

Club Pure @ The Marketplace

Special Exception Use Application

Project No. P22-191

City Council

September 26, 2022

Bethany Grubbs, Planner II



Request Summary

- Agent: Nicolas Khoury
- Applicant/Owner: DTS Properties, LLC
- Request: A Special Exception Use (SEU) request to allow a school in the Commercial General (CG) zoning district.



10280, 10292 & 10330 South US Highway 1



Aerial

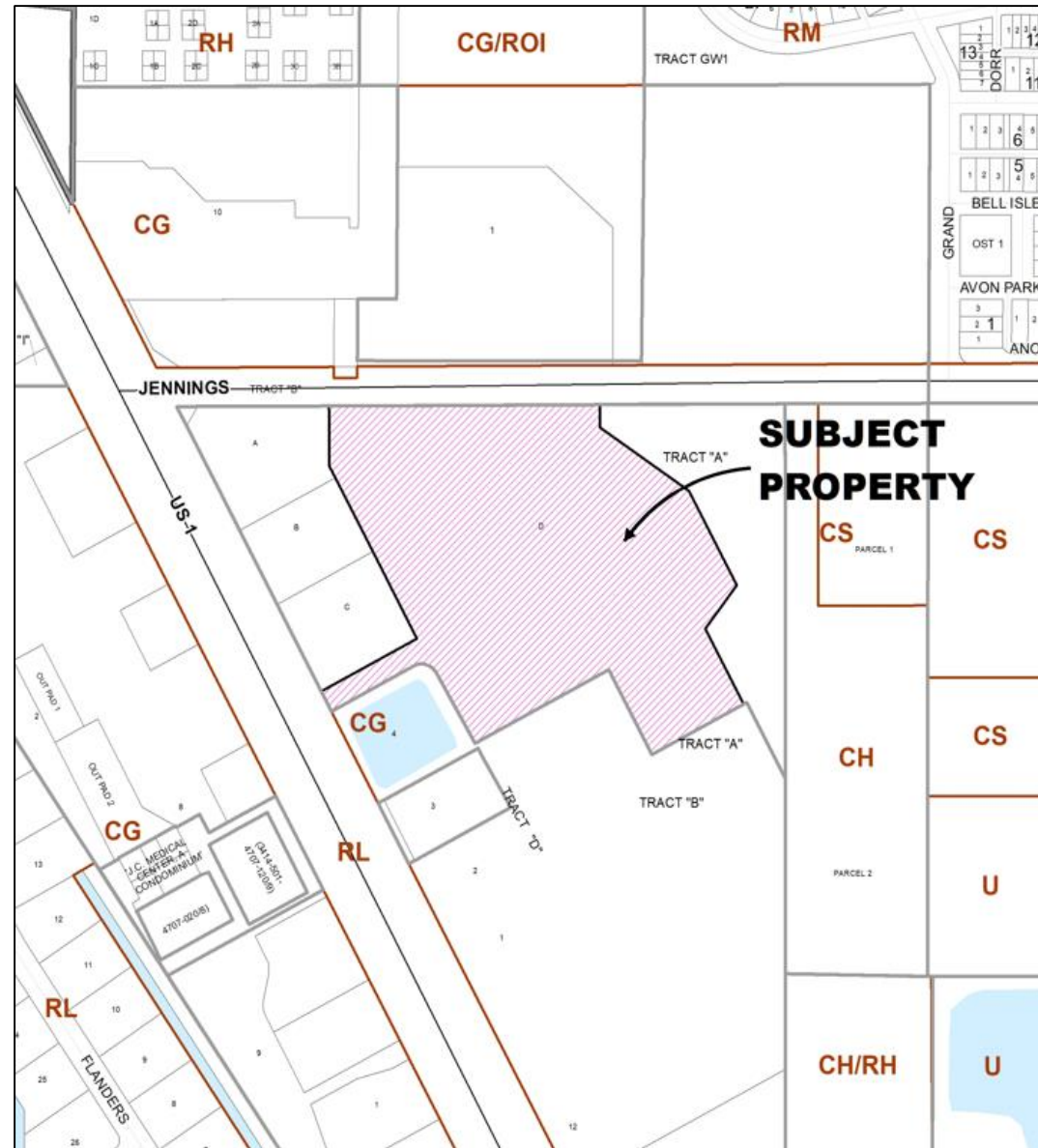
Surrounding uses

| Direction | Future Land Use | Zoning | Existing Use |
|-----------|-----------------|---------|---|
| North | CG | PUD, CG | Assisted Living Facility, Commercial Outparcels |
| South | CG | CG | Call Center |
| East | CG | CG | Stormwater Management Tract |
| West | CG | CG | Commercial Outparcels |



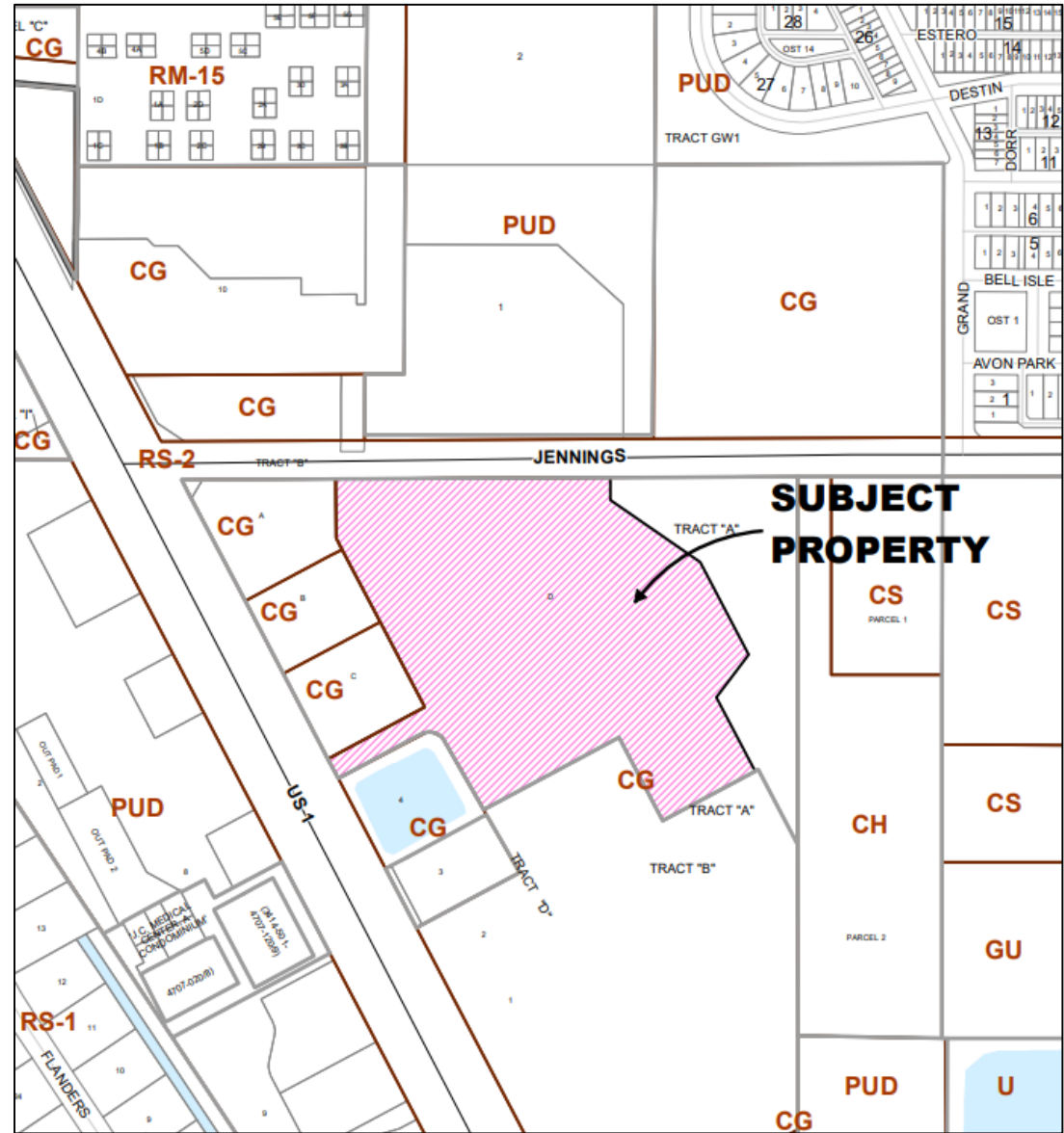
Land Use

CG (General Commercial)

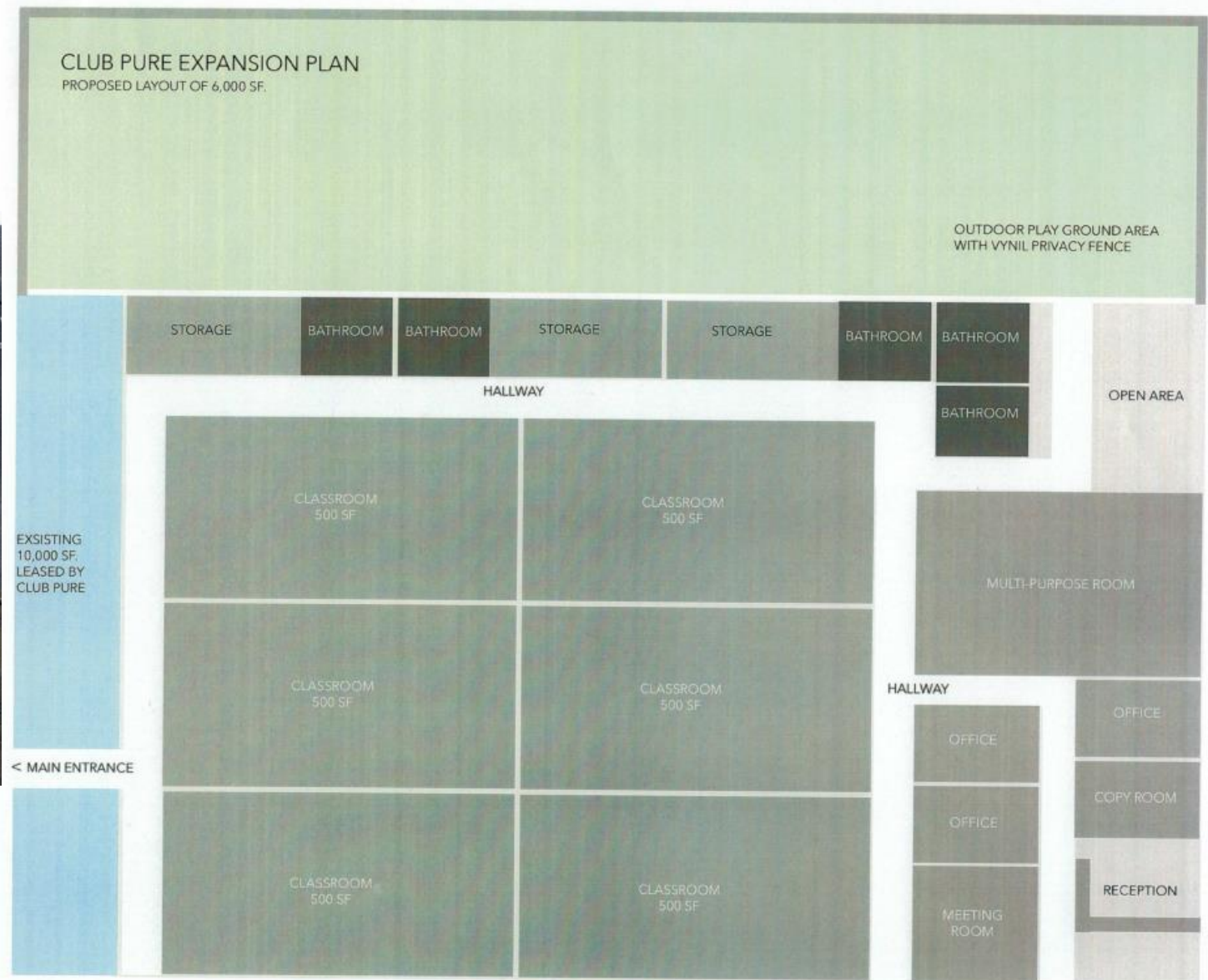
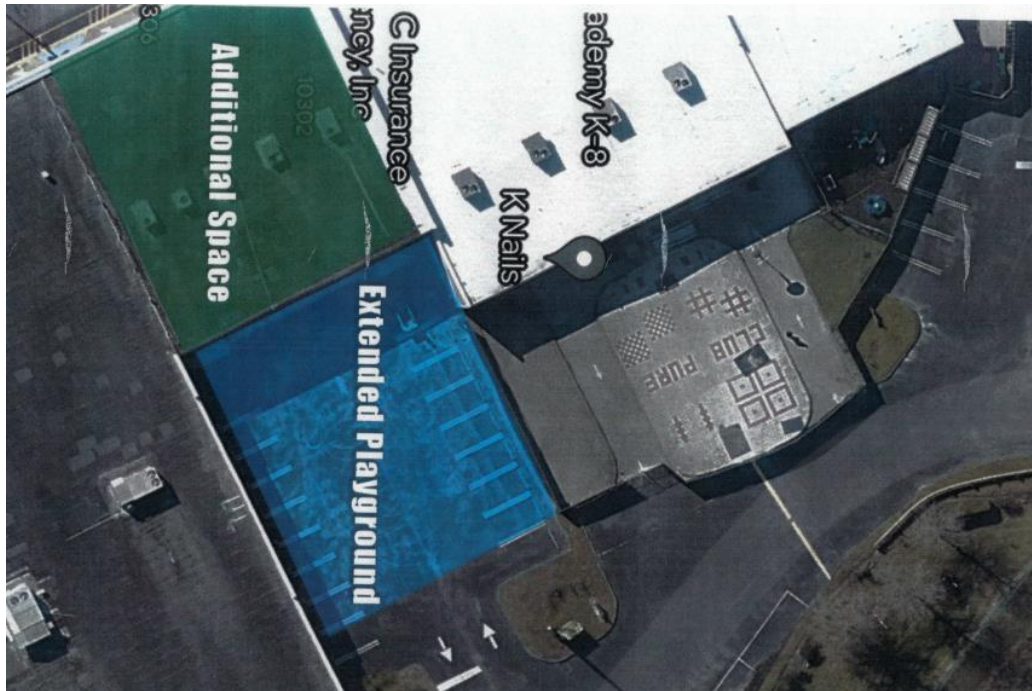


Zoning

CG (General Commercial)



Floor/Expansion Plan



Traffic Impact Statement

- The traffic impact has been reviewed by City Staff and found to be in compliance with Public Works Policy #19-01
- The rear parking that is lost due to the playground expansion is intended to be used by the bays the applicant is also expanding into. Sufficient parking for the intended use seems to be provided in the front of the building.
- Sufficient stacking is provided for drop off/pick up purposes without having any effect on surrounding roadways.



Exhibit: Traffic Management Plan



- Bus Route
- Curbside Drop Off / Pick Up Point
- Car Line
- Afternoon Pick Up Point
- Staff Parking
- Preschool Staff Parking
- Parent Parking

| <u>Evaluation of SEU CRITERIA</u> <u>(Section 158.260)</u> | <u>FINDINGS</u> |
|--|---|
| ADEQUATE INGRESS AND EGRESS (§ 158.260 (A)) | The development has multiple access points from S US Hwy 1 and SE Jennings Road, and internal cross connections, which allows for adequate internal circulation and traffic flow. |
| ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B)) | Adequate off-street parking and loading areas are provided without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties. The required parking for the school use equates to 16 parking spaces. The site plan was approved with a required 766 spaces per the shopping center calculation at a rate of 1 space per 200. Under this proposal, the required parking space count is now 726 with 752 being provided. |
| ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C)) | Adequate utilities are available to service the proposed development. The Port St. Lucie Utility Systems Department (PSLUSD) currently provides utility services to the site. |
| ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F)) | No additional buffering is required. The site's approved landscape plan includes perimeter landscaping which provides adequate screening and buffering. |
| SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E)) | Outdoor lighting complies with the requirements of City Zoning Code Section 158.221. Outdoor signage complies with Chapter 155 Sign Code. |
| COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J)) | The site is in an area designated for commercial development and is consistent with the existing uses in the shopping center. |

Staff Recommendation

- On August 8, 2022, the Planning and Zoning Board recommended approval of the special exception use application.
- Request that the City Council review the SEU application and vote to approve, approve with conditions, or deny.

