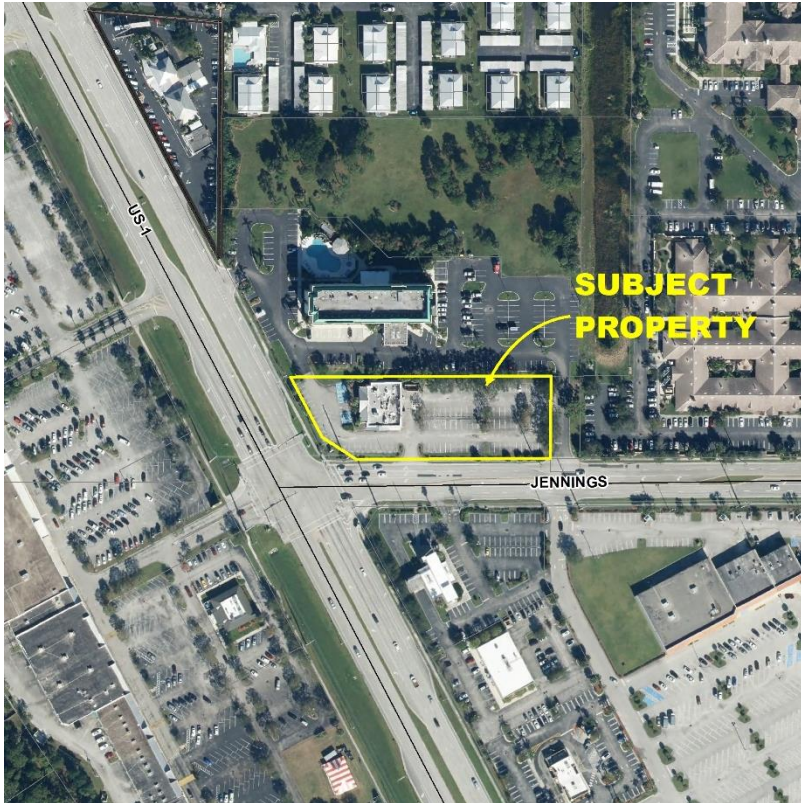




**Discount Tire  
Special Exception Use  
P21-045**



Project Location Map

**SUMMARY**

Applicant's Request:	Request for approval of a special exception use to allow for the "Repair and Maintenance of Vehicles" per Section 158.124(C)(10) of the Zoning Code.
Applicant:	Halle Properties, LLC
Property Owner:	Dale and Gayle Coyne
Location:	All that portion of Lot 10, lying East of U.S. Highway No. 1, of Block 4, Section 1, Township 37 South, Range 40 East, St. Lucie County, Florida, of Plat No. 1, St. Lucie Gardens
Address:	Northeast corner of US HWY 1 and SE Jennings Road
Project Planner:	Laura H. Dodd, Planner II

**Project Description**

The purpose of this request is to allow the proposed Discount Tire store to sell, install and service automotive tires and wheels. The existing site is zoned General Commercial which allows the retail sales of tires however, the “installation, service and repair of tires” is classified under “repair and maintenance of vehicles” and requires a Special Exception Use per Section 158.124(c)(10) of the Zoning Code.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of the concept plan on March 10, 2021

**Public Notice Requirements**

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

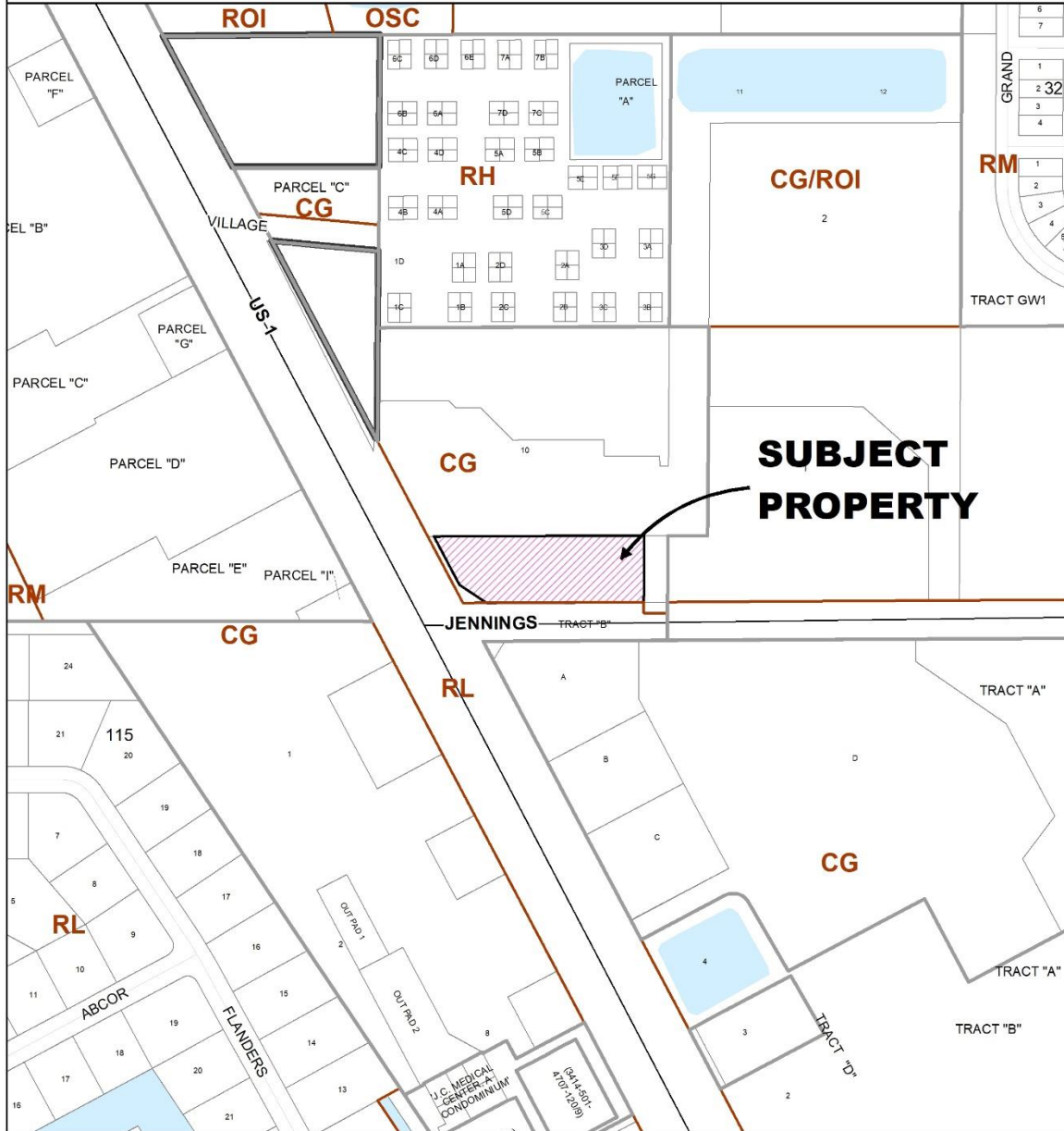
**Location and Site Information**

Parcel Number:	3414-501-3810-100-1
Property Size:	1.56 acres
Legal Description:	All that portion of Lot 10, lying East of U.S. Highway No. 1, of Block 4, Section 1, Township 37 South, Range 40 East, St. Lucie County, Florida, of Plat No. 1, St. Lucie Gardens as recorded in Plat Book 1, Page 35, of the public records of St. Lucie County, Florida, LESS the North 473 feet and the East 54 feet of said Lot 10 and also LESS the South 40 feet of said Section 1
Future Land Use:	General Commercial
Existing Zoning:	General Commercial
Existing Use:	Vacant Restaurant
Proposed Use:	Discount Tire

**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Hotel
South	CG	CG	Commercial
East	CG	PUD	Assisted Living Facility
West	CG	CG	Shopping Center

# FUTURE LAND USE

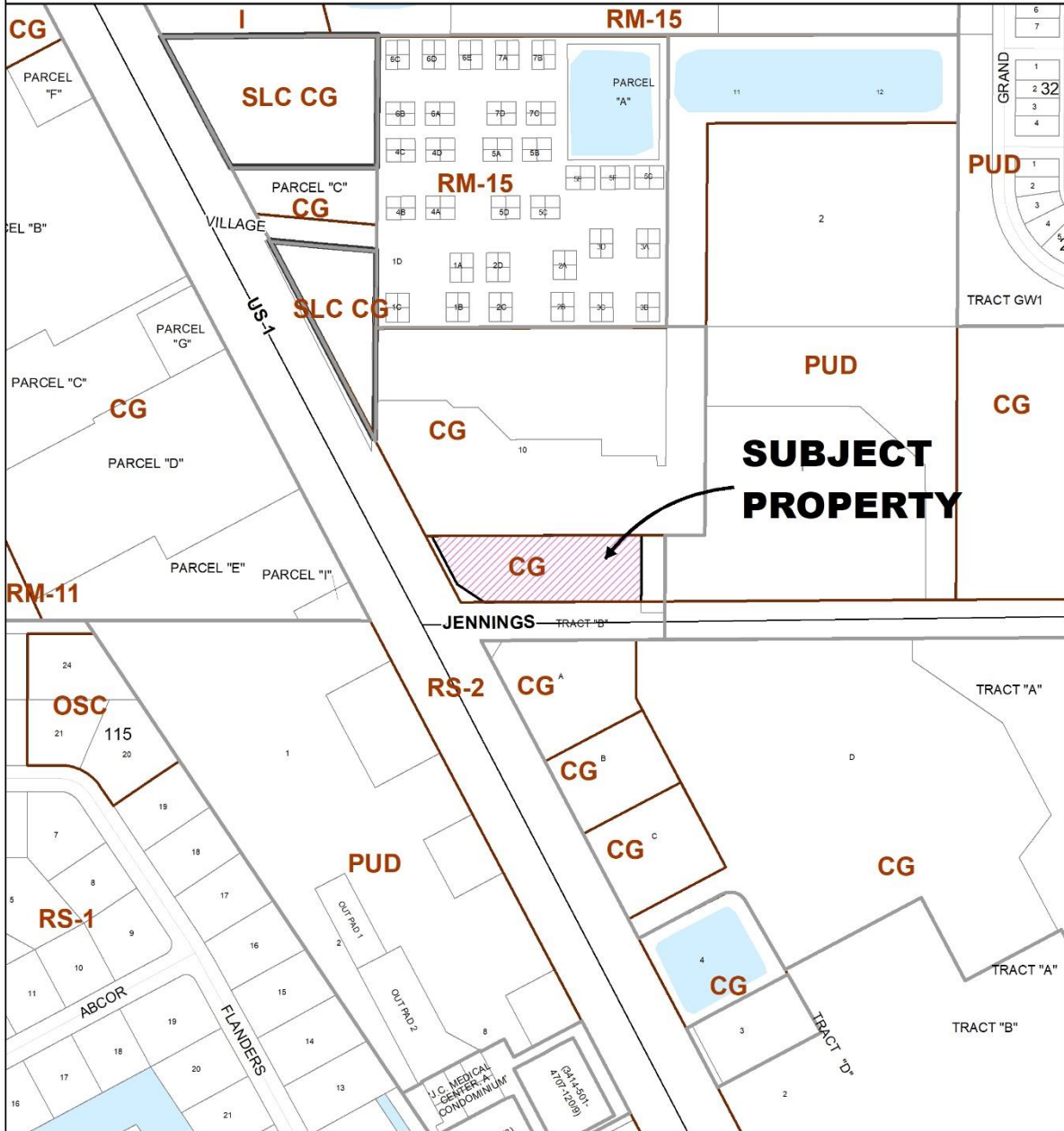


CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

SPECIAL EXCEPTION USE  
DALE P. & GAYLE A. COYNE  
ST. LUCIE GARDENS, BLOCK 4, LOT 10

DATE:	2/22/2021
APPLICATION NUMBER:	P21-045
USER:	patricias
SCALE:	1 in = 300 ft

# EXISTING ZONING



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

SPECIAL EXCEPTION USE  
DALE P. & GAYLE A. COYNE  
ST. LUCIE GARDENS, BLOCK 4, LOT 10

DATE: 2/22/2021

APPLICATION NUMBER:  
P21-045

USER:  
patricias

SCALE: 1 in = 300 ft

## 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 this criterion is attached to the application. Staff's review is provided below.

### **Evaluation of Special Exception Criteria (Section 158.260)**

- A. 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 applicant has provided a concept plan showing the proposed access and circulation within the site. The proposed development will be accessible via two (2) full access points located on the northern and eastern perimeter of the site. The existing driveway access off SE Jennings Road is proposed to be closed. The proposed development exceeds the City's required parking and no stacking is anticipated internally. Therefore, the internal circulation and driveway access for the proposed project are anticipated to be adequate.
- B. 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 applicant has provided for parking calculations indicating the development will require a total of 21 spaces including 2 handicapped accessible spaces. The proposed development will provide for 41 spaces and 2 handicapped accessible spaces, therefore exceeding the parking requirements. Stacking shall not be needed for the development as customers will be required to first park their vehicle and then speak to a representative. Further, it is compatible with the surrounding land uses, so detrimental effect to public safety, welfare, and quality of life by nuisance are not anticipated to occur.
- C. Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.
- Staff findings: Adequate utilities are available to service the proposed development. Additional review and consideration will be provided at the time of site plan and detail plan review.
- D. 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: The proposed development shall be sufficiently buffered per landscape standards specified in Section 154.03 of the Landscaping Code. Screening of on-site improvements (e.g. dumpster, parking areas, etc). shall be accomplished through landscaping. There are also existing buffers between the Holiday Inn site to the north and the proposed Discount Tire. A 20' landscape buffer is proposed on the east side.



- E. 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 signage shall be required to conform to the City’s Sign Code and all outdoor lighting shall be shielded from adjacent properties and roadways.
- F. Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.
  - Staff findings: The proposed building meets the setback requirements of the General Commercial Zoning District. The Citywide Design Standards (Design Standards IV(A)(9)) requires that each site provide 0.5% of the total site as usable open space. The applicant is required to provide for a minimum of 340 sf of usable open space and they are exceeding this requirement by providing for a total of 912 sf, including green space, benches, and sidewalks.
- G. The use as proposed will be in conformance with all stated provisions and requirements of this chapter.
  - Staff findings: The proposed development shall conform to all of the provisions and requirements of the Zoning Code.
- H. 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.
- I. 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 for criteria B above.
- J. 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: The proposed use is compatible with the surrounding land uses indicated below, so detrimental effects to public safety, welfare, and quality of life by nuisance are not anticipated to occur as indicated in the staff findings for criteria A, B, E and I above.

Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Holiday Inn
South	CG	CG	General commercial use
East	CG	PUD	Life Care Center PUD

West	CG	CG	Shopping Center
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The City may impose additional limitations during approvals.

- K. 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.
- 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.
  - Staff findings: Please note this code requirement as a point of consideration.

<b>PLANNING AND ZONING BOARD ACTION OPTIONS</b>
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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 as recommended by staff

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.