

CSC Properties – Lot 3 Prima Vista

Special Exception Use Application

Project No. P21-036



Request Summary

- Applicant: The Avid Group
- Agent: Evan Futch
- Owner: CSC Properties, LLC
- Request: A Special Exception Use (SEU) request to allow an automobile Lubrication store in the Planned Unit Development (PUD) zoning district. Specific to the Prima Vista Commercial Center (P12-046)
- Ordinance 12-31: Lists oil lubrication as special exception uses that may be permitted only following the review and specific approval thereof by the City Council.



Aerial

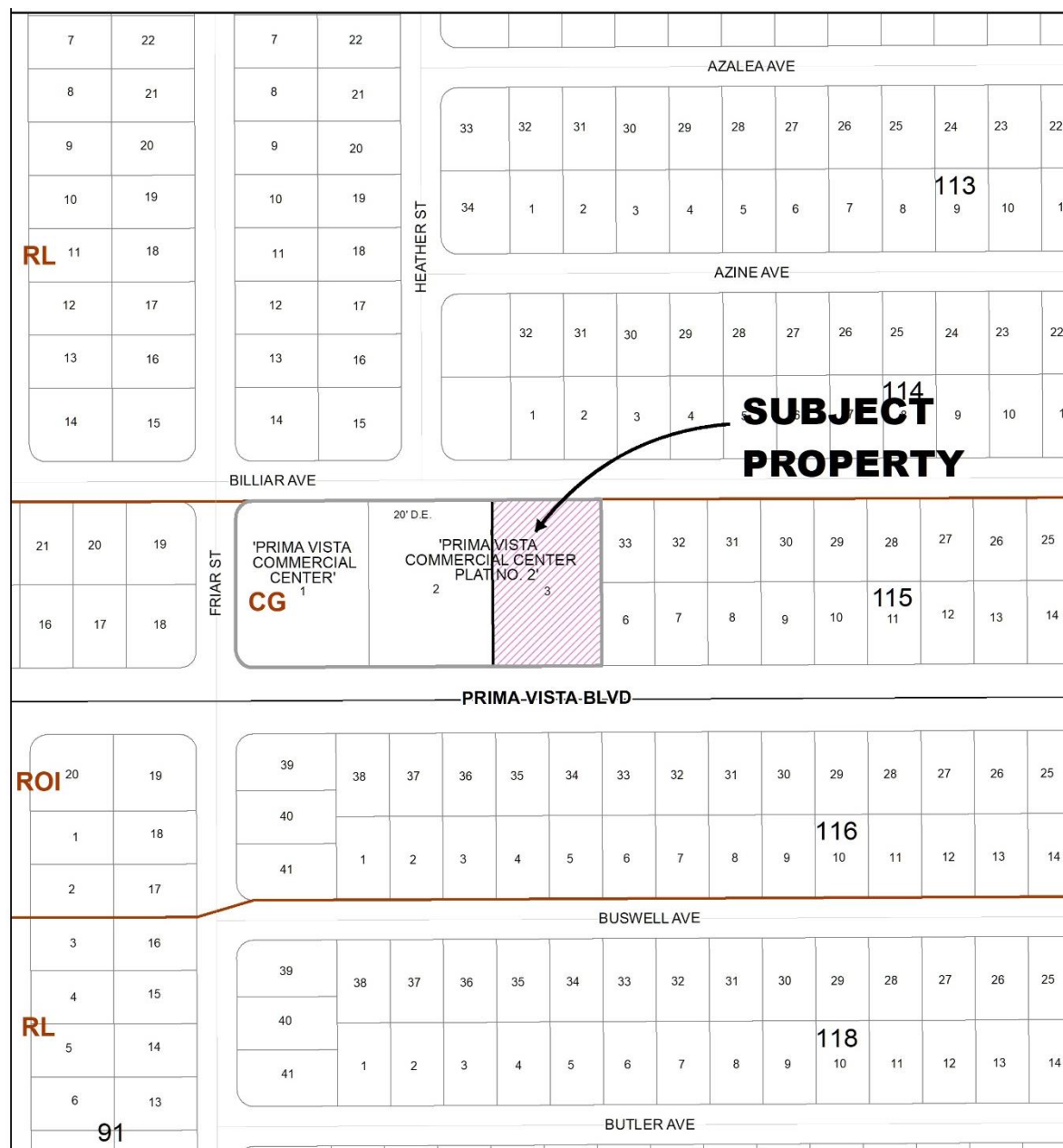
Surrounding uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single family Residences
South	ROI	RS-2	Vacant (within conversion zone)
East	ROI	RS-2	Vacant (within conversion zone)
West	CG	PUD	Auto Parts store

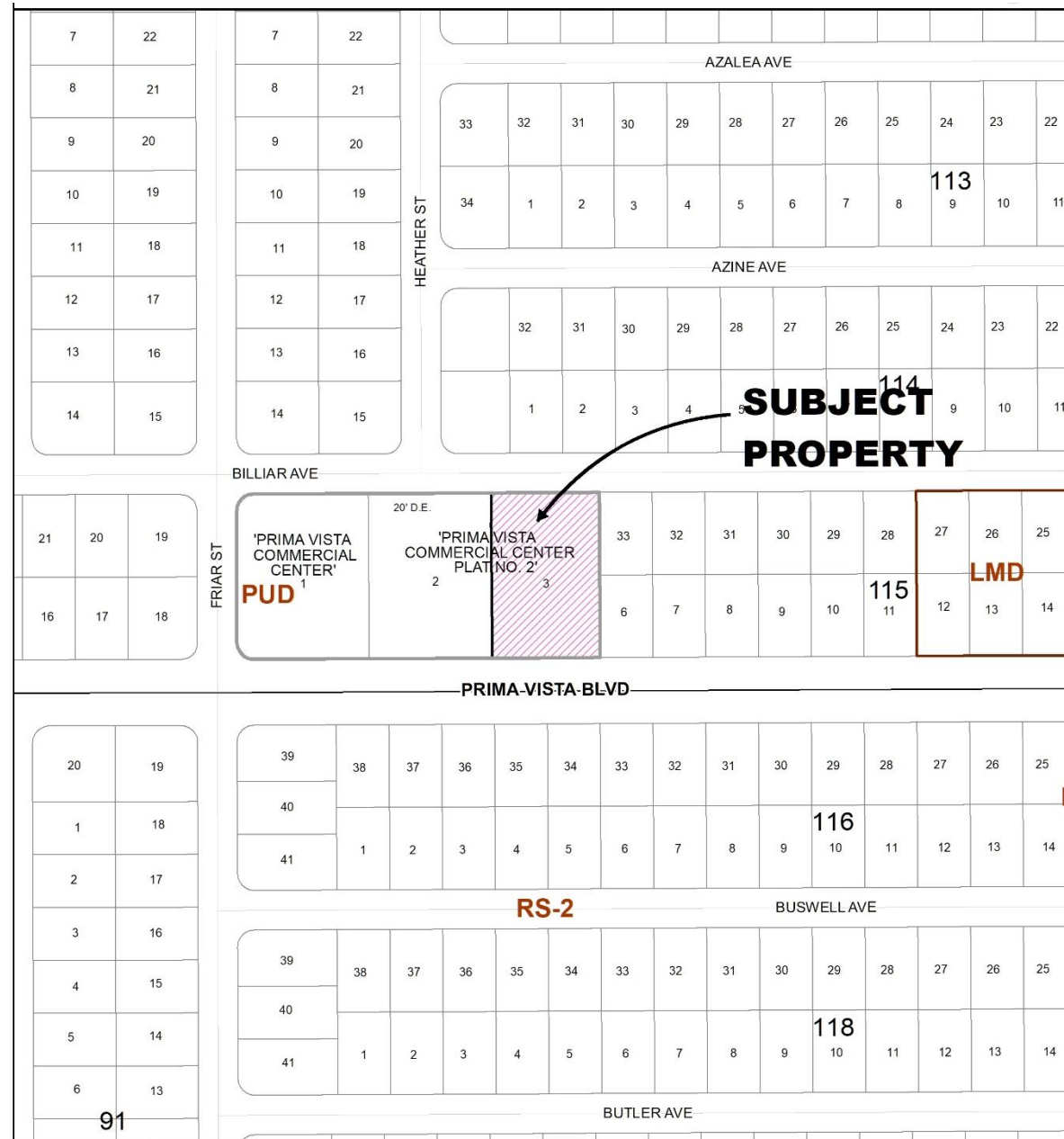


Land Use

CG (General Commercial)



Zoning Planned Unit Development (PUD) Prima Vista Commercial Center



Traffic Impact Statement

- The Traffic Impact Analysis received in March 2022 was reviewed by City Staff and found to be in compliance with Public Works Policy #19-01
- Per ITE Trip Generation Manual, 11th Edition, this proposed use will result in a total of 18 AM Peak Hour trips.
- The Queuing Analysis showed a need for 1.4 car spaces per service bay, however their concept plan shows space for at least 3 per service bay without hindering the traffic circulation of the site.



<u>Evaluation of SEU CRITERIA</u> <u>(Section 158.260)</u>	<u>FINDINGS</u>
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	<p>The site has adequate ingress and egress for vehicles and pedestrian circulation. The property is located on Prima Vista Boulevard and has two internal access points into Lot 2, which allows for adequate internal circulation and traffic flow.</p>
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	<p>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 158.221. The proposed special exception site plan includes 10 spaces, which 1 space more than the 9 required. Parking was calculated based on the vehicle service and repair use, which requires 3 spaces per vehicle bay, or 9 spaces. A loading zone is not required as the service and repair facility is not over 5,000 square feet.</p>
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	<p>Adequate utilities are available to service the proposed development. The Port St. Lucie Utility Systems Department (PSLUSD) has capacity to provide utility services to the site.</p>
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	<p>No additional buffering is required. The site’s approved landscape plan includes perimeter landscaping and a six-foot in height masonry wall and fence, which provides adequate screening and buffering.</p>

<u>Evaluation of SEU CRITERIA</u> <u>(Section 158.260)</u>	<u>FINDINGS</u>
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	Outdoor lighting complies with the requirements of City Zoning Code Section 158.221. Any outdoor signs shall comply with the Chapter 155 Sign Code. The individual tenant sign shall be permitted through a separate application.
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J))	<p>The service and repair establishment is not expected to generate noise that would constitute a nuisance. Parking is located in the front of the building and away from the residential uses. Limited stacking areas will be 40 to 60 feet away from the property line to the north and east and further protected by a fence and landscape buffer. The building is over 80' from the nearest property line, and it not anticipated to cause odor or noise impacts. The hours of operation is limited to 7am-11pm and the peak hours are generally 8am to 7pm.</p> <p>The proposed use is not expected to adversely impact surrounding properties. The proposed oil lubrication is in an area designated for commercial development and is consistent with the existing uses in the PUD, including an auto parts store. The site is already a part of an approved PUD and will be buffered from the nearby residential uses by landscaping and an opaque screen wall and fence.</p>

Staff Recommendation

- Move that the Board review the SEU request and vote to recommend approval, approval with conditions, or denial to the City Council.

