



Dwyer Avenue Storage

Site Plan

(P22-310)

City Council – January 22, 2024

Francis Forman, Planner II

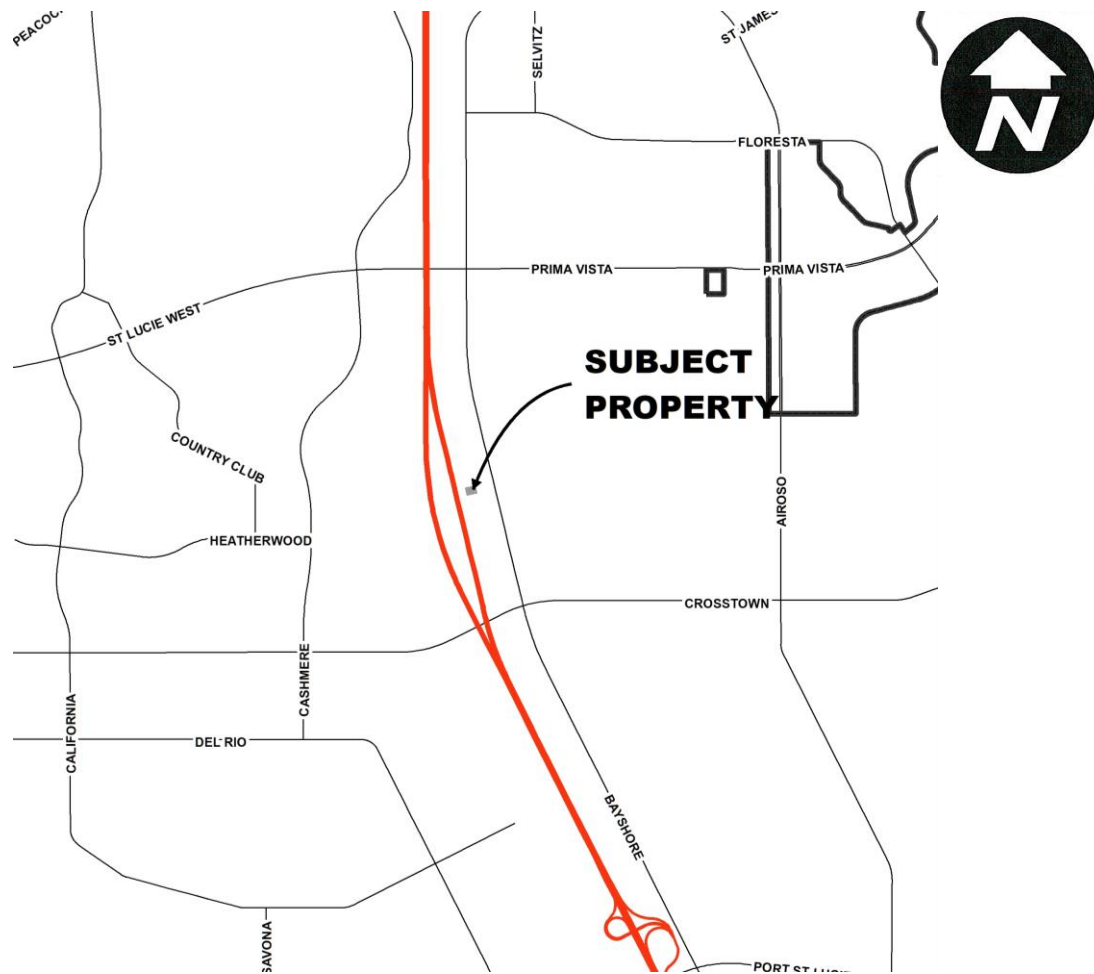
Proposed Project

- A requested site plan approval for a self storage facility located along the Bayshore/South Macedo Boulevard corridor (1.08 acres).
- The proposed project will include a 57,273 square foot, 3-story self-storage facility.

Applicant and Owner

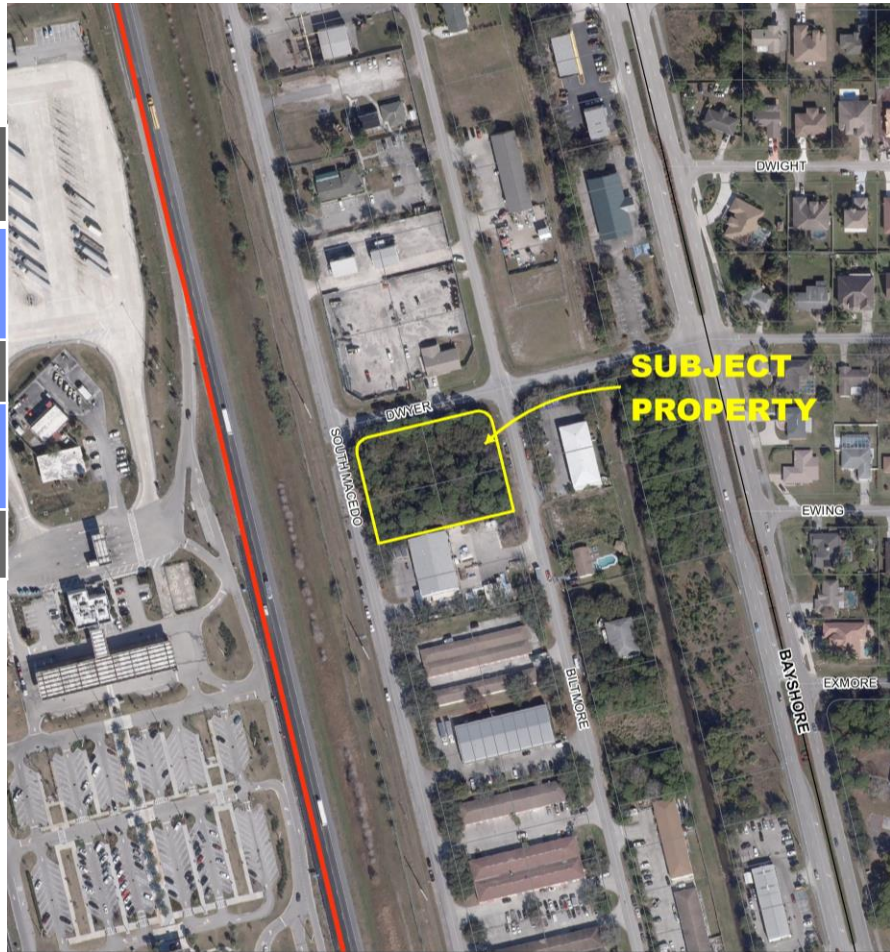
- **Owner** – PSL Storage, LLC
- **Applicant** – David White, Civilogistix
- **Location** – Southwest corner of SW Biltmore Street and SW Dwyer Avenue.
- **Existing Use** - Vacant

Subject Property



Aerial

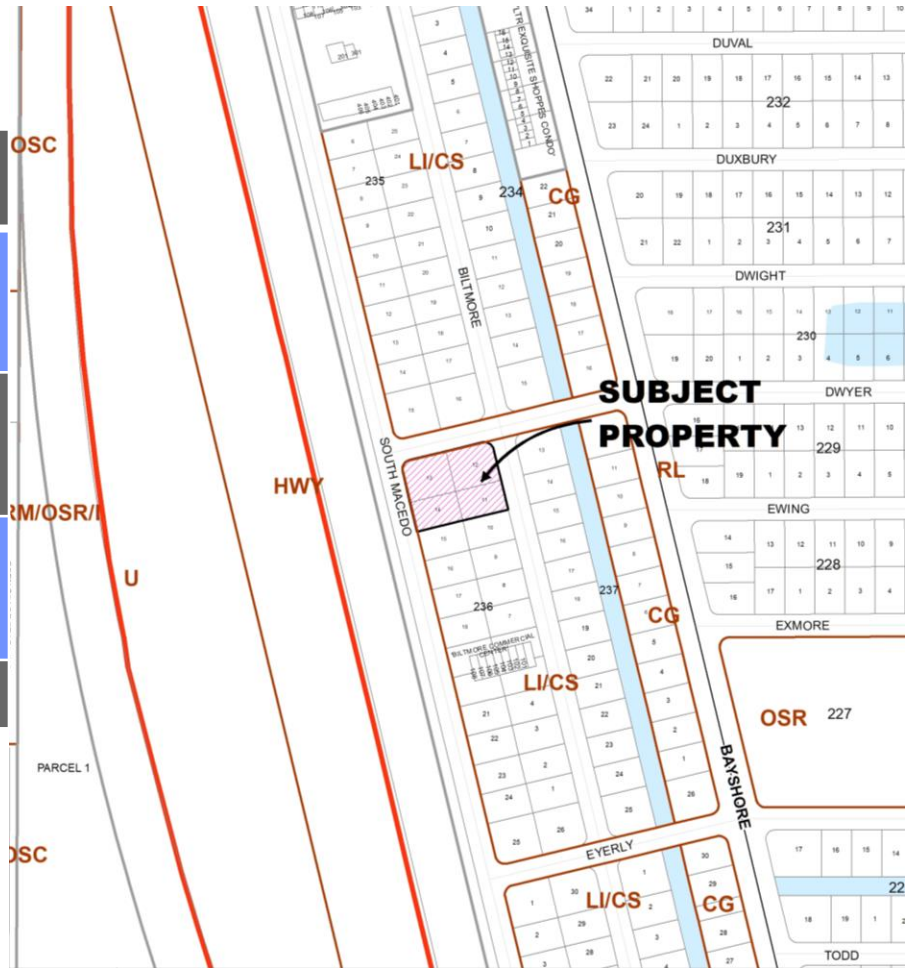
Direction	Existing Use
North	City Traffic Division Compound and Animal Shelter
South	Commercial Warehousing
East	Commercial Warehousing, Residential
West	Florida Turnpike



Future Land Use

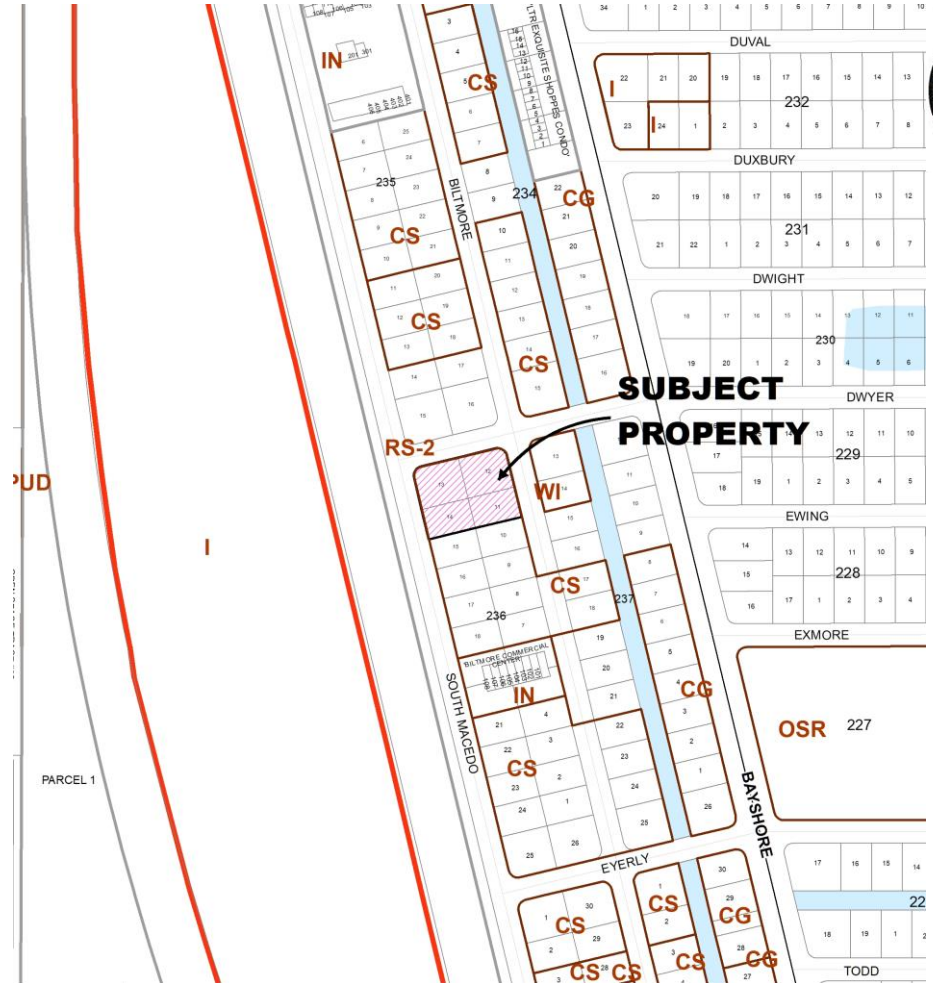


Direction	Future Land Use
North	Light Industrial/Service Commercial (LI/CS), General Commercial (CG)
South	Light Industrial/Service Commercial (LI/CS), General Commercial (CG)
East	Light Industrial/Service Commercial (LI/CS), General Commercial (CG)
West	Highway (HWY)

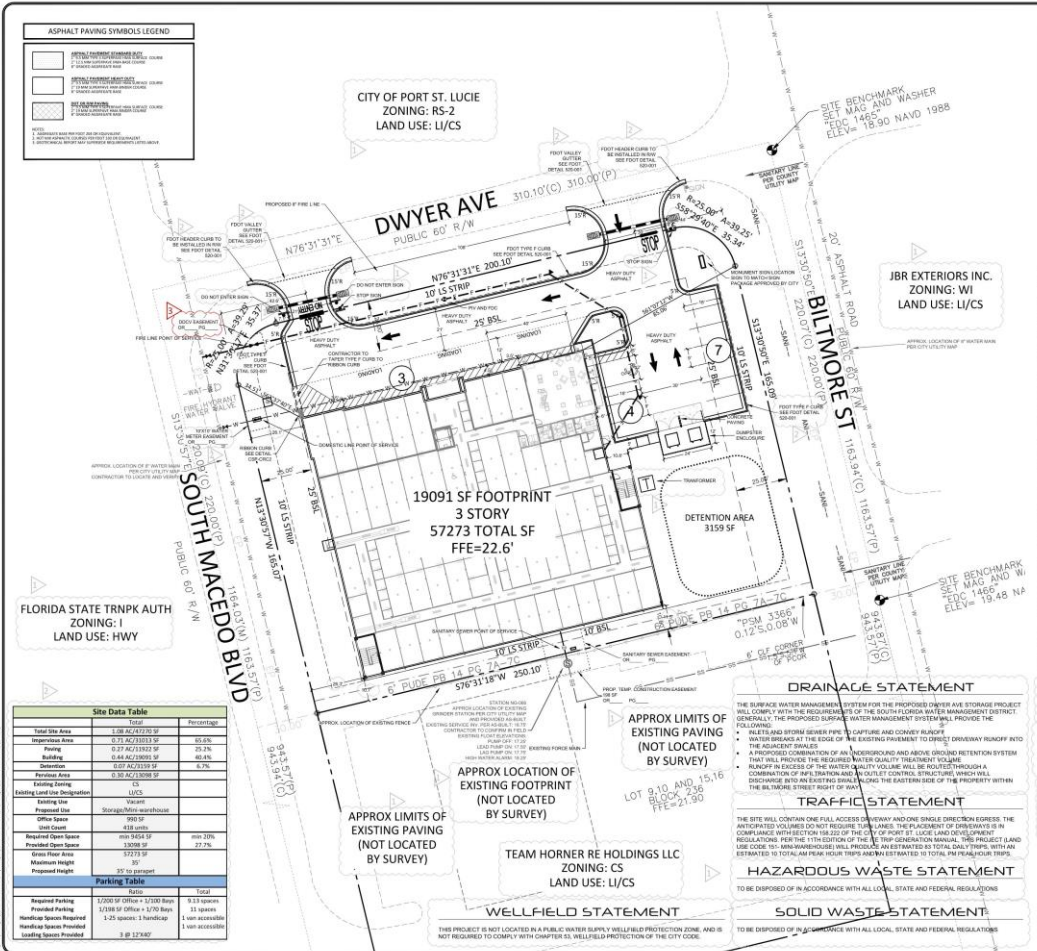


Zoning

Direction	Zoning
North	Single-Family Residential (RS-2)
South	Service Commercial (CS)
East	Warehouse Industrial (WI)
West	Highway (HWY)



Site Plan



ASPHALT PAVING SYMBOLS LEGEND

- REINFORCED ASPHALT CONCRETE (RAC) WITH 1% FIBER
- REINFORCED ASPHALT CONCRETE (RAC) WITH 1% FIBER AND 1% POLYMER
- REINFORCED ASPHALT CONCRETE (RAC) WITH 1% FIBER AND 1% POLYMER AND 1% STABILIZER
- REINFORCED ASPHALT CONCRETE (RAC) WITH 1% FIBER AND 1% POLYMER AND 1% STABILIZER AND 1% STABILIZER

FLORIDA STATE TRNPK AUTH
ZONING: I
LAND USE: HWY

Site Data Table

Item	Total	Percentage
Total Site Area	68,464,473.00 SF	
Impervious Area	1,912,423,553.00 SF	10.55%
Paving	0.27 AC/11,000 SF	
Roofing	0.44 AC/20,000 SF	40.4%
Sealcoating	0.07 AC/3,500 SF	6.7%
Permeable Area	0.10 AC/5,000 SF	
Existing Storm	CS	
Existing Land Use Designation	LI/CS	
Existing Use	W/MSI	
Proposed Use	Storage/Industrial/warehouse	
Office Space	800.00	
Unit Count	430 units	
Residential Open Space	995,102.00 SF	10% 20%
Provided Open Space	1,009.00 SF	27.7%
Green Space Area	12,171.00	
Maximum Height	30'	
Proposed Height	30' to 40' max	

Parking Table

Category	Spots	Total
Required Parking	11,000 SF Office / 11,000 Spots	11,000 Spots
Provided Parking	11,998 SF Office / 11,700 Spots	11,998 Spots
Remaining Spaces Provided	2-20 spaces / 1 Handicap	1 Unit accessible
Existing Spaces Provided	0	0



- GENERAL NOTES**
1. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF PORT ST. LUCIE, STATE OF FLORIDA REGULATIONS AND CODES, AS WELL AS ALL O.S.A. STANDARDS.
 2. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY ENGINEERING DESIGN & CONSTRUCTION, INC., ADDRESS 10200 VILLAGE PARKWAY UNIT 01, PORT ST. LUCIE, FL 34952 DATED 06-14-2022.
 3. ACCORDING TO THE SURVEY PREPARED BY ENGINEERING DESIGN & CONSTRUCTION, INC., DATED 06-14-2022, THIS PROPERTY LIES IN FLOOD ZONE "X", ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 121102084 N (NOT PRINTED).
 4. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE "LEAD" DIMENSIONS FOR ACTUAL DIMENSIONS. SEE ARCHITECTURAL PLANS, DIMENSIONS TO CONC. CURB & OUTER ARE TO FACE OF CURB.
 5. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDING.
 6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELICATED AS INDICATED ON THE PLANS AND IN THE SPECIFICATIONS.
 7. CONTRACTOR IS TO NOTIFY CITY OF PORT ST. LUCIE INSPECTORS 24 HOURS PRIOR TO THE START OF CONSTRUCTION.
 8. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS. ALL PRODUCT AND MATERIAL SUBSTITUTIONS AND PLAN DEVIATIONS MUST BE PERMITTED BY THE CONTRACTOR PRIOR TO INSTALLATION.
 9. ALL STORAGE SHALL COMPLY WITH THE CITY OF PORT ST. LUCIE ZONING ORDINANCE. A SEPARATE SIGN PERMIT IS REQUIRED.
 10. CONSTRUCTION TRAILER USED ON SITE SHALL BE PERMITTED THROUGH THE CITY OF PORT ST. LUCIE PLANNING AND ZONING DEPARTMENT.
 11. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REQUIRED RIGHT-OF-WAY, AND MUST BE STORED WITHIN THE SITE. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN AREAS WHICH RESTRICT SIGHT DISTANCE.
 12. THE EXACT LOCATION OF HANDICAP RAMPS SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS AND SHALL BE PROVIDED AT THE INTERSECTIONS OF EACH APPLICABLE SIDEWALK, ACCESSIBLE ROUTE, AND ENTRANCE DRIVES.
 13. ALL SIDEWALKS ARE TO BE INSTALLED PER ADA STANDARDS. SIDEWALKS TO HAVE MAX SLOPE OF 0% AND MAX CROSS SLOPE OF 2%.
 14. CONTRACTOR SHALL NOTIFY ENGINEER SHOULD ANY FIELD CONDITIONS BE NOTED THAT DIFFER FROM THE SURVEY.
 15. SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS. ALL "AS-BUILT" MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
 16. BUILDING LOCATIONS TO THE OUTSIDE FACE OF BLOCK. CONTRACTOR TO COORDINATE AND VERIFY EXACT BUILDING LOCATION & DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
 17. THE PAVEMENT MANUAL OF UNIFORM PRACTICE CONTROL DEVICES, LATEST EDITION, SHALL APPLY TO THE DESIGN AND CONSTRUCTION OF ALL PAVEMENT MARKINGS, SIGNAL REFLECTIVE MARKERS, SIGNALS, TRAFFIC CONTROL DEVICES, ETC. UNLESS SPECIFICALLY NOTED OR DETAILED OTHERWISE.

LEGAL DESCRIPTION

LOTS 11, 12, 13 AND 14 IN BLOCK 26 OF PORT ST. LUCIE, SECTION 17 NORTH 82° EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 1, PAGE 1A THROUGH PAGE 1C OF THE PUBLIC RECORDS OF THE CITY OF PORT ST. LUCIE, FLORIDA.

DISPOSAL NOTE

THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PROPER PACKAGING AND DISPOSAL OF ALL DEBRIS WITHIN THE PUBLIC RECORDS AND SHALL BE RESPONSIBLE FOR THE COST OF DISPOSAL OF THE DEBRIS IN ACCORDANCE WITH THE CITY OF PORT ST. LUCIE.

ENVIRONMENTAL STATEMENT

A DOMESTIC TORTURE SURVEY WAS CONDUCTED BY PRINCIPAL MEMORIA SURVEYS, INC. PER THEIR PLAN, THE SITE CONSTRUCTION AND OPERATIONS IS CONSISTENT WITH THE PRESERVATION OF SOMBER TORTURE. THE SITE IS NOT LOCATED WITHIN IDENTIFIED WETLANDS OR FLOODPLAINS, AND IS NOT DEPOSED OF AS SUCH. A COMPLETE ENVIRONMENTAL ASSESSMENT IS NOT WARRANTED AT THIS TIME.

CITY PROJECT # : P22-310
PLUSD PROJECT # : 11-491-00



civilistix
1000 JULIAN VALLEY DRIVE, SUITE 104, PORT ST. LUCIE, FL 34956
TEL: 888-554-4433 | www.civilistix.com

SITE PLAN
DWYER AVE STORAGE
720 S. DWYER AVE
PORT ST. LUCIE, FLORIDA 34956

C201

22145

OCTOBER 6, 2022

REVISION COMMENTS
02-16-23
07-07-23
10-26-23



Elevations



NOTE:
ALL FINISHES ARE SHOWN UNLESS OTHERWISE INDICATED.

CONSTRUCTION NOTES TO BE REVIEWED PRIOR TO CONSTRUCTION. OWNER SHALL VERIFY ALL FINISHES, MATERIALS, COLORS, AND QUANTITIES PRIOR TO CONSTRUCTION. ALL FINISHES SHALL BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.

FINISHES:

- 1. EXTERIOR WALLS: METAL ROOFING, COLOR: GALVALUME
- 2. EXTERIOR WALLS: METAL ROOFING, COLOR: GALVALUME
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<p>FOR THE BEST OF THIS PROJECT, ALL FINISHES, MATERIALS, COLORS, AND QUANTITIES SHALL BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION. ALL FINISHES SHALL BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.</p> <p>WWW.BSFL.COM TEL: 774.832.4453 FAX: 888.454.5763 6822 DUNN LANE, SUITE 414 • FT. WORTH, TEXAS 76116</p>	<p>Innovative DESIGN STUDIOS, INC.</p> <p>AA28003402</p>	<p>DWYER AVE SELF-STORAGE A NEW 3 STORY SELF-STORAGE FACILITY 762 SW DWYER AVE. & 1315 SW 16TH AVENUE, FT. PORT ST LUCIE, FLORIDA 34983</p>	<p>APPROVALS</p>	<p>DATE</p>	<p>BUILDING DEPARTMENT COMMENTS</p>	<p>REVISIONS</p>	<p>REVISIONS</p>	<p>DATE</p>	<p>DESIGNER</p>
			<p>DATE</p>	<p>BUILDING DEPARTMENT COMMENTS</p>	<p>REVISIONS</p>	<p>REVISIONS</p>	<p>DATE</p>	<p>DESIGNER</p>	

Zoning Review

- The subject property is within the City-Wide Conversion Area and complies with Chapter 158 of the Zoning Code.
- A total of 9 standard parking spaces are required with 11 spaces being provided including 1 handicap space.
- The proposed building is a height of 35 feet . The maximum height allowed within the CS zoning district is 35 feet.

Traffic Impact Statement

- This development with the Traffic Impact Statement was reviewed by City Staff.
- Per ITE Trip Generation Manual, 11th Edition, this particular development predicts a generation of 10 PM Peak Hour Trips.
- No significant traffic impact is proposed based on the site plan submitted.

Concurrency Review and Traffic Analysis

- The subject property is within the City-Wide Conversion Area.
- The Port St. Lucie Utility Services District will provide water and sewer service.
- A traffic analysis and autoturn analysis were provided and approved by Public Works.

Other

CRITERIA	FINDINGS
NATURAL RESOURCE PROTECTION	This 1.08-acre site contains protected trees and payment into the Tree Mitigation Fund will be required prior to issuance of a site work permit.
FIRE DISTRICT	Access location (external and internal) has been reviewed by the Fire District for safety purposes
PUBLIC ART	Required, per Code applicant has 90 days after issuance of 1 st building permit to identify preferred option. At this time, the applicant has identified the in lieu option.

Recommendation

- The Site Plan Review Committee recommended approval of the proposed site plan at the March 22, 2023, Site Plan Review Committee meeting.
- 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 with the following condition:
 1. A unity of title is required prior to issuance of any permits.