

**PS Lucie SR CGP, LLC  
Variance Application  
P22-323**

Planning and Zoning Board  
January 3, 2022  
Bethany Grubbs, Planner III



# Background

On December 6, 2022, the Planning and Zoning Board tabled this application to a date certain to allow the applicant the opportunity to explore alternative ventilation design options for the proposed garage door facing Gatlin Boulevard. The applicant has submitted revised building elevations that depict a single swing door in lieu of the originally proposed louvers.



# Request Summary

**Applicant:** Lauren Burleson, Driven Brands, Inc.

**Owner:** PS Lucie SR CGP, LLC

**Address:** 1837 SW Gatlin Boulevard, located at the northwest intersections of SW Gatlin Boulevard and SW Import Drive

**Request:** The applicant is requesting a variance from Section 3.0.8. of the City of Port St. Lucie City Wide Design Standards Manual for the orientation of the garage door for a car wash.



# Aerial

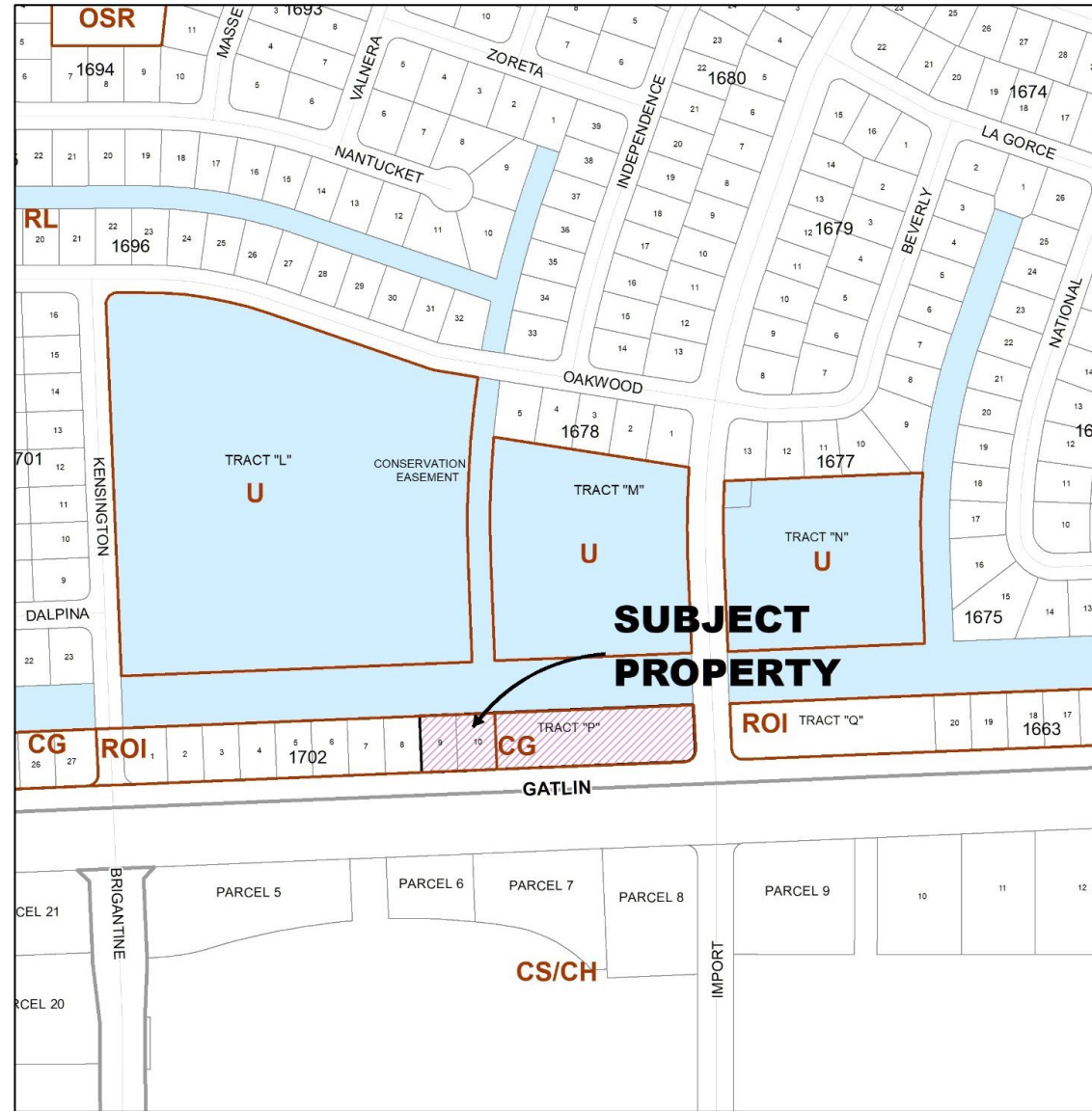
Direction	Future Land Use	Zoning	Existing Use
North	U	OSC	Stormwater management tract, Park
South	CS/CH	PUD	Commercial shopping center, fast food restaurant, and bank
East	ROI	P	Commercial office building
West	ROI	RS-2	Vacant



# Land Use

## CG (General Commercial)

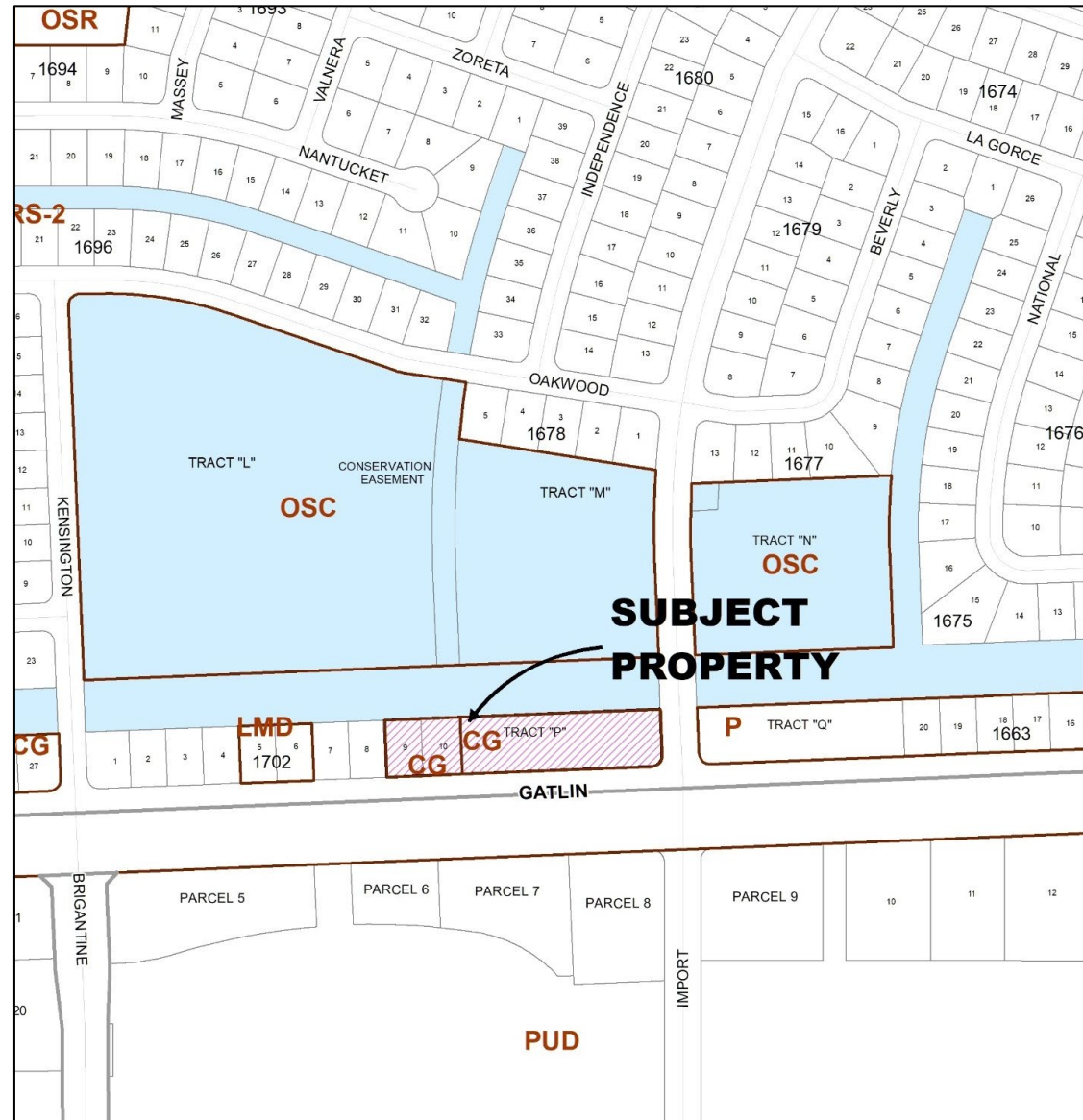
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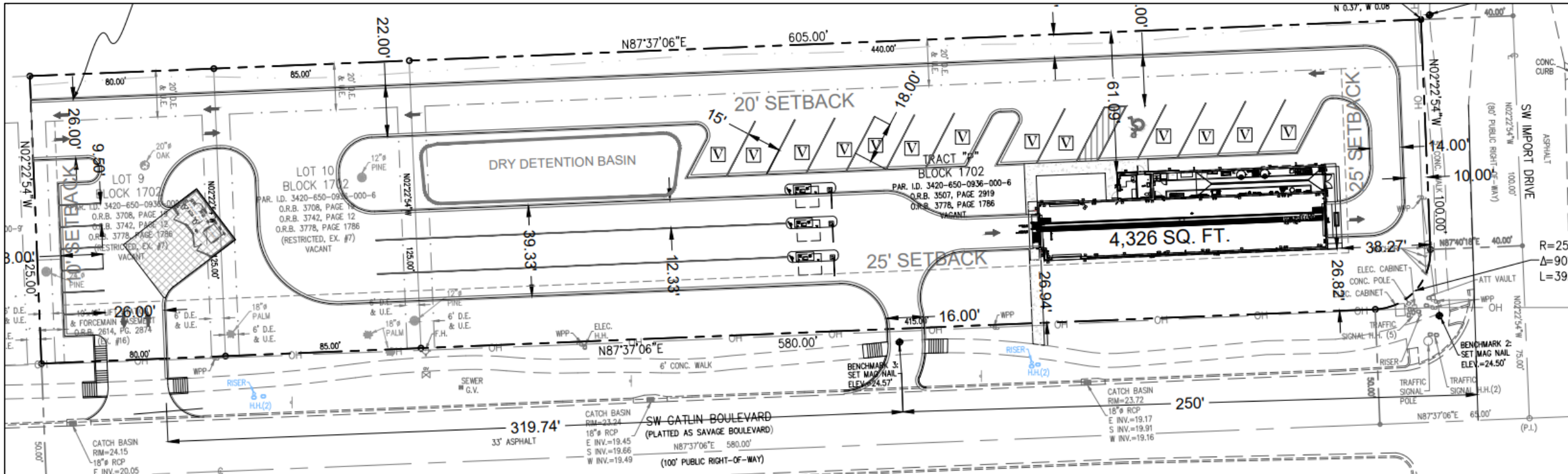
# Zoning

## CG (General Commercial)

Direction	Future Land Use	Zoning	Existing Use
North	CH/CG	PUD	Restaurant/ undeveloped commercial
South	RM/OSR/I	PUD	Single-family subdivision
East	CH	RM-15	Multi-family condominiums
West	OSC	GU	Stormwater tract



# Conceptual Plan



# Building Elevations (East – Import Drive)



# Building Elevations (South – Gatlin Blvd)



*\* Removed Garage Doors – No longer part of this variance application*

# Questions or Comments?

## Planning and Zoning Board Action Options:

- Make a motion to approve
- Make a motion to approve with conditions
- Make a motion to deny
- Make a motion to table

