

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 Fee is nonrefundable unless application is withdrawn prior to being scheduled for the Site Plan Review Committee meeting or advertising for the Planning and Zoning Board meeting.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

PROPERTY OWNER:

Name: NBC Collections, LP
Address: 9215 Solon Road. Suite D-1 Houston, Tx 77064
Telephone No.: 772-233-7400 Email anapolitano@champion-management.com

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

Name: Alexander Zapata
Address: 11394 SW Hillcrest Cir. Port St. Lucie FL, 34987
Telephone No.: 305-400-9478 Email Azapata@ZAXISSports.com

SUBJECT PROPERTY:

Legal Description: (3896-681) Port St Lucie Industrial Park-unit One 1st Road-BLK 19 Lot 1
Parcel I.D Number: 3435-601-0052-000-9
Address: 1702 SE Village Green Dr. Bays: N/A
Development Name: N/A (Attach Sketch and/or Survey)
Gross Leasable Area (sq. ft.): 7,400 Assembly Area (sq. ft.): _____
Current Zoning Classification: Warehouse industrial SEU Requested: _____

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

Z-AXIS Sports complex will be a professional training facility. This location will be used as an extension to Teenagers and professional athle training. This will be added value to the City with professional baseball players.

[Signature]
Signature of Applicant

Alexander Zapata
Hand Print Name

Sept. 29, 2021
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.

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.

This 7,000 + Square feet Facility will have a limit on amount of Client at once. Our Classes will Limit Players/Athlete to 25 people MAX per Block training.

(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.

Parking will be limited and not required. This training facility has 8 parking, however this is a pick up & drop off type of training.

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

The only thing required is electricity to run battery equipment.

(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.

This facility will track every person coming in & out of our training location to insure safety.

(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.

Signs will not be an issue. Company sign will go up in front of the building in accordance to code.

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

N/A - This location is interior training only.

(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.

This facility is considered a Warehouse industrial, a lot of "Gym" and other "Physical training Facility" are located in an industrial warehouse location including -TOP Prospect Academy & ECBA Training.

(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.

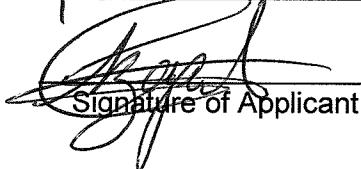
Impairment to health, safety, welfare or convenience to residents will not be an issue. The area consist of all warehouse business in the area. Additionally hours of operations are different.

(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.

Proposed business will not constitute a nuisance or hazard because of the limited class capacity.

(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.

Proposed development is not an unusual use for space. Top Prospect Academy - 1774 SE South Niemeyer Cir (Top Prospect Baseball Academy) & 574 NW Mercantile Place #101 (ECBA)


Signature of Applicant

Alexander Zapata
Hand Print Name

Sept, 29, 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.