

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 a single location for this development. The access point will be located along the northeast side of the site, at the project entrance on SW Sultan Drive.

A 26-ft-wide pavement section will provide two-way vehicular access around the building to the ingress/egress point, serving the parking, loading, and lift station areas.

Pedestrian access will be provided via a connection to SW Sultan Drive.

- (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 off-street parking and loading areas are provided internally within the site and are appropriately separated from adjoining properties. Parking areas are located around the perimeter and southwest portion of the site and are screened from adjacent properties and public rights-of-way by the required landscape buffers, helping to minimize noise, glare, and visual impacts. The designated on-site loading zone is located along the rear portion of the building, away from public streets. The loading area is further separated and screened from adjoining properties by the dumpster enclosure, internal site circulation, and required landscape buffers, ensuring that loading activities do not create detrimental impacts on surrounding properties.

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

The proposed development will connect to the City's existing 6-inch potable water main and 2.5-inch low-pressure sanitary sewer force main located along SW Sultan Drive. The proposed lift station area is dimensioned in accordance with the City's requirements.

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

Additional buffering and screening beyond the minimum requirements are provided through increased building setbacks and overall site layout. While a minimum 25-foot setback is required, the proposed building provides setbacks of approximately 64.5 feet along the north and 169.3 feet along the west, with setbacks exceeding the minimum along the remaining property lines, significantly increasing separation from adjoining properties. Along the west side of the site, a proposed perimeter wall is provided to further separate the development from the adjacent residential property, enhancing visual screening and compatibility. These enhanced setbacks, combined with required landscape buffers and the internal placement of parking and service areas, provide buffering beyond minimum requirements. The building orientation and internal circulation further reduce potential noise, light, and visual impacts, thereby improving compatibility with surrounding properties.

- (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.

- (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.

- (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 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.

- (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 SW Port St. Lucie Blvd. 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 Port St. Lucie Blvd corridor. 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. Site access will also be compatible with the surrounding projects by providing one point of access to SW Sultan Dr.

- (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 neighborhood.**

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.**

Acknowledged