

BAYSHORE BLVD PLAZA SPECIAL EXCEPTION USE APPLICATION

DATE: November 2, 2022

LOCATION: 1962 SW Bayshore Blvd

DESCRIPTION OF REQUEST:

Special Exception Use for a Fitness Center over 3,000 square feet as per the criteria contained in Section 158.260 of the City of Port St. Lucie Code of Ordinances.

INTRODUCTION:

The project site is located at 1962 SW Bayshore Blvd. It is comprised of five vacant lots under parcel ID #3420-560-2437-000-6. The 1.15 acre property is zoned General Commercial with a Future Land Use of General Commercial. It lies within the City of Port St. Lucie Land Use Conversion area. The property is on the western side of Bayshore Blvd and is bound by a drainage canal along the rear property line. Further to the west lies SW Biltmore Street, an area of Light Industrial/Commercial Service zoning, and finally the Florida Turnpike. Single family residential lies on the east side of Bayshore Boulevard.

The applicant desires to construct a single story 9,183 +/- square foot commercial plaza containing mixed uses. One of these uses, and the subject of this application, is the approval of a proposed 3,187 square foot HEW fitness center.

(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 proposed development will have one (1) two-way driveway connection to Bayshore Blvd for ingress and egress per City of Port St. Lucie Code of Ordinances Section 158.222. The proposed driveway will provide ample access for St. Lucie Fire District apparatus, emergency services vehicles, and waste management trucks. The owner of the property is in discussions with the property owner to the south regarding a shared access agreement for a second connection.

(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 development will meet the on-site parking requirements per City of Port St. Lucie Code of Ordinances Section 158.221. The loading/unloading area will be provided at the rear of the building. No off-site parking is proposed. There will be no detrimental effects on the neighboring properties.

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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.

Port St. Lucie Utility Systems water and wastewater facilities are available for connection along the property frontage on SW Bayshore Blvd.

(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 fitness center is compatible with other service oriented establishments in the area. A 20 foot drainage canal lies immediately to the rear of the property. Adequate landscaping will be provided per City code; therefore, the need for screening or additional buffering is not anticipated. There is no residential development on this side of Bayshore Blvd.

(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 provide site lighting and signage that adhere to the City of Port St. Lucie Code of Ordinances.

(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 development will be in conformance with the City of Port St. Lucie Landscape Code Chapter 154 and will be compatible with the adjoining properties.

(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 Fitness Center development is allowed in the General Commercial zoning district; however, since it is over 3,000 square feet, a Special Exception Use permit is required. The proposed development will be in conformance with the provisions of the City of Port St. Lucie Land Development Code Section 158.124.

(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 development will provide efficient parking and interior traffic circulation so as not to adversely impact the surrounding street network. No health or safety concerns are anticipated with the proposed development.

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(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.

No adverse effects relating to visual, acoustic, or olfactory issues will be created by the proposed Fitness Center development. No obstructions will be created as the proposed development will provide sufficient parking, including two ADA parking spaces. Typical hours of operation are proposed.

(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 surrounding sites are developed with a mixture of commercial and service related establishments to the north, south and west. The character of the proposed development is appropriate and consistent with the approved development in the surrounding area. The proposed uses are compatible and are not expected to negatively impact the existing businesses in any way. In fact, this development is anticipated to increase customer interest in the area by providing a mixture of desired services.