

P23-040

Crb of Florida - Caribbean American Club - Parking

TYPE	STATUS	BUILDING TYPE
VAR	SUBMITTED	COMM

ASSIGNED TO

Clyde Cuffy; Bethany Grubbs

ADDRESS

3771 SE Jennings Road

SECTION	BLOCK	LOT
	StLucieGardens	p/o 2, Blk. 1

LEGAL DESCRIPTION

ST LUCIE GARDENS 12 37 40 BLK 1 S 400 FT OF W 1/2 OF LOT 2 (3.05AC) (MAP 44/12N) (OR 551-2926)

SITE LOCATION

Port St. Lucie between SE Jennings Road, SE Lennard Road, US Highway 1, and SE Cane Slough Road

PARCEL #

3414-501-4701-400-4

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
		CS	

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
3.05		

NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
0	0

UTILITY PROVIDER

DESCRIBE REQUEST

The applicant is requesting a Variance of twenty-one (21) parking spaces for an enclosed assembly area use. Please see attached project narrative for more details. We are submitting this request after discussions with staff and verifying that the Special Exception Use application is no longer needed for the Caribbean American Club project. Any fees from the SEU project are requested to be transferred over to this project.

Primary Contact Email

Brandon@redtaildg.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Tod	Mowery

Business Name

Redtail Design Group

ADDRESS

100 S. 2nd Street

CITY	STATE	ZIP
Fort Pierce	FL	34950

EMAIL	PHONE
todm@redtaildg.com	7727421555

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	LAST NAME
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ADDRESS

CITY	STATE	ZIP
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EMAIL	PHONE
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PROJECT ARCHITECT/ENGINEER

FIRST NAME	LAST NAME
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Business Name

ADDRESS

CITY	STATE	ZIP
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EMAIL	PHONE
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PROPERTY OWNER

Business Name

Crb Of Florida Inc

ADDRESS

20880 Stone Oak Pkwy

CITY	STATE	ZIP
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San Antonio	TX	78258
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EMAIL	PHONE
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bloomfieldd@bellsouth.net	(000) 000-0000
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PROJECT NARRATIVE & COVER LETTER

Caribbean American Club

Variance Application

February 27, 2023

REQUEST

On behalf of the Petitioner, Redtail Design Group is requesting approval of a variance to the parking requirements for a project known as Caribbean American Club. The subject property is located at 3771 SE Jennings Road, in Port St. Lucie, Florida. The subject site is 3.05 acres and includes an existing commercial building approximately totaling 5,040 SF, but up to 2,999 SF of building space will be utilized for a proposed enclosed assembly area and the remaining square footage will be utilized for storage space, mechanical rooms, staff office space, a conference room, a lobby area, and restrooms. This site was originally approved as a radio station which was parked at the "Office" parking rate of 1 space per 200 SF of gross floor area. At this time, the applicant is requesting approval of a variance to the parking requirements associated with the use of the building for up to 2,999 SF of enclosed assembly area. The required amount of parking for 2,999 SF of enclosed assembly area would be 75 parking spaces (1 space per 40 SF) and the property can only provide 54 total parking spaces between paved and grass parking. This would represent a Variance request of 21 parking spaces.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property is comprised of 3.05 acres of land and is located at 3771 SE Jennings Road in Port St. Lucie, Florida. The SLC parcel control number associated with this Variance request is 3414-501-4701-400-4.

The subject property currently has a Future Land Use designation of Service Commercial (CS) and a Zoning designation of Service Commercial (CS).

As noted above the site was the former home to a radio station that is no longer operating on this site. While the overall building is approximately 5,040 SF the applicant will only utilize up to 2,999 SF of space for enclosed assembly area. Based on Section 158.221(C)(9) of the Port St. Lucie Land Development Regulations (LDRs) an enclosed assembly area shall be parked at 1 space for every 40 SF of assembly area or 1 space for 200 SF of overall area, whichever is greater. In this case the calculation of 1 space per 40 SF is the greater calculation of the two. The site can accommodate 54 parking spaces between paved surface parking and grass parking areas. There are thirty (30) total paved parking spaces, which complies with the code requirement that 25% of the onsite required parking must be paved, nineteen (19) spaces would be 25% of 75 spaces. There will also be an average amount people between 50 – 80 onsite at any given time. The applicant is requesting approval of a variance for twenty-one (21) required parking spaces. The proposed use will not generate additional traffic to this site and based on the Rezoning and Future Land Use amendments that were just granted, the traffic will slightly decrease as compared to the previous Zoning and Future Land Uses of the site.

To the north of the subject property lies the right-of-way of SE Jennings Road followed by a residential Planned Unit Development. These parcels have a Future Land Use designation of Medium Density Residential (RM) and an underlying Zoning designation of Planned Unit Development (PUD).

To the east of the subject property lies a light industrial area that is a part of St. Lucie County jurisdiction and then the right-of-way of SE Lennard Road. These parcels have a St. Lucie County Future Land Use designation of Industrial (IND) and an underlying Zoning designation of Industrial Light (IL).

To the south of the subject property is a Port St. Lucie stormwater pond. The parcel has a Future Land Use Designation of Utility (U) and an underlying Zoning designation of Single General Use (GU).

The parcel to the west of the subject property is current developed as an RV park and has a Future Land Use designation of Commercial Heavy (CH) and an underlying Zoning designation of Highway Commercial (HC).

VARIANCE APPLICATION REQUIREMENTS AND CRITERIA

Section 158.295 of the Port St. Lucie Zoning Code identifies the requirements for a Variance Application Submittal. The attached materials meet all of the requirements of Section 158.295 as set forth below:

- 1. Please explain special conditions and circumstances that exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district:**

This site is an existing developed site and changes cannot be made to the layout to accommodate additional parking due to the current placement of the building and the area available to provide all of the required parking spaces. The site can currently accommodate fifty-four (54) code compliant parking spaces between existing paved surface parking and grass parking areas. If this was a vacant site, the applicant would simply be able to develop a fully code compliant site and this is not something that is always possible on sites that are already developed.

- 2. Please explain if these conditions and circumstances result from actions by applicant:**

This property is already a developed site and the applicant was not a party to the development and placement of buildings and parking areas on the site. While the building is approximately 5,040 SF the applicant will be reducing the enclosed assembly area to a space not to exceed 2,999 SF to accommodate parking on site and to minimize the requested Variance. Should the applicant utilize the full building space (5,040 SF) for an enclosed assembly area, the parking requirement would be 126 parking spaces which would be fifty-one (51) more parking spaces that the site simply cannot accommodate. The applicant is making strides to make the parking as compliant as possible without reducing the ability to run their business effectively.

- 3. Please explain how granting the variance requested will not confer on the applicant special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district:**

Granting of the requested variance to reduce the parking requirement by twenty-one (21) parking spaces will not confer on the Caribbean American Club any special privileges. Other lands, buildings, or structures in the same zoning district and similar zoning district throughout the City have been granted variances to allow for a reduced number of parking spaces.

- 4. Please explain how a literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant:**

The literal interpretation of the code would prevent this existing developed site from containing a use that is permitted by right within the CS zoning district that meets the intent of the code, promotes safety, and provides quality services. Besides the parking requirement, all other code requirements shall be in compliance and adhered to.

- 5. Please illustrate and explain if the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure:**

The variance being requested for a reduction of twenty-one (21) parking spaces is the minimum needed to make possible the reasonable use of the land. The site design layout has been developed to provide safety for its patrons, as well as to comply with the intent of the code, objectives, and policies.

- 6. Please indicate how granting variance will be in harmony with the general intent and purpose of the chapter and that granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare:**

The parking variance would not be detrimental to the public welfare or injurious to the property or the improvements. The requested variance is consistent with the goals and objectives of the City meeting the needs of the present, without compromising the ability of future generations to meet their own needs.

- 7. Please indicate that there will be full compliance with additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall begun or completed, or both.**

The applicant acknowledges the above and agrees to comply with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe.

Based on the above justification and attached information, the Petitioner respectfully requests approval of this request.