

**Florida Power and Light Company**

**3733 SE Jennings Rd.**

**Special Exception Use**

**Project: P22-185**

Planning and Zoning Board Meeting

Bianca Lee, Planner I

December 6, 2022, Meeting



# PROJECT SUMMARY

- A special exception use is sought to develop the remaining areas of the site adjacent to the existing FPL Eden Substation to be used for a paved storage yard.
- Section 158.124(C)(3) of the General Commercial Zoning Code: Lists a semi-public facility or use as a special exception that may only be permitted following the review and specific approval by the City Council.



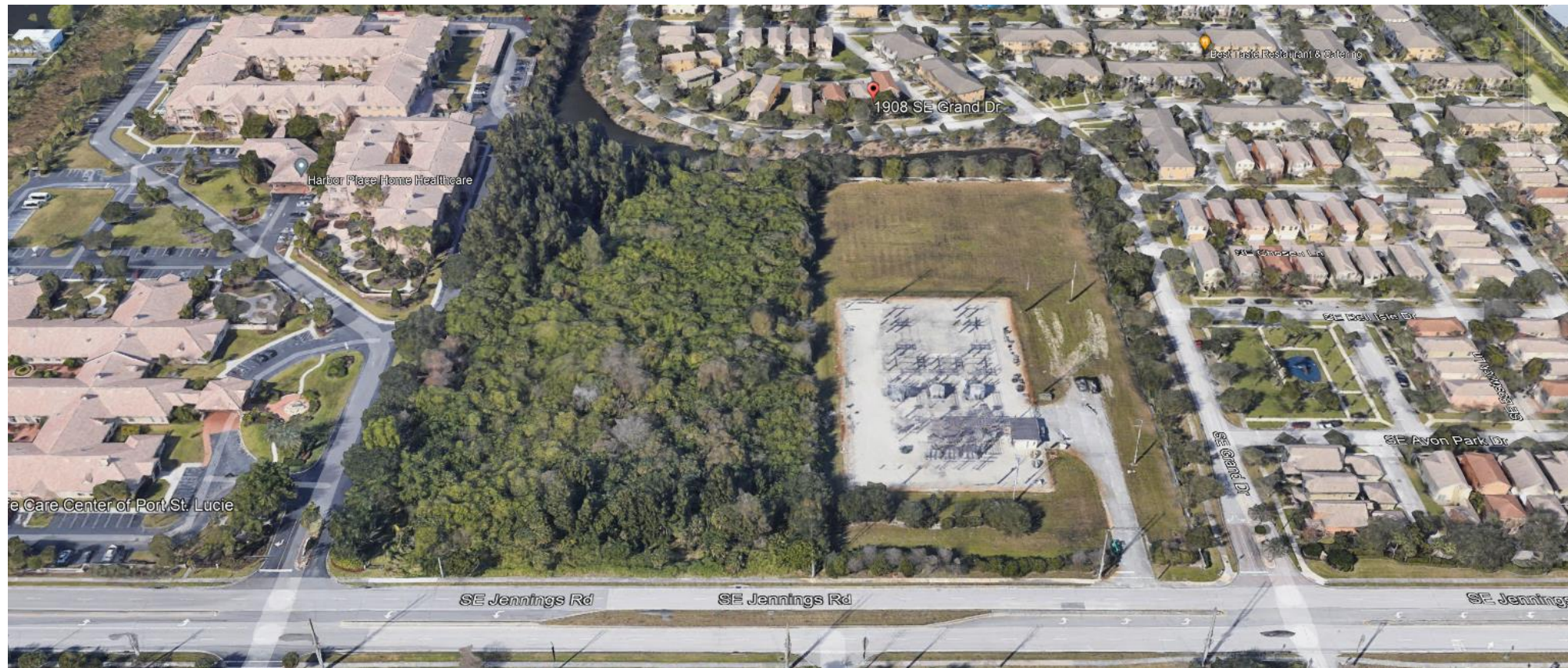
# APPLICANT AND OWNER

- Leo Giangrande agent, for FPL, property owners

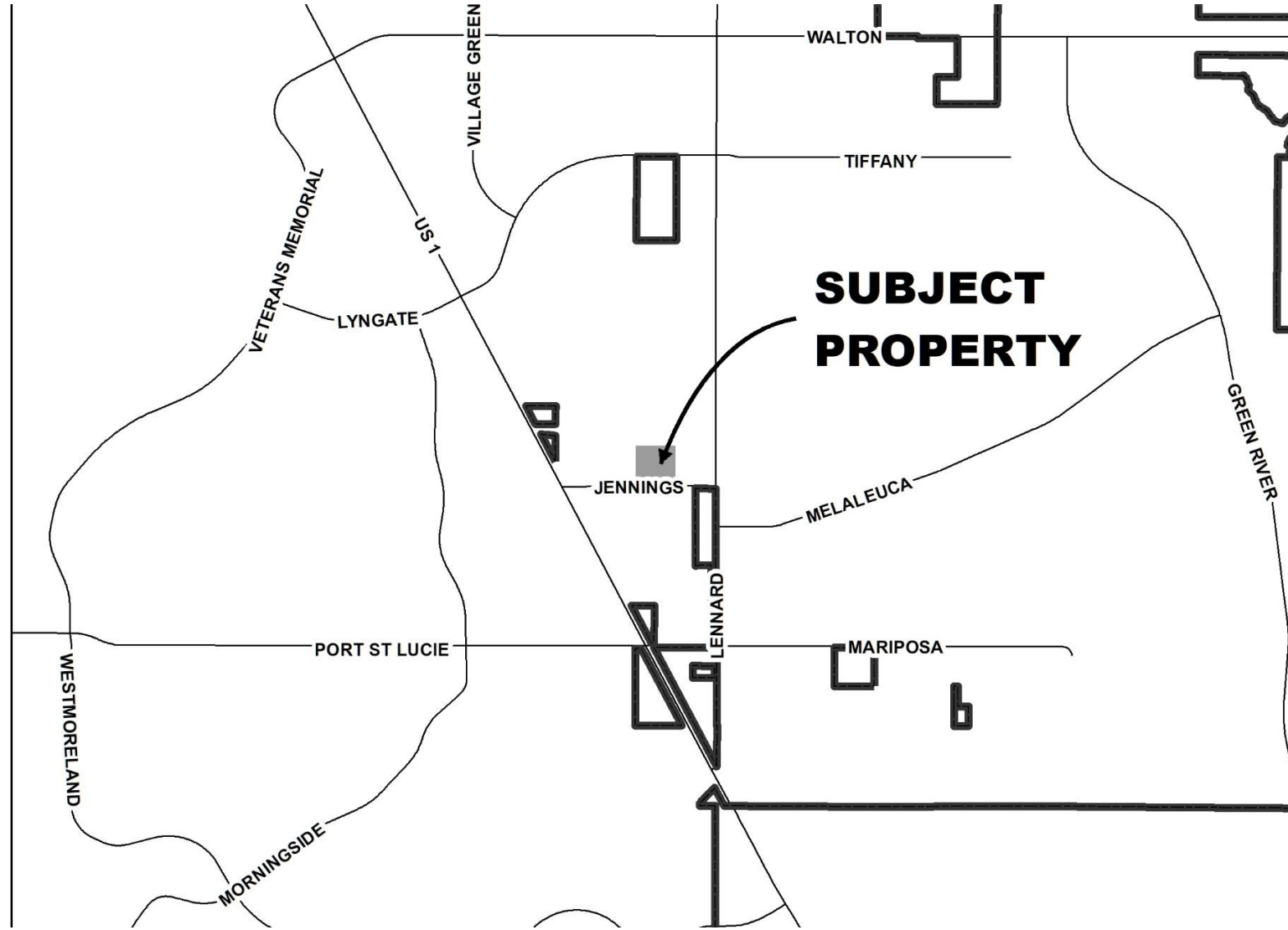


# REQUEST

- Review a Special Exception Use for a semi-public facility or use to allow the storage of vehicles and equipment by FPL, their affiliates, and companies.



# LOCATION



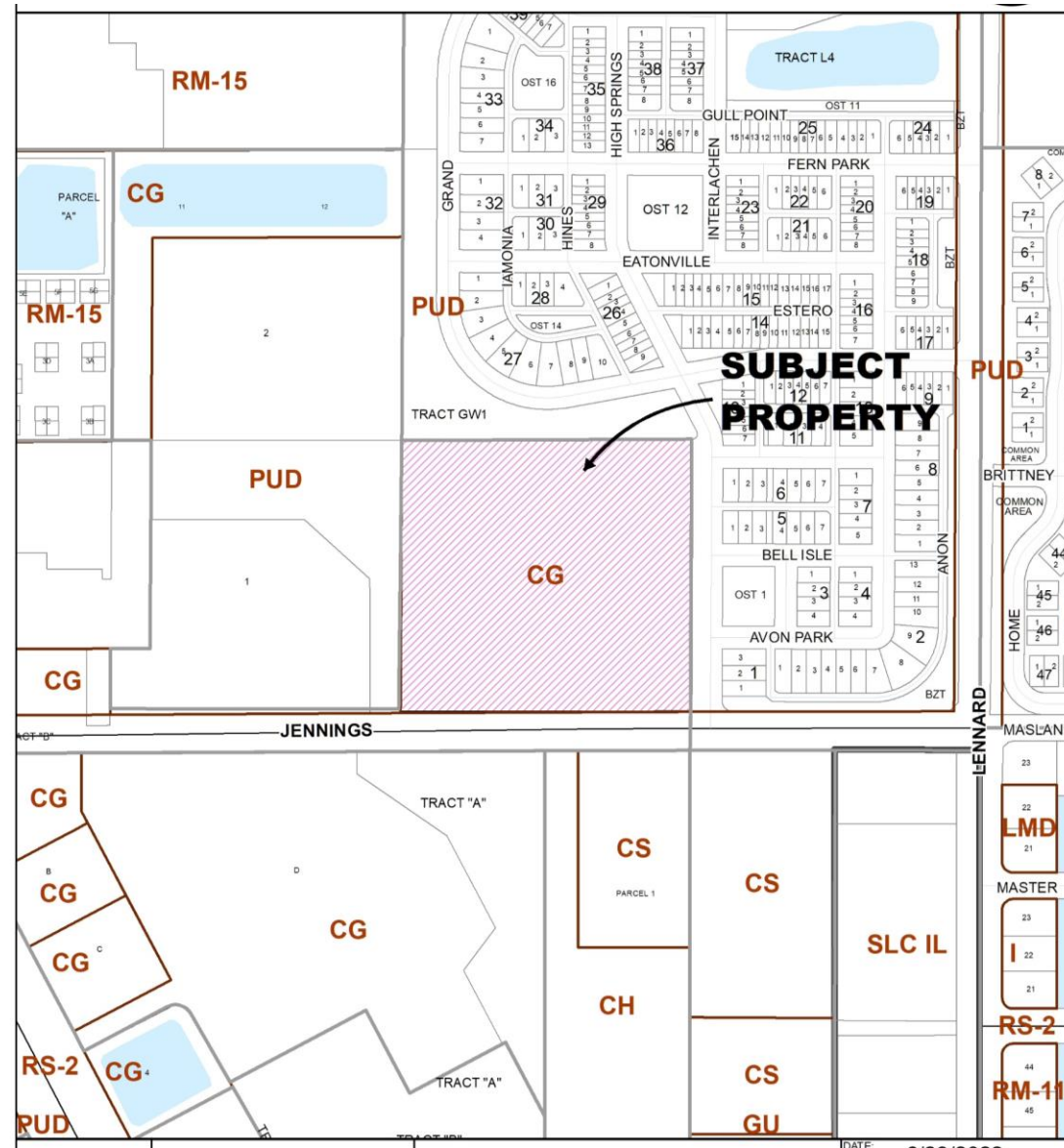
# AERIAL MAP



# Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	Medium Density Residential (RM)	Planned Unit Development (PUD)	SFH
South	General Commercial (CG)	General Commercial (CG)	Self-Storage Facility
East	Medium Density Residential (RM)	Planned Unit Development (PUD)	SFH
West	General Commercial (CG)	Planned Unit Development (PUD)	Nursing Home/ALF

# Zoning Map







Site Renderings



<b><u>Evaluation of SEU CRITERIA</u></b> <b><u>(Section 158.260)</u></b>	<b><u>FINDINGS</u></b>
<b>ADEQUATE INGRESS AND EGRESS</b> <b>(§ 158.260 (A))</b>	The site plan demonstrates that the site has adequate ingress and egress for vehicles, the existing sidewalk along Jennings Rd. will allow for pedestrian circulation. The property is located on SE Jennings Rd and has two access points, both on SE Jennings Rd.
<b>ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))</b>	Off-street parking and loading areas are not proposed for this use.
<b>ADEQUATE AND PROPERLY LOCATED UTILITIES</b> <b>(§ 158.260 (C))</b>	Adequate utilities are available to service the proposed development.
<b>ADEQUATE SCREENING OR BUFFERING</b> <b>(§§ 158.260 (D) (F))</b>	Adequate screening and buffering will be provided, consisting of an 8FT architectural wall, opaque fencing, and site landscaping.
<b>SIGNAGE AND EXTERIOR LIGHTING</b> <b>(§158.260 (E))</b>	Outdoor lighting will be required to comply with the requirements of City Zoning Code Section 158.221.
<b>COMPATIBILITY WITH SURROUNDING USES</b> <b>(§§ 158.260 (H) (I) (J))</b>	The paved storage lot is proposed to be used as though it is a contractor's storage yard with stockpiles of building materials, plant materials, mulch and truck/equipment parking. The use is not expected to generate hazards for the surrounding developments, but it could result in noise, dust or other conditions that could constitute a nuisance or create safety hazards for persons or surrounding developments. The commercially zoned site abuts residential development an 8FT architectural wall along SE Jennings Rd. can be used to buffer

# QUESTIONS OR COMMENTS?

## PLANNING AND ZONING BOARD ACTION OPTIONS:

- Make a motion to recommend approval to the City Council
- Make a motion to recommend approval to the City Council with conditions as recommended by staff
- Make a motion to recommend denial to the City Council
- Make a motion to table or continue the hearing or review to a future meeting

