

SEU Responses

Crunch Fitness
10330 S. US Highway 1, Port St. Lucie, FL 34952

March 22, 2024

This document is to respond to the SEU requirements from Section 158.260 of the Port St. Lucie Zoning Code.

(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.

Applicant Comment: Ingress and Egress is existing and maintained in good condition.

(B)

Adequate off-street parking, loading areas, and adequate stacking may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

Applicant Comment: Adequate off-street parking is existing and maintained.

(C)

Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

Applicant Comment: Adequate utilities are existing and maintained. New use does not exceed prior use.

(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.

Applicant Comment: Screening and buffering are existing.

(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.

Applicant Comment: Exterior lights are existing to remain. Any future tenant signage will comply with regulations.

(F)

Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

Applicant Comment: Yards and open spaces are existing and not changed in proposal.

(G)

The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

Applicant Comment: The proposed use is permitted by SEU.

(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.

Applicant Comment: The proposed use is specifically intended to improve the health and welfare of the residence and workers of the city, and does not negatively impact the safety or convenience.

(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. The City may require certain uses such as car washes, gas stations, and other potential noise generating uses submit a noise impact analysis prepared by a qualified professional.

Applicant Comment: The proposed fitness center will not constitute a nuisance or a hazard.

(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, changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood. To minimize exposure to excessive noise, the City may require noise control features, limit hours of operation, and other mitigation methods.

Applicant Comment: The proposed fitness center is compatible and utilizes as existing vacant suite appropriate to the use.

(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.

Applicant Comment: N/A

(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.

Applicant Comment: Acknowledged.

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