

## Special Exception Uses Responses

**(A) Please explain how adequate ingress and egress will 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.**

Ingress and Egress will be provided at two location for this development. The first access point is proposed to be located along SW Gatlin Blvd. This is proposed to serve as a right-in / right-out and is designed with a radius sufficient to support fire access. A traffic study was conducted by MacKenzie Engineering & Planning, Inc. and no dedicated turn lane was recommended. The second access point is proposed to be located along SW East Calabria Cir. This is proposed to serve as a full access driveway. SW East Calabria will provide access to SW Gatlin Blvd, where a full access median opening is being proposed. The same traffic study referenced above, deemed the proposed median opening to be adequate for this location. The median opening will be designed with a dedicated left turn lane along Gatlin Blvd to provide stacking of vehicles attempting to turn on to E. Calabria Cir (to access the project site). Once inside the limits of the development, full circulation (in either direction) around the building is provided with a 26 ft pavement section. Traffic control measures are taken at the project entrance, to allow for incoming traffic to have continuous movement, while sufficient visibility is provided for egressing traffic flow to complete the egress movement safely. Pedestrian cross walks are provided at both access points with connections to the sidewalks along the public ROW, including a SW extension along SW East Calabria Cir.

**(B) Please explain how adequate off-street parking and loading areas will be provided, without creating undue noise, glare, odor or other detrimental effects upon adjoining properties.**

Adequate parking and loading areas are provided along the perimeter of the proposed site and are properly screened from the adjoining properties. The City requires a minimum of a 6 ft wall to be constructed within a 10 ft landscape buffer between the proposed development and the surrounding properties to the south and west. In addition to this wall, we have strategically placed the stormwater management area (dry pond) to be along the rear of the property boundary to further separate the development area from adjoining residential properties. Specifically, the stormwater management area provides an additional 18-20 ft of separation (on top of the 10 ft required landscape buffer) between the off-street parking pavement area and the property boundary to the south. Along the western property boundary the parking is limited to parallel parking stalls to reduce the number of total off-street parking spaces in close proximity to the western property boundary. The loading area is being placed immediately adjacent to the western most dumpster enclosure. This allows for the loading area to be screened and separated from the adjoining properties by the dumpster enclosure, the stormwater management area and the buffer screening wall.

**(C) Please explain how adequate and properly located utilities will be available or will be reasonably provided to serve the proposed development.**

Included with this application is a copy of the Water and Sewer Availability letter provided by the City's utility department. Based on information received from the City there is an existing 8" potable water main along SW East Calabria Cir and a 16" force main along SW Gatlin Blvd (South side) that can serve the project.

**(D) Please explain how additional buffering and screening, beyond that which is required by the code, will be required in order to protect and provide compatibility with adjoining properties.**

Several steps were taken in consideration of buffering and screening beyond that which is required by the code, specifically for the property boundaries that abut residential uses. First, the site was planned to set the stormwater management pond along the rear of the property line to provide an additional 18-20 ft to the required 10 ft landscape buffer. The wall along the rear is additionally shown to wrap around the property corner, to better screen the proposed development from further angles of visibility. Along the western property boundary, the southern third also provides increased buffering, also due to the stormwater management pond. The pavement area that does approach the required buffer is limited to parallel parking to minimize the total parking amount along this buffer yard. The site layout and transitions to the residential uses along the southern and western property boundaries are consistent with other non-residential projects that back to SW Alesio Lane.

**(E) Please explain how 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.**

Exterior lighting and signage will be designed to avoid light pollution and glare, and in line with the City's Land Development Code and Citywide Design Guidelines. A master sign and lighting plan will be provided to ensure compliance.

**(F) Please explain how yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.**

Landscape yards and open spaces were designed to adequately serve the property by providing sufficient exposure to the public ROW, but also screening the proposed development from the adjoining residential uses. For the rear yard the proposed project seeks to match the design approach and final product of two existing projects that also back to SW East Alesio Ln. This is done by providing a 6 ft screening wall and trees along the exterior perimeter of the wall of the project to match the existing finishes of an established professional development project immediately across East Calabria Cir, 2717 SW East Calabria Cir, and the commercial development recently approved on the southeast corner of SW Sevona Blvd and SW Gatlin Blvd. Both of these projects provide a 6 ft screening

wall and trees along the exterior perimeter of their respective wall. The project also limits the amount of impervious area to a 70% ratio vs. the 80% allowed.

**(G) Please explain how the use, as proposed, will be in conformance with all stated provisions and requirements of the City's Land Development Regulation.**

No variances or waivers are being requested along with this application.

This special exception use application is specifically centered around how the space can be used. We are requesting to allow for 100% of the space to be used for retail/professional services within the LMD Zoning District, but no other provisions or requirements of the City's Land Development Regulations are intended not to be met by the proposed plan.

**(H) Please explain how 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.**

The proposed use, low intensity commercial, is consistent with the City's Comprehensive Plan description of the ROI Future Land Use. The establishment and operation of the proposed use will further complement the City's vision for this corridor while acknowledging current market demands. The project as proposed will provide additional space for small business and will improve the convenience of residents and workers in the City by providing additional services within walking distance to existing neighborhoods, and improved access with the proposed median opening at SW East Calabria Circle.

**(I) Please explain how 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.**

The project is being proposed to benefit from the existing traffic along Gatlin Ave. The project will provide professional services, small restaurants/bakeries, small business retail, and similar other uses to support the local community. This intent will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, as all the activity will be centered along the front of the building which will provide sufficient separation and screening from the residential uses. The low intensity commercial space will operate during regular business hours, with no early openings or late hours anticipated. Additionally, the site was strategically designed to screen waste disposal and sanitary sewer lift station areas from public view. No on-site generators or any other fume generating or noise generating equipment, other than standard for this type of use, are proposed.

**(J) Please explain how 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.**

The proposed use for this development is compatible not only with the existing or permitted uses of adjacent property, but it is compatible with the overall SW Gatlin Blvd corridor.

This section of the Gatlin Blvd corridor, starting after the southernly bend to SW Gatlin Blvd (near SW Bougainvillea Ave) to SW Port St Lucie Blvd has seen an increase demand in the light intensity commercial uses. This can be seen by the development of the following projects:

- “Gatlin Palms” (southeast corner of SW Sevona Blvd and SW Gatlin Blvd)
  - o Approx. 350 ft from proposed project site
- Expansion of the “Shoppes of Bougainvillea” (1392 SW Bougainvillea Ave)
  - o Approx. 1,600 ft from proposed project site
- “Goodwill Center” – includes 12,716 sf of retail approved via special exception use.
  - o Approx. 1,130 ft from proposed project site

The proposed project will be designed to comply with the City’s Land Development Code and Citywide Design Standards to ensure compatibility with light and noise generation. The project will be less intense than a couple of the projects mentioned above, with less overall square footage, and no proposed drive-throughs. Site access will also be compatible with the surrounding projects by providing one point of access along Gatlin Blvd. and one point of access on the side street (for the proposed project it will be E Calabria Cir.). In addition, the project proposes a median opening at E. Calabria Cir which will improve access to the professional office development immediately across SW East Calabria Cir, 2717 SW East Calabria Cir, and the residential community to the south of the proposed site.