

**Pine Trace Parcel A
Special Exception Use
P24-217**



Project Location Map

SUMMARY

Applicant's Request:	The request is for a Special Exception Use (SEU) to allow a retail use that exceeds 50 percent of the building's gross floor area and exceeds 5,000 square feet per the proposed Pine Trace Planned Unit Development (PUD) amendment (P24-216).
Agent:	Coen Purvis III, Sidlyd Investment Properties LLC
Property Owner:	Coast to Coast Investment Properties, LLC
Location:	Northwest corner of the intersection at NW St. James Drive and NW Pine Trace Avenue
Project Planner:	Sofia Trail, Planner I

Project Description

The City of Port St. Lucie has received a request from Sidlyd Investments, LLC, on behalf of property owners, Coast to Coast Investment properties, LLC, for a Special Exception Use (SEU) to allow a retail use that is greater than 50 percent of the building's gross floor area and exceeds 5,000 square feet. The subject property is a 2.21- acre vacant parcel known as Parcel A within the Pine Tract PUD. There is an associated amendment to the Pine Trace PUD for Parcel A to include retail and personal service uses not to exceed fifty percent (50%) of the building's gross floor area and for no one use to exceed 5,000 square feet as a permitted use. The PUD amendment will require a special exception use for a retail or personal service use that exceeds fifty percent (50%) of the building's gross floor area and for a use that exceeds 5,000 square feet. These changes are consistent with the property's ROI (Residential/Office/Institutional) land use which allows limited retail development. Per the PUD amendment, the proposed retail use will be no greater than 11,000 square feet.

This Special Exception Use (SEU) application is contingent upon the approval of the associated PUD amendment (P24-216). Both the proposed Pine Trace PUD amendment (P24-216) and this application for a special exception use are scheduled for the October 7, 2025, Planning and Zoning Board meeting. The resolution approving the Special Exception Use will be scheduled to coincide with the second reading of the ordinance approving the PUD which is tentatively scheduled for the November 10, 2025 City Council meeting.

The property is located at the northwest corner of the intersection at NW St. James Drive and NW Pine Trace Avenue and is legally described Tract D, Pine Trace PUD Plat. The subject property is currently vacant. West of the subject parcel is a city-owned lot beyond which is the residential portion of the Pine Trace PUD. Immediately north is a drainage canal and beyond that is the St. Andrews Shopping Plaza. The subject parcel is bordered on the south by NW Pine Trace Avenue, beyond which is a Florida Power and Light Right-of-way. Vacant land is located across St. James Drive.

Previous Actions

The City of Port St. Lucie Site Plan Review Committee (SPRC) reviewed and recommended approval of the conceptual site plan at their March 12, 2025 meeting.

Public Notice Requirements

Notice of this request for a Special Exception Use was mailed on September 25, 2025, to owners of property within a 750-foot radius of the subject property.

Location and Site Information

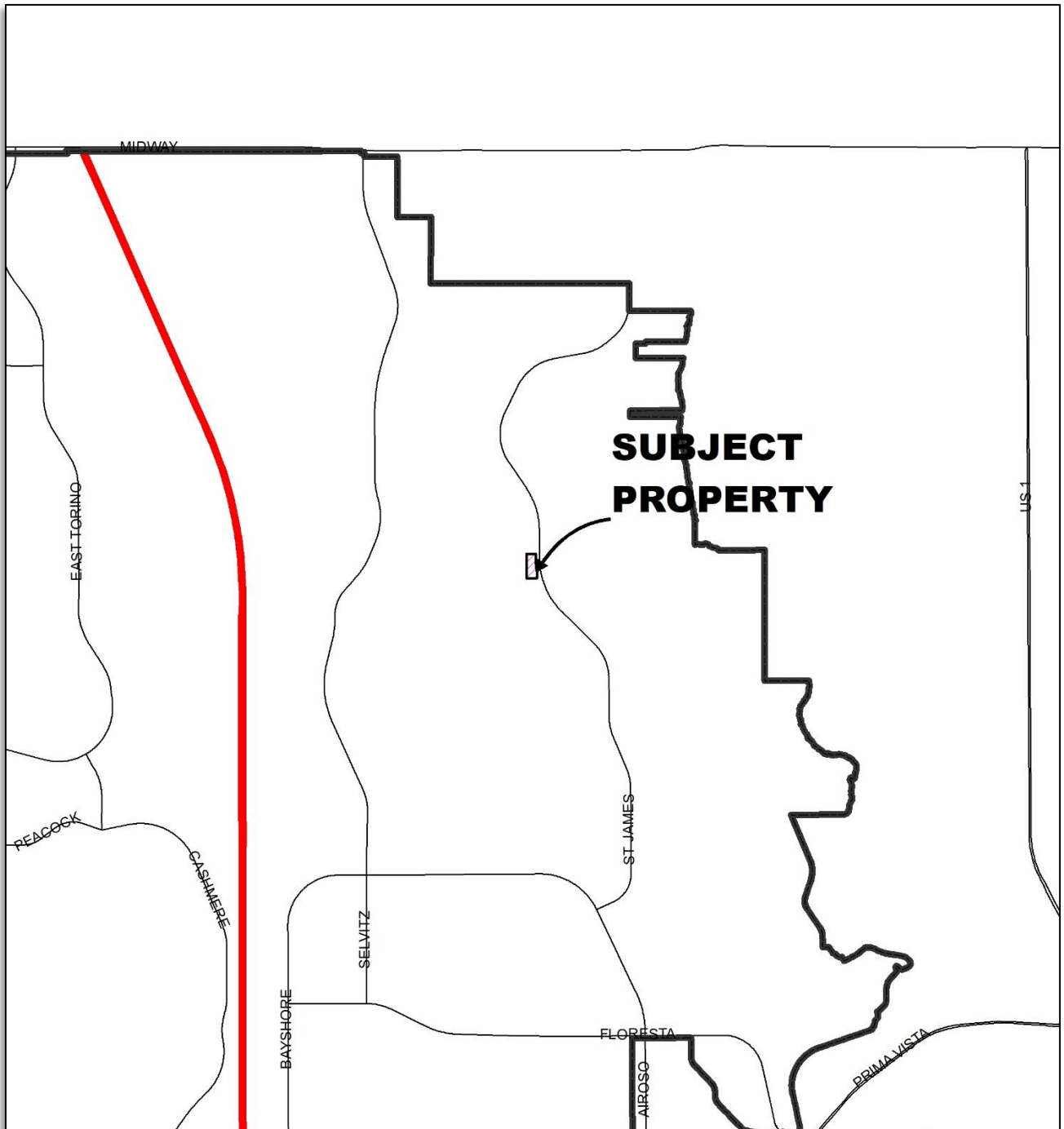
Parcel Number:	3417-501-0006-000-9
Property Size:	+/- 2.21-acres
Legal Description:	Tract D, Pine Tract PUD Plat
Future Land Use:	ROI (Residential/Office/Institutional)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant

Surrounding Uses

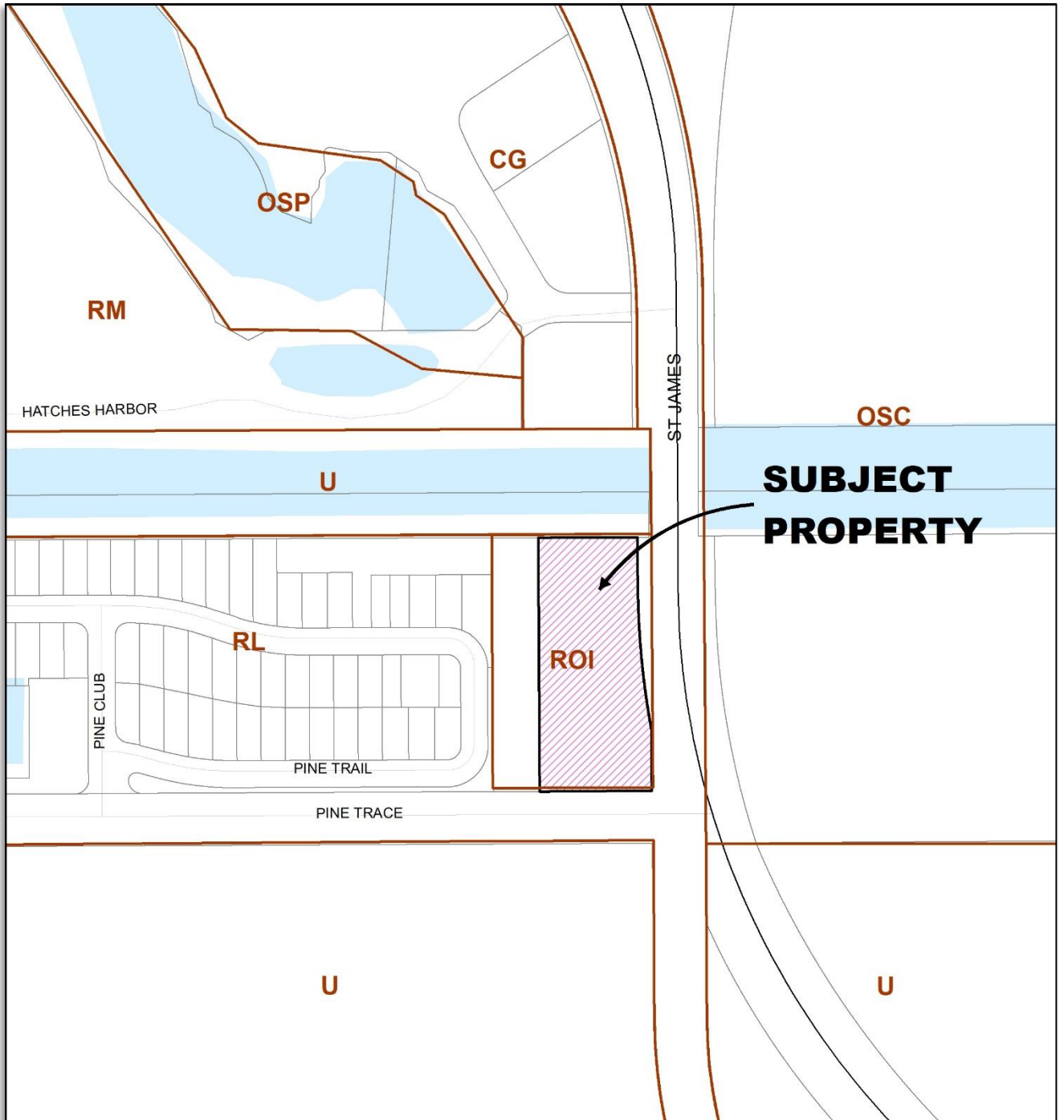
Direction	Future Land Use	Zoning	Existing Use
North	ROI, CG	RS-2, PUD	Drainage Canal, St. Andrews Shopping Center
South	U	GU	FPL Transmission Lines
East	OSC	GU	Vacant Land

West	ROI	PUD	City-owned Lot (lift station), residential
------	-----	-----	--

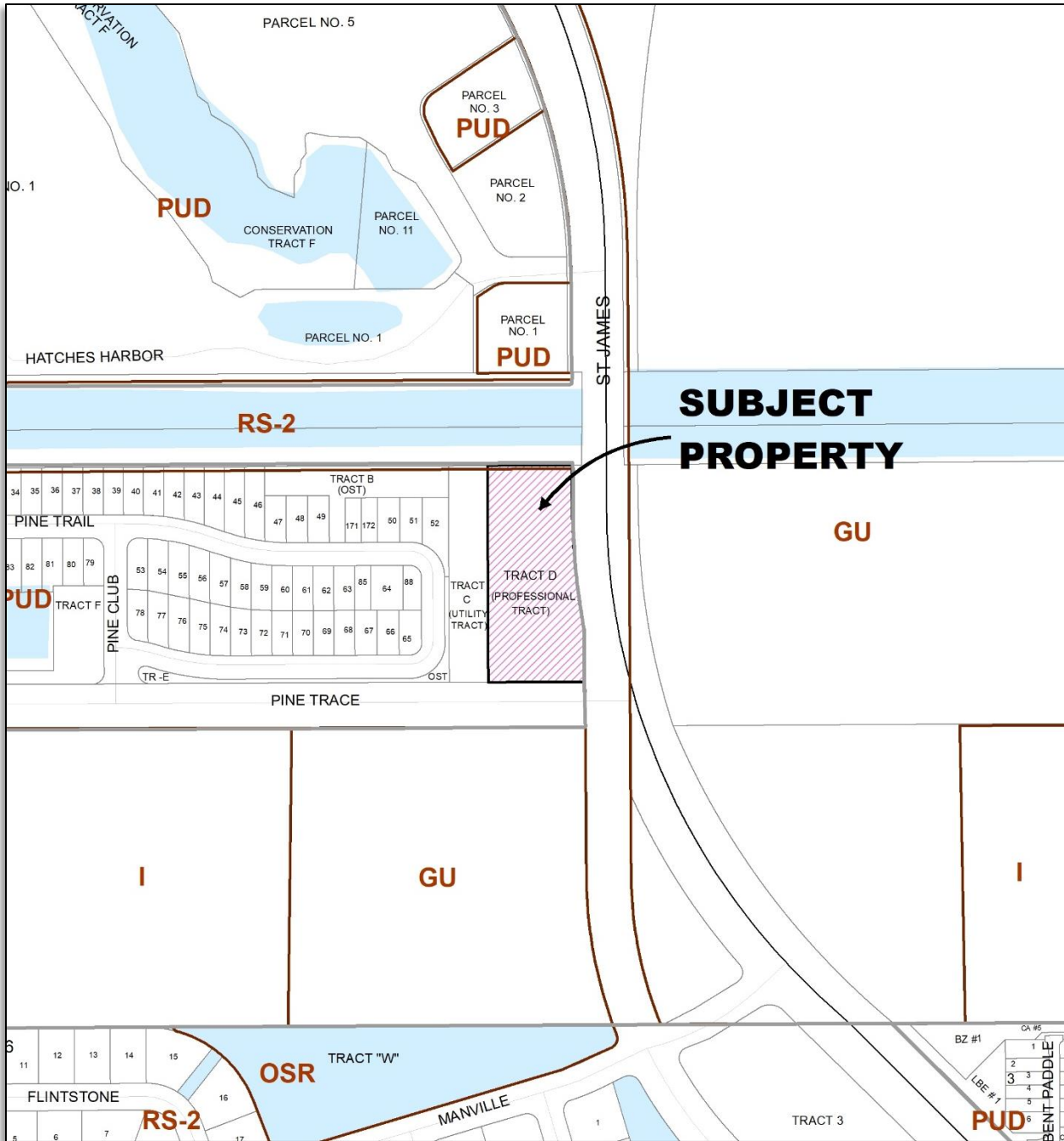
OSC – Open Space Conservation, GU – General Use, PUD – Planned Unit Development, ROI – Residential/Office/Institutional, U – Utility, RS-2-Single-family residential



Location Map



Land Use Map



Zoning Map

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. 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.

- Applicant's Response: *Driveway access to the development is proposed by a right-in right-out driveway connection to NW Pine Trace Avenue and an additional right-in right-out driveway connection to NW St. James Drive. Based on the pre-application meetings, there is no public roadway improvements anticipated.*
- Staff findings: An Ingress/egress point is proposed along NW Pine Trace Avenue and another along NW St. James Boulevard. An existing sidewalk connects the residential development to the west to the sidewalk along St James Drive. A school bus shelter is located at the intersection of NW Pine Trace Avenue and NW St. James Drive. A sidewalk connection is proposed from the sidewalk along St. James Drive.

Public Works has reviewed the traffic statement provided and has concluded that no significant traffic impacts are anticipated based on the conceptual plan (see attached memo).

(B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

- Applicant's Response: *Off-street parking and loading areas will meet current requirements.*
- Staff findings: The proposed off-street parking and loading area are depicted on the SEU concept plan. The use requires a total of 55 parking spaces. The conceptual site plan provides for an overall of 55 parking spaces including 3 handicapped parking spaces.

(C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

- Applicant's Response: *Utility services are provided by the City of Port St. Lucie and are directly available to the site. Potable water is available by connection to the 2" water main located on the south side of the property along Pine Trace Avenue. Additionally, the fire hydrant is already existing immediately adjacent to the project and assumed to be adequate for the proposed facility. Gravity sanitary sewer service is available by connection to a public manhole located within approximately 20' of the property that accepts 8" gravity sanitary sewer service.*
- Staff findings: The City of Port St. Lucie will provide utility services to the site. Adequate utilities are available to service the proposed development. The proposed utility connections will integrate with the existing infrastructure serving the neighboring residential development. A lift station is located immediately west of the subject property.

(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.

- Applicant's Response: *All buffering and screening code requirements can be met to protect and provide compatibility with adjoining properties.*
- Staff findings: The proposed development will include a 15-foot-wide perimeter landscape buffer along NW St. James Drive and 10-foot-wide perimeter landscape buffer along all other sides. Powerlines are located along the property's eastern boundary and trees in the buffer will be required to meet FPL's Right Tree, Right Place guidelines.

(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.

- Applicant's Response: *Signs and exterior lighting will meet current requirements.*
- Staff findings: All signage shall be required to conform to the Sign Code, Chapter 155, of the City of Port St. Lucie Code of Ordinances. All exterior lighting shall be shielded from adjacent properties and roadways and comply with Section 158.221 of the Code of Ordinances.

(F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties to eliminate or minimize any undue glare.

- Applicant's Response: *Yards and open spaces will meet current requirements.*
- Staff findings: The front, side, and rear yard building setbacks, along with open space, are depicted on the concept plan and in accordance with the requirements of Pine Trace Planned Unit Development (PUD) amendment (P24-216).

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

- Applicant's Response: *The proposed use is a permitted use in an approved use in the LDR's and is therefore conformance with the City's Land Development Regulations. The Pine Trace PUD cites the City's LMD zoning category which permits the approval of 100% Retail and over 50% Retail, subject to the approval of the Special Exception request, and the request is therefore consistent with the City's Land Development Regulations.*
- Staff findings: The Pine Tract PUD currently lists banks, medical offices, and professional offices are permitted uses for the subject property (Parcel A). There is an associated application to amend the Pine Trace PUD (P24-216) for Parcel A to include retail and personal service use to not exceed fifty percent (50%) of the building's gross floor area and that no one use shall exceed 5,000 square feet as a permitted use. The associated amendment to the PUD requires a special exception use for a retail or personal service use that exceeds fifty percent (50%) of the building's gross floor area and for a use that exceeds 5,000 square feet. These applications are running concurrently. This application for a special exception use is dependent on approval of the proposed PUD amendment.

The proposed changes are consistent with the property's ROI (Residential, Office, and Institutional) future land use designation. The ROI land use does allow for retail use up to fifty percent (50%) of the building's gross floor area with no one use exceeding 5,000 square feet as permitted use and it provides for a special exception use for retail use greater than fifty percent

and for any uses greater 5,000 square feet under the LMD (Limited Mixed Use Zoning District) zoning district as referenced in the PUD amendment.

(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.

- Applicant's Response: *The approval of the subject use will not impair the health, safety or welfare of the residents because the proposed use is Retail which is a permitted use, and the site plan will be designed in conformance with the City's Land Development Regulations. The use is proposed to service the residents in the immediate vicinity of the property, and is therefore a convenience to the residents and workers in the City.*
- Staff findings: The Pine Tract PUD currently lists banks, medical offices, and professional offices are permitted uses for the subject property (Parcel A). There is an associated application to amend the Pine Trace PUD (P24-216) for Parcel A to include retail and personal service use to not exceed fifty percent (50%) of the building's gross floor area and that no one use shall exceed 5,000 square feet as a permitted use. The associated amendment to the PUD requires a special exception use for a retail or personal service use that exceeds fifty percent (50%) of the building's gross floor area and for a use that exceeds 5,000 square feet. These applications are running concurrently. This application for a special exception use is dependent on approval of the proposed PUD amendment.

(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.

- Applicant's Response: *The subject property is permitted to have up to 35,000 square feet of commercial floor area; however, the request is to construct up to 11,000 square feet of Retail, which means the proposed density is much lower than the permitted conditions and less noise, and therefore will not be a nuisance or hazard to the community. Hours of operation are proposed to be within the City's permitted requirements, and there are no fumes generated from the use. Vehicular movement will be consistent with the City's Land Development Regulations and driveway access standards.*
- Staff findings: The facility is not expected to generate noise that would constitute a nuisance. The subject property is situated near an established commercial retail environment.

(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 or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

- Applicant's Response: *The existing PUD zoning permits the use and it is therefore compatible with surrounding properties. The FAR is proposed at only 31.43% of the permitted FAR and the height of the building is proposed to be consistent with the existing zoning requirements. Access, location, lighting and noise are proposed to be consistent with the City's Land Development Regulations. Buffering is proposed to meet or exceed the existing permitted conditions.*
- Staff findings: Under the existing Pine Trace PUD, Parcel A is already designated for non-residential development. The associated PUD amendment will include retail and personal service use as a permitted use for Parcel A as further defined in the associated PUD amendment (P24-

216). The proposed development will be reviewed for consistency with City Code and design standards at the time of site plan review.

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) 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 the neighborhood.

- Staff findings: Acknowledged.

(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: Acknowledged.

PLANNING AND ZONING BOARD ACTION OPTIONS

If consistent with Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend approval to the City Council
- Motion to amend the recommendation and recommend approval to the City Council

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.