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

Signature of Applicant

FOR OFFICE USE ONLY

Date /

Fee (Nonrefundable)\$

Planning Dept.

(112)011-0210		- 1	1\cocipt #	
Refer to "Fee nonrefundable meeting or ad ownership (e. or Approved S	Schedul unless a lvertising g., warra site Plan	e" for app application I for the anty deed, I, and a sta	lication fee. Make check payable to the "C is withdrawn prior to being scheduled for the Planning and Zoning Board meeting. Atta affidavit), lease agreement (where applica atement addressing each of the attached cr	ity of Port St. Lucie". Fee is a Site Plan Review Committee ach two copies of proof of able), approved Concept Plan iteria.
PRIMARY CONTACT EMAIL AD			DRESS: Jeremy@CommonOakEngineering.com	
PROPERTY OWNER:				
Name:	Coast to Coast In		vestment Properties LLC	
Address:	1540 NE Dixie Hwy, Jensen Beach, FL 34957			
Telephone No.:			Email	
			WNER, ATTACH AUTHORIZATION TO ACT	AS AGENT):
Name:	Sidlyd	nvestmen	ts, LLC c/o Coen Purvis III - Cantrell & M	organ
Address: 9822 Tapestry Park		apestry P	ark Circle, Suite 201, Jacksonville, FL 322	46
Telephone No.:			Email coen@cantrellmorgan.com	
SUBJECT PROPERTY:				
Legal Descript	ion:	PINE TRA	CE PUD (PB 49-5) TRACT D (2.21 AC)	*This is also known as Parcel A
Parcel I.D Nun		3417-501	-0006-000-9	
Address:		e Trail Cir	Bays	N/A
Development Name: Pine Trace		ine Trace	(Attach Sketch and/or Survey)	
			- 10,640Assembly Area (sq. ft.): N/A	
Current Zening Classification: Pl			JD (Mixed Uses per IMD Zoning) SELL Requested: 10	00% Retail Use& Max size up to
Please state, as detailed as pos necessary):			sible, reasons for requesting proposed SEU	1,000 square feet (continue on separate sheet, if
			mit 100% retail use on this tract, therefore, a Dollar General use is not	

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.

parking, and stormwater. Also needed is an increase in the maximum square footage to 11,000 sq ft.

Coen Purvis III

Hand Print Name

currently permitted on this tract. All other requirements can be met including setbacks, landscaping

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.

New York Control of the Control of t	
reference to automotive and pede	ingress and egress will be obtained to and from the property, with particular strian safety and convenience, traffic flow, and control, and access in case of sed by a right-in right-out driveway connection to NW Pine Trace Avenue and an additional right-in
	Drive. Based on the pre-application meetings, there is no public roadway improvements anticipated.
(B) Please explain how adequate noise, glare, odor or other detrime Off-street parking and loading areas will meet	off-street parking and loading areas will be provided, without creating undue ntal effects upon adjoining properties.
(C) Please explain how adequate	e and properly located utilities will be available or will be reasonably provided
to serve the proposed developme Utility services are provided by the City of Pol	t 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
	roposed facility. Gravity sanitary sewer service is available by connection to a public manhole located
within approximately 20' of the property that a	
required in order to protect and p	al buffering and screening, beyond that which is required by the code, will be rovide compatibility with adjoining properties. uirements can be met to protect and provide compatibility with adjoining properties.
promote traffic safety and to e	any, and proposed exterior lighting will be so designed and arranged so as to liminate or minimize any undue glare, incompatibility, or disharmony with s or other screening devices may be required.
(F) Please explain how yards are and to ensure compatibility with a	nd open spaces will be adequate to properly serve the proposed development adjoining properties.
Yards and open spaces will meet current req	uirements.
	1

- 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 consistenct 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 funes 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

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.