

August 29, 2022

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City of Port St. Lucie
Department of Planning & Zoning
121 S.W. Port St. Lucie Blvd.
Port St. Lucie, FL 34984-5099

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RE: FPL Eden Storage-Site Plan Special Exemption Use Responses
GEP No.: 21-027
PSL: P22-185

Per City Code Section 158.260, Approval of a special exception application shall be granted by the City Council. The following responses to the requirements are as follows:

- A. Adequate ingress and egress may 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 another emergency.

The site has a paved driveway with an opaque gated access. The driveway connects to Jennings Road for ingress and egress of vehicles accessing the storage yard.

- B. Adequate off-street parking, loading areas, and adequate stacking may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

The site has a paved driveway with a stacking length off 75-feet which is sufficient for two FPL style semi-trucks in queue for storage delivery.

- C. Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

There are no proposed water or sewer utilities being proposed for the storage yard facility.

- D. Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.

Buffering of the storage yard consists of landscaping on all four sides per City requirements. An 8-foot wall is proposed to extend along the west and south side of the property which is adjacent to the assisted living facility and Jennings Road. A 6-foot wall is being proposed on the north side of the property which is adjacent to East Lake Village. The east side of the site will have a 6-foot chain length fence per FPL fencing detail. Buffer width dimensions are also planned per City Requirements.

- E. 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.

Lighting is being proposed for the storage yard and shielding on the LED lighting. A photometric plan has been included with the site plan application in compliance with the City requirements.

- F. Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

Acknowledged.

- G. The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

Acknowledged.

- H. 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.

Acknowledged.

- I. 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 City may require certain uses such as car washes, gas stations, and other potential noise generating uses submit a noise impact analysis prepared by a qualified professional.

Acknowledged.

- J. 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, changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood. To minimize exposure to excessive noise, the City may require noise control features, limit hours of operation, and other mitigation methods.

Acknowledged.

- 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.

If there are any questions or concerns, please reach out to us via email or phone to discuss.

Thank you,



Dylan O'Berry, P.E.
Project Manager