

**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 Fee is nonrefundable unless application is withdrawn prior to being scheduled for the Site Plan Review Committee meeting or advertising for the Planning and Zoning Board meeting.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:** fl-permits@bohlereng.com

**PROPERTY OWNER:**

Name: Real Sub, LLC  
Address: 3300 Publix Corporate Pwky, Lakeland, FL 33811  
Telephone No.: \_\_\_\_\_ Email \_\_\_\_\_

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

Name: Bohler Engineering FL, LLC - Andrew Savage  
Address: 1900 NW Corporate Blvd, Suite 101 E  
Telephone No.: 561-571-0280 Email mlinn@bohlereng.com

**SUBJECT PROPERTY:**

Legal Description: DARWIN SQUARE LOTS C, D AND E- LESS THAT PART MPDAF FROM NW COR OF LOT C AND CURVE CONC E, R OF 900 FT, THELY ALG ARC 267 FT, TH S 30 03 49 W 213.19 FT, TH N 90 00 00 W 40 FT, TH S 00 00 00 W 72 FT 

Parcel I.D Number: 3420-713-0005-000-3

Address: 3225 SW Port St Lucie Blvd, Port St. Lucie, FL 34953 Bays: \_\_\_\_\_

Development Name: Mavis: Darwin Square (Attach Sketch and/or Survey)

Gross Leasable Area (sq. ft.): 6,136 SF Assembly Area (sq. ft.): \_\_\_\_\_

Current Zoning Classification: CG - General Commercial SEU Requested: \_\_\_\_\_

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

As stated in Port. St. Lucie land development Sec 158.124 standards, the proposed use as a vehicle repair and maintenance center fall under special exception use.



Andrew Savage  
Hand Print Name

12/28/2023  
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 site will have 2 full access driveway with 24 FT of clearance for emergency vehicles to have access to this site. Pedestrians may enter the site safely from Darwin Blvd to the storefront

crossing the drive aisle with proposed crosswalks.

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**(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 layout meet code requirements providing adequate off street parking. Proposed landscaping shall be provided per code to screen the parking area.

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

There are existing 12" underground water main available along Darwin Blvd 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 North West corner that may provide service.

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**(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.**

Additional buffering and screening is not required for the remainder of the site because the adjoining properties are part of the same shopping center

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**(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.**

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 Blvd right of way. A site photometric plan shall be designed to meet all code

requirements.

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**(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 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 parcel.

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(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.

Our site will be designed to the latest zoning standards of the Port St. Lucie land development regulation as a CG (commercial) use.

(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.

As the use of automotive service center, our site will not pose a safety risk to the residents or the surrounding populous in the city of Port St. Lucie.

(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 daily trip generation rate produced for this development is approximately 152 trips per day. Given that the adjoining uses are 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 a nuisance to the adjoining uses.

(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 to be used as a service center that complies with a 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.

	<u>Andrew Savage</u>	<u>12/28/2023</u>
Signature of Applicant	Hand Print Name	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.

## **SPECIAL EXCEPTION USE**

### **§ 158.260    REQUIREMENTS AND APPROVAL**

Special Exceptions are uses that would only be allowed under certain conditions and are required to be compatible with the existing neighborhood. It is expected that any such approval be implemented in a timely manner to ensure the use is established under the physical conditions of the area in place when approved. Therefore, Special Exception Uses shall expire after one year on the date of approval unless the applicant has received final site plan approval, or if a site plan is not required, the appropriate permits to allow development of the use to continue as approved.

Approval of a special exception application shall be granted by the City Council only upon a finding that:

- (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.
- (B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor or other detrimental effects upon adjoining properties.
- (C) Adequate and properly located utilities are available or may be reasonably provided to serve 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.
- (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.
- (F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.
- (G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.
- (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.
- (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.
- (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.
- (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.



CONCEPT PLAN SUFFICIENCY CHECKLIST

Revised September, 2013

Project Name: Mavis: Darwin Square

Project Number: P \_\_\_\_\_ New Submittal \_\_\_\_\_ or Resubmittal \_\_\_\_\_ (Check One)

Applicant should submit the concept plan package to Planning & Zoning Department with all items listed below to initiate the review process. Other drawings or information may be required, if deemed necessary, upon review of the submittal for the Site Plan Review Committee Meeting.

The Applicant should complete the Project Information, Applicant Checklist and Applicant Certification. Use the following to complete the checklist: ✓ = Provided X = Incomplete or Missing NA = Not Applicable

Applicant Checklist	Description of Item Provided	Sufficient		
		P&Z	Eng.	Utility
	<b>Sufficiency Checklist:</b> One original completed and signed by applicant.			
	<b>2 CD's with all application materials</b>			
	<b>Cover Letter:</b> Sixteen copies of a typed letter explaining the purpose and history of the application.			
	<b>Written Response to Comments:</b> Sixteen copies. For resubmittals only.			
	<b>Completed Application:</b> Sixteen copies. Use black ink or type to fill out completely and legibly.			
	<b>Owner's Authorization:</b> Sixteen copies of authorization on Owner's letterhead.			
	<b>Application Fees:</b> Refer to each department's fee schedule.			
	<b>Proof of Ownership:</b>			
	Three copies of the recorded deed(s) for each parcel with the exact same name for each parcel or...			
	...Unity of Title			
	<b>PUD/MPUD Document and Concept Plan (Sections 158.170 – 158.175 of the Zoning Code):</b>			
	Sixteen sets of 11" x 17" concept plans			
	Show traffic access points			
	Show drainage discharge locations			
	Show proposed water and sewer connection points			
	Evidence of unified control and binding PUD agreement			
	Density statement			
	Proposed zoning district regulations			
	<b>LMD Rezoning and Concept Plan (Section 158.155(M) of the Zoning Code):</b>			
	Sixteen sets of 11" x 17" concept plans			
	Show traffic access points			
	Show drainage discharge locations			
	Show proposed water and sewer connection points			
	Evidence of unified control and development agreement			
	Preliminary building elevations			
	Landscape Plan			
	<b>SEU Concept Plan:</b>			
	Sixteen sets of 11" x 17" plans – either approved site plan or proposed concept plan	✓		



CONCEPT PLAN SUFFICIENCY CHECKLIST
Revised September, 2013

Project Name: Mavis: Darwin Square

Project Number: P \_\_\_\_\_ New Submittal X or Resubmittal \_\_\_\_\_ (Check One)

Applicant Certification

I, Andrew Savage (Print or type name), do hereby certify that the information checked above has been provided to the City of Port St Lucie for the subject project. I understand that the checklist is used to determine if the submittal is complete so that the project can be added to the Site Plan Review Agenda. I further understand that review of the submittal contents will not be made at this time and that a sufficient submittal does not exempt a project from being tabled or denied at the Site Plan Review Committee.

(Signature of Applicant) [Handwritten signature]

12/28/2023 (Date)

Planning and Zoning Department Representative

I, \_\_\_\_\_ (Print name), as a representative of the Planning and Zoning Department, find that this submittal is Sufficient / Non-Sufficient based upon my review on \_\_\_\_\_ (date).
Additional Comments:

(Signature of Planning and Zoning Department Representative)

(Date)

Engineering Department Representative

I, \_\_\_\_\_ (Clearly print or type name), as a representative of the Engineering Department, find that this submittal is Sufficient / Non-Sufficient based upon my review on \_\_\_\_\_ (date).
Additional Comments:

(Signature of Engineering Department Representative)

(Date)

Utilities System Department

I, \_\_\_\_\_ (Clearly print or type name), as a representative of the Utilities System Department, find that this submittal is Sufficient / Non-Sufficient based upon my review on \_\_\_\_\_ (date).
Additional Comments:

(Signature of Utility System Department Representative)

(Date)