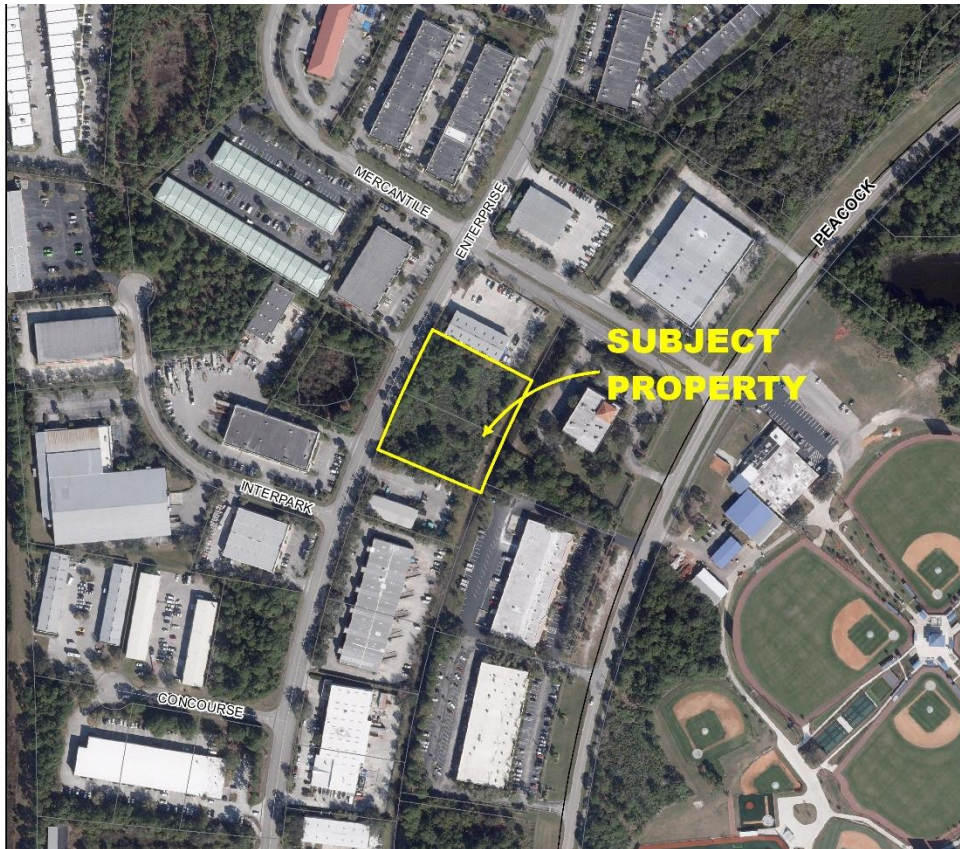




**575/595 Self-Storage
Site Plan
P22-261**



Project Location Map

SUMMARY

Applicant's Request:	A site plan application for an indoor self-storage facility.
Applicant:	Erika Beitler, ASLA, HJA Design Studio
Property Owner:	575 Enterprise PSL, LLC
Location:	The property is generally located on the west side of NW Enterprise Drive, south of NW Mercantile Place.
Address:	575 & 595 NW Enterprise Dr
Project Planner:	Francis Forman, Planner II

Project Description

The owner, 575 Enterprise PSL, LLC, has applied for site plan approval for a project known as 575/579 Self-Storage. The proposal is to construct a self-storage facility consisting of three stories and a total of 135,000 square feet with 1,205 square feet as office space. The site is comprised of two vacant parcels located on the west side of NW Enterprise Drive within the St. Lucie West Industrial Park.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed site plan at their December 14, 2022, meeting.

Location and Site Information

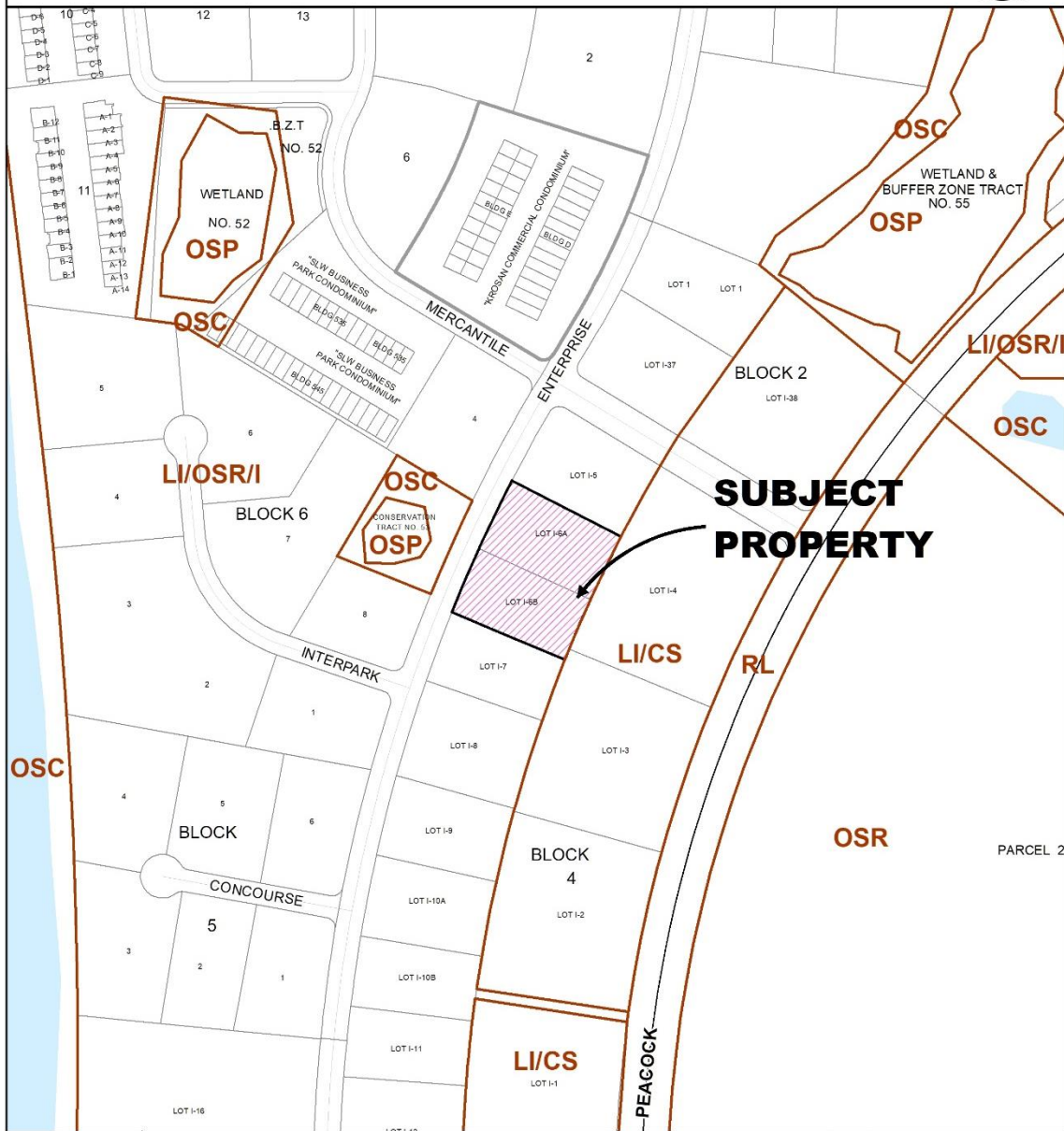
Parcel Number:	3323-610-0002-000-8 & 3323-610-0003-000-5
Property Size:	2.07 acres, more or less
Legal Description:	ST. Lucie West Plat #11 First Replat in Commerce Park, Block 4, Lot I-6A & 6B
Future Land Use:	IL (Light Industrial)
Existing Zoning:	WI (Warehouse Industrial)
Existing Use:	Vacant land

Surrounding Uses

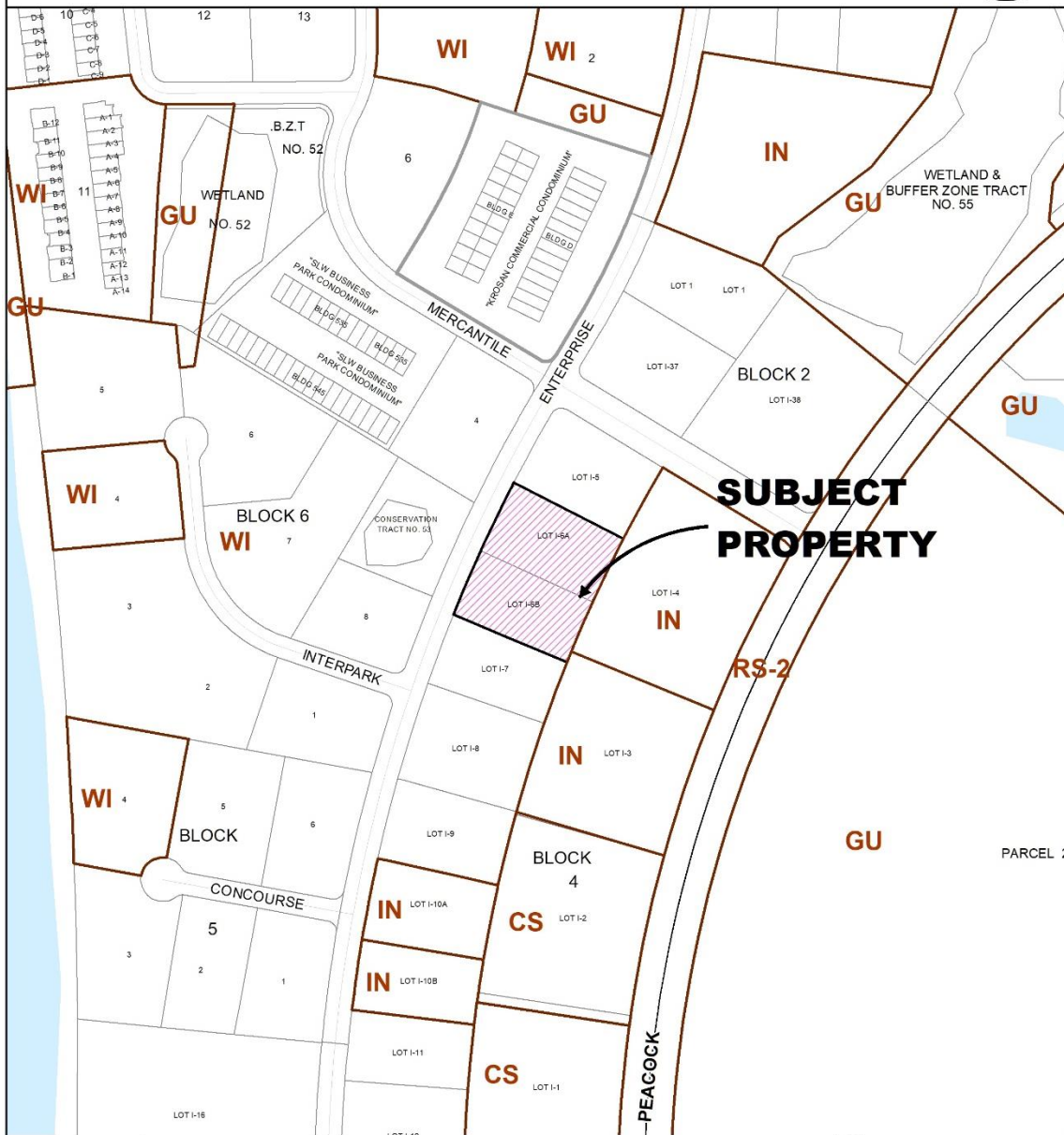
Direction	Future Land Use	Zoning	Existing Use
North	LI/OSR/I	WI	Warehousing
South	LI/OSR/I	WI	Warehousing
East	OSC	IN	Vacant Land
West	LI/CS	WI	Warehousing/Vacant Land

IN – Industrial WI – Warehouse Industrial OSC – Open Space Conservation
LI/OSR/I – Light Industrial/Open space Recreation/Institutional LI/CS – Light Industrial/Service Commercial

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

ZONING REVIEW: The project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	The property is located within the St. Lucie West Industrial Park comprised of predominantly warehouse and industrial uses. The proposed use of a self-storage facility is consistent with the permitted uses of the WI zoning district.
DUMPSTER ENCLOSURE	The site plan provides a 12 X 24- foot dumpster enclosure for general and recyclable refuse for the proposed self-storage facility.
ARCHITECTURAL DESIGN STANDARDS	The proposed building elevations comply with the St. Lucie West Industrial Association.
PARKING REQUIREMENTS	The proposed use requires a total of 17 parking spaces while 17 spaces with 1 handicap space proposed.
BUILDING HEIGHT	Maximum building height for the WI Zoning District is 35 feet while the proposed building height is 35 feet.
SETBACKS	Building setback lines depicted on site plan are consistent with the Code requirements.

CONCURRENCY REVIEW: The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
SEWER/WATER SERVICES	The St. Lucie West Utility Services District will provide water and sewer service.
TRANSPORTATION	The staff review indicates that this project will generate 14 daily vehicle trips and 2 pm peak hour trips on the road adjacent to the project. It will not adversely affect the transportation level of service for the adjacent roads. See attached Public Works memo.
PARKS/OPEN SPACE	Since this is a commercial project, parks and open space compliance with Chapter 160 is not applicable.
STORMWATER	Proposed stormwater drainage systems will comply with the requirements as presented by all pertinent agencies.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

OTHER

NATURAL RESOURCE PROTECTION (CHAPTER 157)

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code, and documented as follows:

Upland Habitat Mitigation: 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.

Wildlife Protection: A gopher tortoise survey will be required prior to the issuance of a site work permit to prevent impacts on any protected wildlife.

Fire District: The access location (external and internal) has been reviewed by the Fire District for safety purposes.

Public Art (Chapter 162): This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All private development meeting the applicability requirements of Chapter 162 must elect one of three methods for providing public art within ninety (90) days of the issuance of the first building permit. The three options are artwork on site, fee in lieu of providing public art onsite, or a combination of artwork on site and payment in lieu. At this time, the applicant has identified the fee in lieu as the preferred option.

STAFF RECOMMENDATION

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. The Site Plan Review Committee reviewed the request at their meeting on December 14, 2022 and recommended approval.