

**LETTER OF JUSTIFICATION
SEU & Site Plan Application**
Total Truck Parts
October 7, 2020

REQUEST

On behalf of the Petitioner, Engineering, Design, & Construction, Inc. (EDC) is requesting approval of a Site Plan Application and Special Exception Use(SEU) for a project to be known as Total Truck Parts. The SEU is being requested due to LTC Ranch PUD Section VI (B)(19) which states, "Other heavy industrial development not listed above but that are considered to have high intensity use with potential impact to surrounding land uses and to be located within heavy industrial land use districts as approved through a special exception use as consistent with Section 158.214 of City Code." This subject property is approximately 6.10 acres and can be identified as parcel ID # 3301-700-0021-000-5. The petitioner wishes to obtain approval for the non-residential development which includes 46,800 sf of office/warehouse/truck repair. A property address has not yet been assigned but is located on Glades Cut-Off Road, north of Kauff's Towing-Transportation, and south of The Humane Society of SLC.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property is comprised of approximately 6.10 acres and is currently undeveloped.

The subject property has an existing future land use designation of Industrial Office Utility(HI/LI/ROI/U) and an underlying zoning designation of Planned Unit Development (PUD).

Northeast of the property is a vacant lot and the Humane Society of St. Lucie County, which is an 11,612-sf. building on a 4.05-acre parcel. The future land use designation is Industrial Office Utility and the zoning district is Planned Unit Development.

Northwest of the subject property is 17.32-acre lake associated with the stormwater management system for LTC Ranch. The future land use designation of this property is Heavy Industrial and it is located in the Planned Unit Development zoning district.

Southeast of the property is the Kauff's Towing-Transportation, which is a 6,606-sf. building on a 5.08-acre parcel. The future land use designation is Industrial Office Utility and the zoning district is Planned Unit Development.

Southwest of the subject property is a 195-foot Right-of-Way known as Glades Cut Off Road. Beyond that is a 200-ft. wide tract owned by Florida East Coast Railway.

These Properties have a future land use designation of Low Density Residential and are located in the Single Family Residential zoning district.

SITE PLAN REQUIREMENTS

Section 158.238 of the Port St. Lucie Zoning Code identifies the requirements for Site Plan Submittal. The attached site plan meets all of the requirements of Section 158.238.

In addition to meeting the requirement of Section 158.238, the City of Port St. Lucie requires the completion of a Site Plan Sufficiency Checklist. The checklist is submitted along with this Justification Statement/Cover Letter.

SITE PLAN SUFFICIENCY CHECKLIST

Most of the items required for site plan approval are included as part of this submittal.

1. This application is being uploaded electronically through www.fusion.cityofpsl.com Due to this, a CD has not been included.
2. Because this is the formal submittal of the site plan application, a written response has not been included.
3. Pursuant to Section 162.08, Public Arts is now required within 90 days of the issuance of the first building permit or site work permit for a subdivision plat. Due to this, a public art requirement package is not included as part of the application.

SPECIAL EXCEPTION USE CHECKLIST

Most of the items required for the Special Exception Use are included as part of this submittal.

1. This application is being uploaded electronically through www.fusion.cityofpsl.com Due to this, a CD has not been included.
2. Pursuant to Section 158.256, All application requirements have been met for the subject submittal.

SPECIAL EXCEPTION USE

- 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.

The property currently contains a joint access with Kauff's Towing and Transportation, with a turning lane to prevent back up on Glades Cut-off. As presented on the site plan traffic data

was calculated for the proposed use. See attached access easement. A proposed sidewalk into the proposed development from the existing sidewalk along the ROW for Glades Cut-off is present for pedestrian safety.

- 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.

Per the LTC Ranch PUD the design of the proposed development (Total Truck Parts) has designed the current site plan to meet and exceed the required off street parking and loading areas. All undue noise, glare, odor or other detrimental effects would be contained within the building eliminating negative effects on adjoining properties.

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

Utilities are currently available to this site as seen on the site plan, allowing for proper connections. Proposed utilities can be seen on the submitted site plan. The service provider is PSLUSD.

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

The current proposed design compliments adjoining properties and would not need additional screening.

- E. Please explain how sign 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.

Proposed development sign is in accordance with all rules set out in the LTC Ranch PUD. Proposed exterior lighting meets all requirements of LTC Ranch PUD.

- F. Please explain how yards and open spaces will be adequate to property serve the proposed development and to ensure compatibility with adjoining properties.

Proposed yard and open space regulations are in accordance with all accordance with all rules set out in LTC Ranch PUD.

- G. Please explain how the use, as proposed, will be conformance with all stated provisions and requirements of the City's Land Development Regulations.

Proposed Development of Total Truck Parts, a multiuse building (office, warehouse, truck-repair) is in a Future Land Use of Industrial Office Utility(HI/LI/ROI/U). Per the PUD it allows office space, warehousing, and other heavy industrial development with a special exception use. In reference to Port St. Lucie Land Usage for Industrial District - Sec. 158.136 (B)(n)

Vehicle repair and maintenance is an allowed use in this zoning designation.

- 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 of Office, Warehousing and Truck repair do not present a detriment to the safety and wellbeing of city residents and workers.

- 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 proposed development does not present a detriment to any person who attends the proposed development. The proposed business hours are 7:30AM-5:00PM Monday-Friday.

- 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 neighborhood.

The Proposed Development Total Truck Parts is a multiuse business consisting of Office Space, Warehousing and Vehicle Repair. Similar uses can be seen at La Mesa RV center, which proposed a PUD Amendment to allow for the sale and repair of RVs within the LTC Ranch PUD