



**Bayshore Boulevard Plaza – Fitness Center  
 Special Exception Use  
 P22-327**



Project Location Map

**SUMMARY**

Applicant's Request:	The request is for the approval of a Special Exception Use (SEU) to allow an enclosed assembly area over 3,000 square feet in the General Commercial (CG) Zoning District as per Section 158.124(C)(1) for the Zoning Code for a 3,187 square foot fitness center.
Agent:	Melissa Corbett, P.E., The MilCorp Group
Applicant/Property Owner:	Jensen MHP, LLC
Location:	The site is generally located on the west side of Bayshore Boulevard, north of SW Thornhill Drive.
Address:	1962 SW Bayshore Boulevard
Project Planner:	Francis Forman, Planner II

**Project Description**

The applicant is requesting a special exception use to allow an enclosed assembly area over 3,000 square feet for a recreational use totaling 3,187 square feet within a proposed 9,183 square foot commercial building, as per Section 158.124(C)(1) of the General Commercial (CG) zoning district. The Zoning Code lists an enclosed assembly area more than 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. The proposed special exception use will allow the operation of a recreational facility for general fitness activities for the community.

**Public Notice Requirements**

Notice of this request for a Special Exception Use was mailed on February 23, 2023, to owners of property within a 750-foot radius of the subject property.

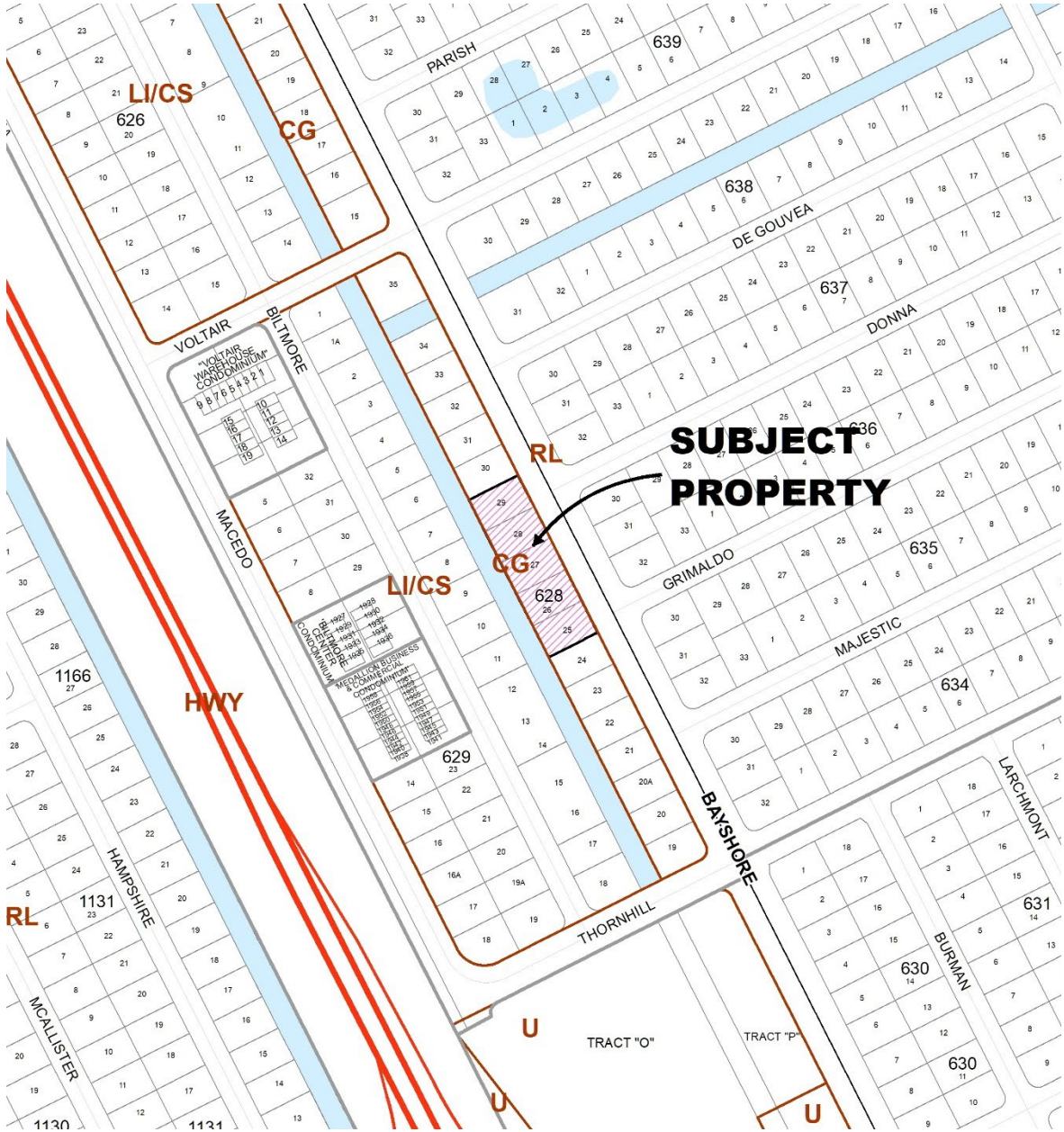
**Location and Site Information**

Parcel Number:	3420-560-2437-000-6
Property Size:	1.15 acres, more or less
Legal Description:	Port St. Lucie Section 13, Block 628, Lots 25-29
Future Land Use:	General Commercial (CG)
Existing Zoning:	General Commercial (CG)
Existing Use:	Vacant

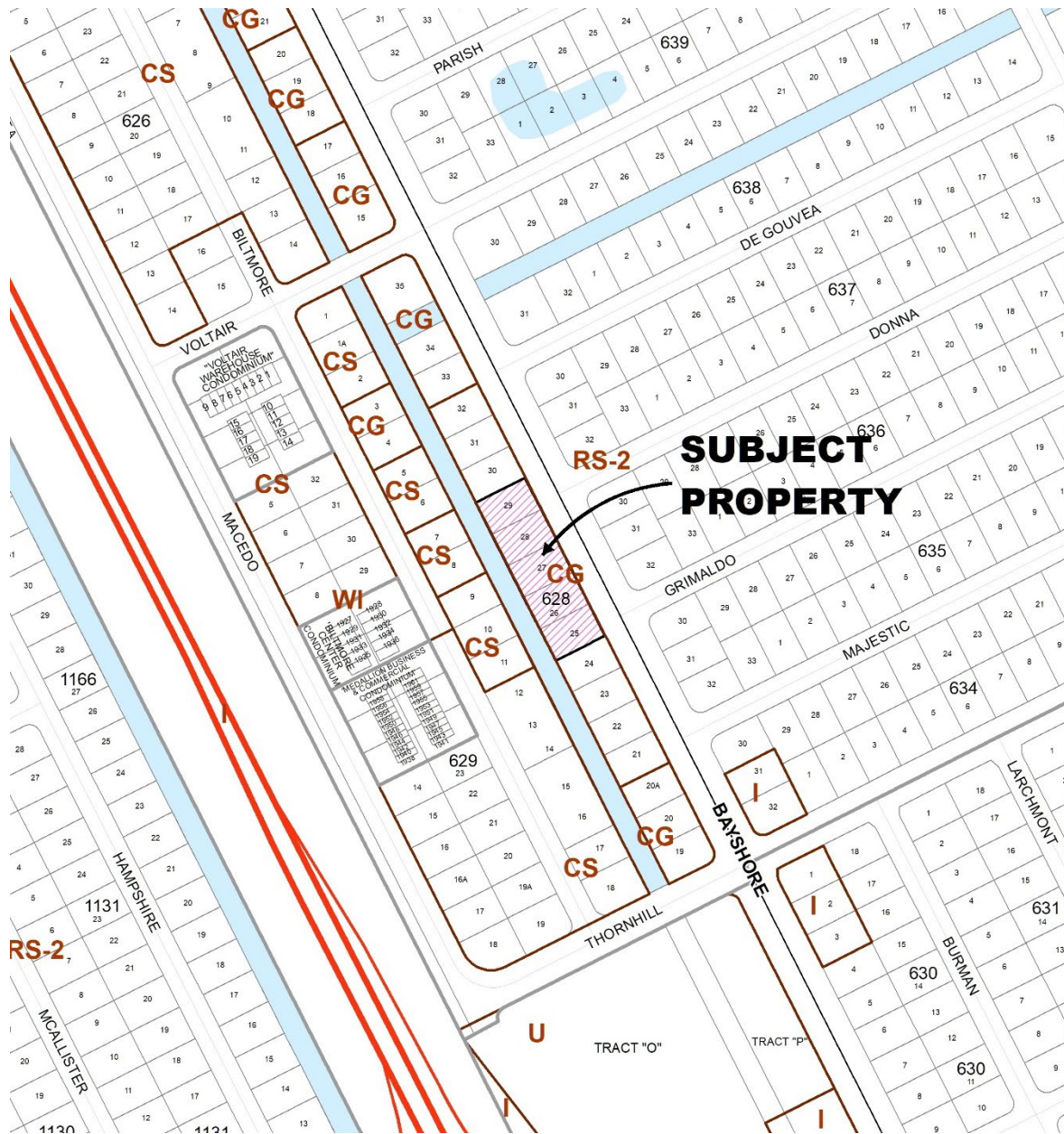
**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Vacant
South	CG	CG	Retail
East	RL	RS-2	Residential
West	LI/CS	CS	Warehousing

CG – Commercial General      CS – Service Commercial      RS-2 – Single-Family Residential  
RL – Low Density Residential      LI/CS – Light Industrial/Service Commercial



Future Land Use Map



Zoning District 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 conceptual site plan demonstrates that the site will have adequate ingress egress for vehicles and will allow for pedestrian safety and convenience. The property is located along Bayshore Boulevard and has proposed cross-access easements to the north and south to provide further ingress/egress.

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

- Staff findings: Adequate off-street parking is provided for the proposed use within the conceptual site plan. The 3,187 sq. ft. facility has been allotted 18 parking spaces for use by the proposed development. A recreational facility requires one (1) space per two hundred (200) square feet of gross floor area as per Section 158.221(C)(17). The establishment would require 18 spaces. The conceptual site plan provides a total of 33 spaces for the entire commercial plaza meeting the requirements for each proposed use.

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

- Staff findings: Adequate utilities are available to service the proposed development.

(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 conceptual landscape plan proposes adequate buffering to the surrounding uses in compliance with the city standards.

(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: Any signs and outdoor lighting proposed for the site will comply with all the city regulations.

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

- Staff findings: The proposed yard setbacks and open space are adequate, to properly serve the existing development and to ensure compatibility with its adjoining properties.

(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 is permitted as defined by Section 158.124(C)(1) - CG (General Commercial) Zoning District and shall conform to all provisions of the City's Zoning Code.

(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: By adhering to City Codes and Regulations, the establishment and operation of the proposed use is not anticipated to impair the health, safety, welfare, 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.

- Staff findings: The indoor recreational facility is not expected to generate noise or hazards because of the number of persons who will attend or use the facility. The establishment will operate year-round and is open 7 days a week.

(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.

- Staff findings: The proposed use is not expected to adversely impact surrounding properties. The proposed building footprint is surrounded by retail and warehouse uses which have similar hours of operation, therefore not disturbing the residential uses on the east side of Bayshore Blvd.

(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.

- a) 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.

- a) Staff findings: Acknowledged.

### **Related Projects**

P22-328 – Bayshore Boulevard Plaza – Vehicle Repair & Maintenance

## **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.