen 6'	1	68	2004
CHAINLINK 6'	1	200	2015

Current Year Values


Current Values Breakdown

Building:	\$3,316,600
Land:	\$1,868,800
Just/Market:	\$5,185,400
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$5,185,400
Exemption(s):	\$0
Taxable:	\$5,185,400

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2018	0061	151.74001	Port St. Lucie Stormwater	\$25,492.32

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	\$5,185,400	\$5,185,400	\$0	\$5,185,400
2020	\$5,222,500	\$5,222,500	\$0	\$5,222,500
2019	\$6,271,314	\$6,271,314	\$0	\$6,271,314
2018	\$9,605,200	\$9,605,200	\$0	\$9,605,200

Permits

Number	Issue Date	Description	Amount	Fee
99-18098	Sep 21, 1999	Alterations/Remodeling	\$43,800	\$0
P00-01630	Feb 18, 2000	Alterations/Remodeling	\$64,000	\$0
P00-05163	May 17, 2000	Commercial New Construction	\$981,750	\$0
P97-73538	Jan 7, 1997	Commercial New Construction	\$2,000,000	\$2,000,000
P97-76716	Apr 17, 1997	Commercial New Construction	\$150,000	\$150,000
P97-76717	Apr 17, 1997	Commercial New Construction	\$230,000	\$230,000
P97-81378	Sep 22, 1997	Slab	\$250,000	\$250,000
P98-84071	Jan 16, 1998	Alterations/Remodeling	\$35,000	\$35,000
P98-85241	Feb 18, 1998	Alterations/Remodeling	\$145,000	\$145,000
P98-86159	Mar 17, 1998	Alterations/Remodeling	\$20,000	\$20,000
P98-90247	Jul 27, 1998	Additions to existing construction	\$150,000	\$150,000
P98-90248	Jul 27, 1998	Additions to existing construction	\$200,000	\$200,000
P98-91139	Sep 2, 1998	Commercial New Construction	\$557,500	\$557,500
P98-92176	Sep 21, 1998	Sprinkler System	\$18,000	\$18,000
P98-92301	Sep 21, 1998	Sprinkler System	\$6,000	\$6,000
P98-92302	Sep 21, 1998	Sprinkler System	\$6,000	\$6,000
P98-92908	Oct 12, 1998	Alterations/Remodeling	\$6,000	\$6,000
P98-94014	Nov 16, 1998	Alterations/Remodeling	\$34,500	\$34,500
P98-94346	Dec 17, 1998	Alterations/Remodeling	\$4,500	\$4,500
P98-94347	Dec 17, 1998	Alterations/Remodeling	\$8,500	\$8,500
P98-94971	Dec 17, 1998	Additions to existing construction	\$1,030	\$1,030
P99-10200	Feb 4, 1999	Additions to existing construction	\$5,000	\$5,000
P01-06940	Jun 13, 2001	Alterations/Remodeling	\$25,000	\$510
P02-30219	Sep 5, 2002	Alterations/Remodeling	\$15,000	\$392
P02-30219	Sep 5, 2002	Alterations/Remodeling	\$15,000	\$54
P03-02090	Jan 27, 2003	Alterations/Remodeling	\$9,000	\$433
P0509808	Feb 18, 2005	Alterations/Remodeling	\$41,000	\$520
P0612149	Mar 21, 2006	Demolition	\$20,000	\$107
P0620536	May 23, 2006	Alterations/Remodeling	\$572,000	\$18,032
P0635375	Oct 3, 2006	Alterations/Remodeling	\$25,000	\$526
p11-00820	Jan 1, 2011	Alterations/Remodeling	\$0	\$0
p11-01548	Jan 1, 2011	Alterations/Remodeling	\$0	\$0
p11-00819	Feb 2, 2011	Demolition	\$0	\$0
p11-00820	Jan 24, 2011	Alterations/Remodeling	\$523,440	\$7,124
p11-01188	Feb 11, 2011	Alterations/Remodeling	\$2,200	\$206
p11-01548	Feb 21, 2011	Alterations/Remodeling	\$61,394	\$1,113
P11-02451	Mar 17, 2011	Electric	\$12,500	\$0
P11-02485	Mar 18, 2011	Plumbing	\$0	\$0
p11-04222	May 9, 2011	Electric	\$2,000	\$154
p11-10028	Jan 1, 2011	Alterations/Remodeling	\$0	\$0
P11-11899	Nov 7, 2011	Air Conditioning	\$0	\$0
p11-06236	Jun 16, 2011	Only Electric	\$0	\$0
P10-08334	Sep 14, 2010	Additions to existing construction	\$4,230	\$300
P10-14074	Dec 21, 2010	Electric	\$1,500	\$155
P12-02245	May 1, 2012	Occupancy Change	\$0	\$0
P11-05098	May 19, 2011	Plumbing	\$0	\$0
P11-05144	May 19, 2011	Alterations/Remodeling	\$5,000	\$0

p11-00819	Feb 2, 2011	Demolition	\$11,632	\$206
p11-00871	Feb 10, 2011	Occupancy Change	\$0	\$0
p11-01188	Feb 15, 2011	Demolition	\$2,200	\$206
P11-01930	Mar 4, 2011	Air Conditioning Only	\$0	\$0
P11-01941	Mar 4, 2011	Electric	\$130,000	\$0
P11-02480	Mar 18, 2011	Air Conditioning Only	\$0	\$0
p11-07602	Jul 21, 2011	Occupancy Change	\$0	\$0
p11-08639	Aug 11, 2011	Electric	\$850	\$154
p11-10028	Oct 17, 2011	Interior Office Buildout	\$50,000	\$2,297
p11-11345	Oct 20, 2011	Plumbing	\$0	\$0
p11-11463	Oct 25, 2011	Electric	\$8,000	\$0
P11-11248	Dec 2, 2011	Occupancy Change	\$0	\$0
P12-02353	Mar 2, 2012	Electric	\$0	\$0
P12-03159	Mar 19, 2012	Electric	\$0	\$0
P13-00310	May 9, 2013	Demolition	\$125	\$79
P13-14580	Oct 11, 2013	Electric	\$0	\$0
P14-26271	Mar 21, 2014	Demolition	\$2,400	\$206
P14-22304	Feb 14, 2014	Air Conditioning Only	\$0	\$160
P14-22306	Feb 14, 2014	Air Conditioning Only	\$0	\$155
P14-26336	Apr 24, 2014	Interior Commercial	\$0	\$1,099
P15-24456	Sep 16, 2015	Fence	\$3,990	\$263
P16-05277	Mar 8, 2016	Occupancy Change	\$0	\$75
P16-21073	Aug 17, 2016	Air Conditioning Only	\$5,500	\$155
P16-21077	Aug 17, 2016	Air Conditioning Only	\$5,500	\$155
P16-15522	Dec 7, 2016	Interior Office Buildout	\$18,000	\$888
P18-16024	May 29, 2018	Demolition	\$5,000	\$210
P18-21524	Jul 2, 2018	Occupancy Change	\$0	\$0
P18-23663	Nov 7, 2018	Interior Office Buildout	\$25,000	\$1,934
P19-23393	Jul 15, 2019	Air Conditioning Only	\$7,404	\$154
P19-31609	Sep 25, 2019	Demolition	\$7,500	\$210
P19-31608	Sep 25, 2019	Demolition	\$8,000	\$300

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Port Saint Lucie

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.

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EXCEEDING TENANTS
EXPECTATIONS SINCE 1989



ASK ABOUT OUR OTHER PROPERTIES !

FOR LEASE

rms-properties.net



SUITE	TENANT	SQ-FT
B101	AARON'S	7,000
B102	DOLLAR TREE	10,000
C101	AVAILABLE	5,000
C102	V. RESTAURANT	1,400
D101	AVAILABLE	1,200
D102	AVAILABLE	1,200
D103	AVAILABLE	1,200
E101-F101	CLUB PURE	15,225
G101	AVAILABLE	1,511
G102	AVAILABLE	1,300
G103	AVAILABLE	1,133
G104	AVAILABLE	2,100
H101	AVAILABLE	48,466
I101-J103	CSL PLASMA	12,200
J104	AVAILABLE	3,450

MARKETPLACE PORT ST. LUCIE

10230-10368 US HIGHWAY I, PORT ST. LUCIE, FL 34952



CALL DANIEL 847-891-1800

HIGHLIGHTS

- The Marketplace at Port St. Lucie benefits from a prominent corner location along the Port St. Lucie County US Highway 1 Destination retail corridor that is the retail hub serving the entire Treasure Coast region.
- Convenient access for shoppers, entrances on both US Highway 1 and Jennings Road. Stoplight corner, high profile, accessibility.
- Significant Street Frontage -Strong Demographics
- Retail Space Available from 1,200 to 48,466 square feet
- Traffic Counts Over 40,000 VPD Along S.Federal Hwy.
- Prime Retail Location

-EXCELLENT OPPOTUNITY FOR FAST FOOD, RETAIL, FITNESS CENTER, RESTAURANT, MEDICAL OFFICE AND MORE.



The information furnished above is from sources deemed reliable. It is submitted subject to errors, omissions, change of price, rental commission or other conditions, prior to sale, lease or financing, or withdrawal without notice. Square footage dimensions are approximate.

NOTES:

WE ARE REQUESTING SEU FOR SCHOOL / EDUCATION PURPOSES

5 X H/C BATHROOMS ARE EXISTING IN UNITS G101-G104

THERE IS A FIRE ALARM SYSTEM AND FIRE SPRINKLER SYSTEM INSTALLED

THERE IS A BICYCLE RACK INSTALLED BY H101

LANDLORD HAS GRANTED PERMISSION FOR SPACE BEHIND G101-G104 TO BE FENCED IN FOR A PLAYGROUND.

BEHIND UNITS 'F' (CURRENT PLAYGROUND) WE ARE REQUESTING THAT WE CAN REMOVE THE CURBING FOR THE DRIVE AROUND - SAFETY REASONS.

WE PLAN TO REDESIGN THE PLAY AREA BEHIND UNITS 'F' AND 'G'.

WILL APPLY FOR A FENCE PERMIT TO INSTALL VINYL PRIVACY FENCING.