

Bluekey Special Exception Use Application P21-258

City Council

April 25, 2022

Bethany Grubbs, Planner II



Request:

The Applicant is requesting a special exception use to allow any one use over 5,000 square feet in area and to allow over 50% of the building's gross floor area to be retail uses, within the Limited Mixed Use (LMD) zoning district. Per Section 158.155(D), the LMD zoning district lists uses more than 5,000 square feet per use and retail, or personal service uses exceeding fifty percent (50%) of the building's gross floor area as special exception uses.



General Information:

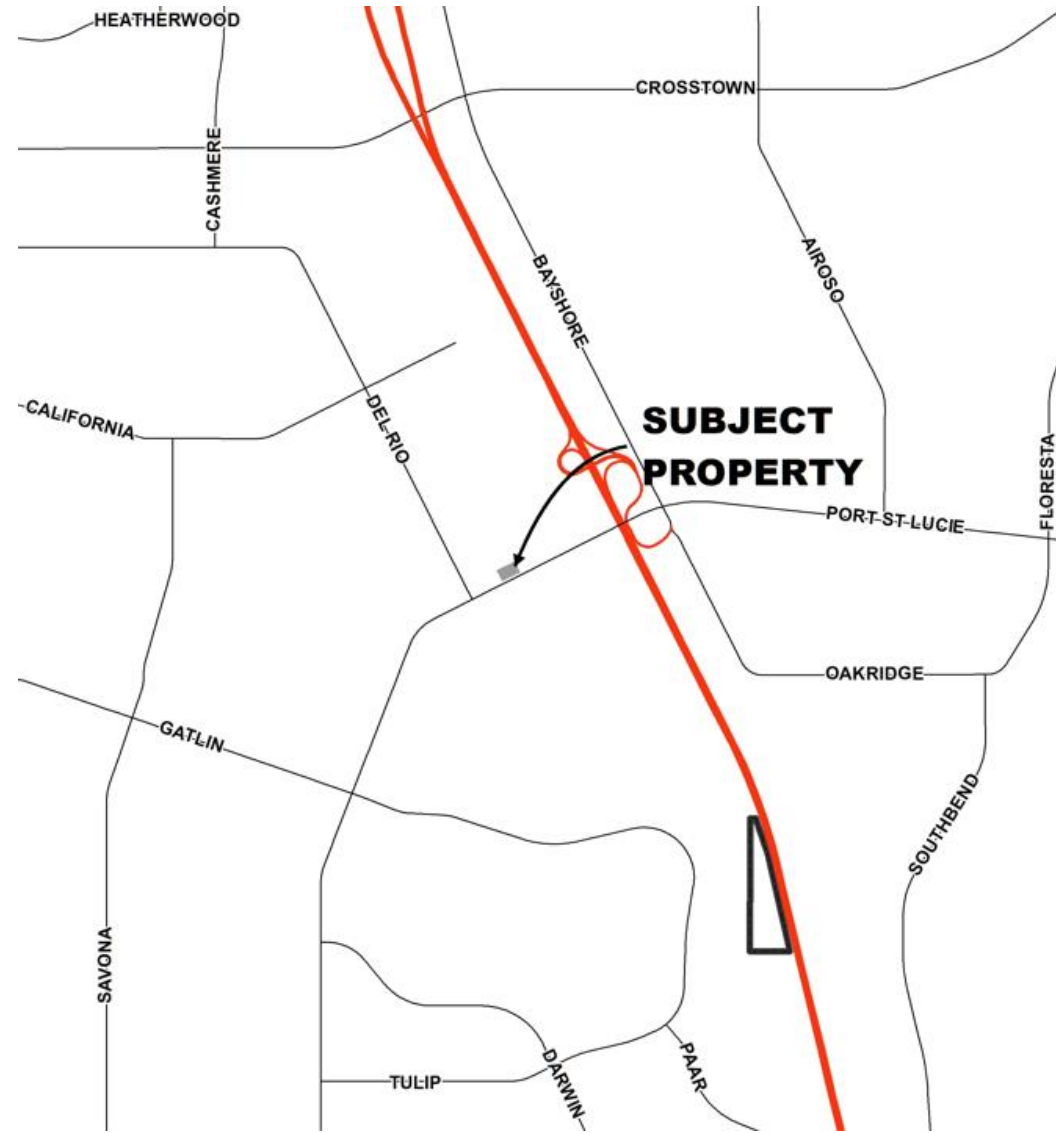
Owner – David Macri

Applicant – Brad Currie, Engineering Design & Construction, Inc.

Location – The property is located on the north side of SW Port St. Lucie Boulevard, approximately 165 feet west of SW Chestnut Lane

Existing Use – Vacant Land

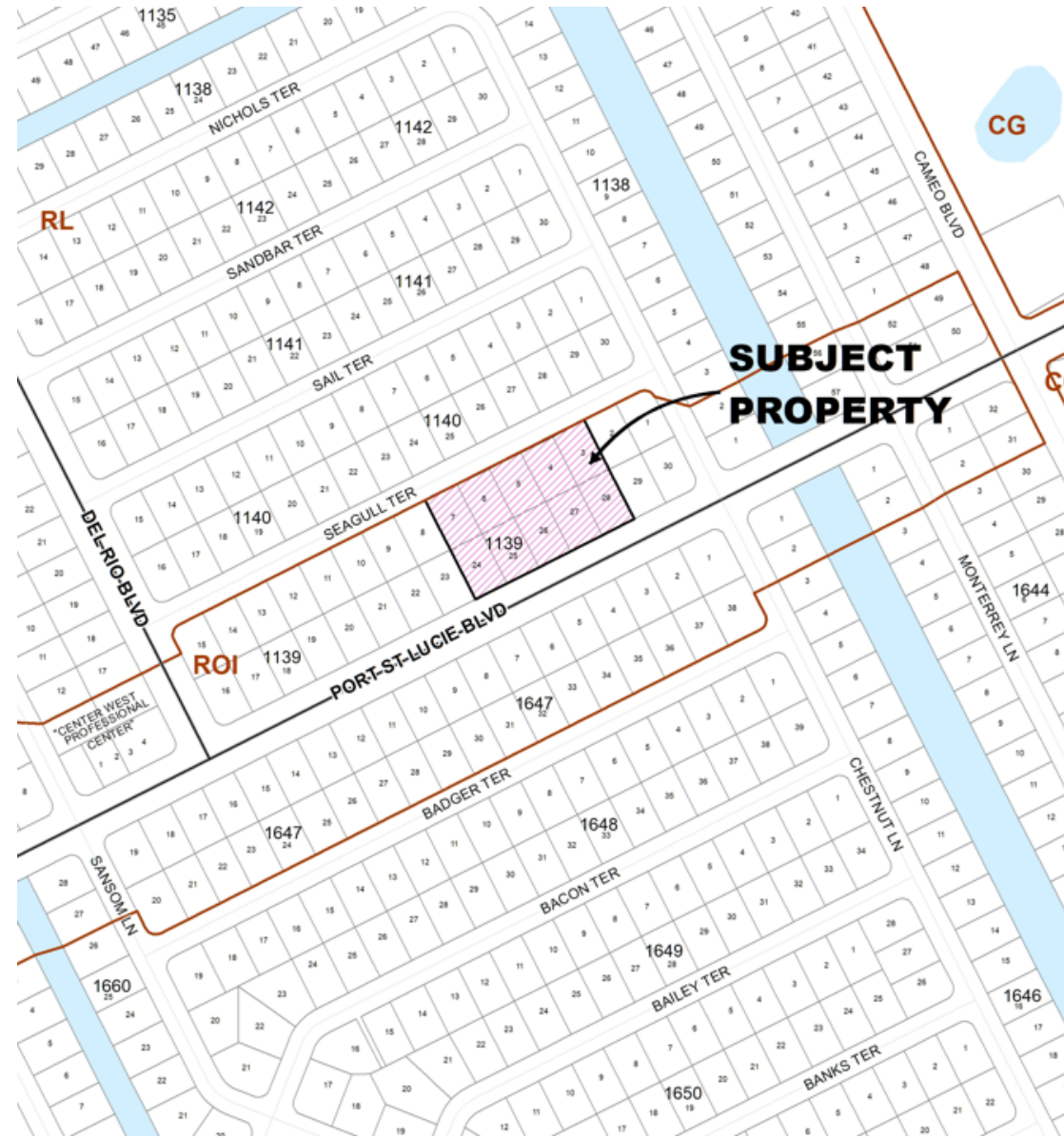
Location Map



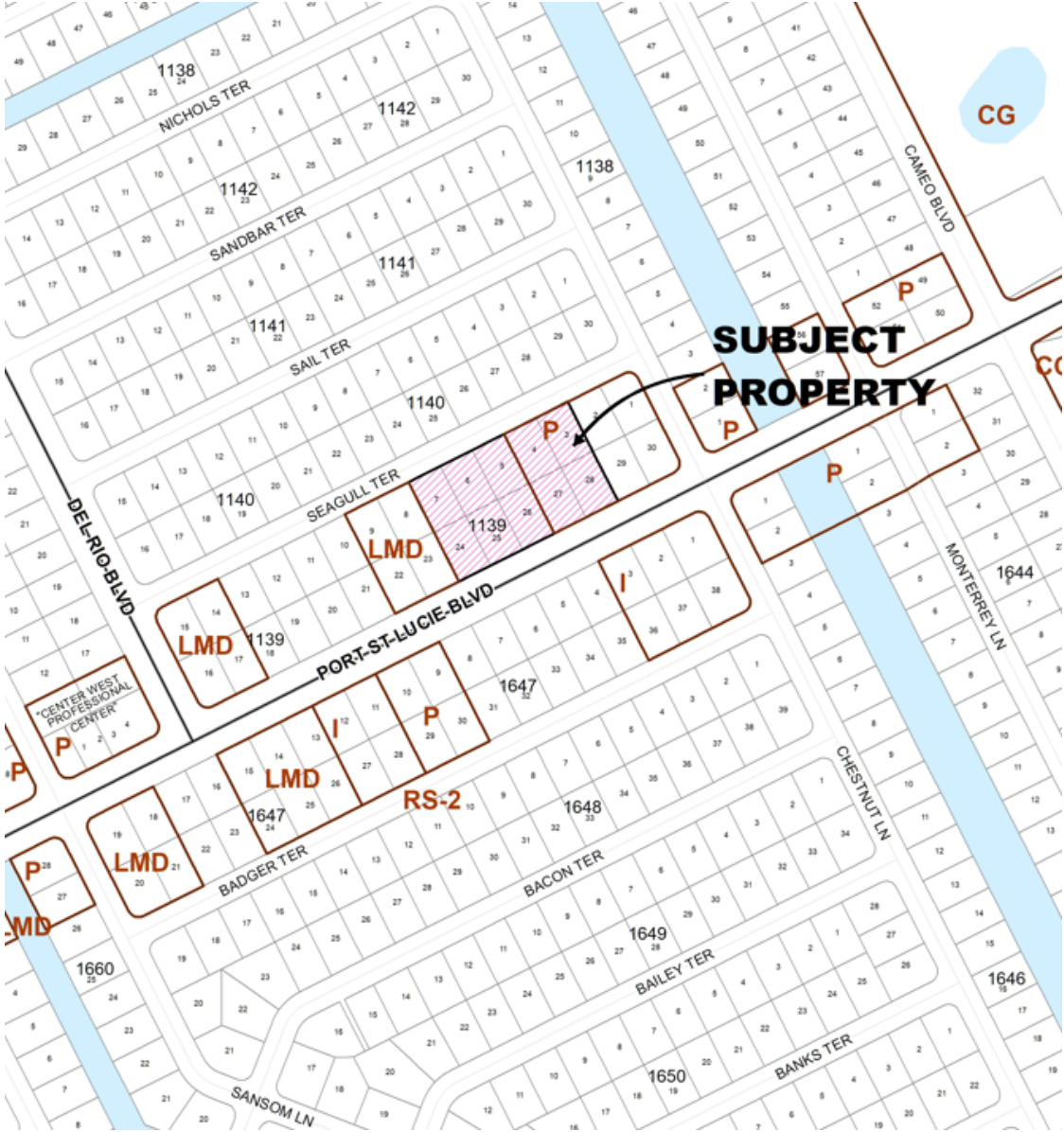
Aerial



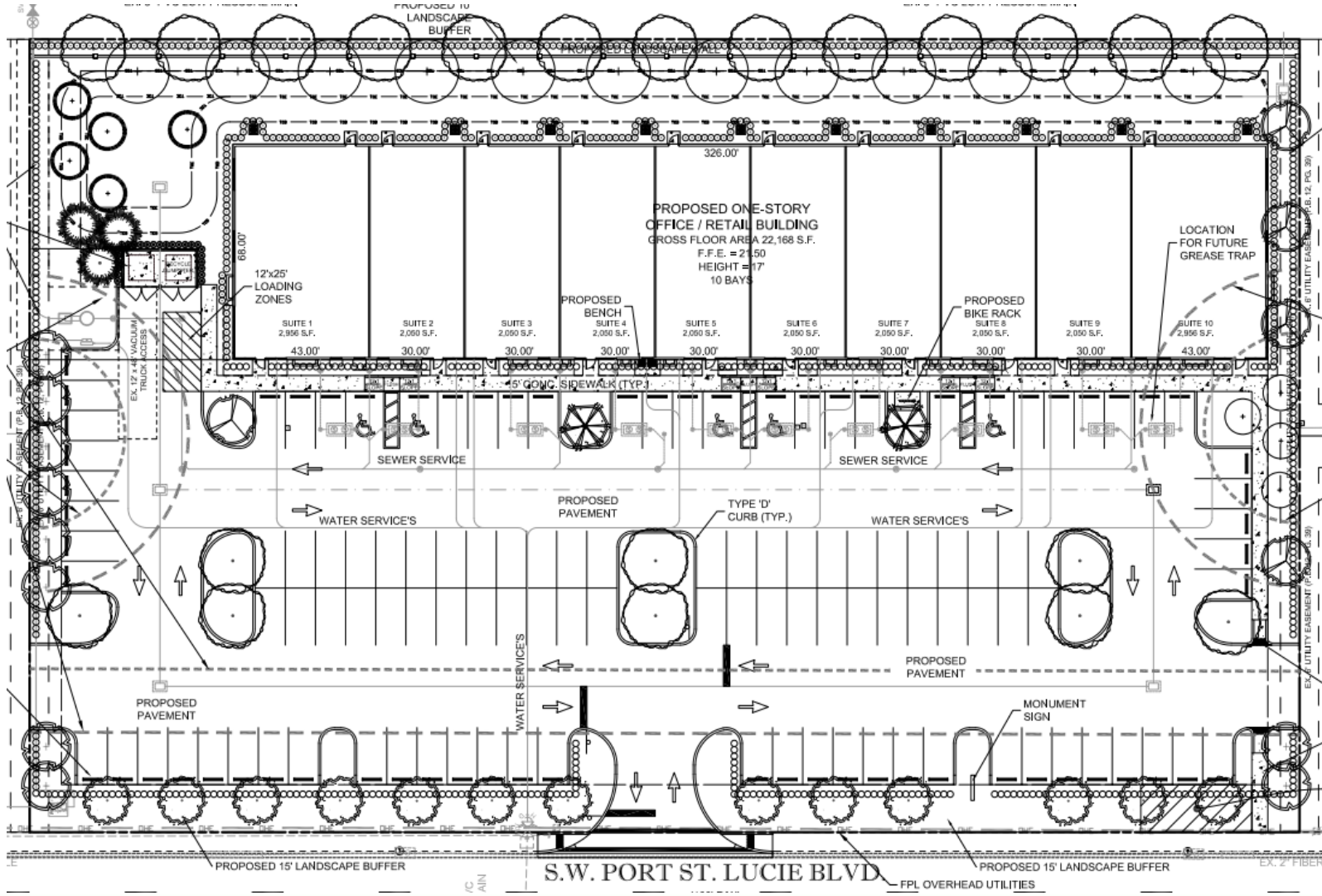
Future Land Use



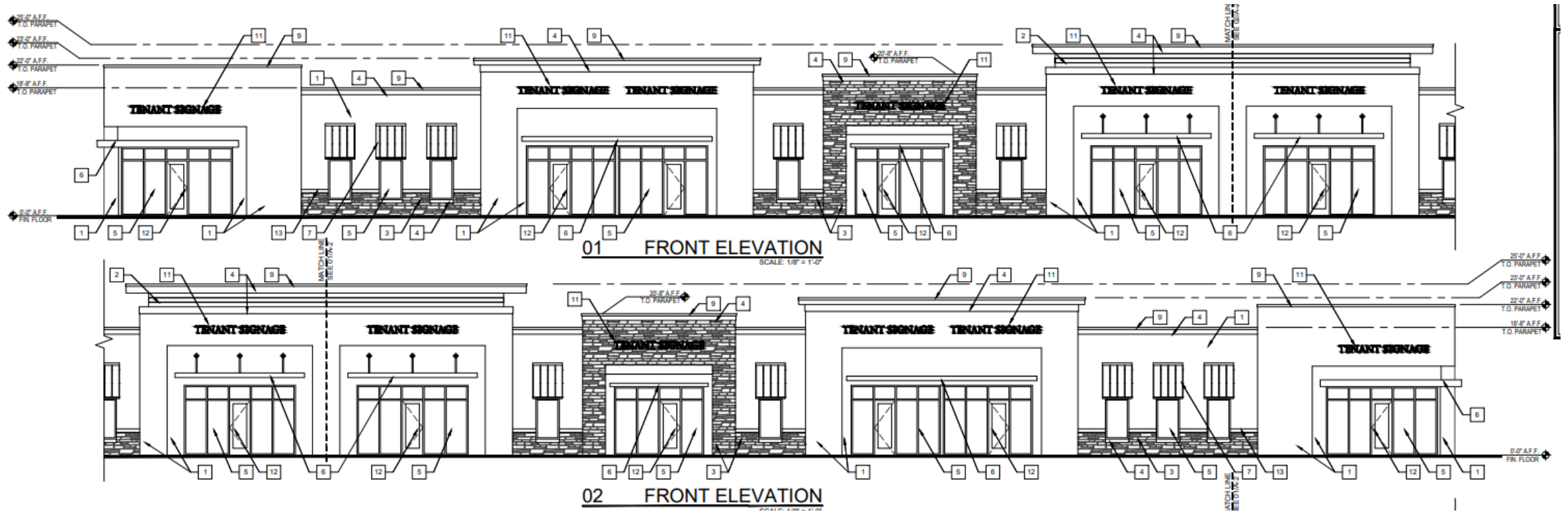
Zoning



Landscape Plan



Building Elevations



Color Rendering



<u>Evaluation of SEU CRITERIA</u> <u>(Section 158.260)</u>	<u>FINDINGS</u>
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	The proposed development includes two (2) access driveways off of Port St. Lucie Boulevard, which allows for adequate internal circulation and traffic flow.
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	The parking required is 111 parking spaces. The site plan provides 115 parking spaces of which 5 are ADA compliant. One off-street loading space is provided, adequately addressing the requirements of this section.
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	The Port St. Lucie Utility Systems Department (PSLUSD) will provide utility services to the site. Adequate utilities are available to service the proposed development.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	The landscape plan includes perimeter landscaping and a six-foot in height masonry wall which shall provide adequate screening and buffering. The proposed development shall be sufficiently buffered per the landscape standards specified in Section 154.03 of the Landscaping Code.
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	All signage shall be required to conform to the City's Sign Code and all outdoor lighting shall be shielded from adjacent properties and roadways.
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J))	All business activities shall occur within an enclosed building; therefore, the proposed office/retail building is not expected to generate noise that would constitute a nuisance.

Staff Recommendation

- On March 1, 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.

