



Apollo 22, LLC – Set'em Up Volleyball

Special Exception Use

Project No. P24-098

Planning and Zoning Board Meeting

Francis Forman, Planner II

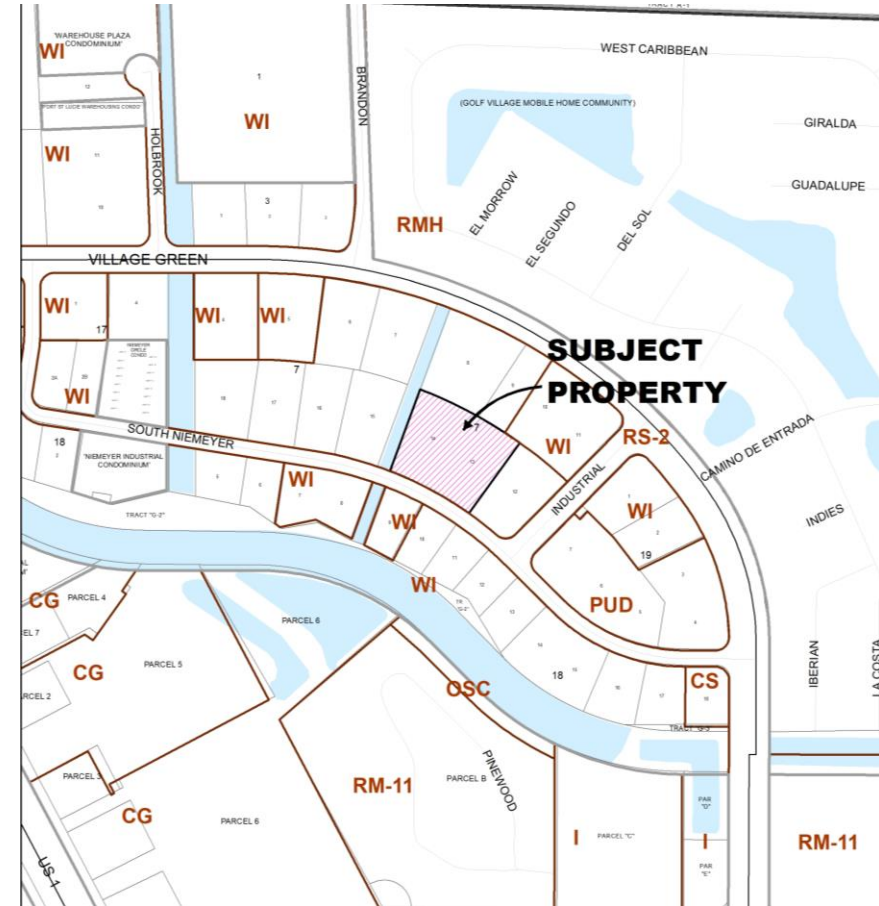
August 6, 2024

Request Summary

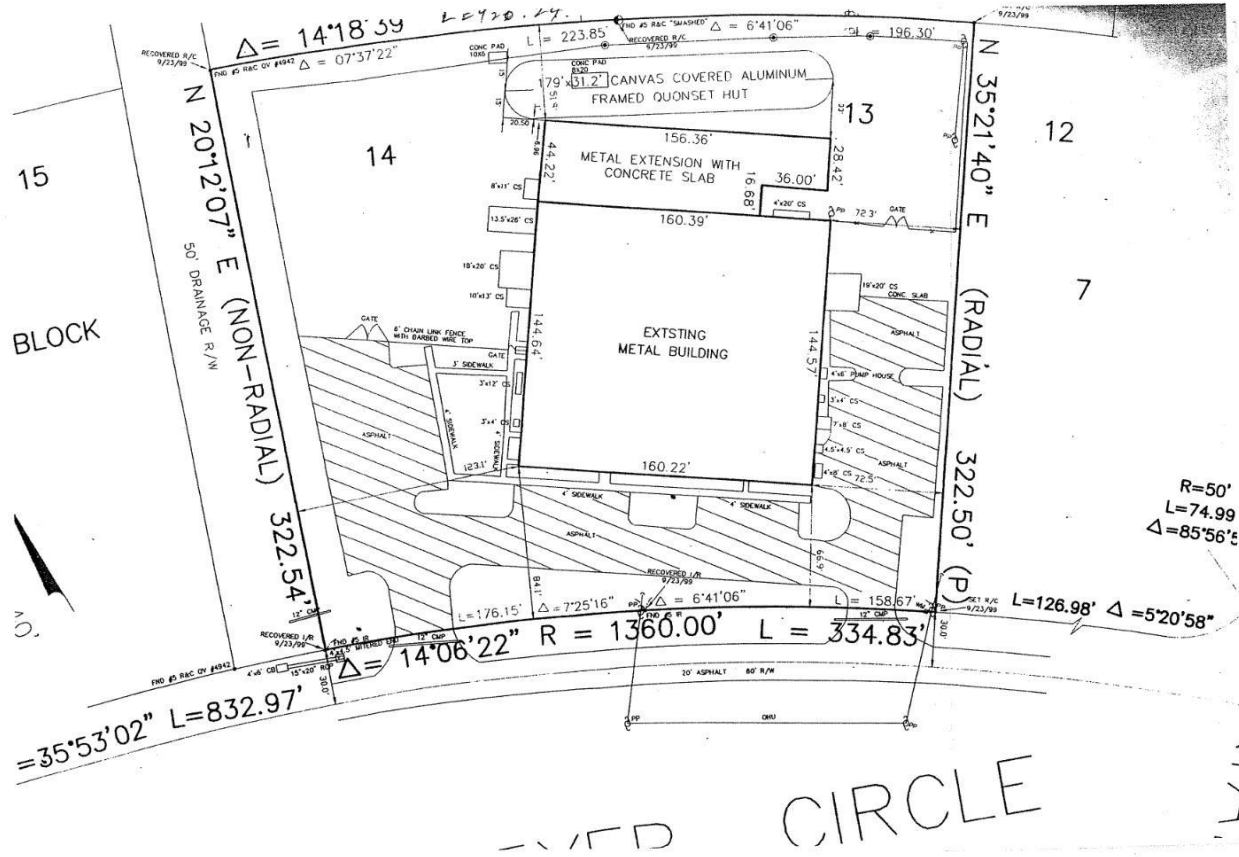
- Applicant(s): Patricia Sandoval, Set'em Up! Volleyball
- Owner: Apollo 22, LLC
- Location: Located north of SE South Niemeyer Circle and west of SE Industrial Boulevard.
- Request: Approval of a Special Exception Use (SEU) to allow an enclosed assembly area over 3,000 square feet in the Warehouse Industrial (WI) zoning district per Section 158.135(C)(5) of the Code of Ordinances.

Surrounding Areas

Direction	Future Land Use	Zoning	Existing Use
North	LI/CS	WI	Warehousing
South	LI/CS	WI	Warehousing
East	LI/CS	WI	Warehousing
West	LI/CS	WI	Warehousing



Site Plan



<u>Evaluation of SEU CRITERIA</u> <u>(Section 158.260)</u>	<u>FINDINGS</u>
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	Adequate ingress and egress will be provided for vehicles and pedestrians by the two code compliant driveways, associated crosswalks, and traffic control devices which allow 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. Off-street parking is calculated based upon the provisions identified within Section 158.220(C) of the Zoning Code. The site plan for Apollo 22, LLC indicates 1 parking space per 500 square feet of gross floor area. The overall 20,000 square foot warehouse facility is required to have 40 spaces. There are 44 spaces provided, which meets the minimum requirement.
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	Adequate utilities are available to service the proposed development. Port St. Lucie Utilities District will provide utility services to the site. Adequate utilities are available to service the proposed development.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	Adequate buffering is being provided surrounding the site. The site is required to have a minimum of a 10' landscape buffer strip surrounding the site.
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	At the time of site plan approval, outdoor lighting shall comply with the requirements of City Zoning Code Section 158.221. Outdoor signage shall comply with Chapter 155's 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 adjacent commercial uses.

Planning and Zoning Board Action Options:

- Make a motion to recommend approval to the City Council
- Make a motion to amend the recommendation and recommend approval
- Make a motion to recommend denial
- Make a motion to table