

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 Fee is nonrefundable unless application is withdrawn prior to being scheduled for the Site Plan Review Committee meeting or advertising for the Planning and Zoning Board meeting.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

PROPERTY OWNER:

Name: Gordon Holmes
Address: 902 South 14th Avenue
Telephone No.: (941) 685-9885 Email n.jenkins7@verizon.net

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

Name: Alejandro Toro - Engineering Design & Construction Inc. (Agent)
Address: 10250 NW Village Parkway. Port St. Lucie , FL 34987
Telephone No.: 772-462-2455 Email alejandrotoro@edc-inc.com

SUBJECT PROPERTY:

Legal Description: LOT I-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 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 3.489 ACRES, MORE OR LESS.

Parcel I.D Number: 3323-500-0026-000-4

Address: NW Enterprise Dr. Bays: _____

Development Name: The Pickleball Club - St. Lucie West (Attach Sketch and/or Survey)


Gross Leasable Area (sq. ft.): 151,980.84 sq. ft. Assembly Area (sq. ft.): 33,433 sq. ft.

Current Zoning Classification: Warehouse Industrial (WI) SEU Requested: Recreational Facility

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

The subject property is located in an industrial park. Applicant seeks to develop a recreational facility with associated site improvements.

Per Port St. Lucie Code of Ordinances section 158.255, this land use has unique functional characteristics that may require special consideration for the zoning district.


Signature of Applicant _____ Alejandro Toro (Agent) _____ 11/15/2021 _____
Hand Print Name _____ Date _____

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.

The subject site proposes access to the north of the property on NW Stadium Drive and along the western property line on NW Enterprise Drive. The subject site shows fluid drive aisles that promote safe access for emergency vehicles and site visitors. A traffic impact report will be included upon site plan submittal.

(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 proposed site plan illustrates adequate off-street parking for the proposed use. The off-street parking area circulates effectively throughout the property; allowing for easy access for waste services and fire services. The project proposes code minimum landscape requirements to minimize any detrimental effects upon adjoining properties.

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

The proposed development lies in the St. Lucie West Services District. Availability to Water and Wastewater services will be available. Existing Water and Sewer Main connections will be shown upon site plan submittal.

(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.

The proposed development shows a recreational building with appropriate setback distances that exceed the minimum required setbacks for the zoning district.

(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.

The proposed development will incorporate appropriate sign and lighting. sign colors and location will be in accordance with the St. Lucie West Community Development Code & Land Use Standard.

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

The proposed project includes outdoor recreational areas. Open space requirements will be met through landscaping areas, dry detention areas and existing easements.

(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.

The proposed development shall be in compliance with minimum buffers, setbacks, building height, open space, off-street parking and building coverage requirements set forth in Section 158.135 of the City's Land Development Regulation.

(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.

The establishment and operation of the proposed use will provide allow for PSL residents and workers to engage in an active lifestyle. The proposed recreational facility allows for diversification of uses within St. Lucie West.

(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 proposed recreational facility will not constitute a nuisance or hazard to the surrounding properties in that visitors will be exercising. Fume and noise generation is expected to be minimal. Large vehicular movement will only consist of waste and fire services. Hours of operation for the proposed facility are Monday-Sunday 6:00 AM - 11:00 PM

(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 proposed development is expected to have a minimal impact on nearby properties. The proposed development does not exceed the maximum building coverage and height allowed in the Warehouse Industrial zoning district. The proposed facility is not adjacent to any residential uses and will not include any high intensity uses that would generate noise or fumes.



Signature of Applicant

Alejandro Toro (Agent)

Hand Print Name

11/15/2021

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.