



The Marketplace – Crunch Fitness

Special Exception Use

Project No. P24-040

City Council Meeting
Bethany Grubbs, Planner III
May 28, 2024

Request Summary

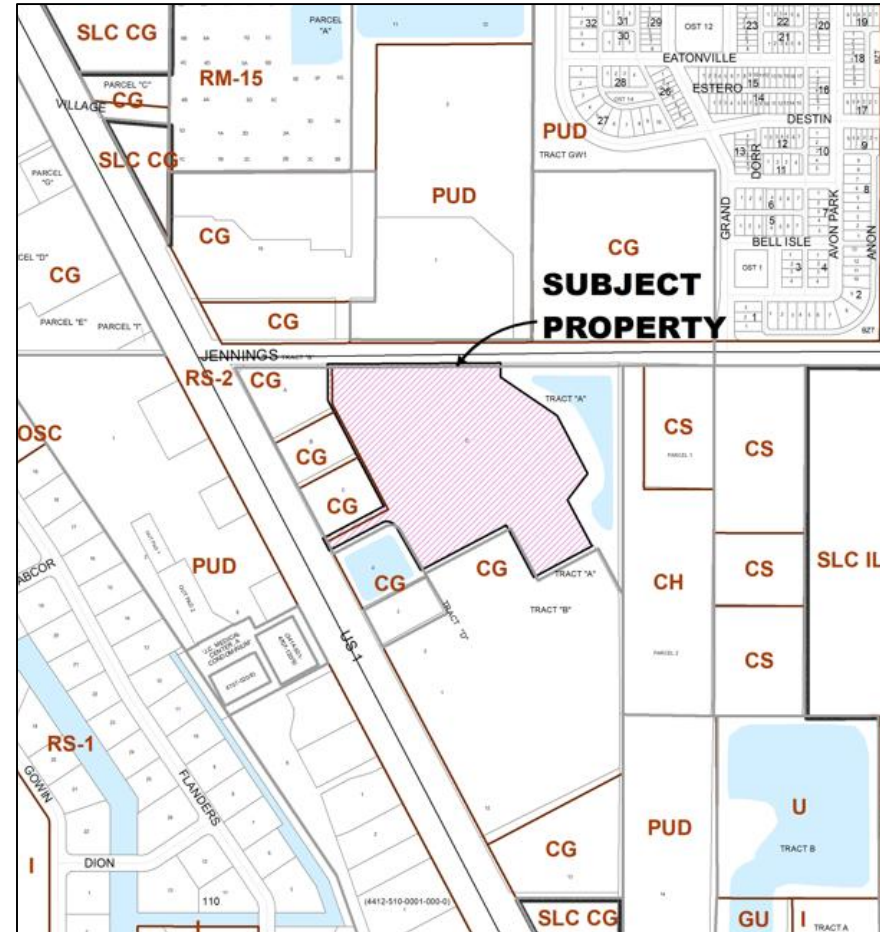
- Owner/Applicant(s): J Baron 1031 Investments, LLC & Baron Shoppes PSL Ventures, LLC
- Location: Southeast of the intersection of U.S. Highway 1 and SE Jennings Road
- Request: Approval of a Special Exception Use (SEU) to allow an enclosed assembly area over 3,000 square feet in the General Commercial (CG) zoning district per Section 158.124(C)(1) of the Code of Ordinances.

Background

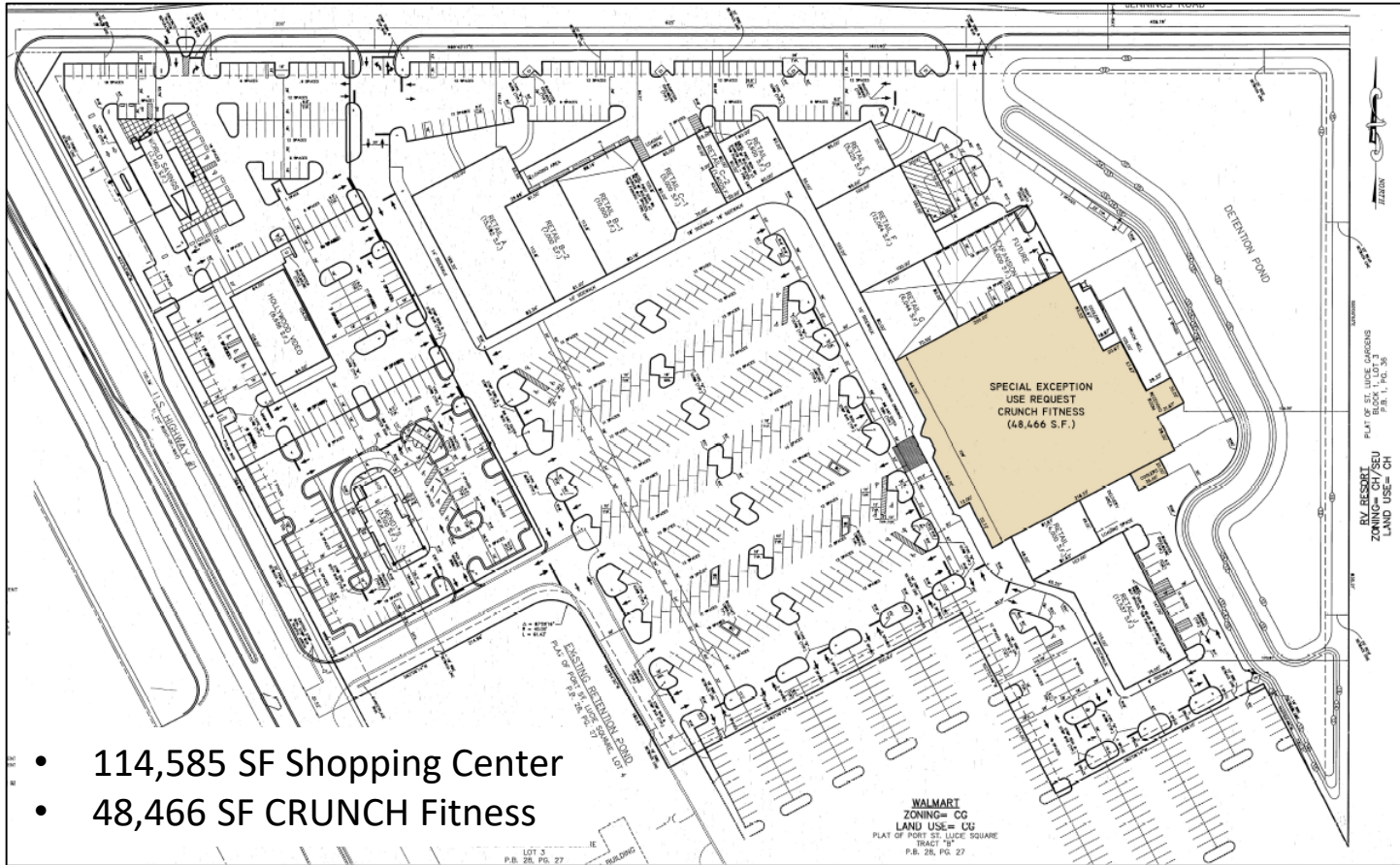
- The fitness center is proposed to occupy the former Keiser University and former Winn Dixie grocery store unit within the overall 114,585 square foot Marketplace shopping center.
- The project is located within the CRA and a letter of support has been provided. The project is in line with the Original CRA Master Plan Goals and Objectives by promoting business investment and economic development within the corridor.

Surrounding Areas

Direction	Future Land Use	Zoning	Existing Use
North	CG	PUD, CG	Assisted Living Facility, Commercial Outparcels
South	CG	CG	Call Center
East	CG	CG	Stormwater Management Tract
West	CG	CG	Commercial Outparcels



Site Plan



- 114,585 SF Shopping Center
- 48,466 SF CRUNCH Fitness

Typical CRUNCH Fitness Interior



Evaluation of SEU CRITERIA (Section 158.260)	FINDINGS
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	<p>Adequate ingress and egress shall exist with regard to automotive and pedestrian safety by means of four compliant driveways, associated crosswalks, and traffic control devices which allow for adequate internal circulation and traffic flow.</p>
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	<p>The shopping center use requires 1 space per 200 square feet of gross floor area. The overall 114,585 square foot shopping center is required to have 766 spaces. When the school facility received special exception use approval, the required parking for the overall shopping center was reduced to 726 spaces. The parking ratio for the recreational facility also requires 1 space per 200 square feet of gross floor area; therefore, there are no changes to the parking requirements. There are 784 spaces provided, exceeding the requirement.</p>
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	<p>Adequate utilities are available to service the proposed development. Port St. Lucie Utilities District will provide utility services to the site. Adequate utilities are available to service the proposed development.</p>
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	<p>No additional buffering is required. The site's approved landscape plan provides adequate perimeter landscaping.</p>
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	<p>No additional lighting is proposed. Outdoor signage shall comply with Chapter 155's sign code and will be reviewed under a separate permit.</p>
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J))	<p>The site is in an area designated for commercial development and is consistent with the adjacent commercial uses.</p>

Recommendation:

- The Planning and Zoning Board reviewed the application for a special exception use on May 7, 2024, and recommended approval.