

## 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 Fee is nonrefundable unless application is withdrawn prior to being scheduled for the Site Plan Review Committee meeting or advertising for the Planning and Zoning Board meeting.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:** Jeremy@CommonOakEngineering.com

### PROPERTY OWNER:

Name: Coast to Coast Investment Properties LLC  
Address: 1540 NE Dixie Hwy, Jensen Beach, FL 34957  
Telephone No.: \_\_\_\_\_ Email \_\_\_\_\_

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

Name: Sidlyd Investments, LLC c/o Coen Purvis III - Cantrell & Morgan  
Address: 9822 Tapestry Park Circle, Suite 201, Jacksonville, FL 32246  
Telephone No.: \_\_\_\_\_ Email coen@cantrellmorgan.com

### SUBJECT PROPERTY:

Legal Description: PINE TRACE PUD (PB 49-5) TRACT D (2.21 AC) \*This is also known as Parcel A  
Parcel I.D Number: 3417-501-0006-000-9  
Address: NW Pine Trail Cir Bays: N/A  
Development Name: Pine Trace (Attach Sketch and/or Survey)  
Gross Leasable Area (sq. ft.): +/- 10,640 Assembly Area (sq. ft.): N/A  
Current Zoning Classification: PUD (Mixed Uses per LMD Zoning) SEU Requested: 100% Retail Use & Max size up to 11,000 square feet

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

Current LMD zoning does not permit 100% retail use on this tract, therefore, a Dollar General use is not currently permitted on this tract. All other requirements can be met including setbacks, landscaping, parking, and stormwater. Also needed is an increase in the maximum square footage to 11,000 sq ft.

Coen Purvis III  
Signature of Applicant \_\_\_\_\_ Hand Print Name \_\_\_\_\_ Date 11/14/24

**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.

Driveway access to the development is proposed by a right-in right-out driveway connection to NW Pine Trace Avenue and an additional right-in right-out driveway connection to NW St James Drive. Based on the pre-application meetings, there is no public roadway improvements anticipated.

(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.

Off-street parking and loading areas will meet current requirements.

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

Utility services are provided by the City of Port St Lucie and are directly available to the site. Potable water is available by connection to the 2" water main located on the south side of the property along Pine Trace Avenue. Additionally, a fire hydrant is already existing immediately adjacent to the project and assumed to be adequate for the proposed facility. Gravity sanitary sewer service is available by connection to a public manhole located within approximately 20' of the property that accepts 8" gravity sanitary sewer service.

(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.

All buffering and screening code requirements can be met to protect and provide compatibility with adjoining properties.

(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.

Signs and exterior lighting will meet current requirements.

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

Yards and open spaces will meet current requirements.



(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 use is a permitted use is an approved use in the LDR's and is therefore conformance with the City's Land Development Regulations. The

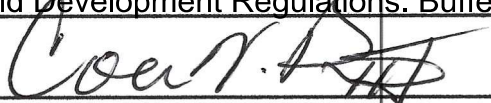
Pine Trace PUD cites the City's LMD zoning category which permits the approval of 100% Retail and over 50% Retail, subject to the approval of this Special Exception request, and the request is therefore consistent with the City's Land Development Regulations.

(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 approval of the subject use will not impair the health, safety or welfare of the residents because the proposed use is Retail which is a permitted use, and the site plan will be designed in conformance with the City's Land Development Regulations. The use is proposed to service the residents in the immediate vicinity of the property, and is therefore a convenience to the 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 subject property is permitted to have up to 35,000 square feet of commercial floor area; however, the request is to construct up to 11,000 square feet of Retail, which means the proposed density is much lower than the permitted conditions and less noise, and

therefore will not be a nuisance or hazard to the community. Hours of operation are proposed to be within the City's permitted requirements, and there is no fumes generated from the use. Vehicular movement will be consistent with the City's Land Development Regulations and driveway access standards.

(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 existing PUD zoning permits the use and it is therefore compatible with surrounding properties. The FAR is proposed at only 31.43% of the permitted FAR and the height of the building is proposed to be consistent with the existing zoning requirements. Access, location, lighting and noise are proposed to be consistent with the City's Land Development Regulations. Buffering is proposed to meet or exceed the existing permitted conditions.

  
Signature of Applicant

Coen Purvis III  
Hand Print Name

11/14/24  
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.