

October 11, 2022 Revised

Bianca C. Lee, Planner I  
**City of Port St. Lucie**  
Department of Planning & Zoning  
121 S.W. Port St. Lucie Blvd.  
Port St. Lucie, FL 34984-5099

(772) 871-5149 (Office)

**RE: FPL Eden Storage - Revised Project Narrative  
Special Exception Use and Site Plan Submittal  
GEP Project No. 21-027  
PSL Project No. P22-185**

**Revised Project Narrative:**

The FPL owned project site is the vacant parcel to the west of the FPL Eden Substation. The project proposes to develop the site into a gated surface storage area buffered on all sides by a wall, landscaping and fencing in compliance with the City Code for Development.

The property will be used for the storage of vehicles and equipment by FPL and FPL affiliates. More specifically the property would be used to park and/or stage a variety of small construction equipment vehicles, utility vehicles as well as various materials common to FPL projects such as power poles, cable spools, conduits, light fixture parts, fiber optic cable spools, transformers, solar panels, mobile Conex boxes, mobile trailer office, landscape materials, mulch, plants and/or other landscape elements associated with landscaping or irrigation, etc and sometimes the box trucks and/or semi trailer trucks used for delivering such materials.

The project does not propose any buildings or utilities only a paved surface storage area with drainage and buffers as required by local and state jurisdiction. The site will be available for use year round by FPL and FPL affiliates, for use on projects in close proximity as well as for the potential staging of additional materials prior to and during emergency storm preparations.

Site Address: 3733 SE Jennings Road, Port Saint Lucie, FL 34952  
Gross Acres: 4.55-(198,000 SF) (330' x 600'). See white shaded area on the following image.  
Estimated Useable Acres: 2.95 (128,700 SF) (65%).  
Land Use: CG – General Commercial Zoning: CG – General Commercial

Should you have any questions or need additional information, please feel free to contact our team by phone at (772) 203-0664 or by email at [dylan@gep-llc.com](mailto:dylan@gep-llc.com).

Best Regards,



A. Dylan O'Berry, PE  
Project Manager

The enlarged image below shows the places within 500 feet of the project such as the FPL Eden substation, Harbor Place/Life Care Center, East Lake Village, Extra Space Storage, and The Marketplace shopping mall.

