



**Gordon Holmes – The Pickleball Club St. Lucie West
Special Exception Use
P21-276**



Aerial Map

SUMMARY

Applicant's Request:	A Special Exception Use (SEU) request to allow the use of enclosed assembly over 3,000 square feet for recreational facilities per Section 158.135(c)(5) of the Zoning Code.
Applicant:	Alejandro Toro
Property Owner:	Gordon Holmes
Location:	Southeast corner of NW Stadium Drive and NW Enterprise Drive
Address:	455 NW Enterprise Drive
Project Planner:	Stephen Mayer, Planner III

Project Description

The applicant is requesting a special exception use to allow the use of an enclosed assembly over 3,000 square feet for recreational facilities, per Section 158.135(C)(5) of the Warehouse Industrial District. The proposed special exception use is proposed to occupy 33,433 square feet of a proposed building on a 3.5-acre vacant lot that is zoned Warehouse Industrial (WI). Section 158.135(C)(5) of the WI Zoning District lists enclosed assembly area over 3,000 square feet as a special exception use that may be permitted only following the review and specific approval thereof by the City Council.

Background

The applicant has applied for a special exception use that is proposed to occupy 33,433 square feet of a proposed recreational building with 4 additional outdoor courts at 455 NW Enterprise Drive. The applicant has submitted a concurrent site plan application, which must be approved by City Council. This special exception use application must be approved prior to the site plan approval.

Public Notice Requirements

Public notice was mailed to owners within 750 feet and the file was included in the ad for the Planning and Zoning Board's agenda.

Location and Site Information

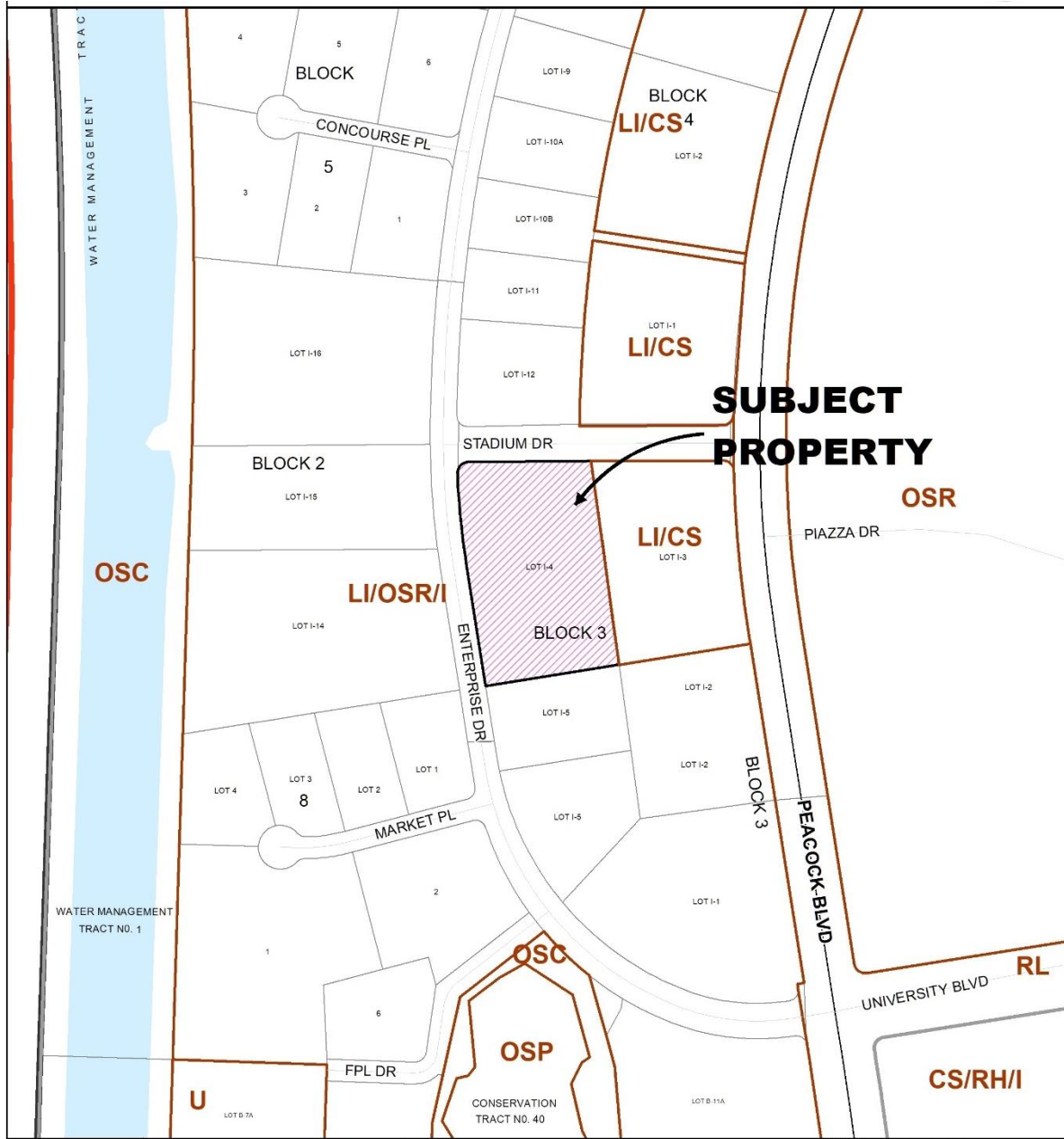
Parcel Number:	33-23-500-0026-000-4
Property Size:	3.5 acres
Legal Description:	Lot 1-4, Block 3, of St. Lucie West Plat Number 1, according to the plat thereof as recorded in Plat Book 26, Pages 8,8A, through 8G
Future Land Use:	LI/CS (Light Industrial/Commercial Service)
Existing Zoning:	WI (Warehouse Industrial)
Existing Use:	Warehouse/Manufacturing

Surrounding Uses

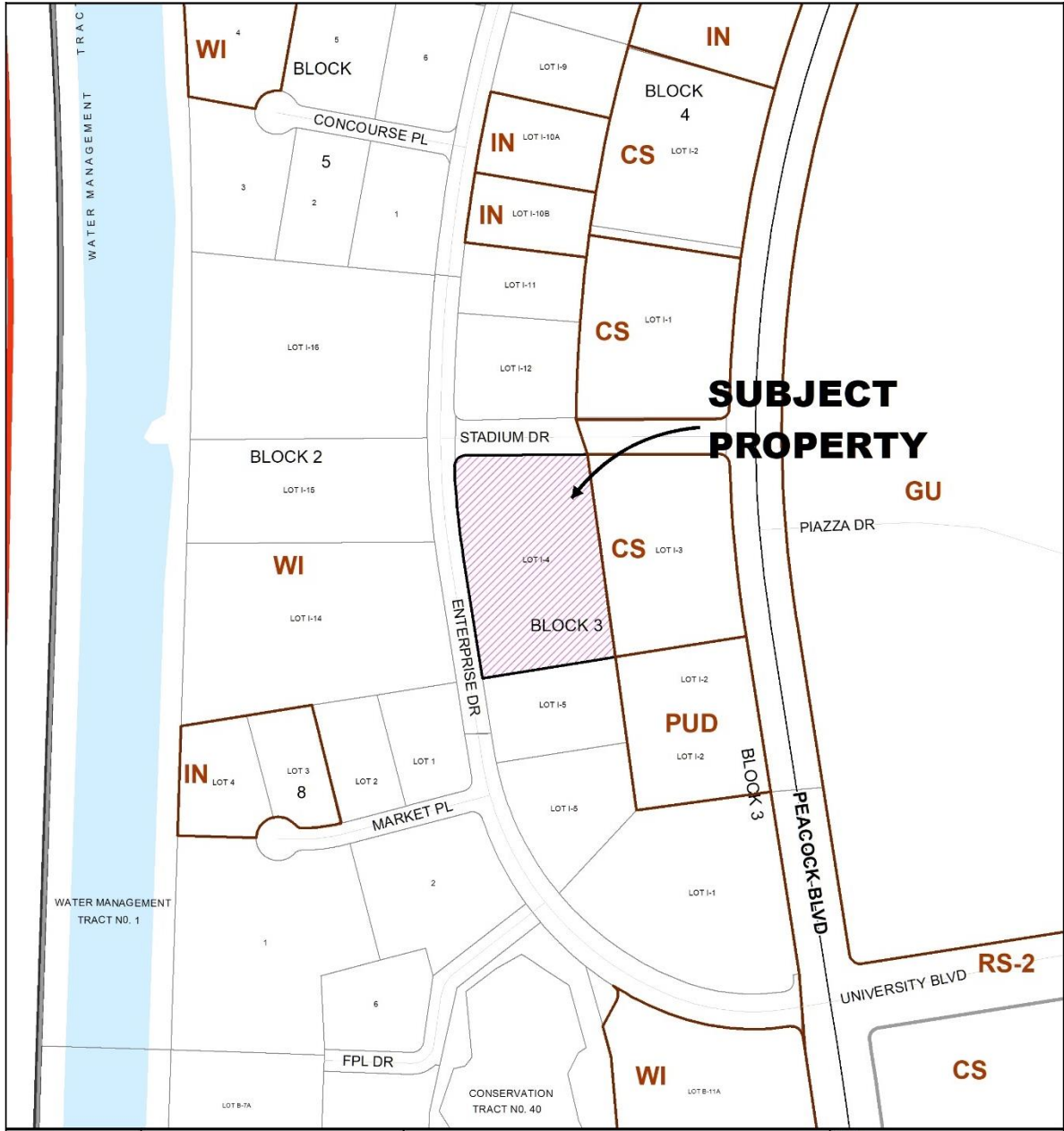
Direction	Future Land Use	Zoning	Existing Use
North	LI/OSR/I	WI	
South	LI/OSR/I	WI	
East	LI/CS	CS	
West	LI/OSR/I	WI	

RL = Residential Low Density

LI = Limited Industrial
 OSR = Open Space and Recreational
 WI = Warehouse Industrial
 I = Industrial
 CS = Commercial Service



Future Land Use Map



Existing Zoning Map

PROJECT ANALYSIS

Special exceptions are uses that would only be allowed under certain conditions and are reviewed to be compatible with the existing neighborhood. Approval of a special exception application shall only be granted by the City Council if it meets the criteria established under Section 158.260 (A) through (L) as noted below. The applicant's response to the criteria is attached to the application. Staff's review is provided below.

Evaluation of Special Exception Criteria (Section 158.260)

- A. Adequate ingress and egress may 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.
- Staff Findings: The proposed site plan proposes two points of access: one to the north of the property onto NW Stadium Drive and one along the western property line along NW Enterprise Drive. The circulation through the site is acceptable and provides safe vehicular and pedestrian access, as well as adequate emergency access.
- B. Adequate off-street parking, loading areas, and adequate stacking may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.
- Staff Findings: Off-street parking is calculated based upon the provisions identified within Section 158.221. The required parking for the recreational facilities equates to 167 parking spaces. The proposed site plan provides for 169 parking spaces, including 6 required ADA spaces.
- C. Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.
- Staff Findings: The proposed development lies within the St. Lucie West Services District. Availability to water and wastewater services are available. Existing water and sewer main connections are shown on the proposed site plan.
- D. Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.
- Staff Findings: The proposed landscape plan complies with the requirements of code, and any additional buffering of intensity is not necessary as residential uses do not abut the property.
- E. 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.
- Staff Findings: Outdoor lighting complies with the requirements of City Zoning Code Section 158.221. Any outdoor signs shall comply with the Chapter 155 Sign Code.
- F. Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.
- Staff Findings: Front, side, and rear yard building setbacks that conform with WI (warehouse Industrial) zoning have been met.

- G. The use as proposed will be in conformance with all stated provisions and requirements of this chapter.
- Staff Findings: The proposed special exception use falls under Section 158.135(C)(5) of the Warehouse Industrial (WI) Zoning Code which lists enclosed assembly over 3,000 square feet for recreational facilities as a special exception use that may be permitted only following the review and specific approval thereof by the City Council.
- H. 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.
- Staff Findings: No adverse impacts are anticipated to affect the overall health, safety, welfare, or convenience of residents or workers of the city.
- I. 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 City may require certain uses such as car washes, gas stations, and other potential noise generating uses submit a noise impact analysis prepared by a qualified professional.
- Staff Findings: The Pickleball Club St. Lucie West hours of operation will be open by appointment only. The indoor courts are not expected to generate any noise and the four outdoor courts is not expected to constitute a nuisance to the adjacent properties.
- J. 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, changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood. To minimize exposure to excessive noise, the City may require noise control features, limit hours of operation, and other mitigation methods.
- Staff Findings: See “Surrounding Uses” chart under criteria (D). The proposed use is not expected to adversely impact surrounding properties.
- K. As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria 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.
- Staff Findings: Please note this code requirement as a point of consideration.
- 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.
- Staff Findings: Please note this code requirement as a point of consideration.

PLANNING AND ZONING BOARD ACTION OPTIONS

If the Board finds that the special exception use application is consistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions

If the board finds that the special exception use application is inconsistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend denial to the City Council

Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to table or continue the hearing or review to a future meeting.