

575/579 Self-Storage Major Site Plan (P22-261)

City Council– February 27, 2023
Francis Forman, Planner II



Proposed Project

- A requested for site plan approval for a three-story self-service facility with office space located on Lot I-6A & I-6B of St. Lucie West Industrial Park (2.07 acres).
- The proposed project will include 135,000 square feet of self-service space which will be allocated into three stories.

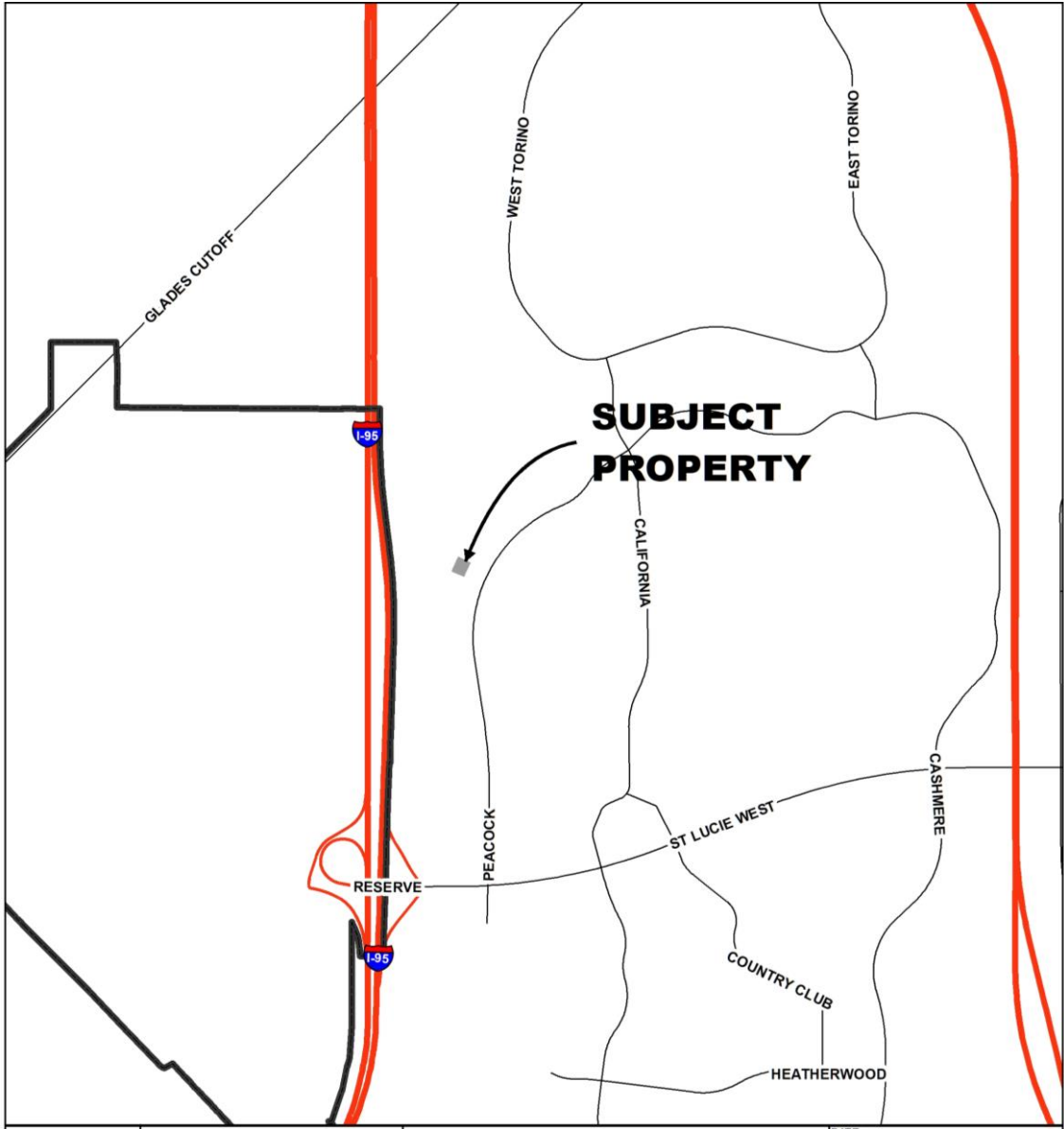


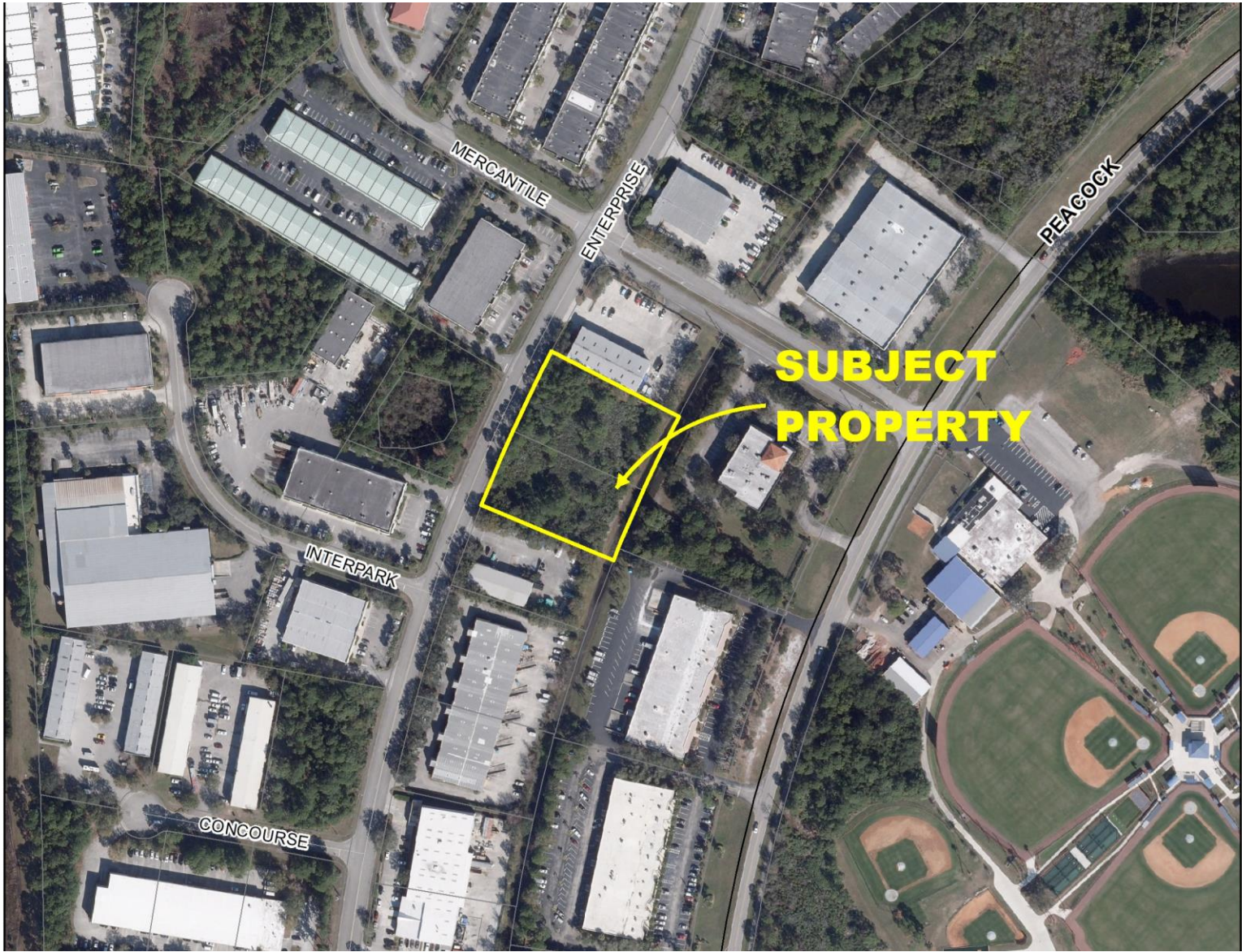
Applicant and Owner

- **Owners** – 575 Enterprise PSL, LLC.
- **Applicant** – Erika Beitler, ASLA, HJA Design Studio
- **Location** – west side of NW Enterprise Dr., south of NW Mercantile Pl.
- **Existing Use** –Vacant



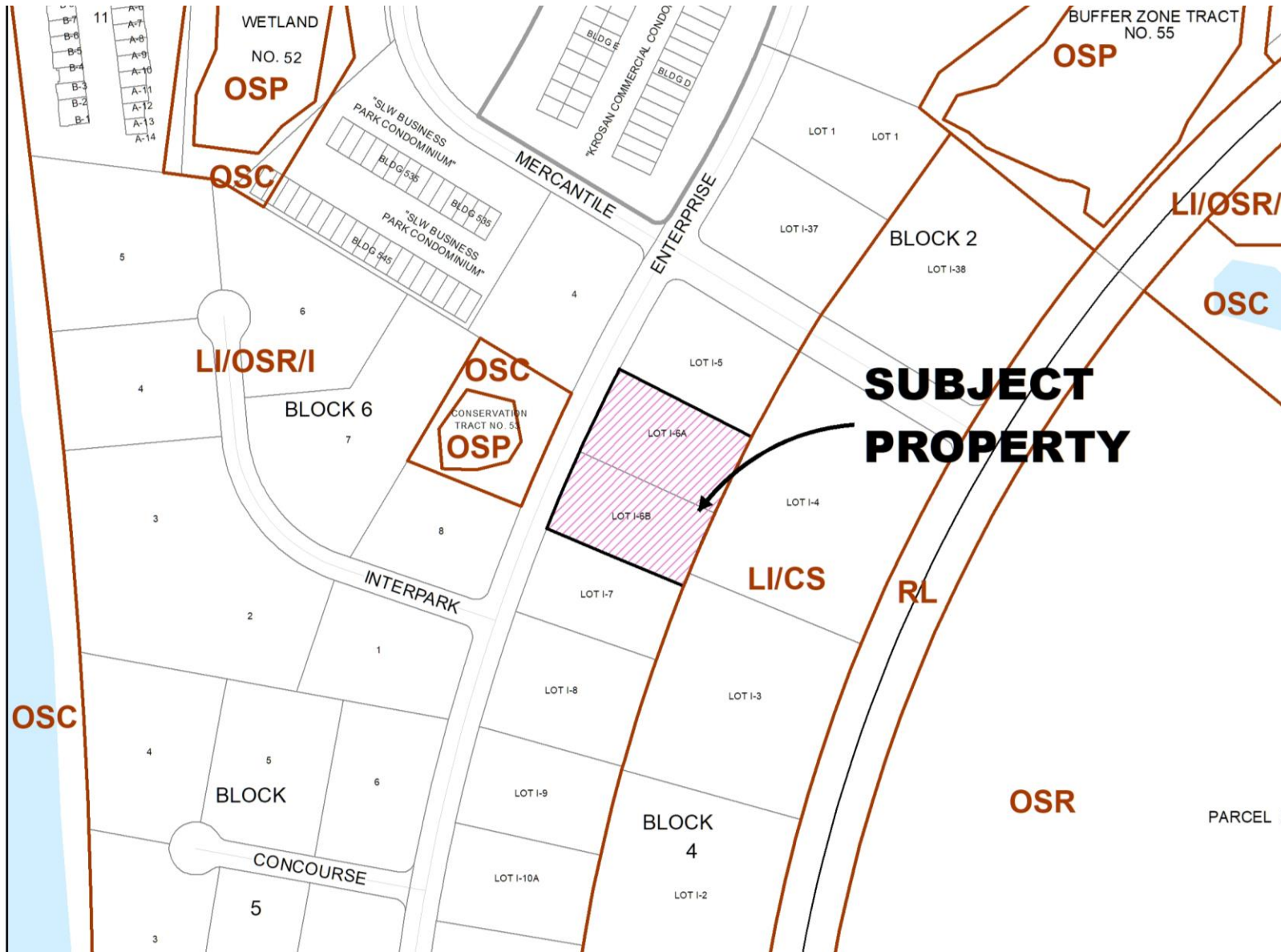
Subject Property





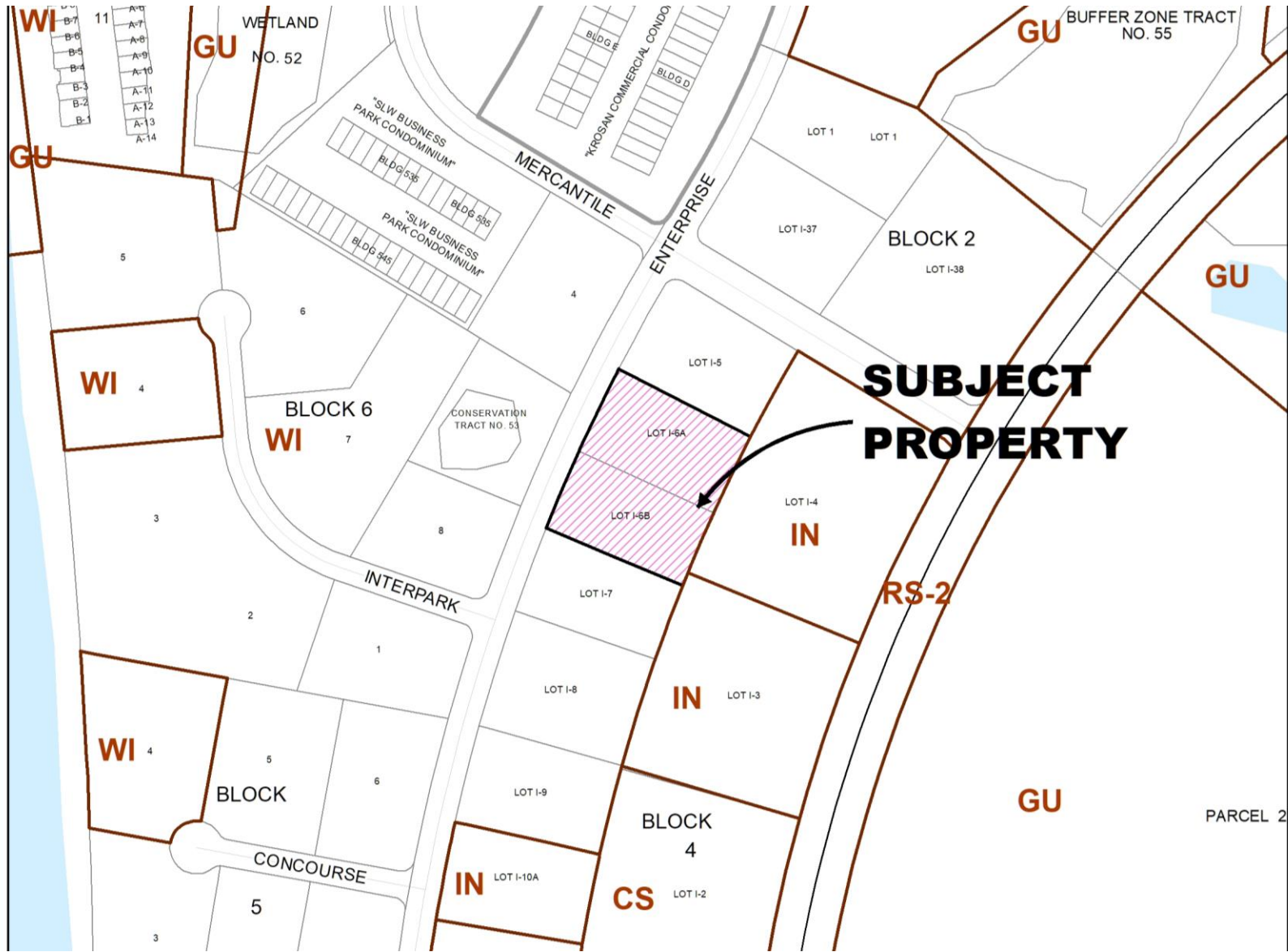
AERIAL





FUTURE LAND USE





ZONING



SURROUNDING USES

Direction	Future Land Use	Zoning	Existing Use
North	Light Industrial/Open Space Recreation/Institutional (LI/OSR/I)	Warehouse Industrial (WI)	Warehousing
South	Light Industrial/Open Space Recreation/Institutional (LI/OSR/I)	Warehouse Industrial (WI)	Warehousing
East	Open Space Conservation (OSC)	Industrial (IN)	Vacant Land
West	Light Industrial/Service Commercial (LI/CS)	Warehouse Industrial (WI)	Warehousing/Vacant Land



Landscape Data

Site Perimeter Landscape Buffers:
 A landscape strip at least 10' in depth, exclusive of curbing, shall be located along all sides of the right-of-way or abutting property. 1 tree per 30 LF along with a continuous hedge shall be required along all sides of the property. 1 shrub per 2 LF and shall be planted at least 24" in height.

Perimeter Buffer Along West Property - NW Enterprise Dr.
 Trees Required: (275 LF / 30) = 9 Trees
 Trees Provided: = 17 Trees
 (12 Ex. Trees + 4 Trees @ 2.1 + 9 Palms @ 3.1)

Perimeter Buffer Along North Property
 Trees Required: (270 LF / 30) = 9 Trees
 Trees Provided: = 13 Trees
 (7 Ex. Trees + 3 Trees + 2 Trees @ 2.1 + 6 Palms @ 3.1)

Perimeter Buffer Along East Property
 Trees Required: (309 LF / 30) = 10 Trees
 Trees Provided: = 18 Trees
 (12 Ex. Trees + 3 Trees + 9 Palms @ 3.1)

Perimeter Buffer Along South Property
 Trees Required: (280 LF / 30) = 9 Trees
 Trees Provided: = 9 Trees
 (1 Ex. Tree + 6 Trees + 2 Trees @ 2.1 + 3 Palms @ 3.1)

Parking lot Island Landscaping:
 Each landscape island shall have at least (1) one tree with the remainder of the island landscaped with ground cover, mulch, shrubs or other treatment excluding paving.

1 Tree per Terminal / Landscape Island:
 Trees Required: = 4 Trees
 Trees Provided: = 4 Trees
 * Interior islands and required trees (4) are to be provided elsewhere on site

Total Trees Required: = 41 Trees
Total Trees Provided: = 62 Trees
 (32 Ex. Trees + 14 Trees + 10 Trees @ 2.1 + 33 Palms @ 3.1)

Tree Requirements (See Tree Schedule on Sheet LP-3)

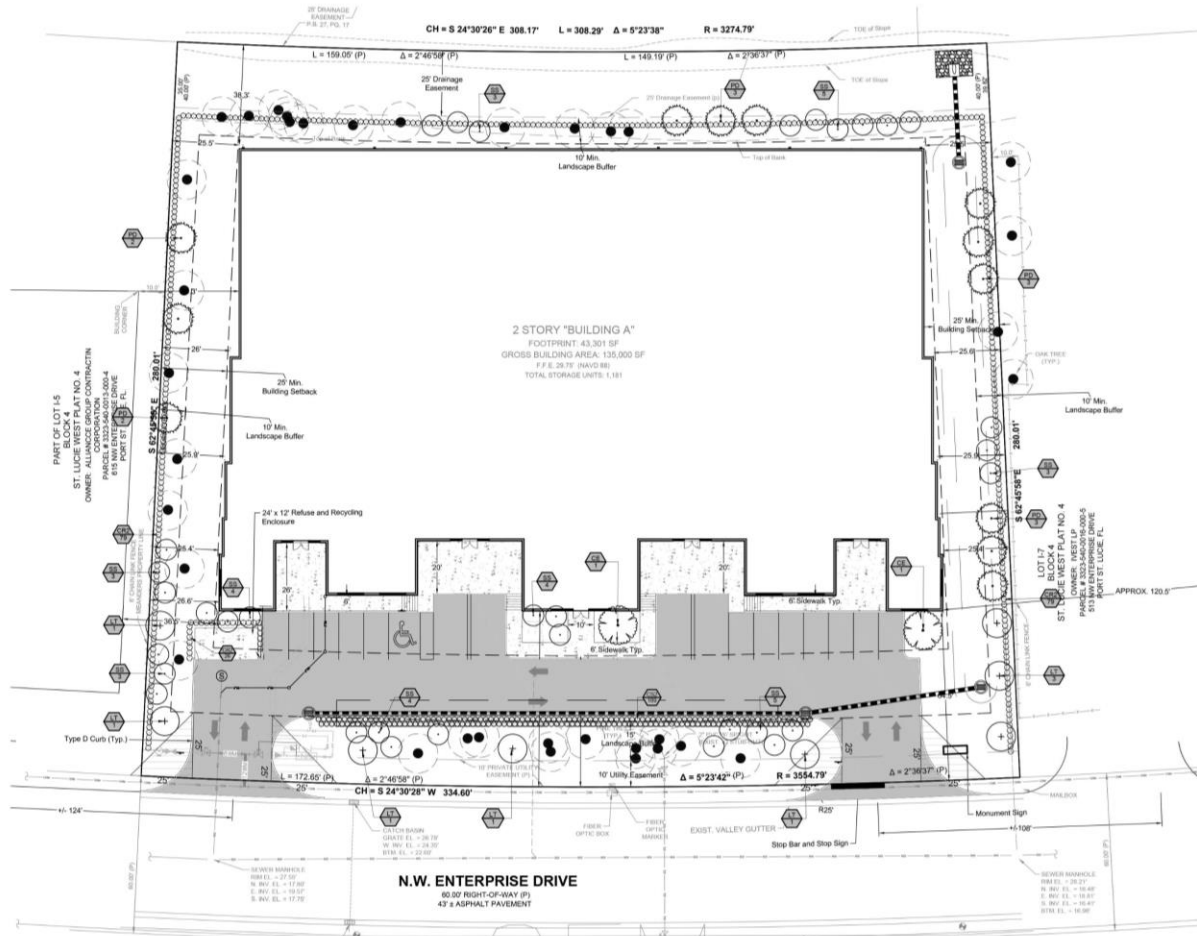
Required Tree Species Mix:
 Species Mix Required: = 5
 Species Mix Provided: = 5

Max. Palm Trees - No more than 50% of Required Trees:
 Max. Palms Allowed: (41 Req. Trees x 50%) = 21 Trees
 Palm Provided: = 33 Palms @ 3.1

Native Tree Requirement- 50% Min. of all Req. Trees:
 Native Trees Required: (41 Req. Trees x 50%) = 21 Trees
 Native Trees Provided: = 57 Trees
 (32 Ex. Trees + 14 Trees + 33 Palms @ 3.1)

Evergreen Shade Trees Requirement- 75% Min. within landscape Islands:
 Shade Trees Required: (41 Req. Trees x 75%) = 3 Trees
 Shade Trees Provided: = 3 Trees

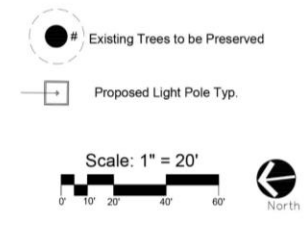
Flowering Trees Requirement- 20% Min. of all Required Trees:
 Trees Required: (41 Req. Trees x 20%) = 8 Trees
 Trees Provided: = 10 Trees



Landscape Notes

- Landscaping installed shall conform to or exceed the minimum standards for Florida Number 1, as provided in the most current edition of the Grading and Standards for Nursery Plants. Parts 1 and 1.1 prepared by the state department of agriculture and consumer services.
- Trees shall have a min. of 12" H, 5" crown spread and a 2.5" Cal. at time of planting. Trees used as street trees shall have a 3" clear trunk. Palms shall have a min. clear trunk of 10". At least 50% of all required trees shall be native.
- Shrubs shall be a min. of 2' H, when measured immediately after planting.
- All landscaping shall be installed in a sound, workable manner and according to accepted good planting practice with the quality of plant materials as hereinafter described.
- All balled and burlapped trees and palms shall be staked. Trees and palms shall be staked until the roots have become established for a period typically between 6 months and 1 year, or as specified by a landscape architect.
- No landscaping shall be planted in such a manner to adversely affect drainage or utility easements.
- No tree shall be planted within 10' feet of any existing utility pole, guy wire, or pad-mounted transformer.
- All landscaping within Port St. Lucie Utility Systems Department (PSLUSD) utility easements shall comply with PSLUSD technical specifications, policies, and codes.
- Trees shall not be planted within ten (10) feet of any utility.
- No landscaping other than sod grasses may be planted within a 5' radius maintenance area of any PSLUSD appearance such as water meters, backflow devices, fire hydrants, sanitary sewer discharges and manholes, air release valves, valve boxes, etc.
- All balled and burlapped trees shall be provided with an irrigation system except for Xeriscape areas. Xeriscape areas must have a readily available water supply to provide temporary irrigation until plantings are established.
- Planting restrictions shall not apply for trees located under power lines. Trees shall be pruned only as necessary to promote healthy growth. Trees shall be allowed to attain their normal size and shall not be severely pruned or 'backcut' in order to permanently maintain growth at a reduced height. Trees may be periodically pruned or thinned in order to reduce leaf mass in preparation for tropical storms. All pruning shall be accomplished in accordance with the National Arborists Standards.
- Trees to be preserved shall be protected from construction damage. Protections should include barricades erected around the drip-line, or other similar separation of the tree during the entire construction process.
- Trees of species whose roots are known to cause damage to public roadways, utilities, or other public works shall not be planted closer than 10 feet to those public works.
- In those instances where a tree(s) is planted closer than five (5) feet from a street, sidewalk, or structure, a root barrier(s) shall be installed. Root barriers for trees shall be installed along the edge of structure or paving or curb. The root barrier shall be a minimum of twenty-four (24) inches deep but depending on the size, location, and species of tree to be planted, a larger barrier may be required. The root barrier shall be installed with twenty (20) linear feet, centered from the trunk, for the large trees and fifteen (15) linear feet for smaller trees. All root barriers shall be linear.
- A hedge that is at least 24" in height when planted shall be planted around mechanical, electrical, and utility equipment except where access to the equipment is necessary.
- Trees shall not be planted within 10 feet of a PSLUSD main, appearance or underground infrastructure.
- No landscaping shall be planted in a manner that would adversely affect utility easements. Landscaping shall be in compliance with Chapter 105 of the City of Port St. Lucie Code of Ordinances, PSLUSD technical specifications and policies.
- All landscaping within City utility easements shall comply with PSLUSD technical specifications, policies, and codes.
- All landscaping shall meet the latest PSLUSD Landscape Policy and shall not be placed in a manner that would create conflict with the intended operation and maintenance of any existing utility.
- No landscaping other than sod grasses shall be located within 5' of a PSLUSD appearance such as a water meter assembly, backflow device, fire hydrant or sewer cleanout.

Legend



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Landscape Plan



SLW - 575/595 Self-Storage
 Florida
 City of Port St. Lucie
 Landscape Plan

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 Job No. _____
 Drawn By: EB
 Checked By: MH
 Approved By: MH
 Submitted Date: 11-14-22
 Revision Date: 01-27-23
LP-2
 PSL Project #P22-261



Zoning Review

- The subject property is within the St. Lucie West Industrial Park and complies with the Warehouse Industrial zoning requirements.
- A total of 17 standard parking spaces is required and 17 provided including 1 handicapped spaces.
- Proposed building is a height of 35 feet. The maximum height allowed within the WI 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 24 PM Peak Hour trips.

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

Concurrency Review and Traffic Analysis

- The subject property is within the St. Lucie West Industrial Park.
- St. Lucie West Utility Services District is the provider of sewer and water service.
- A traffic analysis and autoturn analysis were provided and approved by Public Works.



Other

<u>CRITERIA</u>	<u>FINDINGS</u>
NATURAL RESOURCE PROTECTION	This 2.07-acre site is subject to the native upland habitat protection requirements of the SLW Development of Regional Impact and the City Code. Payment into the Conservation Trust Fund in lieu of onsite preservation is proposed. This equates to payment for 0.78 acres. Payment into the Fund is 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 reviewed the request at a special SPRC meeting on December 14, 2022, and recommended approval.

