



639 NW Enterprise Drive

Major Site Plan

Project No. P24-092

City Council

Sofia Trail, Planner I

February 24, 2025

Request Summary

Applicant's Request:	An application for major site plan approval to construct a 22,604 square foot self-service storage facility and office building.
Property Owner:	660 PSL, LLC
Agent:	Brendan Kelley, Bowman
Location:	639 Northwest Enterprise Drive The property is generally located north of NW Mercantile Place and on the east side of NW Enterprise Drive.

Aerial and Surrounding Use



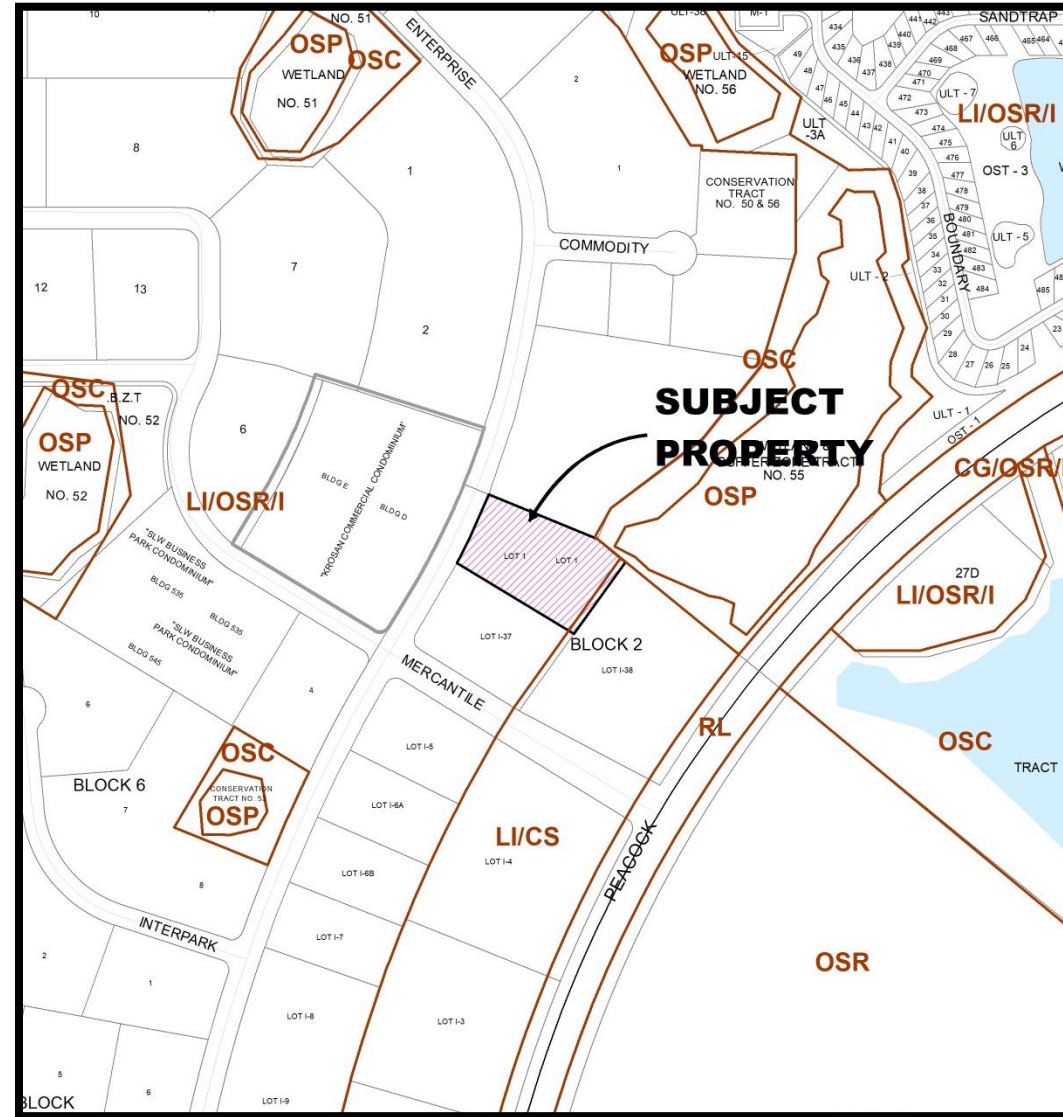
Direction	Future Land Use	Zoning	Existing Use
North	LI/OSR/I	IN	Warehousing
South	LI/OSR/I	WI	Warehousing
East	LI/CS	WI	Warehousing
West	LI/OSR/I	WI	Warehousing

WI – Warehouse Industrial, CS – Service Commercial, LI – Light Industrial, OSR – Open Space Recreational, I – Institutional

Note: The site directly east of the subject property is also owned by the applicant and operating as a warehouse facility.

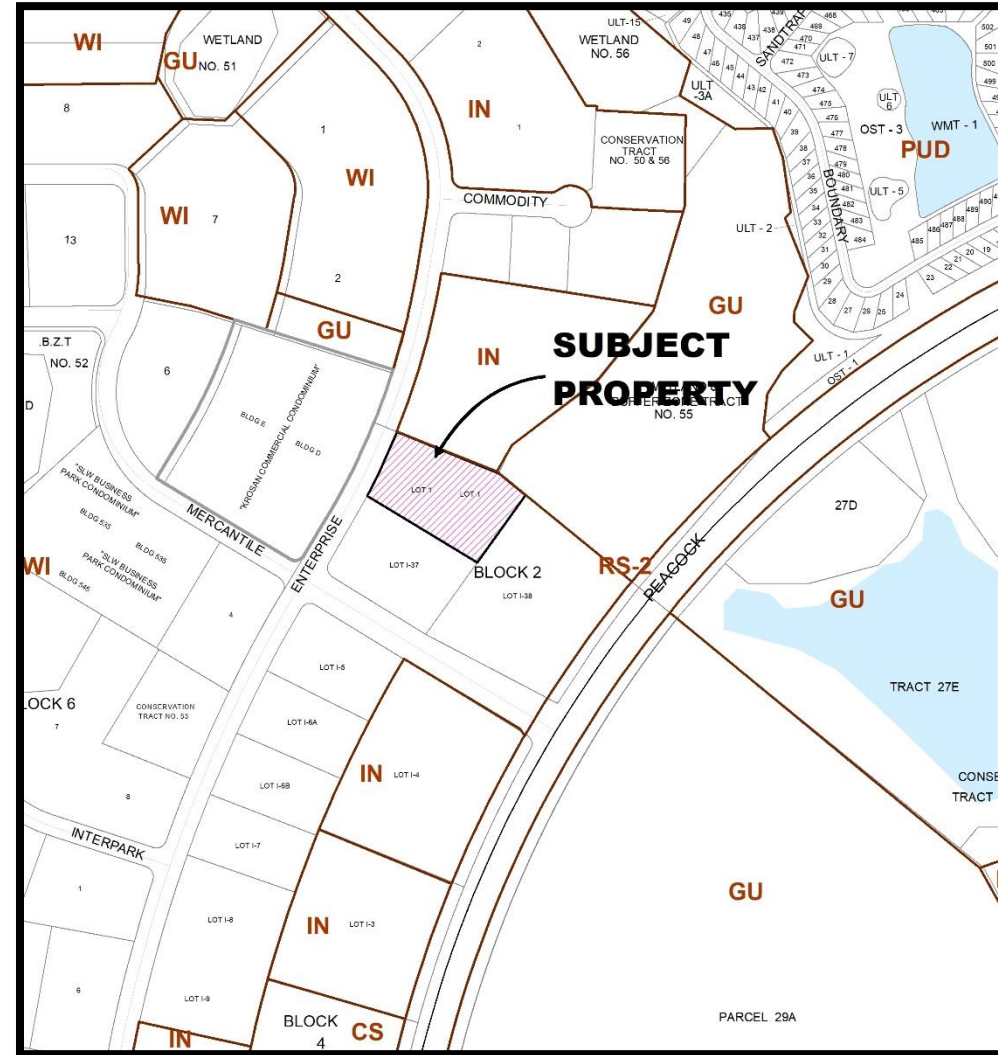
LI (Light Industrial), OSR (Open Space Recreation), & I (Institutional)

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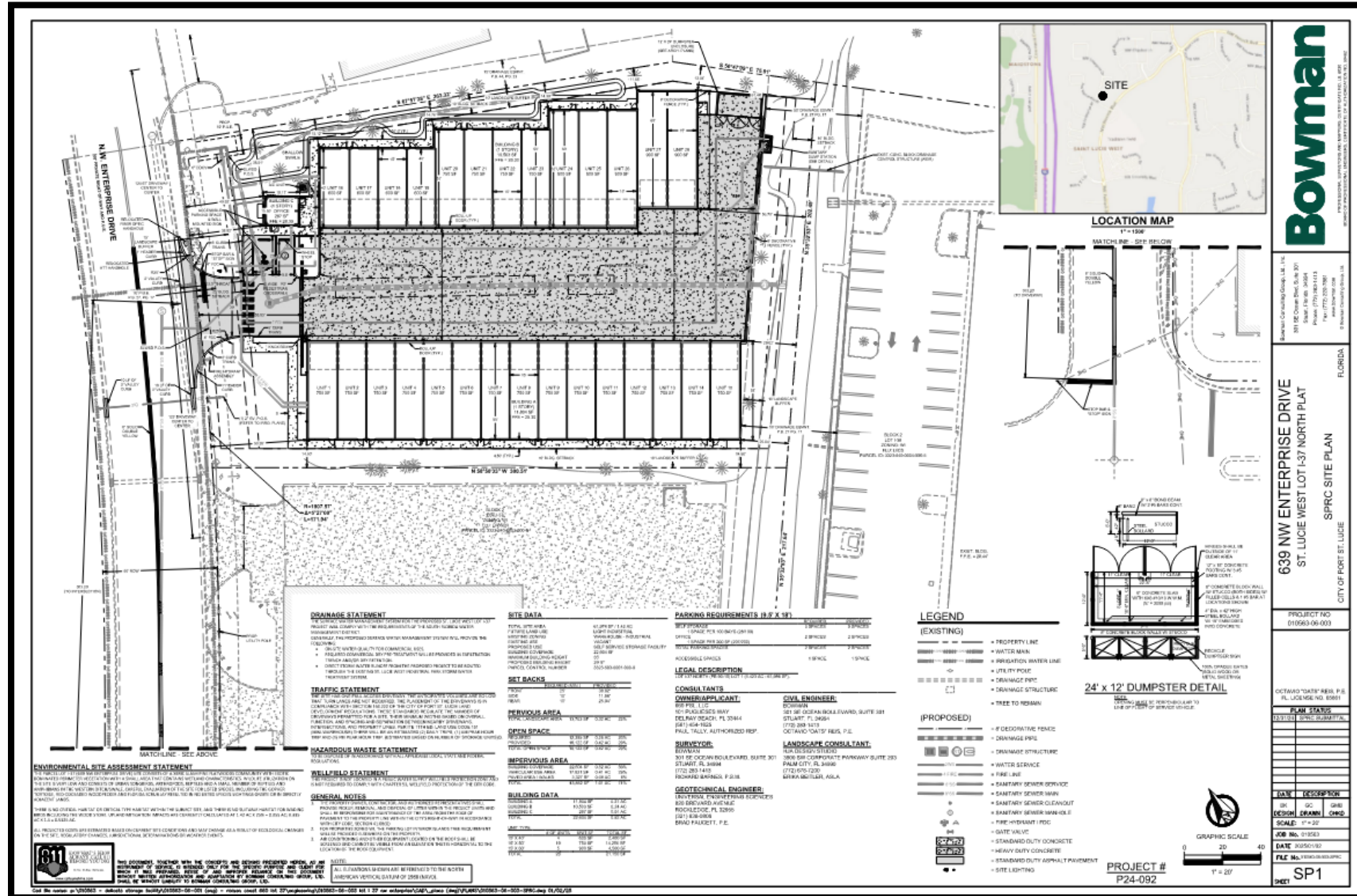


Zoning

WI (Warehouse Industrial)



Site Plan



Bowman

639 NW ENTERPRISE DRIVE
ST. LUCIE WEST LOT 1-37 NORTH PLAT
SPRC SITE PLAN
CITY OF ST. LUCIE

PROJECT # P24-092
DATE 08/05/2022
FILE 08/05/2022
SHEET SP1

FLORIDA

PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 12345



Zoning Review

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	The subject property is zoned WI (Warehouse Industrial). In the WI zoning district, a major site plan to construct a 22,604 square foot self-service storage facility and office building is a permitted use.
DUMPSTER ENCLOSURE	The site plan provides for a 12' by 24' dumpster enclosure to accommodate refuse and recycling collection.
ARCHITECTURAL DESIGN STANDARDS	The applicant has provided an approval letter from the St. Lucie West Industrial Association, Inc. Architectural Review Committee.
PARKING REQUIREMENTS	The development is required to have 2 parking spaces. The development provides 1 spaces and 1 accessible spaces, for a total of 2 parking spaces.
BUILDING HEIGHT	Maximum building height allowed is 35 feet, the maximum height of proposed is 29.67 feet.
SETBACKS	The proposed office and storage buildings meets the setback requirements under the Warehouse Industrial zoning district.
BUFFER	The applicant is meeting the required landscape buffer by providing a ten (10) foot perimeter landscape buffer.

Concurrency Review

CRITERIA	FINDINGS
SEWER/WATER SERVICES	The St. Lucie West Services District is the provider of services for this property.
TRANSPORTATION	Per the ITE Manual, 11 th Edition, the development will generate 2 average daily trips, and 1 PM peak hour trip. It will not adversely affect the transportation level of service for the adjacent roads.
PARKS AND OPEN SPACE	Not applicable to non-residential development.
STORMWATER	The project includes a paving and drainage plan that is in compliance with the adopted level or service standard.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
PUBLIC SCHOOL CONCURRENCY	Not applicable to non-residential development.

Traffic Impact Statement

This development with the Traffic Impact Statement was review by City Staff.

Per ITE Trip Generation Manual, 11th Edition, this particular development predicts a generation of 2 average daily trips, and 1 PM peak hour trip.

No significant traffic impact is expected based on the site plan submitted.

Staff Recommendation

- The Site Plan Review Committee reviewed the request at their meeting of July 10, 2024, and recommended approval.
- The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and recommends approval.