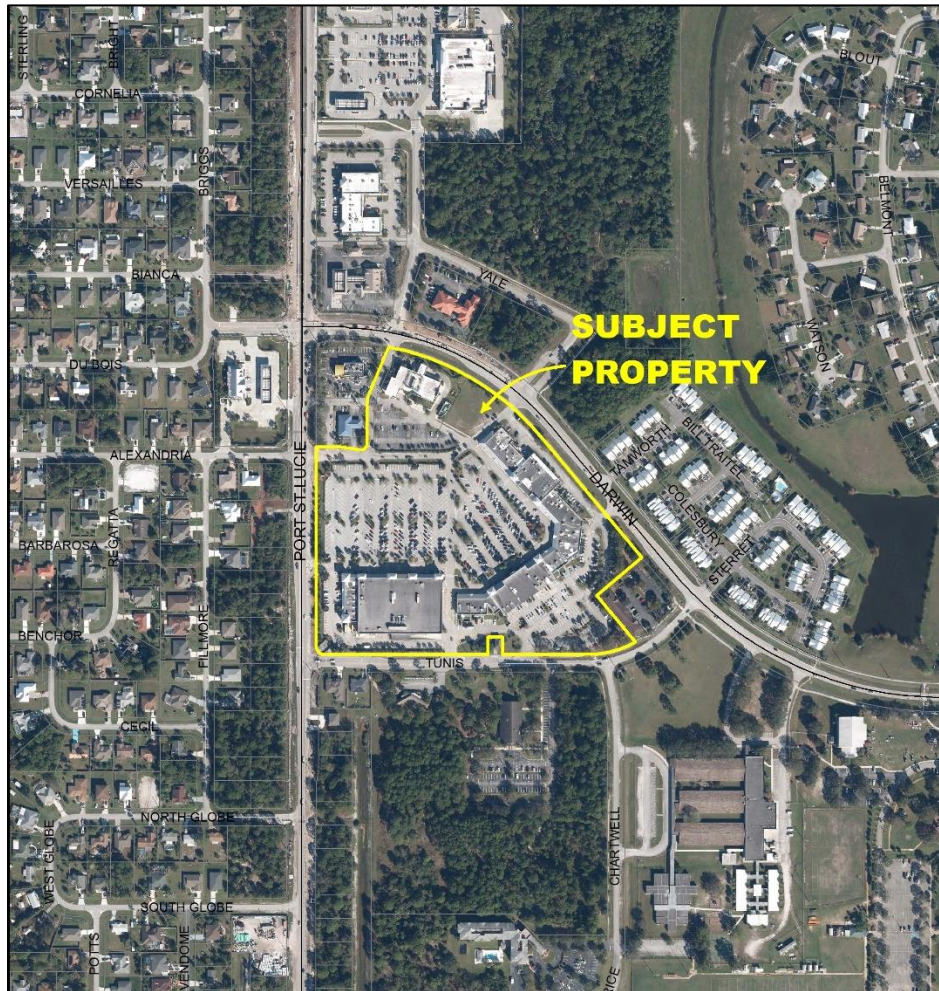


Darwin Square – Mavis Tire
Special Exception Use
P23-238



Project Location Map

SUMMARY

Applicant's Request:	The request is for approval of a Special Exception Use (SEU) to allow a vehicle repair and maintenance facility in the General Commercial (CG) Zoning District, per Section 158.124(C)(10) of the Zoning Code.
Agent:	Andrew Savage, Bohler Engineering FL, LLC
Property Owner:	Real Sub LLC
Location:	3225 SW Port St. Lucie Boulevard
Project Planner:	Francis Forman, Planner II

Project Description

The City of Port St. Lucie has received a request from Bohler Engineering FI, LLC, acting agent for the property owner Real Sub LLC, for a special exception to allow a repair and maintenance of vehicles facility in the General Commercial (CG) Zoning District per Section 158.124(C)(10) of the Zoning Code. The 17.55-acre property is located on the south side of SW Darwin Boulevard, east of SW Port St. Lucie Boulevard, within the Darwin Square commercial Plaza. The property's address is 3225 SW Port St. Lucie Boulevard, and the legal description is Darwin Square Lots C, D, and E.

The proposed vehicle repair and maintenance facility will be a 6,136 square foot building located on a 0.56-acre portion of the north side of Darwin Square Plaza on SW Darwin Boulevard. The front of the building is proposed to face towards the southeast, so that the garage door bays are not facing SW Darwin Boulevard. The conceptual site plan provides access to the site from the existing plaza's drive isles and will not have access directly onto SW Darwin Boulevard. The conceptual site plan also meets the parking requirements for the use and provides adequate traffic circulation to and from the existing plaza.

Public Notice Requirements

Notice of this request for a Special Exception Use was mailed on July 25, 2024, to owners of property within a 750-foot radius of the subject property.

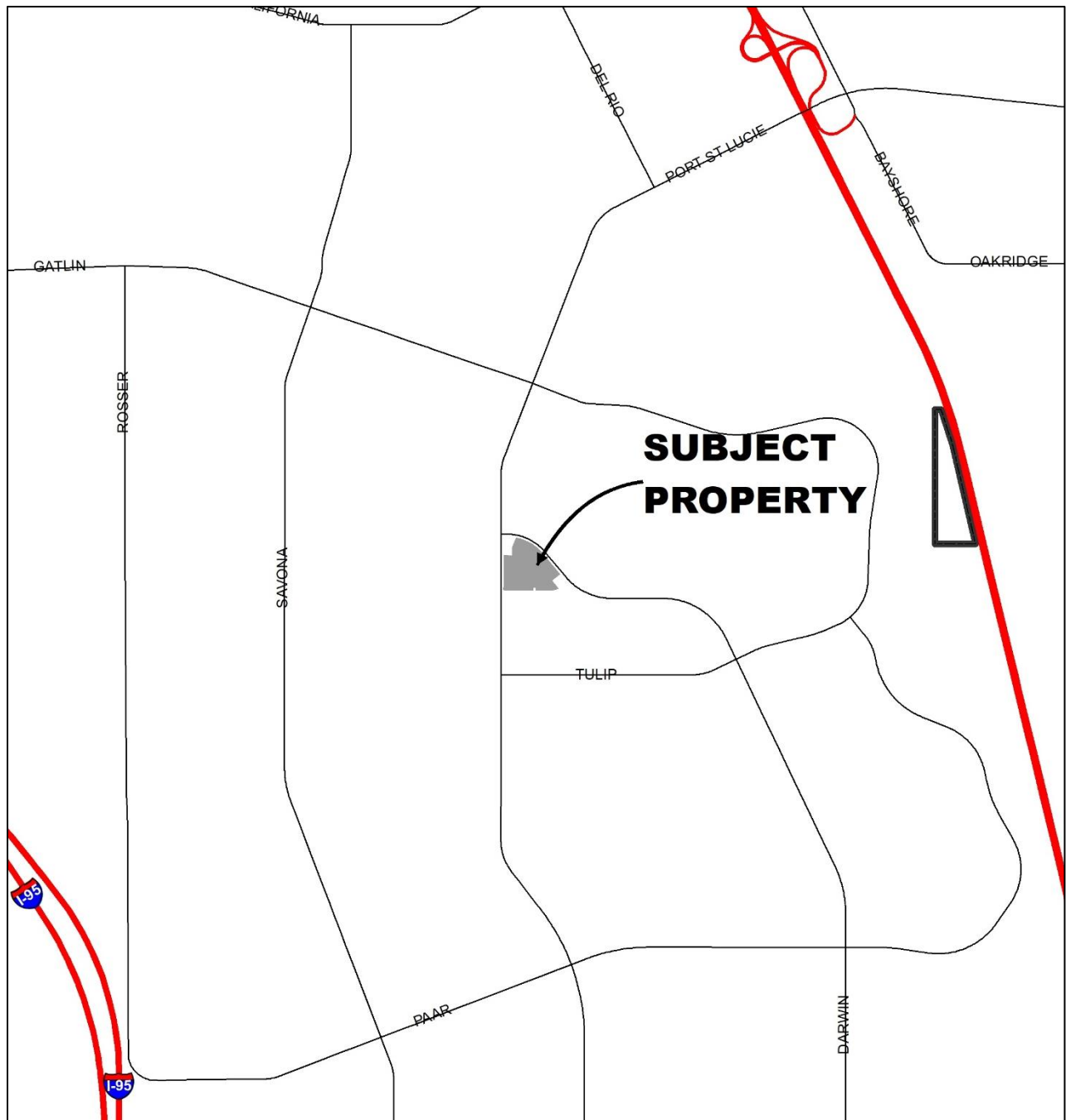
Location and Site Information

Parcel Number:	3420-713-0005-000-3
Property Size:	+/-17.55 acres
Legal Description:	Darwin Square Lots C, D, & E
Future Land Use:	CG (General Commercial)
Existing Zoning:	CG (General Commercial)
Existing Use:	Vacant

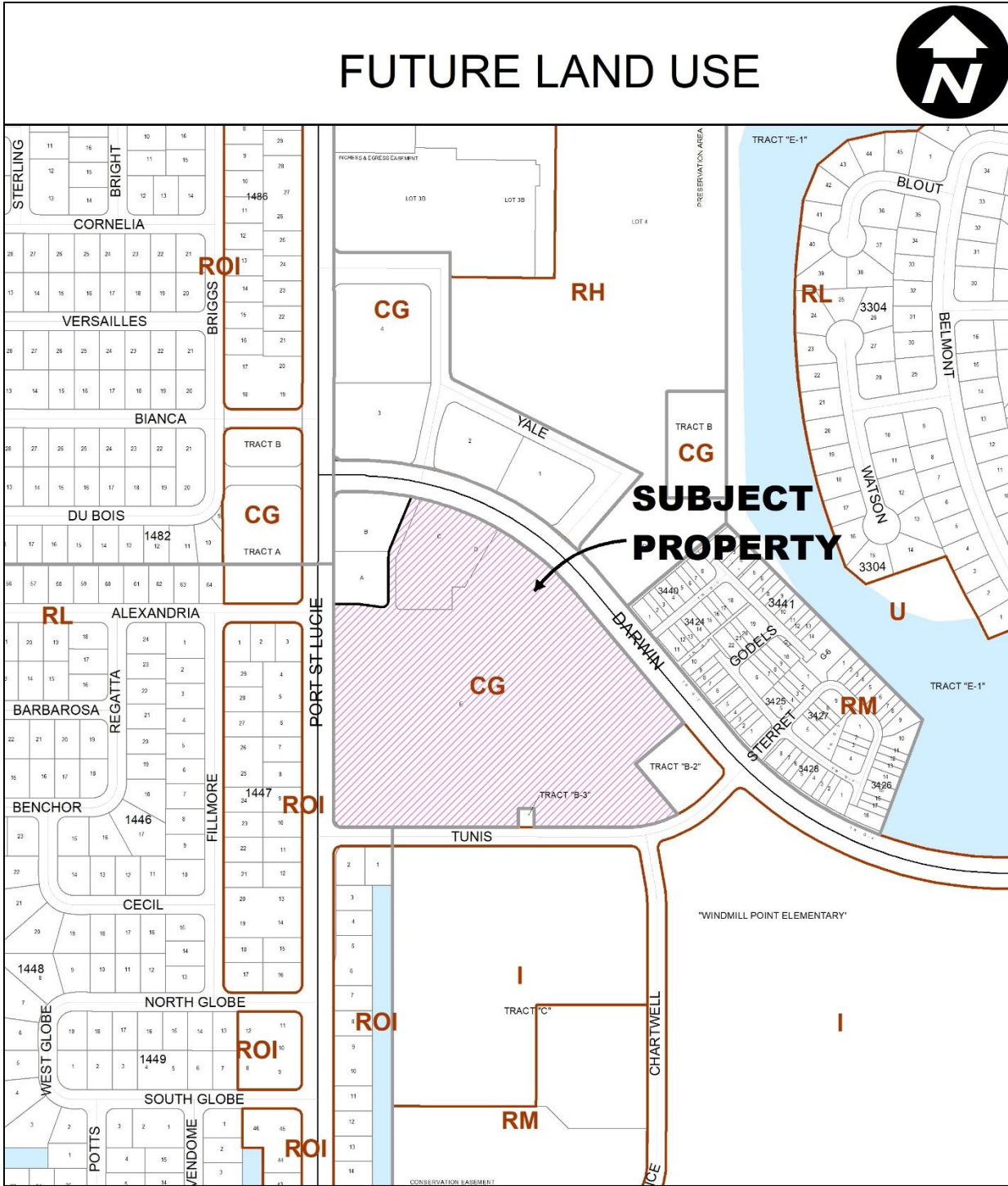
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Commercial
South	CG	CG	Commercial
East	CG	CG	Commercial
West	CG	CG	Commercial

CG – General Commercial

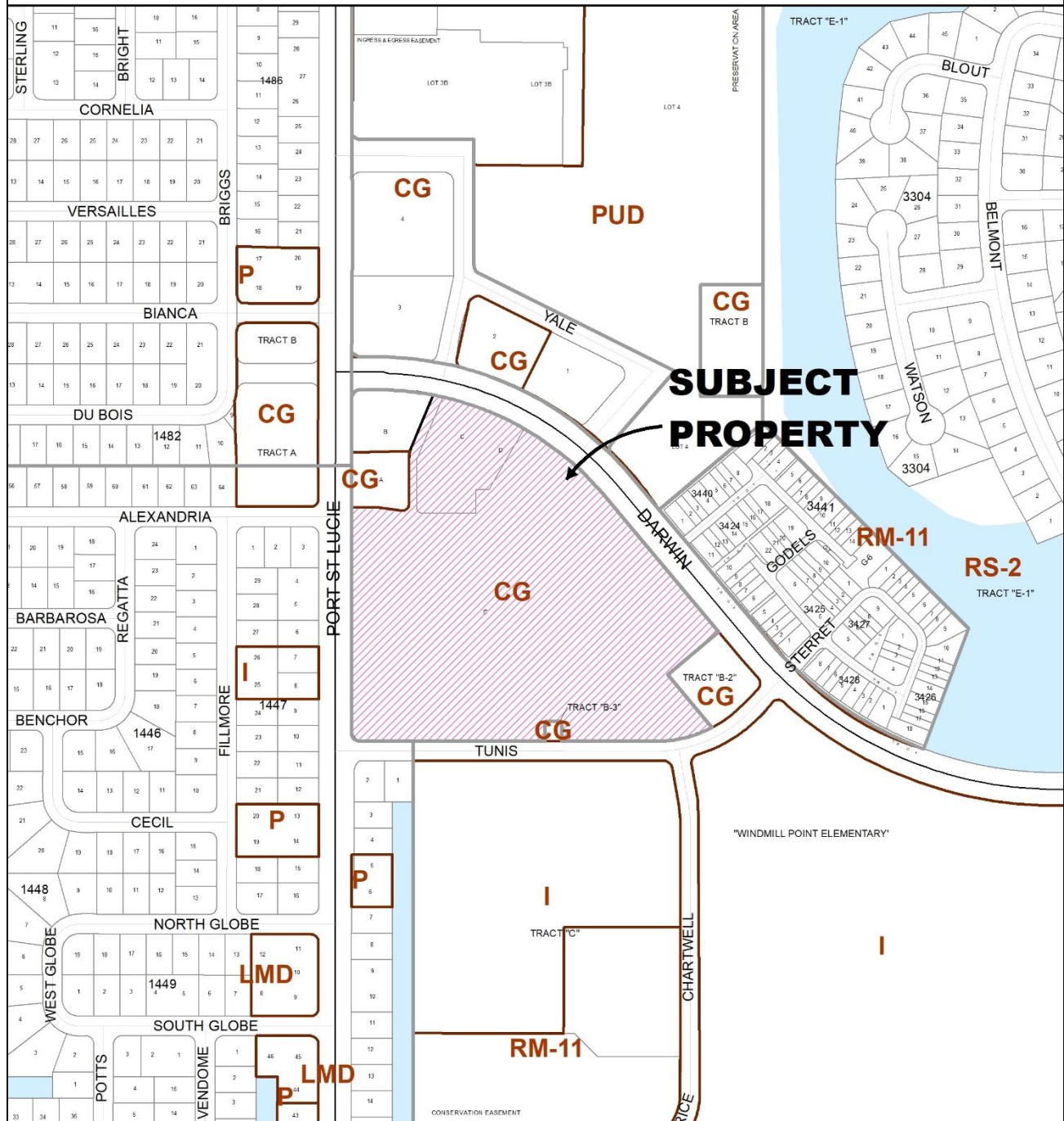


Location Map



Land Use Map

EXISTING ZONING



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. 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.

- Applicant's Response: The site will have two full access driveways with 24-feet of clearance for emergency vehicles to have access to this site. Pedestrians may enter the site safely from Darwin Boulevard to the storefront crossing the drive aisle with proposed sidewalk.
- Staff findings: The proposed site plan shows access to the site from the plaza's existing drives and will not have access directly onto SW Darwin Boulevard. A sidewalk will be provided to the building from SW Darwin Boulevard and connect to the existing sidewalk on the site for pedestrian safety and convenience. The proposed site plan will provide adequate access for customers, employees and emergency services.

(B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

- Applicant's Response: The proposed site layout meets code requirements providing adequate off-street parking. Proposed landscaping shall be provided per code to screen the parking area.
- Staff findings: The proposed site is required to provide a total of 21 spaces to adequately accommodate the needs of the vehicle repair and maintenance facility. The proposed site plan for the use has provided a total of 29 off-street parking spaces, all of which will be located on the 0.56-acre portion of the site, therefore not creating any undue noise, glare, odor, or other detrimental effects on the existing surrounding uses.

(C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

- Applicant's Response: There are existing 12" underground water mains available along Darwin Boulevard right-of-way approximately 10' from the proposed site. There is an existing sanitary cleanout along the rear property line of the site in the northwest corner that may provide service.
- Staff findings: The proposed site for the vehicle repair and maintenance facility is located within an existing commercial plaza that contains existing utilities. The utilities in place will provide adequate levels of service for the proposed use to utilize and tie into during the construction of the site.

(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.

- Applicant's Response: Additional buffering and screening is not required for the remainder of the site because the adjoining properties are part of the same shopping center

- Staff findings: The conceptual site plan for the vehicle repair and maintenance facility shows adequate buffering as required by the City's Landscape Code. The site is required to have a minimum 10- foot- wide landscape buffer along SW Darwin Boulevard.

(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.

- Applicant's Response: A monument sign will be designed and placed as to not inhibit sight triangles to and from our site or cause traffic concerns along Darwin Boulevard right-of-way. A site photometric plan shall be designed to meet all code requirements.
- Staff findings: The applicant will be required to obtain sign permits prior to installation of any signage. Any exterior lighting will be required to meet the requirements of the City Code.

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

- Applicant's Response: The sidewalk from the right-of-way to our site shall be maintained as to allow access to and from our site and to the adjoining property within the shopping center. The open spaces are designed to promote safe traffic flow to and from our site and separate our site from the adjoining property.
- Staff findings: The proposed building meets the setback requirements and the conceptual site plan includes the yards and open spaces required by the City Code to serve the proposed development. The site is located within the existing plaza area.

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

- Applicant's Response: Our site will be designed to the latest zoning standards of the Port St. Lucie land development regulations as a CG (General Commercial) use.
- Staff findings: The proposed use is designed to meet all requirements of the City Zoning Code for a commercial use.

(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.

- Applicant's Response: As the use of automotive service center, our site will not pose a safety risk to the residents of the surrounding populous in the city of Port St. Lucie.
- Staff findings: By adhering to City Code and regulations, the establishment and operation of the proposed uses are not anticipated to impair the health, safety, or convenience of residents and workers in 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.

- Applicant's Response: The daily trip generation rate produced for this development is approximately 152 trips per day. Given that the adjoining uses area a much larger retail building and a fast-food restaurant the trips that are anticipated will not be significantly higher than the

other uses. The tire store will not operate past normal business hours, so any noise or activity will not be out of place or nuisance to the adjoining uses.

- Staff findings: The use is not expected to generate noise that will adversely affect the surrounding uses. There is adequate ingress and egress to the site with the surrounding uses being restaurant uses, commercial grocery stores, a medical emergency facility, and other commercial type uses. This Mavis Tire facility is proposed to operate during regular business hours, which is compatible with the surrounding uses and will not adversely affect the surrounding uses.

(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 or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

- Applicant's Response: The proposed development is to be used as a service center that complies with commercial zoning standards. The proposed building will have a height and building coverage no greater than the existing shopping center and follow noise and lighting requirements stated in the Port St. Lucie Land Development Code.
- Staff findings: The proposed use is not expected to adversely impact surrounding properties. The proposed building is surrounded by other one-story commercial buildings and has shared access with the properties to the east and south. Exterior lighting will adhere to the City Code requirements.

(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 the neighborhood.

- Applicant's Response: Acknowledged.
- Staff findings: Acknowledged.

(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.

- Applicant's Response: Acknowledged.
- Staff findings: Acknowledged.

Related Projects

P24-003 – Darwin Square – Mavis Tire – Site Plan

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 as recommended by staff.

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.