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## **Pine Trace Parcel A**

Special Exception Use  
Project No. P24-217

Planning and Zoning Board Meeting  
Sofia Trail, Planner I  
October 7, 2025

# Request Summary

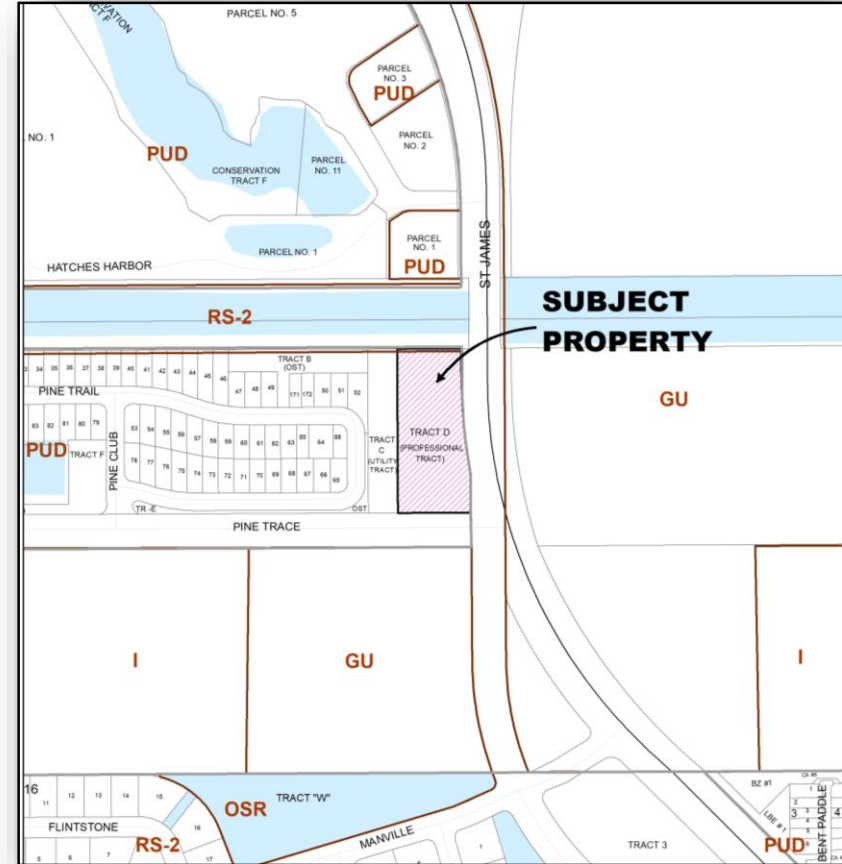
|            |                                                                                                                                                                                               |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Owner:     | Coast to Coast Investment Properties, LLC                                                                                                                                                     |
| Applicant: | Sidlyd Investments, LLC                                                                                                                                                                       |
| Location:  | Northwest corner of the intersection at St. James Drive and NW Pine Trace Avenue                                                                                                              |
| Request:   | Special Exception Use (SEU) to allow a retail use that exceeds 50 percent of the building's gross floor area and exceeds 5,000 square feet per the Pine Trace Planned Unit Development (PUD). |

# Background

- The Pine Tract PUD currently lists banks, medical offices, and professional offices as permitted uses for the subject property (Parcel A).
- There is an associated application to amend the Pine Trace PUD (P24-216) for Parcel A to include retail and personal service uses for Parcel A and to require approval of a special exception for a retail or personal service use that exceeds fifty percent (50%) of the building's gross floor area and for a use that exceeds 5,000 square feet for Parcel A.
- These applications are running concurrently. This application for a special exception use is dependent on approval of the proposed PUD amendment.

# Surrounding Areas

| Direction     | Existing Use                                       | Future Land Use | Zoning    |
|---------------|----------------------------------------------------|-----------------|-----------|
| <b>North:</b> | Drainage Canal,<br>St. Andrews Shopping<br>Center  | U, CG           | RS-2, PUD |
| <b>South:</b> | FPL Transmission Lines                             | U               | I         |
| <b>East:</b>  | Undeveloped (South<br>Florida Water<br>Management) | OSC             | GU        |
| <b>West:</b>  | Utilities (City of PSL)                            | ROI             | PUD       |





# Architectural Elevations



# Traffic Impact Statement

The site is anticipated to generate 447 net daily trips, 31 AM Peak hour and 52 PM Peak hour trips.

Public Works has reviewed the traffic statement provided and have concluded that no significant traffic impacts are anticipated based on the conceptual plan.

| <b><u>EVALUATION OF SEU CRITERIA</u></b><br><b>(Section 158.260)</b>           | <b><u>FINDINGS</u></b>                                                                                                                                                                                       |
|--------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ADEQUATE INGRESS AND EGRESS</b><br><b>(§ 158.260 (A))</b>                   | Ingress/egress are proposed along NW Pine Trace Avenue and another along NW St. James Boulevard. An existing sidewalk connects the residential development to the west to the sidewalk along St James Drive. |
| <b>ADEQUATE OFF-STREET PARKING AND LOADING AREAS</b><br><b>(§ 158.260 (B))</b> | The use requires a total of 55 parking spaces. The conceptual site plan provides for an overall of 55 parking spaces including 3 handicapped parking spaces.                                                 |
| <b>ADEQUATE AND PROPERLY LOCATED UTILITIES</b><br><b>(§ 158.260 (C))</b>       | The City of Port St. Lucie is the provider of utilities.                                                                                                                                                     |
| <b>ADEQUATE SCREENING OR BUFFERING</b><br><b>(§§ 158.260 (D) (F))</b>          | Provided in accordance with City Code requirements                                                                                                                                                           |
| <b>SIGNAGE AND EXTERIOR LIGHTING</b><br><b>(§158.260 (E))</b>                  | All signage and lighting shall be required to conform to the City Code.                                                                                                                                      |
| <b>COMPATIBILITY WITH SURROUNDING USES</b><br><b>(§§ 158.260 (H) (I) (J))</b>  | The proposed development will be reviewed for consistency with City Code and design standards at the time of site plan review                                                                                |

# Planning and Zoning Board Action Options:

- Make a motion to recommend approval to the City Council
- Make a motion to amend the recommendation and recommend approval
- Make a motion to recommend denial
- Make a motion to table