

**Florida Power and Light Company**  
**3733 SE Jennings Rd.**  
**Special Exception Use**  
**Project: P22-185**

City Council

Bianca Lee, Planner I

January 9, 2023, 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

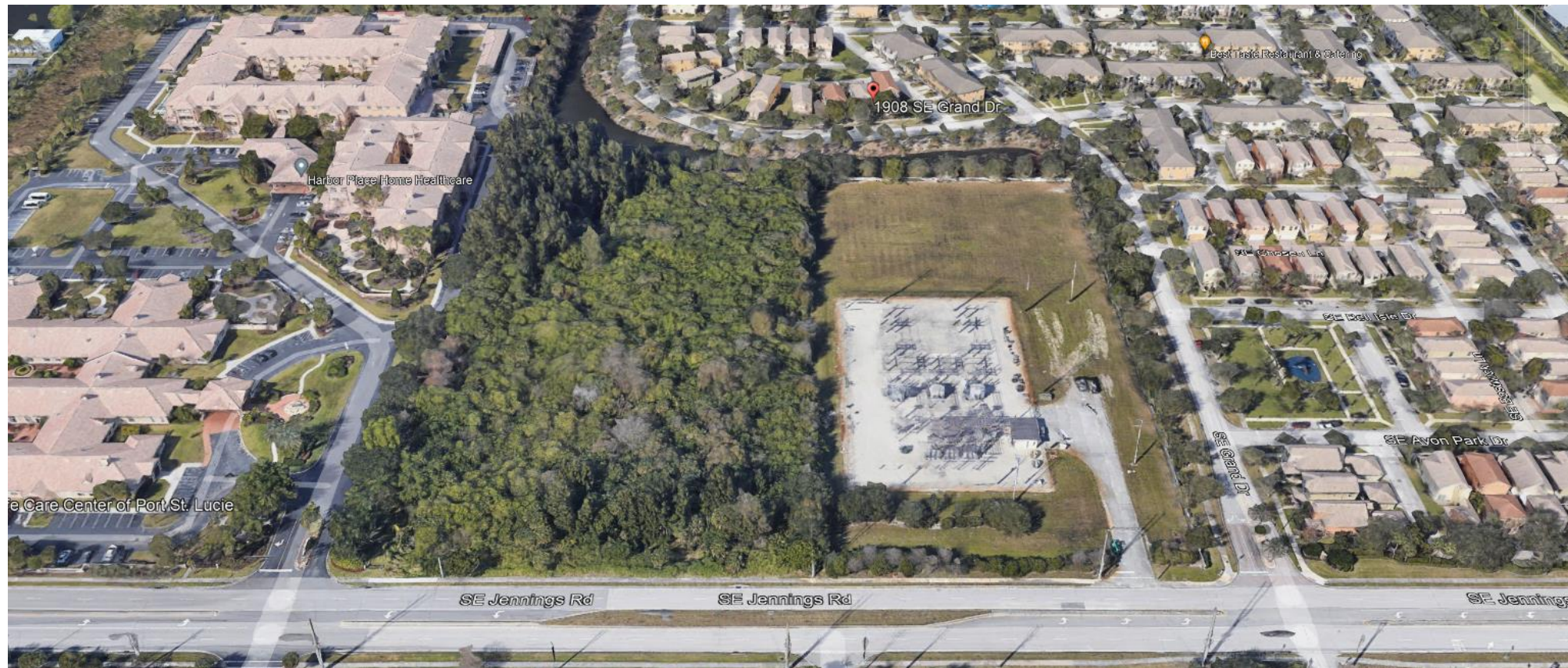
- Leo Giangrande agent, for FPL, property owners



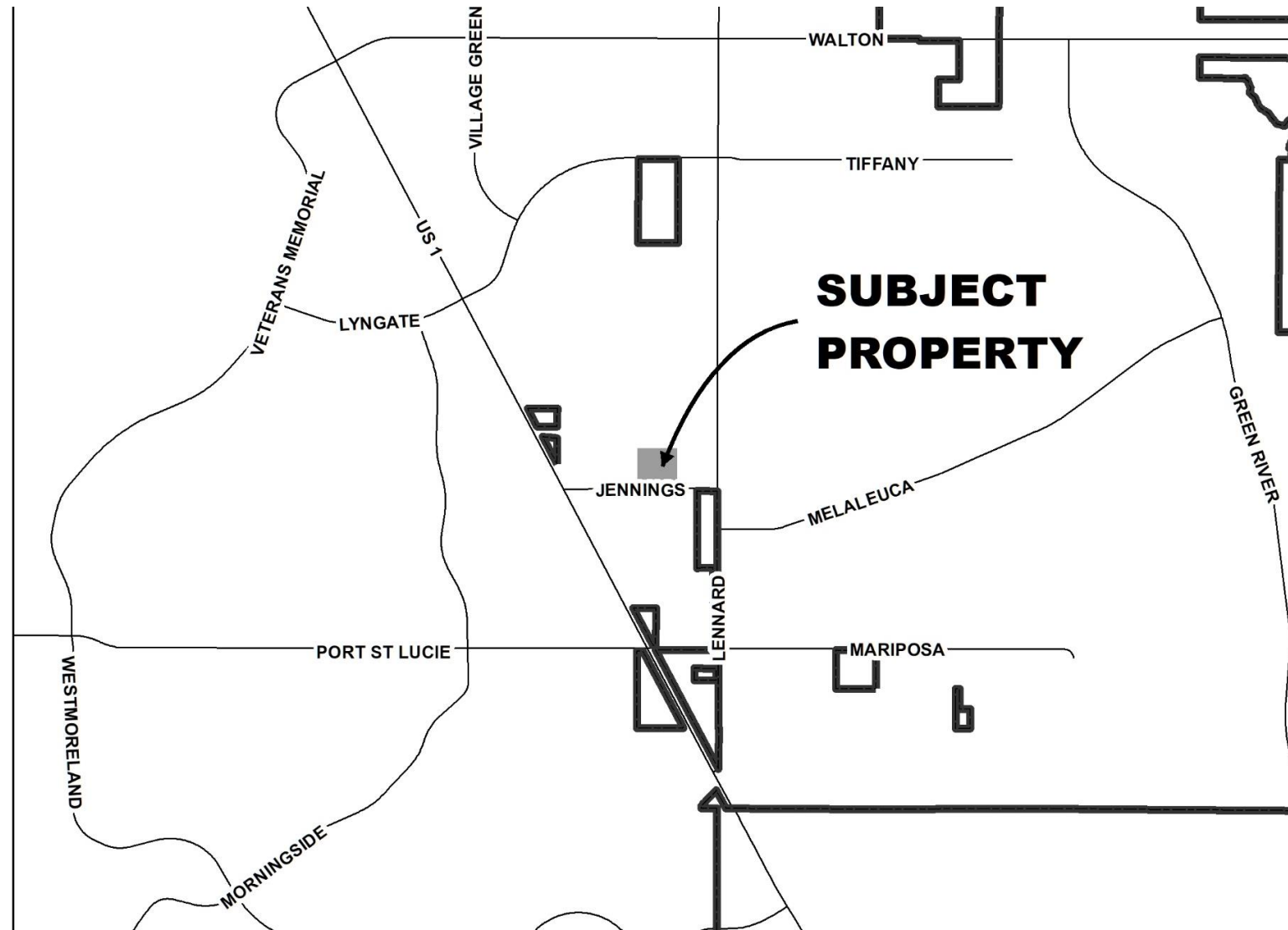


# REQUEST

- 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





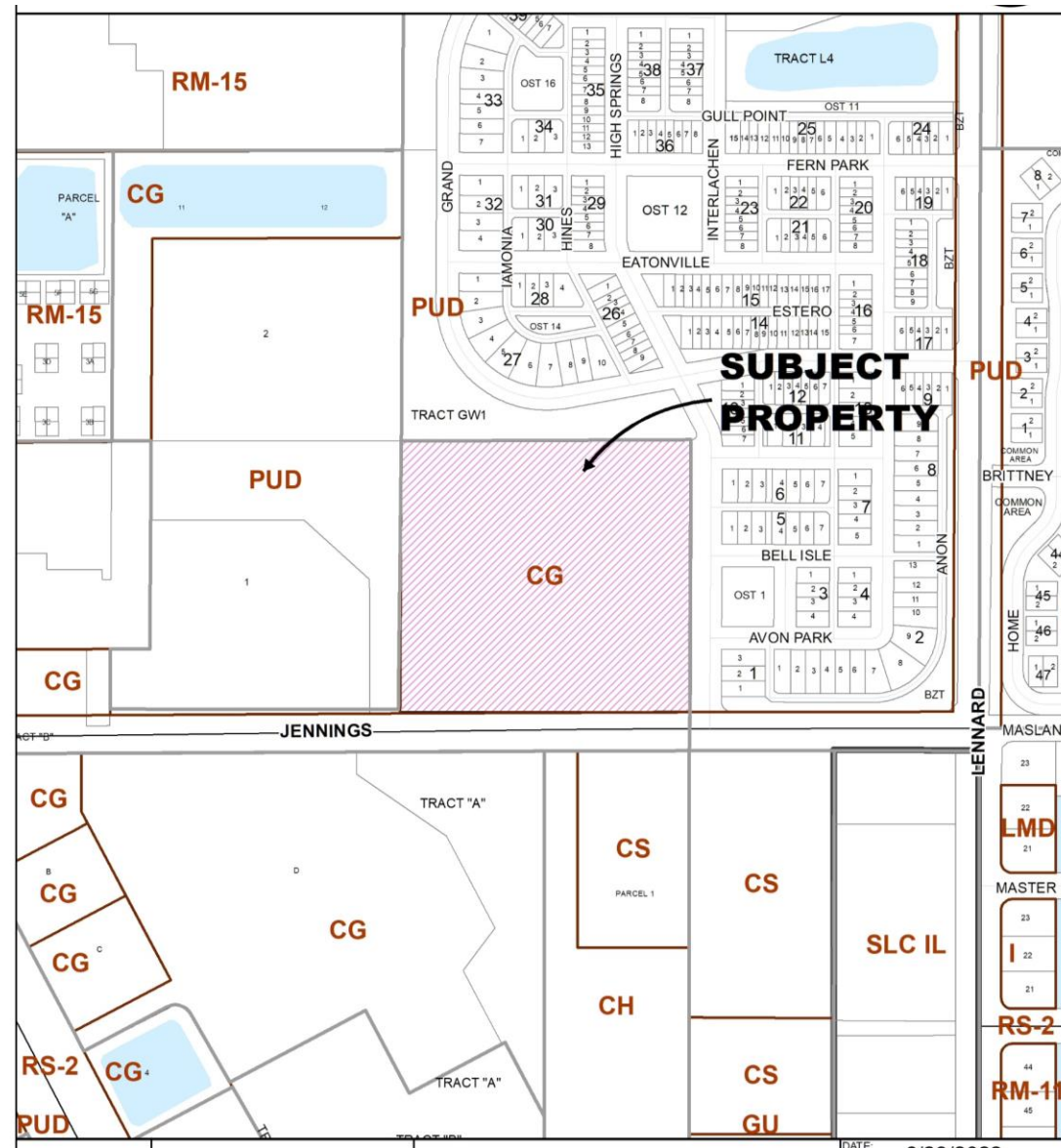
# AERIAL MAP



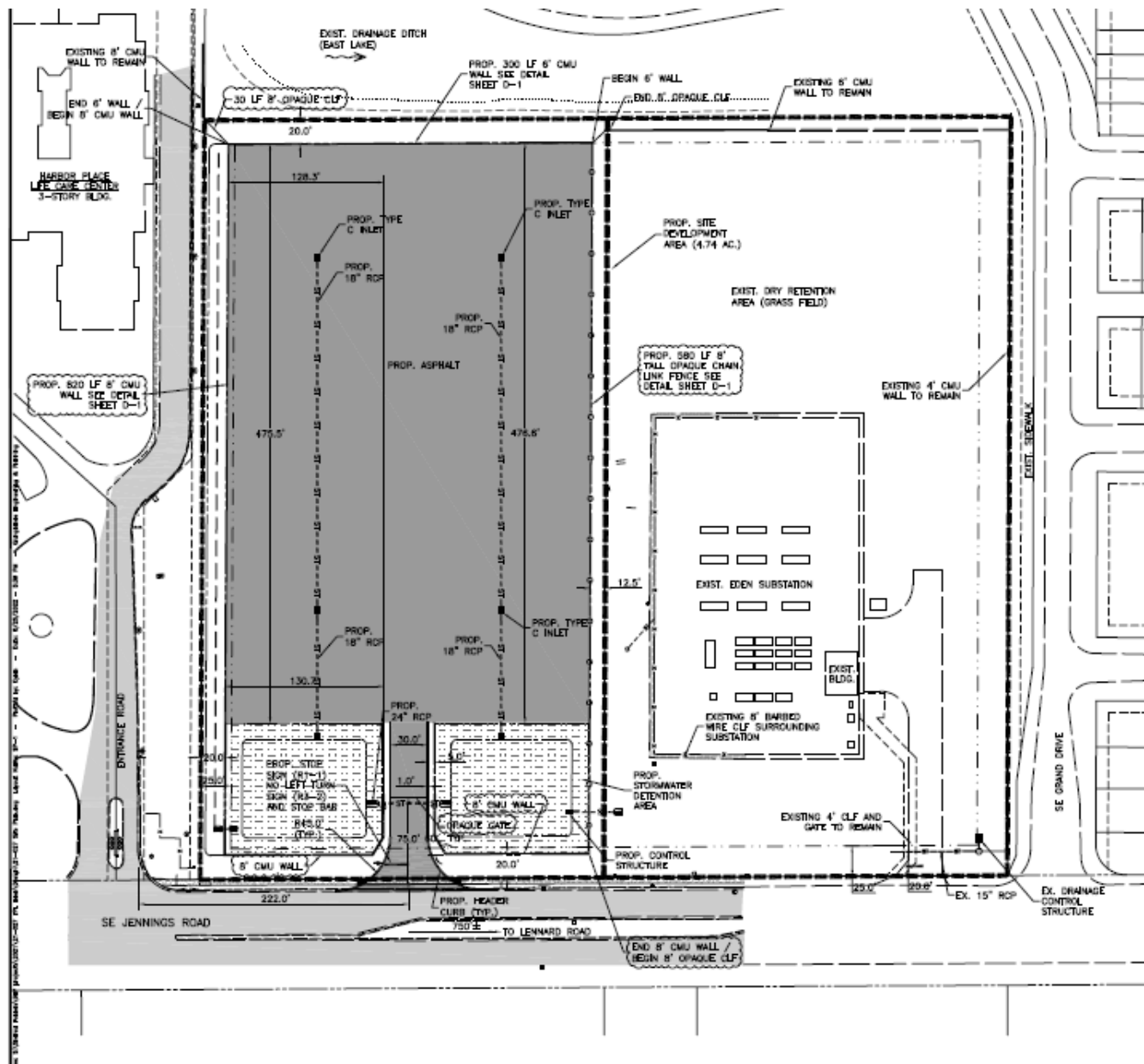
# Surrounding Uses

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







FUTURE LAND USE	GENERAL COMMERCIAL
STRUCTURE SETBACKS	25' FRONT AND SIDE, 20' (REAR)
NUMBER OF STORIES	3 MAX
BUILDING HEIGHT	35' MAX

OPEN SPACE AREA	31,967 SF	0.73 AC	15.4%
PAVEMENT AREA	22,704 SF	0.54 AC	13.4%
TOTAL OPEN SPACE	54,671 SF	1.37 AC	28.8%
PAVEMENT AREA	146,712 SF	3.37 AC	71.1%
TOTAL IMPERVIOUS AREA	206,283 SF	3.37 AC	71.1%
TOTAL SITE AREA	206,283 SF	4.74 AC	100.0%

EXISTING EDEN SUBSTATION SITE DATA			
DERIVING AREA	149,609 SF	3.43 AC	72.4%
TOTAL OPEN SPACE	149,609 SF	3.43 AC	72.6%
PAVEMENT AREA	9,218 SF	0.22 AC	4.5%
FENCED AREA	48,750 SF	1.07 AC	22.7%
BUILDING AREA	540 SF	0.02 AC	0.0%
TOTAL IMPERVIOUS AREA	56,508 SF	1.30 AC	27.4%
TOTAL SITE AREA	206,115 SF	4.73 AC	100.0%

#### LEGAL DESCRIPTION

ST LUCIE GARDENS 01 37 40 BLK 4 S 1/2 OF LOTS 13 AND 14--LESS S 40 FT-- (9.50 AC) (MAP 44/015) (OR 822-2932)

#### DRAINAGE STATEMENT

THE RUNOFF FROM THE SITE WILL SHEET FLOW INTO DRAINAGE INLETS AND SWALES TO THE EXISTING SITE DRAINAGE CONTROL STRUCTURE THAT CONNECTS TO THE JENNINGS RD DRAINAGE SYSTEM.

#### TRAFFIC STATEMENT

PER TRIP GENERATION 10th EDITION FOR LAND USE 170 UTILITY HAS BEEN FOUND 1 MOST RELEVANT CODE FOR THE PROPOSED USE. THERE ARE NO PROPOSED BUILDING PROPOSED AND THE SITE WILL CONSIST OF 3.37 ACRES OF OPEN STORAGE AREA. PLANNED TO BE USED FOR STORAGE BY LEASE AGREEMENT AND IS NOT EXPECTED GENERATE A LARGE VOLUME OF TRAFFIC. THE AVERAGE DAILY TRAFFIC IS EXPECTED LESS THAN 100 DAILY TRIPS AND A 0.5-MINIMUM PEAK HOUR PEAK DIRECTION WITH THE EXISTING LEVEL OF SERVICE ON LENNARD ROAD.

#### PARKING STATEMENT

THIS IS AN UNMANNED RESTRICTED ACCESS FACILITY. NO FPL EMPLOYEES REPORT THIS LOCATION AND MAINTENANCE CREWS PARK INSIDE THE FENCED AREA. AS SUCH NO PARKING SPACES WILL BE PROVIDED.

#### SANITARY SEWER STATEMENT

NO ADDITIONAL SANITARY SEWER USE IS PROP. FOR THIS PROJECT.

#### NOTES:

- LEGAL DESCRIPTION COMED FROM SURVEY 08/20/2021 PERFORMED BY AVIRON & ASSOCIATES, INC. SURVEYING AND MAPPING
- THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE X, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 12111C0293K, COMMUNITY PANEL NO. 120297, DATED 2/19/2020.
- ALL CHAIN LINK FENCE SHALL HAVE OPAQUE SCREEN.
- THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08 (G).

# Conceptual Site Plan





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 the site from the roadway and surrounding sites.



# QUESTIONS OR COMMENTS?

## Recommendation:

- The Planning & Zoning Board recommended approval of the special exception on December 6<sup>th</sup>, 2022; with the condition that the use of the site as proposed must be for a semi-public facility, and its use shall be related to the provision of energy services only.
- FPL has agreed to the following additional conditions based on the feedback from residents and HOA members of the adjacent East Lake Village Planned Unit Development, and we recommend the City Council include them in the motion also.
  1. FPL shall paint the existing concrete site wall, screening the existing electrical substation.
  2. FPL shall upgrade the existing irrigation system to help prevent rust stains on the existing site wall and adjacent concrete sidewalk.

