

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 Fee is nonrefundable unless application is withdrawn prior to being scheduled for the Site Plan Review Committee meeting or advertising for the Planning and Zoning Board meeting.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: Setempvolleyball@gmail.com

PROPERTY OWNER:

Name: Apollo 22, LLC
Address: 572 Market St. Newark, NJ 07105
Telephone No.: 908 472 5860 Email antpeterpaul@gmail.com

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

Name: William Ault / Patricia Sandval
Address: 6396 Citrus Ave, Fort Pierce, FL 34982
Telephone No.: 847 345 2789 Email Setempvolleyball@gmail.com

SUBJECT PROPERTY:

Legal Description: PSL industrial park, unit 1, block 7, lot 13
Parcel I.D Number: 343560000280009
Address: 1673 Southeast South Niemeyer Bays:
Development Name: Circle Cites, PSL FL 34952 (Attach Sketch and/or Survey)
Gross Leasable Area (sq. ft.): 8,500 Assembly Area (sq. ft.): _____
Current Zoning Classification: light industrial SEU Requested: _____

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

Setem Up! is a volleyball facility used for recreational and club. Opens youth of all ages. Giving the community an outlet to provide young athletes a safe and fun environment while learning the fundamentals.

[Signature] _____ Patricia Sandval _____
Signature of Applicant Hand Print Name Date 6-28-24

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.

This request is for the interior use within a current warehouse. It provides a safe traffic flow.

This 8,500 sq ft facility will have a limited amount of athletes at one time.

(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.

The warehouse provides adequate parking spots with its own parking lot and sidewalk around the building to store entrance.

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

This warehouse's interior within has existing facilities

(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.

N/A

warehouse is not adjoining other properties

(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.

Signs will not be an issue

Company sign will go upfront of the building in accordance with code.

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

N/A This facility is interior training use only

(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.

This facility already meets the city's land development regulation. We are seeking approval for the interior use of existing space.

(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.

Setem Up! is an established recreational facility that serves kids + adults for exercise. This facility will provide an enclosed safe area.

(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 facility will operate within the same hours of the surrounding businesses as to not constitute a nuisance or hazard.

(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.

The request is based on pre existing interior space within the plaza.

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Signature of Applicant

Patricia Sandoval

Hand Print Name

6-28-24

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.