

**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 Fee is nonrefundable unless application is withdrawn prior to being scheduled for the Site Plan Review Committee meeting or advertising for the Planning and Zoning Board meeting.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:** francisdayao@bellsouth.net

**PROPERTY OWNER:**

Name: Dale P and Gayle A. Coyne  
Address: 2920 SE Dune Drive Suite 340, Stuart, FL 34996  
Telephone No.: (815) 341-5454 Email dalecoyne@aol.com

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


Name: Matthew Johnson - Halle Properties, LLC  
Address: 20225 N. Scottsdale Road, Scottsdale, AZ 85255  
Telephone No.: (480) 606-6000 Email Matthew.Johnson@discounttire.com

**SUBJECT PROPERTY:**

St Lucie Gardens 01 37 40 BLK 4 that part of Lot 10 LYG E of US #1-less  
Legal Description: N 473 ft and less E 54 ft and less S 40 ft - (1.56 AC) (OR 1684-568)  
Parcel I.D Number: 3414-501-3810-100-1  
Address: 10180 S. US HWY 1, Port St. Lucie, FL 34952 Bays: \_\_\_\_\_  
Development Name: Discount Tire (Attach Sketch and/or Survey)  
Gross Leasable Area (sq. ft.): 6,784 +/- sq.ft. Assembly Area (sq. ft.): \_\_\_\_\_  
Current Zoning Classification: General Commercial SEU Requested: Repair and maintenance of vehicles

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

Discount Tire installs and services automotive tires and wheels only and no automotive repair work is done.  
The subject parcel is zoned General Commercial which allows any type of retail, however, it does not allow  
the installation of tires and wheels. The SEU is necessary in order to permit Discount Tire to "sell, install and  
service" automotive tires and wheels.

 Matthew Johnson  
Signature of Applicant Hand Print Name Date 2.17.2021

**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. 02/26/20

## **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.

Access - there is an existing shared driveway with Holiday Inn on the northwest, 2 driveways off of SE Jennings Road and an existing third driveway on the east side. There are existing sidewalks along the existing roadways outside the property therefore pedestrian safety is not an issue. The proposed internal traffic flow and control will not be detrimental to public safety and the site will be accessible to fire and emergency vehicles.

(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 no. of parking spaces proposed exceeds the minimum no. required including a new loading area. All work will be done indoors. The new store will only install automotive tires and wheel. There are no glare or odor or other detrimental effects upon adjacent properties. There are no automotive repair work done.

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

The proposed site is an existing restaurant with existing water and sewer services. We have discussed the project with the City's utility department and do not foresee any problems as far as utilities for the new Discount Tire store. There are existing utilities within and adjacent to the site that can support this project.

(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.

There are existing buffering with adjoining properties including the area between Holiday Inn to the north and the proposed Discount Tire site. An additional 10' landscape area along the north will enhanced the buffering between the 2 properties. A 20' landscape buffer will also be added on the east side.

(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.

Exterior lighting will be limited to lighting mounted on the building exterior and light poles for parking areas only. Illumination along the property will be designed to not allow lighting to go beyond the property boundary. Shielding will be installed where required to minimize undue glare.

(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 Discount Tire will meet the yard and open space requirements. Landscaping will be provided on all sides of the property and will be compatible with the adjacent properties including Holiday Inn to the north. Landscaping will also be provided on three sides of the building as required.

(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 development is proposed to meet all applicable requirements of the City's Land Dev. Reg.

This will include meeting building setback requirements, landscaping, parking, illumination, driveway separation and service bay orientation. The dev. will include a drainage and utility systems that meet City requirements

(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 proposed development will include a single commercial building. All work will be done inside the building.

The proposed development is not expected to impair the health, safety, welfare or convenience of residents and workers in the city.

(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.

The proposed Discount Tire store will only sell and install automotive tires and wheels. No automotive repair will be performed. The new store will not create any nuisance or hazard due to vehicle movement. Noise will be very minimal since all work will be done inside the new building. Store hours are from Mon thru Saturday.

(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 proposed development will be compatible with the existing uses of adjacent properties near US HWY 1 and SE Jennings Road which have commercial establishments including restaurants, auto parts store, retail stores, hotel, and medical clinics to name a few.

  
Signature of Applicant

Matthew Johnson

Hand Print Name

2.19.2021

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.

## **SPECIAL EXCEPTION USE**

### **§ 158.260 REQUIREMENTS AND APPROVAL**

Special Exceptions are uses that would only be allowed under certain conditions and are required to be compatible with the existing neighborhood. It is expected that any such approval be implemented in a timely manner to ensure the use is established under the physical conditions of the area in place when approved. Therefore, Special Exception Uses shall expire after one year on the date of approval unless the applicant has received final site plan approval, or if a site plan is not required, the appropriate permits to allow development of the use to continue as approved.

Approval of a special exception application shall be granted by the City Council only upon a finding that:

(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.

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

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

(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.

(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.

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

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

(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.

(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.

(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 or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

(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.



**CONCEPT PLAN SUFFICIENCY CHECKLIST**  
*Revised September, 2013*

Project Name: Discount Tire

Project Number: P \_\_\_\_\_ New Submittal  or Resubmittal \_\_\_\_\_ (Check One)

Applicant should submit the concept plan package to Planning & Zoning Department with all items listed below to initiate the review process. Other drawings or information may be required, if deemed necessary, upon review of the submittal for the Site Plan Review Committee Meeting.

The Applicant should complete the Project Information, Applicant Checklist and Applicant Certification. Use the following to complete the checklist: ✓ = *Provided* X = *Incomplete or Missing* NA = *Not Applicable*

Applicant Checklist	Description of Item Provided	Sufficient		
		P&Z	Eng.	Utility
<input checked="" type="checkbox"/>	<b>Sufficiency Checklist:</b> One original completed and signed by applicant.			
<input checked="" type="checkbox"/>	<b>2 CD's with all application materials</b>			
<input checked="" type="checkbox"/>	<b>Cover Letter:</b> Sixteen copies of a typed letter explaining the purpose and history of the application.			
	<b>Written Response to Comments:</b> Sixteen copies. For resubmittals only.			
<input checked="" type="checkbox"/>	<b>Completed Application:</b> Sixteen copies. Use black ink or type to fill out completely and legibly.			
<input checked="" type="checkbox"/>	<b>Owner's Authorization:</b> Sixteen copies of authorization on Owner's letterhead.			
<input checked="" type="checkbox"/>	<b>Application Fees:</b> Refer to each department's fee schedule.			
	<b>Proof of Ownership:</b>			
<input checked="" type="checkbox"/>	Three copies of the recorded deed(s) for each parcel with the exact same name for each parcel or... ...Unity of Title			
	<b>PUD/MPUD Document and Concept Plan (Sections 158.170 – 158.175 of the Zoning Code):</b>			
	Sixteen sets of 11" x 17" concept plans			
	Show traffic access points			
	Show drainage discharge locations			
	Show proposed water and sewer connection points			
	Evidence of unified control and binding PUD agreement			
	Density statement			
	Proposed zoning district regulations			
	<b>LMD Rezoning and Concept Plan (Section 158.155(M) of the Zoning Code):</b>			
	Sixteen sets of 11" x 17" concept plans			
	Show traffic access points			
	Show drainage discharge locations			
	Show proposed water and sewer connection points			
	Evidence of unified control and development agreement			
	Preliminary building elevations			
	Landscape Plan			
	<b>SEU Concept Plan:</b>			
<input checked="" type="checkbox"/>	Sixteen sets of 11" x 17" plans – either approved site plan or proposed concept plan			



CONCEPT PLAN SUFFICIENCY CHECKLIST
Revised September, 2013

Project Name: Discount Tire Store

Project Number: P \_\_\_\_\_ New Submittal [x] or Resubmittal \_\_\_\_\_ (Check One)

Applicant Certification

I, Francis Dayao (Print or type name), do hereby certify that the information checked above has been provided to the City of Port St Lucie for the subject project. I understand that the checklist is used to determine if the submittal is complete so that the project can be added to the Site Plan Review Agenda. I further understand that review of the submittal contents will not be made at this time and that a sufficient submittal does not exempt a project from being tabled or denied at the Site Plan Review Committee.

Handwritten signature of Francis Dayao

(Signature of Applicant)

Handwritten date 2/16/21

(Date)

Planning and Zoning Department Representative

I, \_\_\_\_\_ (Print name), as a representative of the Planning and Zoning Department, find that this submittal is Sufficient / Non-Sufficient based upon my review on \_\_\_\_\_ (date).
Additional Comments:

(Signature of Planning and Zoning Department Representative)

(Date)

Engineering Department Representative

I, \_\_\_\_\_ (Clearly print or type name), as a representative of the Engineering Department, find that this submittal is Sufficient / Non-Sufficient based upon my review on \_\_\_\_\_ (date).
Additional Comments:

(Signature of Engineering Department Representative)

(Date)

Utilities System Department

I, \_\_\_\_\_ (Clearly print or type name), as a representative of the Utilities System Department, find that this submittal is Sufficient / Non-Sufficient based upon my review on \_\_\_\_\_ (date).
Additional Comments:

(Signature of Utility System Department Representative)

(Date)