

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 will be along the east, connecting to the drive isles proposed under Gatlin Pointe Phase I (Reference P20-239). The second access point will be along the west, connecting to the existing drive isle built under the Gatlin Savona Project (a.k.a. Gatlin Palms reference P16-176). A traffic study was conducted by MacKenzie Engineering & Planning, Inc. which provides further detail.

A 26 ft pavement section provides access along the front of the buildings to both points of ingress/egress, and a one way street along the rear of the buildings provides access to additional parking, drive-through services, loading area, and rear access to the buildings. Pedestrian connections are provided to both adjacent developments and directly to SW Gatlin Blvd.

A drive-through queueing analysis was completed by MacKenzie Engineering & Planning, Inc. Dated 07/14/2022 and further review by City staff identifies that design of the drive-throughs should allow for 7 vehicles to queue from the Menu Board (not the pick-up window). This condition can be met within the current site design.

- (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 8 ft wall to be constructed within a 10 ft landscape buffer between the proposed development and the surrounding properties to the south. In addition to this wall, the stormwater management area (dry pond) has been strategically placed 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 (compared to the 10 ft required landscape buffer) between the off-street parking pavement area and the property boundary to the south. The eastern and western property boundaries will connect to the surrounding development. The loading area is being placed along the rear of the buildings. 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.**

The Gatlin Pointe Phase I and Phase II projects extended the City's 8" water main along SW East Calabria Circle across the front of the project along SW Gatlin Blvd and loops the system to an existing water main along Alesio Lane. Sanitary sewer has been provided for the entire 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 connect to the adjacent developments. The site layout and transitions to the residential uses along the southern 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.

- (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 amendment to the special exception use application is specifically being requested since the previously permitted drive-through facilities as shown in the permitted site plan allow for sufficient queueing to allow menu boards to be used.

- (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.

The currently requested amendment to the Special Exception Use is in response to tenants request to have a menu board at the drive-through. This request prompted a review of the previously completed queueing analysis, comments received by the City of Port St. Lucie and evaluation of the existing site plan. It has been determined that the existing site plan provides sufficient queueing lengths to ensure the establishment and operation of the proposed use will not impair the health, safety, welfare, or convenience of residents and workers for the City.

- (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 currently requested amendment to the Special Exception Use is in response to tenants request to have a menu board at the drive-through. This request prompted a review of the previously

completed queueing analysis, comments received by the City of Port St. Lucie and evaluation of the existing site plan. This amendment will not constitute any nuisance or hazard as it is not anticipated to generate any additional vehicular movement, noise, or fume generation or type of physical activity from the previous approval.

(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 Pointe Phase I” (southwest corner of SW Gatlin Blvd and SW E Calabria Cir
 - o Immediately adjacent to the project site.
- “Gatlin Palms” (southeast corner of SW Savona Blvd and SW Gatlin Blvd)
 - o Immediately adjacent to the project site.
 - o This project includes a quick service restaurant with a drive-through and menu board.
- 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. Site access will also be compatible with the surrounding projects by providing one point of access to Gatlin Palms. and one point of access to Gatlin Pointe Phase I.