



Darwin Square – Mavis Tire

Special Exception Use

Project No. P23-238

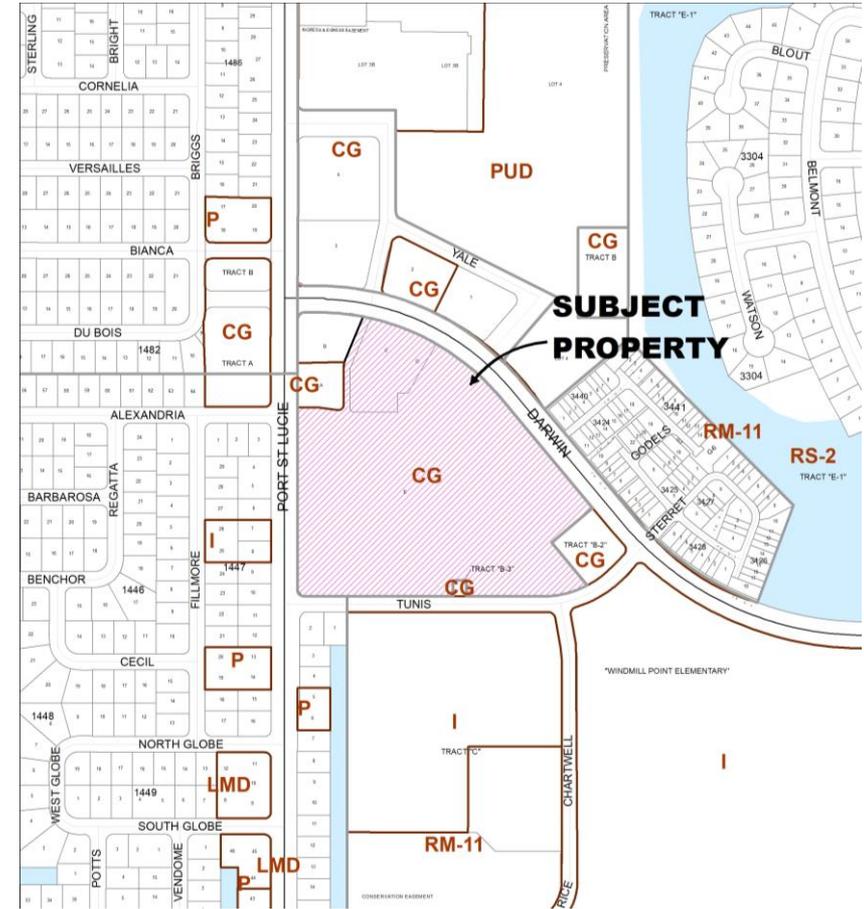
City Council Meeting
Francis Forman, Planner II
August 26, 2024

Request Summary

- Agent(s): Andrew Savage, Bohler Engineering FL, LLC
- Owner: Real Sub, LLC
- Location: Located south of SW Darwin Boulevard east of SW Port St. Lucie Boulevard.
- Request: Approval of a Special Exception Use (SEU) to allow a vehicle repair and maintenance facility in the General Commercial (CG) Zoning District, per Section 158.124(C)(10) of the Zoning Code.

Surrounding Areas

Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Commercial
South	CG	CG	Commercial
East	CG	CG	Commercial
West	CG	CG	Commercial



Evaluation of SEU CRITERIA (Section 158.260)	FINDINGS
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	Adequate ingress and egress shall exist with regard to automotive and pedestrian safety by means of two compliant driveways, associated crosswalks, and traffic control devices which allow for adequate internal circulation and traffic flow.
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	Adequate off-street parking and loading areas are provided without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties. Off-street parking is calculated based upon the provisions identified within Section 158.220(C) of the Zoning Code. The conceptual site plan for Mavis Tires indicates 3 parking space per bay. The overall 6,136 square foot commercial facility with 7 bays is required to have 21 spaces. There are 29 spaces provided, which meets the minimum requirement.
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	Adequate utilities are available to service the proposed development. Port St. Lucie Utilities District will provide utility services to the site.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	Adequate buffering is being provided for the site. The site is required to have a minimum of a 10' landscape buffer strip along SW Darwin Boulevard.
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	At the time of site plan approval, outdoor lighting shall comply with the requirements of City Zoning Code Section 158.221. Outdoor signage shall comply with Chapter 155, Sign Code.
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J))	The site is in an area designated for commercial development and is consistent with the adjacent commercial uses.

Recommendation:

- The Planning & Zoning Board recommended approval of the special exception use on August 6th, 2024.