



**G. Callas Holdings, LLC
 Special Exception Use
 P20-139**



Project Location Map

SUMMARY

Applicant's Request:	A Special Exception Use (SEU) request to allow retail or personal service uses, exceeding fifty percent (50%) of the building's gross floor area, within an LMD zoning district per Sec. 158.155(D)(5).
Applicant:	Jose Chaves, Story Book Holdings
Property Owner:	G. Callas Holdings, LLC
Location:	Southwest corner of the intersection of SW Gatlin Boulevard and East Calabria Circle.
Address:	1208 SW Gatlin Blvd, Port ST. Lucie FL 34953
Project Planner:	Laura H. Dodd, Planner II

Project Description

The applicant is requesting a special exception use concurrent to an LMD rezoning. If approved, the Special Exception Use (SEU) request shall allow retail or personal service uses, exceeding fifty percent (50%) of the building's gross floor area, within an LMD zoning district per Sec. 158.155(D)(5).

Previous Actions and Prior Reviews

The City of Port St. Lucie Site Plan Review Committee (SPRC) reviewed and recommended approval of the conceptual plan on August 26, 2020.

Public Notice Requirements

Public notice was mailed to owners within 750 feet and the file was included in the ad for the Planning and Zoning Board’s agenda.

Location and Site Information

Parcel Numbers:	3420-565-1114-000-4; 3420-565-1115-000-1; 3420-565-1116-000-8; 3420-565-1118-000-2; 3420-565-1120-000-9; 3420-565-1121-000-6; 3420-565-1122-000-3; 3420-565-1123-000-0; 3420-565-1124-000-7; 3420-565-1125-000-4
Property Size:	2.56 acres
Legal Description:	LOTS 18 AND 19, LESS THE NORTH 30 FEET, RESPECTIVELY BY STIPULATED ORDER OF TAKING AND FINAL JUDGEMENT RECORDED IN OFFICAL RECORDS BOOK 1487, PAGE 2697; SOUTH 95 FEET OF LOTS 16 AND 17; SOUTH 95 FEET OF LOTS 20 AND 21; LOTS 22, 23, 24, 25, 26, AND 27; ALL IN BLOCK 1399, PORT ST. LUCIE SECTION FOURTEEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 5, 5A THROUGH 5F, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 2.56 ACRES MORE OR LESS.
Future Land Use:	ROI (Residential, Office, and Institutional)
Existing Zoning:	RS-2 Single Family Residential
Proposed Zoning:	LMD (Limited Mixed-Use Zoning District)
Existing Use:	Vacant

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Greenway; Single-Family Residential
South	RL	RS-2	Single-Family Residential
East	ROI	P	Professional offices
West	ROI	RS-2	Vacant; Single-Family Residential

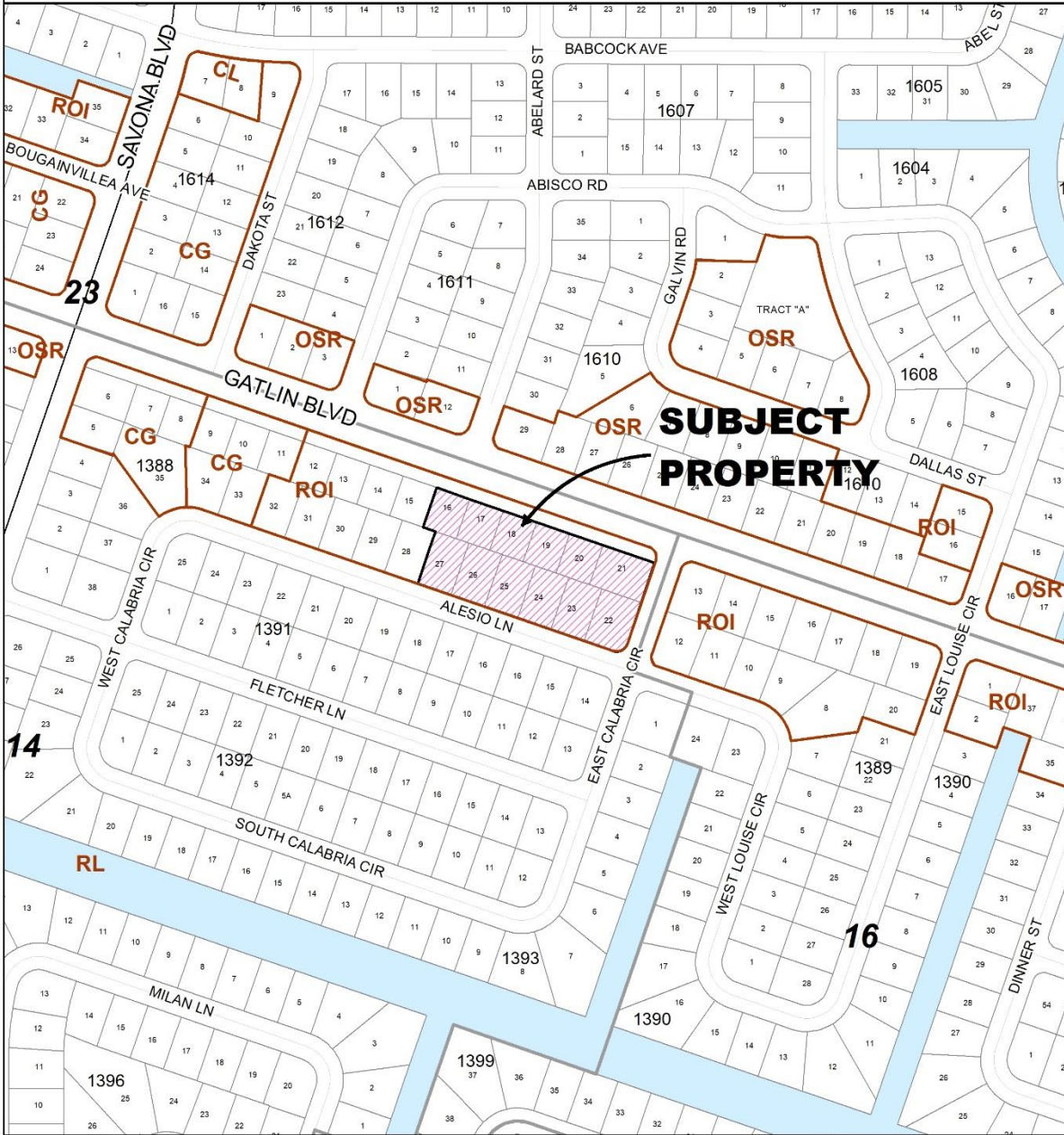
RL- Low-Density Residential


ROI – Residential, Office, Institutional

RS-2 – Single-Family Residential

P - Professional

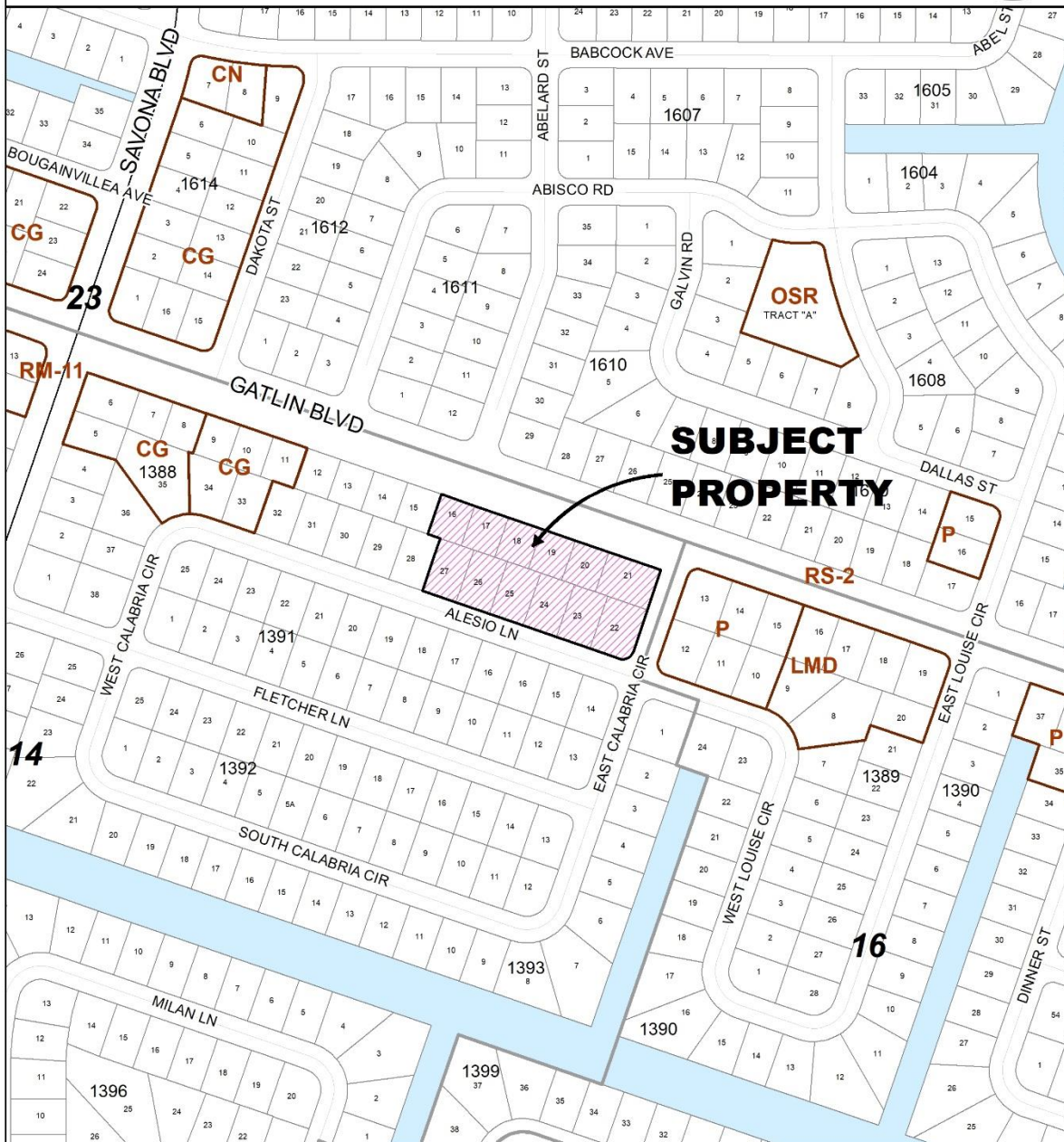
FUTURE LAND USE




	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	SPECIAL EXCEPTION USE G. CALLAS HOLDINGS, LLC SECTION 14, BLOCK 1388, LOTS 16-19 & 22-27	DATE: 9/3/2020
			APPLICATION NUMBER: P20-139
			USER: patricias
			SCALE: 1 in = 300 ft

Future Land Use

EXISTING ZONING



	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	SPECIAL EXCEPTION USE G. CALLAS HOLDINGS, LLC SECTION 14, BLOCK 1388, LOTS 16-19 & 22-27	DATE: 9/3/2020
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Existing Zoning

PROJECT ANALYSIS

Special exceptions are uses that would only be allowed under certain conditions and are reviewed to be compatible with the existing neighborhood. Approval of a special exception application shall only be granted by the City Council if it meets the criteria established under Section 158.260 (A) through (L) as noted below. The applicant's response to the criteria is attached to the application. Staff's review is provided below.

Evaluation of Special Exception Criteria (Section 158.260)

1. 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.
 - Staff Findings: The proposed special exception is for retail or personal service uses, exceeding fifty percent (50%) of the building's gross floor area per Sec. 158.155(D)(5). The applicant has submitted a traffic impact analysis indicating 2,067 daily trips and 170 pm peak hour trips. The impacted roadway segments are anticipated to operate acceptably. However, the project will require access improvements. The applicant is proposing to provide for a westbound left-turn lane through the existing median opening at the intersection of Gatlin Boulevard and Calabria Circle. Currently, the project is proposed to have vehicular ingress/egress and pedestrian access from Gatlin Boulevard and Calabria Circle. Vehicular cross-access and pedestrian access are proposed to be provided to the property to the west.
2. Adequate off-street parking, loading areas, and adequate stacking may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.
 - Staff Findings: The retail space off-street parking is calculated based upon the provisions identified within Section 158.221 Off-Street Parking and Lighting. The required parking equates to 104 spaces (20,800 s.f./200 s.f.) with handicapped spaces. The applicant is proposing 104 spaces and 5 handicapped spaces and therefore is compliant.
3. Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.
 - Staff Findings: The applicant has indicated sufficient utilities are available to service the proposed development.
4. 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.
 - Staff Findings: Screening of on-site improvements (e.g. dumpster, parking areas, etc). shall be accomplished through landscaping and reviewed at the construction plan approval. The lesser intense residential development to the south shall be buffered per Section 154.03 Landscape Design Standards, whereas:

A wall is required in a landscape buffer strip where commercial, industrial, institutional, office, or public facility uses abut property to the side or rear which is designated with a residential or open space land use, or which has a residential use such as an assisted living facility. The required wall installation must be completed prior to the issuance of foundation permits for the building. The buffer width shall be 15' and the wall shall be set back a minimum of 5 feet from the right-of-way in order to provide an area on the outside for landscaping. The architectural

wall shall be at least 6 feet in height measured from the finished floor elevation of the primary structure on the subject property and shall have columns or wall offsets at least every 20 feet.

The applicant has also submitted a conceptual landscape plan indicating buffering, which is attached under separate heading.

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Greenway; Single-Family Residential
South	RL	RS-2	Single-Family Residential
East	ROI	P	Professional offices
West	ROI	RS-2	Vacant; Single-Family Residential

RL- Low-Density Residential
 ROI – Residential, Office, Institutional
 RS-2 – Single-Family Residential
 P - Professional

5. 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.
 - Staff Findings: All outdoor lighting shall be shielded from adjacent properties and roadways per Port St. Lucie code provisions.

6. Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.
 - Staff Findings: Citywide Design Standards (Design Standards IV(A)(9)) delineates that each site shall provide 0.5% of the total site as usable open space in the form of pedestrian courtyards, plazas, greens, o squares, Usable open space shall be defined by the use of pedestrian amenities such as benches, public art, fountains, water features, or gazebos. The applicant has indicated they intend to develop 1,831 SF of usable open space. This exceeds the minimum requirement of 0.5% of the total site area, or 559 s.f.

7. The use as proposed will be in conformance with all stated provisions and requirements of this chapter.
 - Staff Findings: Please see the zoning compatibility summary above.

8. 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.
 - Staff Findings: No adverse impacts are anticipated to impact the overall health, safety, welfare, or convenience of residents or workers of the City.

9. 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 City may require certain uses such as car washes, gas stations, and other potential noise generating uses submit a noise impact analysis prepared by a qualified professional.
 - Staff Findings: Please see staff findings to #2 above. The proposed hours of operation would be 8:00 am, and 9:00 pm. The proposed retail uses are not anticipated to generate nuisance noise impacts.
10. 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, changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood. To minimize exposure to excessive noise, the City may require noise control features, limit hours of operation, and other mitigation methods.
 - Staff Findings: Please see staff findings #1,2,4, & 5. The proposed building size, height, light, and noise are anticipated to be acceptable for the proposed LMD zoning classification. As noted above, the SPRC, Planning and Zoning Board, and City Council may impose additional limitations during approvals.
11. As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria 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.
 - Staff Findings: Please note this code requirement as a point of consideration.
12. 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.
 - Staff Findings: Please note this code requirement as a point of consideration.

PLANNING AND ZONING BOARD ACTION OPTIONS

If the Board finds that the special exception use application is consistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions

If the board finds that the special exception use application is inconsistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend denial to the City Council

Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to table or continue the hearing or review to a future meeting.