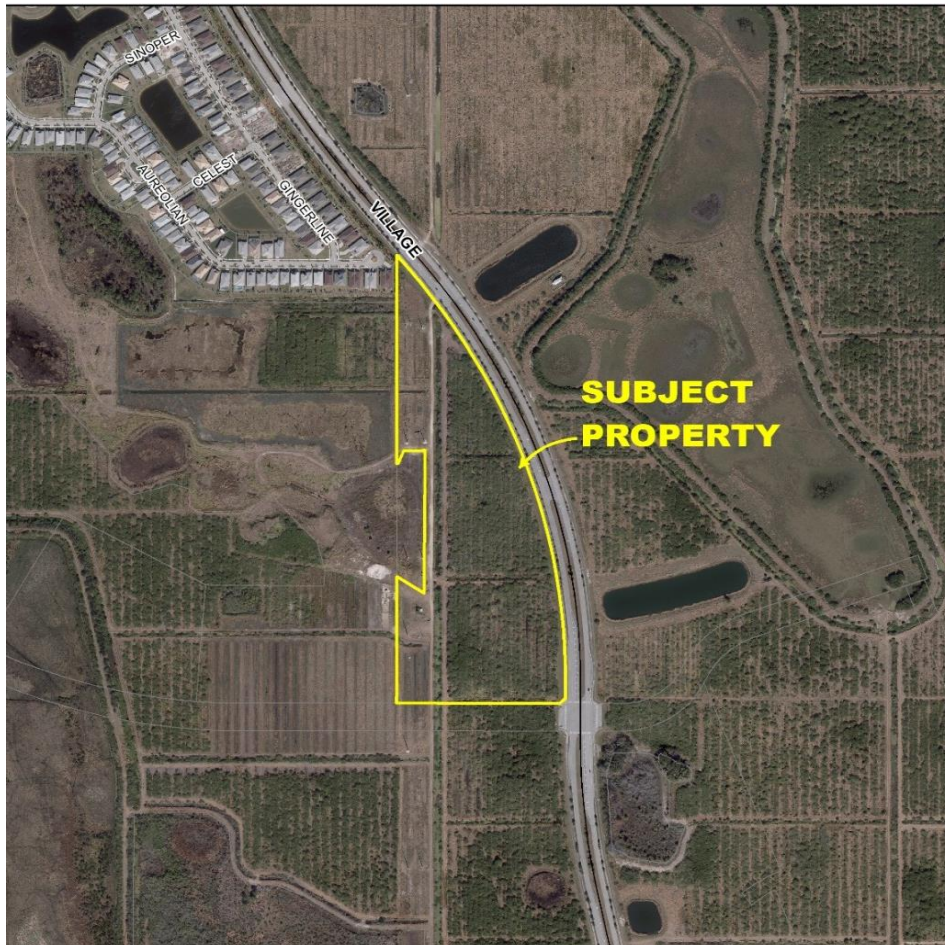




**Farrell Storage Site Plan  
 Major Site Plan  
 P22-121**



Project Location Map

**SUMMARY**

|                           |  |
|---------------------------|--|
| Applicant's Request:      | An application for site plan approval for a proposed self-storage and commercial/retail project.   |
| Agent:                    | Michael Sanchez, AICP, Managed Lands Entitlements  |
| Applicant/Property Owner: | Mattamy Palm Beach, LLC  |
| Contract Purchaser:       | Farrell Companies  |
| Location:                 | The property is generally located in the northwest quadrant of the intersection of Paar Drive and SW Village Parkway and south of Del Webb at Tradition. |
| Address:                  | Not assigned   |
| Project Planner:          | Bridget Kean, AICP, Senior Planner   |

## **Project Description**

The City has received an application for site plan approval for a proposed self-service storage facility and retail development. The Farrell Storage site plan will provide for 172,120 square feet of self-storage use and 20,000 square feet of commercial/retail use. As depicted on the site plan, the self-service storage use will be located in four buildings. The main building will be a three story 144,600 square foot enclosed self-service storage facility. There will be three smaller one story enclosed self-service storage facilities ranging in size from 6,250 square feet to 14,190 square feet. Self-service storage use will be located at the north end of the site and to the rear. The 20,000 square feet of retail use will be in the form of two 10,000 square foot buildings and located along SW Village Parkway and in front of the three one story self-storage buildings. There will be no outside storage at this location. Mattamy Palm Beach, LLC, is the property owner and Farrell Companies is the contract purchaser.

The property abuts the Del Webb residential community to the north, an approved proposed multi-family development to the south (P22-136 - Eden at Tradition Site Plan), and conservation tracts to the west. In addition, the western 170 linear feet of the property is within two designated FPL easements (110-foot easement and 60-foot easement). As a result of these easements, the buildings are setback approximately 210 feet from the rear property line. The Farrell Storage Site Plan and retail project will be accessed via three driveways. The northern driveway will be a full access driveway that aligns with an existing median opening on SW Village Parkway. The middle and southern driveways will allow only right in and right-out turning movements. As shown on the site plan, the existing median opening that aligns with the southern driveway will be reconfigured to prevent left turns in or out of the southern driveway. The northern driveway does encroach into the FPL easements. The applicant has provided written documentation from FPL to permit the driveway in their easements.

A buffer wall with a maximum height of eight feet from the finished floor elevation of the primary structure is proposed along the southern landscape buffer where the property abuts the approved Eden at Tradition site plan. The western landscape buffer will be located on the inside of the FPL easements and include an eight-foot buffer wall from the north side of the three-story storage building south to the boundary with the Eden property (approximately 800 linear feet). A wall cannot be placed within the first (northern) 290 feet of the western landscape buffer due to the presence of the FPL easements. At the January 3, 2023, Planning and Zoning Board meeting, the applicant received approval of a landscape modification per Section 154.12 of the Landscape and Land Clearing Code to allow for enhanced landscaping in lieu of a wall for the northern 290 feet of the western perimeter landscape buffer. The enhanced landscaping will include a row of staggered Sabal Palms with a clear trunk between 8 to 22 feet at time of planting, Oak trees with a minimum height of 17 to 18 feet at time of planting, Red Cedar trees with a minimum height of 12 feet at time of planting, Dahoon Holly trees with a minimum height of 14 feet at time of planting and a continuous hedge of Simpson Stopper with a minimum of height of six feet at time of planting. The Oaks and Red Cedar will be planted for each 25 linear feet and the Dahoon Holly will be planted for each 15 linear feet. The Code requires one tree per 30 linear feet with a minimum height of 12 feet and a continuous hedge at least 24 inches in height at the time of planting. In addition, the proposed landscape plan includes taller Oak trees, approximately 16 to 18 feet at time of planting along the western landscape buffer on the inside the eight-foot buffer wall to further screen the self-storage use from the conservation tracts.

There is an associated subdivision plat that was approved by the City Council on December 12, 2022 (P22-134 - Tradition-SG 10 Preliminary and Final Subdivision Plat). The proposed Farrell Storage site plan will be located on Parcels A and B. The storage units will be located on Parcel A, 8.484 acres, and the retail buildings will be located on Parcel B, 2.704 acres. The submittal packet includes a draft copy of a proposed declaration of covenants, restrictions, and easements that identifies Parcels A and B as one unified development for site planning purposes regardless of ownership. The declaration has been reviewed by Planning and Zoning, Public Works, and the City Attorney’s Office. Staff recommends the site plan be approved based on the requirement that the declaration of covenants, restrictions, and easements be finalized and recorded within 90 days of approval of the site plan or prior to the issuance of the first building permit, whichever comes first.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee reviewed the proposed site plan at their meeting of July 13, 2022 and recommended approval.

**Location and Site Information**

|                    |  |
|--------------------|--|
| Parcel Number:     | 4322-600-0027-010-1  |
| Property Size:     | 30.86 acres (Proposed lot size -Parcel A, 8.484 acres and Parcel B 2.704 acres)                                    |
| Legal Description: | A portion of Parcel 27D, Southern Grove Plat No. 13 (New legal description: Tradition SG-10 Plat, Parcels A and B) |
| Future Land Use:   | NCD  |
| Existing Zoning:   | MPUD (Southern Grove 10 MPUD)  |
| Existing Use:      | Vacant land  |
| Proposed Use:      | Retail and Storage   |

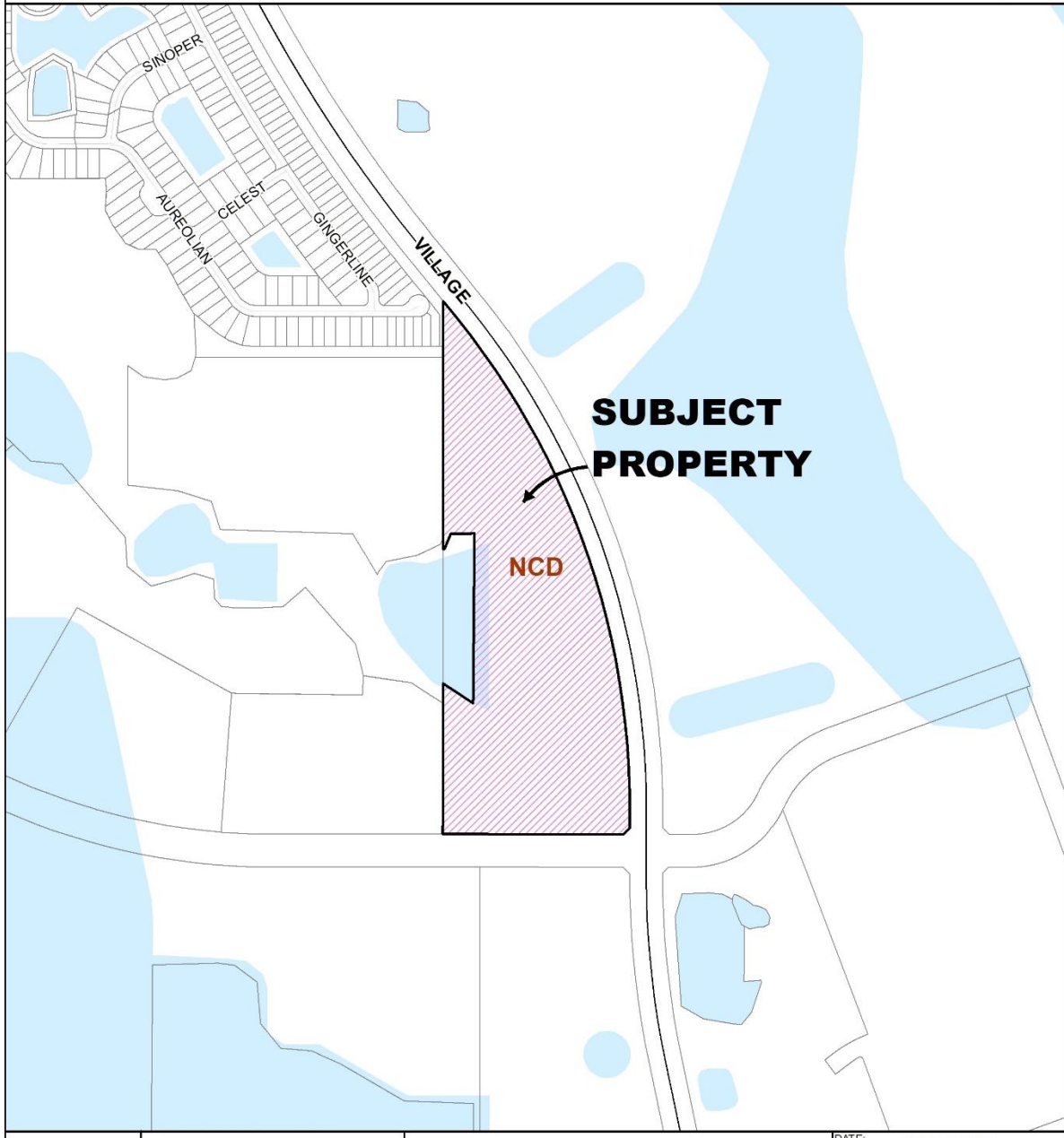
**Surrounding Uses**

| Direction | Future Land Use | Zoning   | Existing Use   |
|-----------|-----------------|----------|--|
| North     | NCD             | MPUD     | Del Webb Tradition residential sub-division                  |
| South     | NCD             | MPUD     | Vacant land (proposed Eden at Tradition Site Plan – P22-136) |
| East      | NCD             | MPUD     | Vacant GFC owned land in Southern Grove                      |
| West      | NCD             | SLC AG-5 | Conservation land owned by Southern Grove CDD No. 5          |

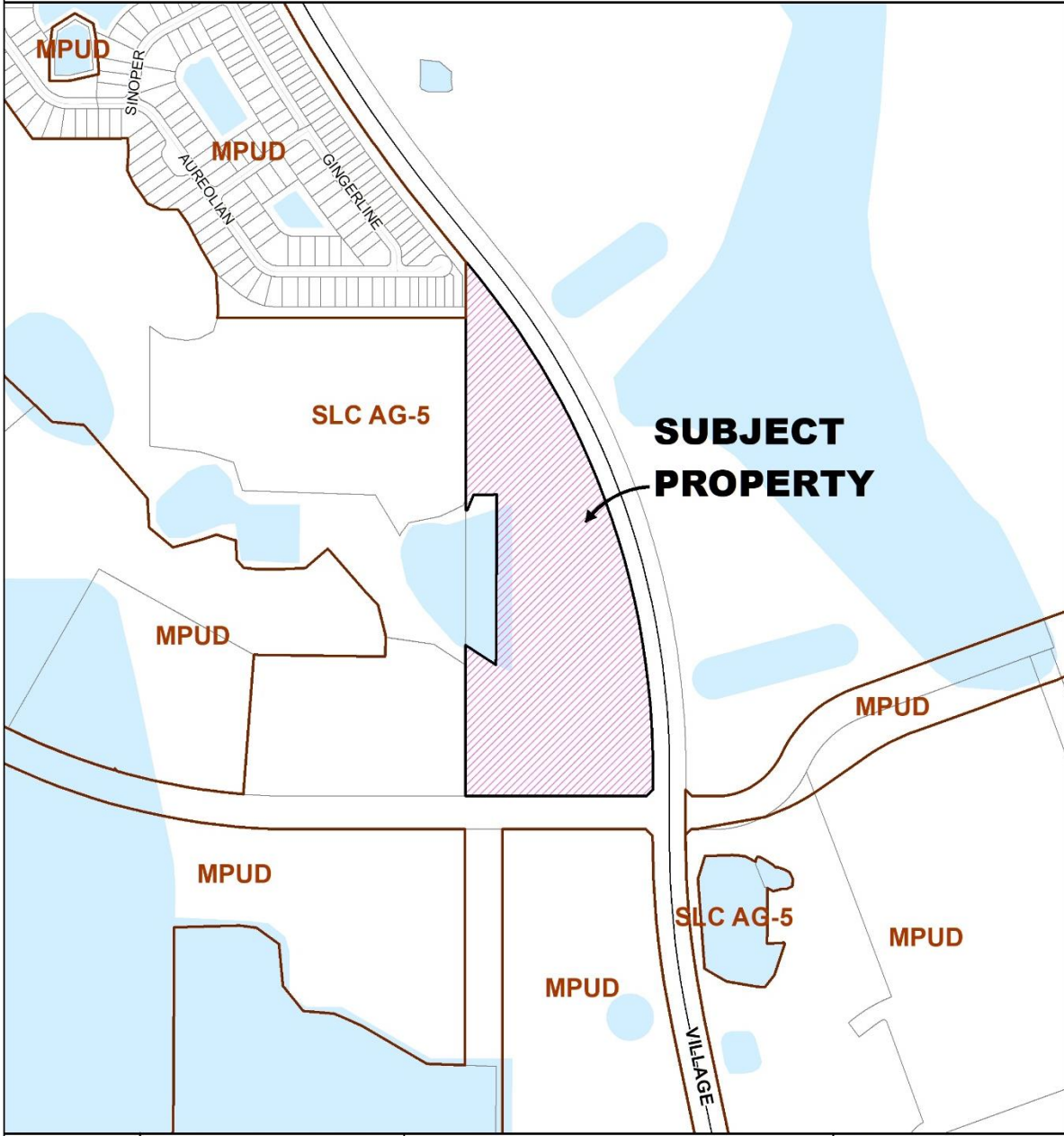
NCD - New Community Development District

MPUD - Master Planned Unit Development

# FUTURE LAND USE



# EXISTING ZONING



## IMPACTS AND FINDINGS

**ZONING REVIEW:** The property is located within the Southern Grove 10 MPUD. Southern Grove 10 is a mixed use MPUD. The proposed project has been reviewed for compliance with the Southern Grove 10 MPUD and documented as follows:

| <b><u>CRITERIA</u></b>                | <b><u>FINDINGS</u></b>   |
|---------------------------------------|--|
| <b>USE</b>                            | The property is located in an area designated for non-residential development as depicted on the Southern Grove 10 MPUD concept plan. Per the MPUD, retail, business or personal service use; restaurant, and self-storage facilities are listed as permitted uses.                                      |
| <b>DUMPSTER ENCLOSURE</b>             | The site plan provides for two 12 X 24 foot dumpster enclosures for general and recyclable refuse for the retail and self-storage components of the project.   |
| <b>ARCHITECTURAL DESIGN STANDARDS</b> | Documentation of approval by Tradition Design Review Committee was provided.   |
| <b>SETBACKS</b>                       | Building setback lines depicted on site plan are consistent with MPUD.   |
| <b>STACKING REQUIREMENTS</b>          | A stacking analysis was not required for this project. An auto turn analysis was provided to show a garbage truck can access the dumpster facilities and trucks can access the loading areas.  |
| <b>BUILDING HEIGHT</b>                | The MPUD sets a maximum height of 100 feet for non-residential es. The proposed height of the three- story storage facility is 34 feet. The proposed height for the 3 one-story storage buildings is 11 feet and three inches. The proposed height for the 2 retail buildings is 25 feet to the parapet. |
| <b>Parking</b>                        | The total parking required is 98 spaces and 131 spaces are provided including 5 handicapped spaces.  |

The project was also reviewed for consistency with the requirements for self-storage listed under Section 158.227 of the Zoning Code:

- No outside storage is proposed for this site.
- The parking requirements for the self-storage are consistent with Section 158.227 (I)(1).
- No storage bays face abutting residential property
- The building elevations for the self-storage facilities provide a uniformed exterior architectural treatment and pitched roof elements

### **NATURAL RESOURCE PROTECTION**

Environmental and natural resource requirements are addressed in the Southern Grove DRI development order. An environmental assessment report was provided. No native habitat was observed on site and impacts to wetlands was mitigated through the Army Corp of Engineers and South Florida Water Management District permits.

**CONCURRENCY REVIEW:** The project is subject to the conditions of the Southern Grove DRI development order regarding the provision of adequate public facilities and documented as follows:

| <b>CRITERIA</b>                  | <b>FINDINGS</b>  |
|----------------------------------|--|
| <b>SEWER/WATER SERVICES</b>      | Provided by Port St Lucie Utility Systems Department. A service agreement is required. The Tradition Irrigation Company will provide water for irrigation.   |
| <b>PARKS AND RECREATION</b>      | N/A  |
| <b>STORMWATER</b>                | A paving and drainage plan that is in compliance with the adopted level of service standard is required.   |
| <b>SOLID WASTE</b>               | Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.   |
| <b>PUBLIC SCHOOL CONCURRENCY</b> | N/A  |
| <b>TRANSPORTATION</b>            | <p>Per the Southern Grove DRI development order, the DRI Biennial Report shall include a cumulative calculation of the trip generation for all approved development. Development order conditions are evaluated using the trip generation analyses to determine triggering of any transportation conditions.</p> <p>The proposed project will generate an average of 1,339 daily trips and 296 pm peak hour trips per the ITE Trip Generation Report, 11<sup>th</sup> edition. The site plan depicts a proposed left turn lane into the northern driveway and the applicant is required to improve the median opening at the southern driveway to prevent left turns onto SW Village Parkway from the southern driveway.</p> <p>A traffic analysis report was submitted and approved by the Public Works Department.</p> |

**OTHER**

**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. The Farrell Storage site plan is included on the list of identified projects whose public art requirements will be met via the approved alternative equivalent proposal for public art known as Heart in the Park.

**Consistency with the Southern Grove DRI and Figure 1-4 of the Comprehensive Plan:** The proposed project is located in a designated Mixed Use sub area as depicted on Map H, the master development plan for the Southern Grove DRI and Figure 1-4 of the Future Land Use Element. Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District. Per Policy 1. 1.2.2.7, Mixed-Use Areas shall be established that include commercial and office uses, hospital and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), light industrial, warehouse/distribution, residential and other similar services designed to meet the needs of the larger area.

**RELATED PROJECTS**

P22-095 – Southern Grove 10 MPUD Rezoning Application

P22-134 – Tradition-SG 10 Preliminary and Final Subdivision Plat

P22-136 – Eden at Tradition Site Plan

P22-358 – Farrell Storage Landscape Modification

**STAFF RECOMMENDATION**

The Site Plan Review Committee reviewed the proposed site plan at their meeting of July 13, 2022 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 with the following conditions:

1. The declaration of covenants, conditions, restrictions, and easements be finalized and recorded within 90 days of approval of the site plan or prior to the issuance of the first building permit, whichever comes first.