



City of Port St. Lucie

Planning & Zoning Meeting - Variance

# Wawa – PSL & Becker

August 2, 2022

# Variance Request for relief from Section 158.222(B)(4):

**Driveway Spacing from Intersections.** Driveway spacing from intersections shall be measured from the right-of-way line of the intersecting street to the midpoint of the driveway. Spacing between driveways shall be measured from the midpoint of each driveway. Standards in excess of these requirements are preferable and may be required for driveways located within the functional area of an intersection or areas where access restrictions are necessary to reduce conflicts, preserve the safety of the traveling public, or to preserve the function of the adjacent roadway. The spacing requirements are shown in the following table:

Driveway Spacing from Intersections			
District	Driveway Location		
	Arterial Road	Collector Road	Local Road
Residential			
Single-family	50'	50'	25'
Multi-family	250'	250'	50'
Commercial	250'	250'	50'
Industrial	250'	200'	50'

## Request #1

- Variance Request  
(Adopted Dec 2018)

# Driveway Standards

**8.12.1 Driveway Geometry**  
Driveways shall meet the following geometric standards:  
(a) Turnouts are located within the extended property line.  
(b) Located outside acceleration or deceleration lanes and tapers.  
(c) Coordinated with median openings.  
(d) For undivided roadways, driveways shall align with those across the street if possible. Otherwise, driveway shall be offset to minimize jog maneuvers, overlapping left turns or other unsafe conditions.  
(e) As close as possible to ninety degrees with the roadway. In accordance with FDOT Standard Plans

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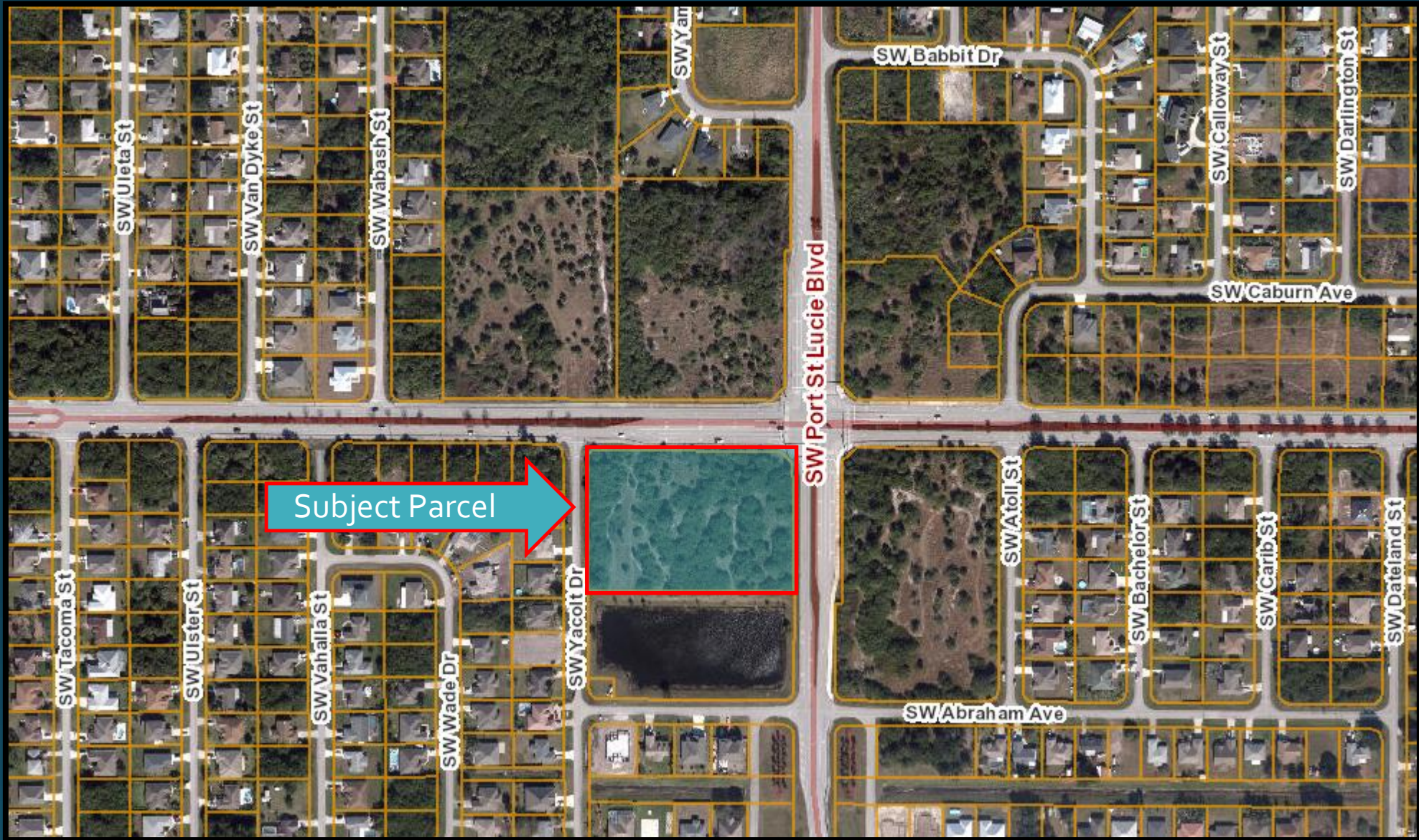
Figure 8-1 Driveway Throat Length

# Request #2

- Site Plan and SEU applications are currently under review concurrently with this application. SEU will come before this Board in September.

# Additional Applications





# Location Map – Zoomed Out

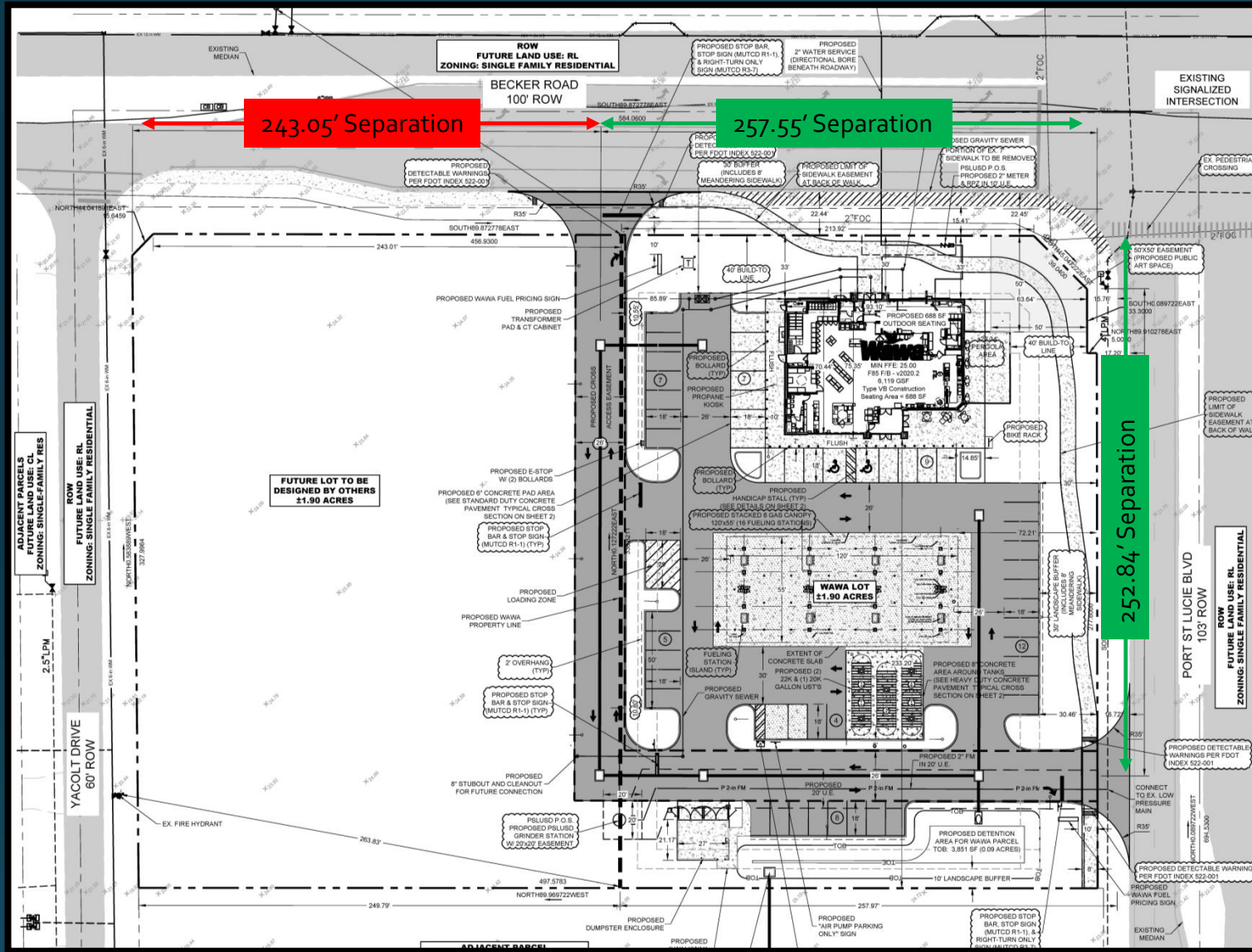




# Location Map – Zoomed In







### Proposed Driveway on PSL Blvd:

- Meets the 250' minimum separation requirements.

### Proposed Driveway on Becker Rd:

- Meets the 250' minimum requirements to PSL Blvd.
- Does not meet the minimum separation requirements to Yacolt Dr.

Request approval of a 6.95' variance to the proposed driveway separation to Yacolt Dr.

# Proposed Driveway Separation

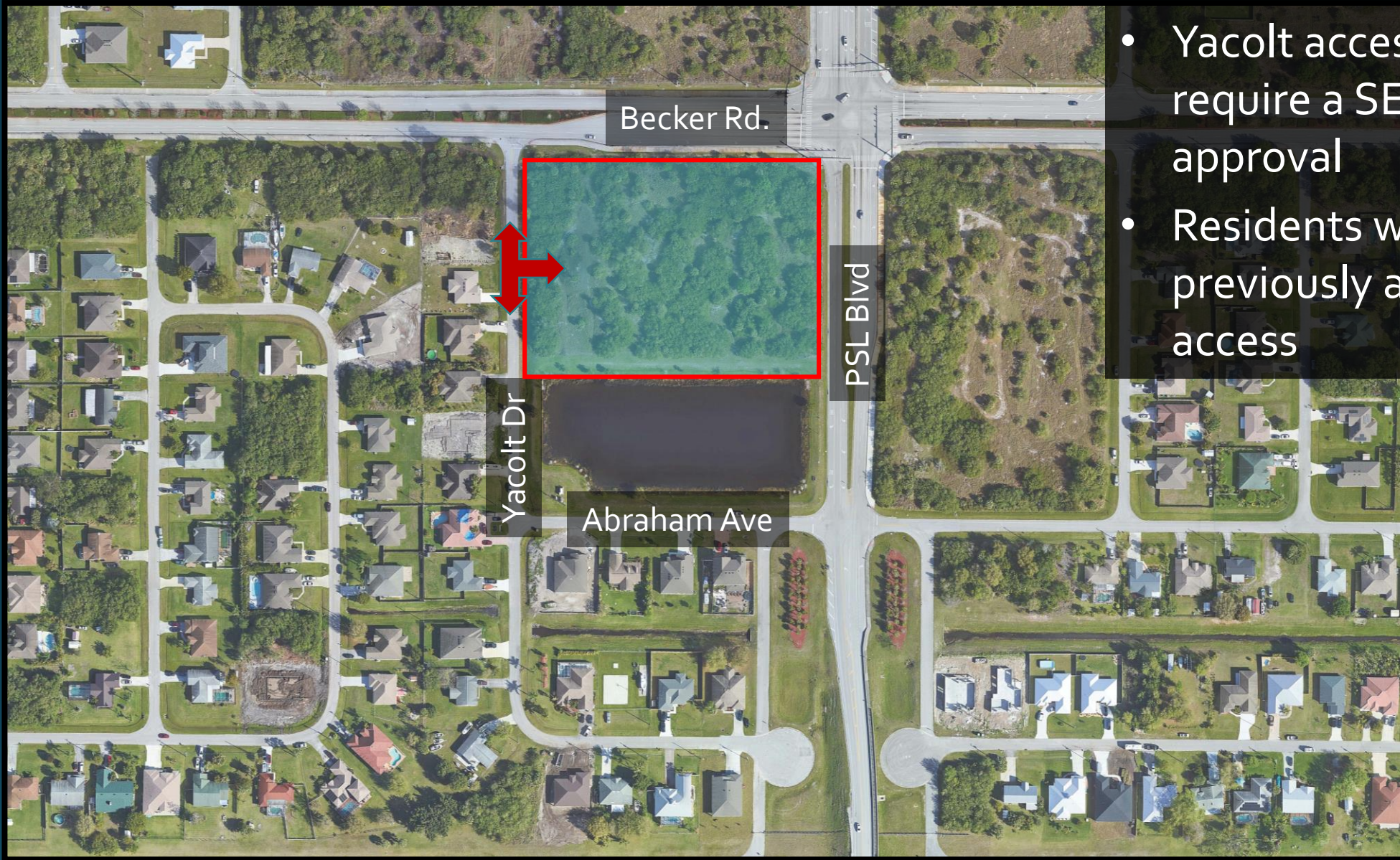






# Other Developments





- Yacolt access would require a SEU approval
- Residents were previously against access

# Yacolt Access



- Driveway Separation: Minimal variance requested of 6.95'.
  - Separation requirements from the Becker Road driveway to Port St. Lucie Blvd. are met.
  - Separation requirements from the Port St. Lucie Blvd. driveway to Becker Road are met.
  - No commercial traffic to Yacolt Drive as requested by adjacent neighbors.
  - Many other commercial properties within the City of Port St. Lucie do not meet the minimum driveway separation requirements and have access within a turn lane.

## Summary



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