

# **The Pickleball Club St. Lucie West**

Special Exception Use Application

Project No. P21-276

City Council Meeting

January 24, 2022

[CityofPSL.com](http://CityofPSL.com)



# Request Summary

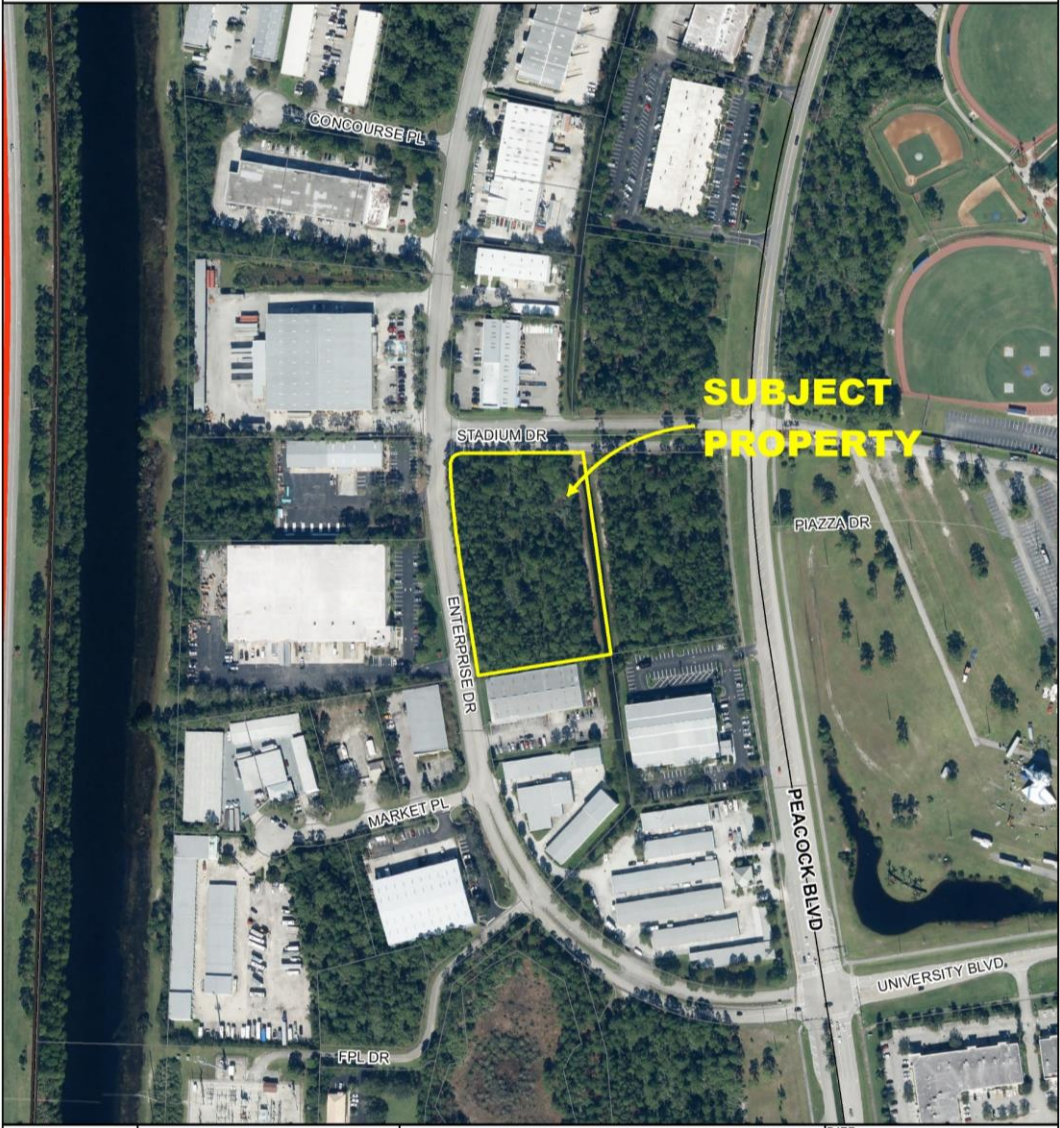
- Applicant/Agent: Alejandro Toro
- Owner: Gordon Holmes
- Request: A Special Exception Use (SEU) request to allow the use of a n enclosed assembly over 3,000 square feet for recreational facilities per Section 158.135(C)(5) of the Warehouse Industrial (WI) Zoning Code.
- Section 158.135(C)(5) of the General Commercial Zoning Code: Lists enclosed assembly over 3,000 square feet, such as recreational facilities, as special exception uses that may be permitted only following the review and specific approval thereof by the City Council.



# Aerial

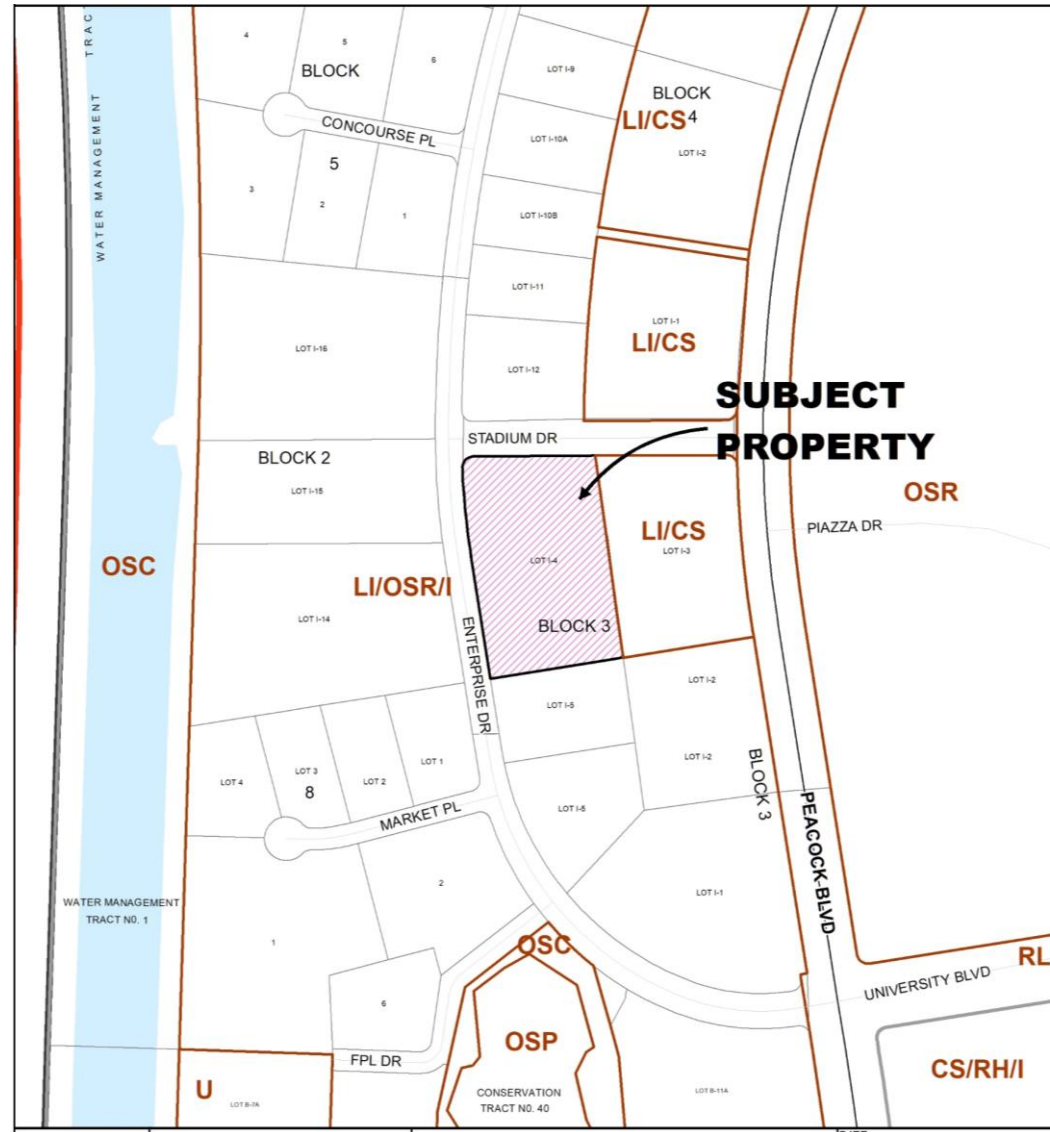
## Surrounding uses

Direction	Future Land Use	Zoning	Existing Use
North	LI/OSR/I	WI	Warehouse
South	LI/OSR/I	WI	Warehouse
East	LI/CS	CS	Vacant
West	LI/OSR/I	WI	Warehouse



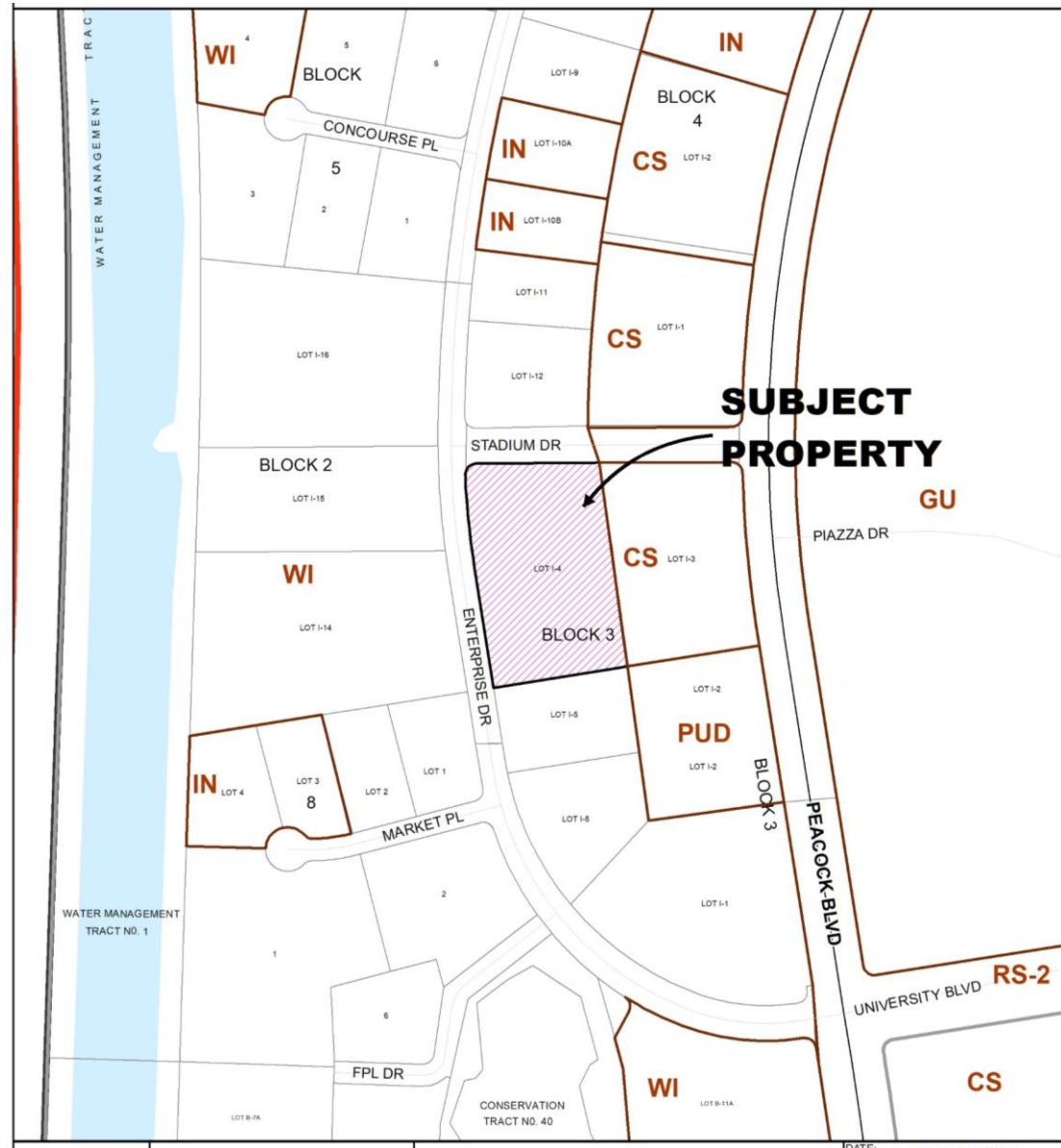
# Land Use

LI/OSR/I (Light Industrial/  
Open Space Recreational/  
Industrial)

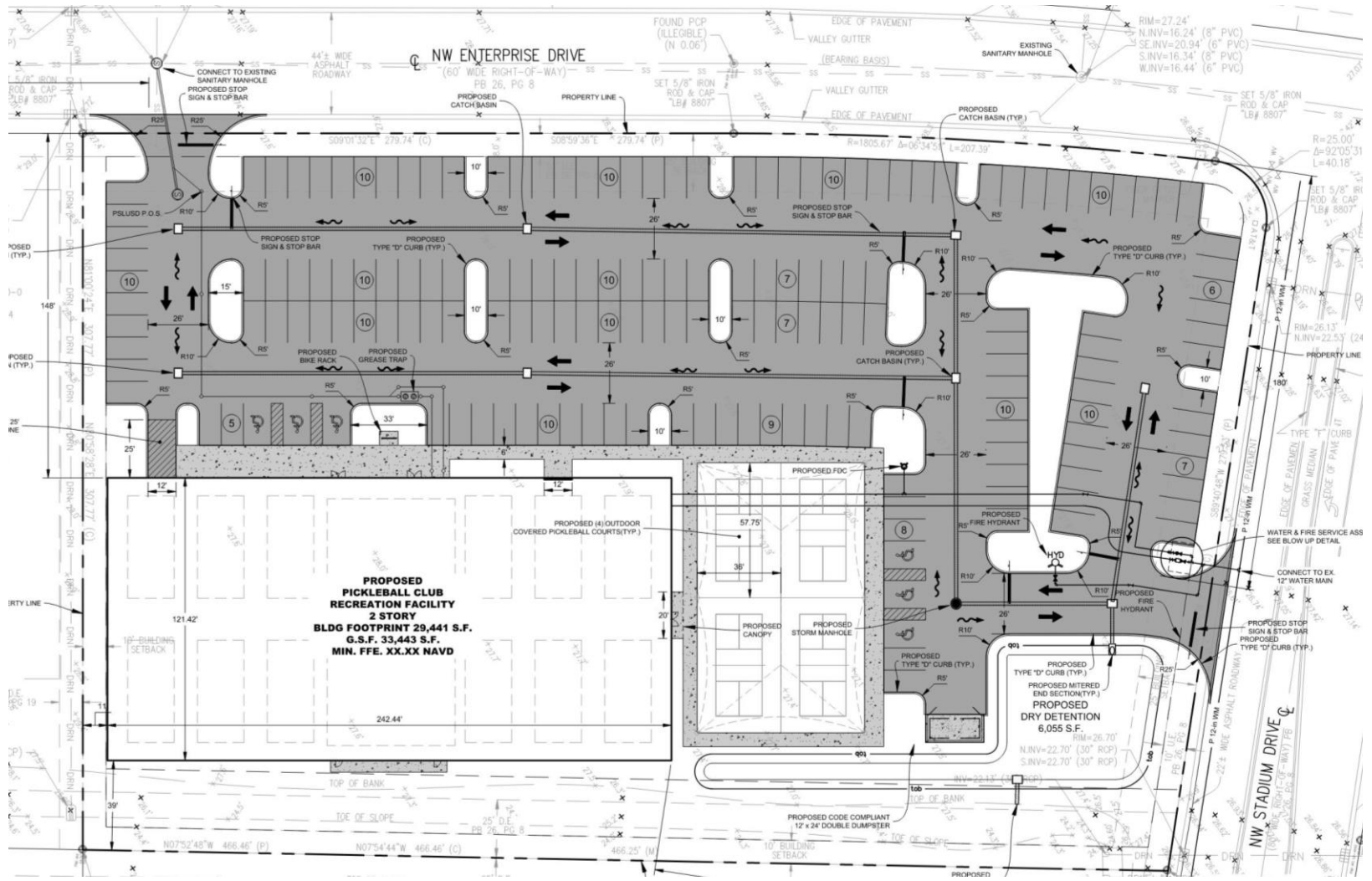


# Zoning

## WI (Warehouse Industrial)



# Proposed Site Plan



<b><u>Evaluation of SEU CRITERIA</u></b> <b>(Section 158.260)</b>	<b><u>FINDINGS</u></b>
<b>ADEQUATE INGRESS AND EGRESS</b> <b>(§ 158.260 (A))</b>	The proposed site plan proposes two points of access: one to the north of the property onto NW Stadium Drive and one along the western property line along NW Enterprise Drive. The circulation through the site is acceptable and provides safe vehicular and pedestrian access, as well as adequate emergency access.
<b>ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))</b>	Off-street parking is calculated based upon the provisions identified within Section 158.221. The required parking for the recreational facilities equates to 167 parking spaces. The proposed site plan provides for 169 parking spaces, including 6 required ADA spaces.
<b>ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))</b>	The proposed development lies within the St. Lucie West Services District. Availability to water and wastewater services are available. Existing water and sewer main connections are shown on the proposed site plan.
<b>ADEQUATE SCREENING OR BUFFERING ( §§ 158.260 (D) (F))</b>	The proposed landscape plan complies with the requirements of code, and any additional buffering of intensity is not necessary as residential uses do not abut the property.
<b>SIGNAGE AND EXTERIOR LIGHTING ( §158.260 (E))</b>	Outdoor lighting complies with the requirements of City Zoning Code Section 158.221. Any outdoor signs shall comply with the Chapter 155 Sign Code.
<b>COMPATIBILITY WITH SURROUNDING USES ( §§ 158.260 (H) (I) (J))</b>	The Pickleball Club St. Lucie West hours of operation will be open by appointment only. The indoor courts are not expected to generate any noise and the four outdoor courts is not expected to constitute a nuisance to the adjacent properties.

# Recommendation

- The Planning and Zoning Board recommended approval at their regular meeting of January 4, 2022.

