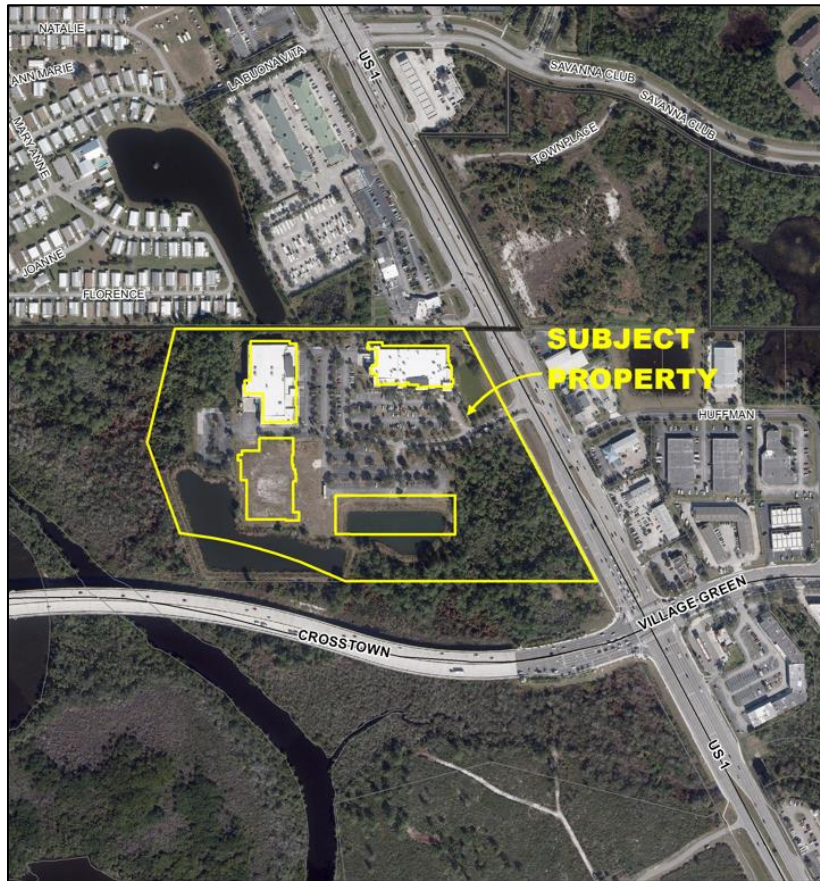




**Liberty Lane Development – Self Storage & RV Spaces
Major Site Plan Amendment
P11-003-A1**



Project Location Map

SUMMARY

Applicant's Request:	An application for site plan approval for a major site plan to construct a three-story, 125,886 square foot, self-storage facility, with 900 storage bays, 17 covered RV parking spaces and a sales office.
Agent:	Brad Currie, Engineering Design & Construction, Inc.
Applicant:	PSL Building 3, LLC
Property Owner(s):	Liberty Lane Condominium Association, Inc., Liberty Real Estate, PSL Building 2, LLC, PSL Building 3, LLC, REVA KAY HEALTH SOLUTIONS DST, City of Port St. Lucie
Location:	The site is located 200 feet northwest of the intersection of S US Hwy 1 and Village Green Drive.
Project Planner:	Bethany L. Grubbs, Planner II

Project Description

On behalf of the applicant, Engineering Design & Construction, Inc. is requesting approval of a Major Site Plan Amendment application for a project known as Liberty Lane Development. The 32.08-acre site is currently developed with two (2) office buildings, a guard house, parking and driveways. Under Phase I, existing Building 1 is 64,000 square feet, and existing Building 2 is 58,000 square feet. Phase II is currently cleared and undeveloped. The remainder of the property consists of lakes, preserved wetlands, and upland preservation areas.

Phase II proposes the construction of a three-story, 125,886 square foot, self-storage facility, with 900 storage bays, 17 covered RV parking spaces and a sales office. The proposed self-storage facility will be constructed on the footprint allotted for Building 3. Additionally, this amendment entails the removal of the previously proposed lake amenities from the site plan, including the walking trail, gazebo, and fountain, due to the nature of the secured facility. These amenities were planned to serve the former call center, which no longer occupies the site. Furthermore, the development shall comply with the Supplementary Use Regulations regarding self storage facilities outlined in Section 158.227 of the Zoning Code.

The parcels are located west of S US Highway 1 and north of SE Crosstown Parkway. The common area within the overall site boundary is owned by Liberty Lane Condominium Association. There is a triangular portion of land in the southeast corner that is owned by the City of Port St. Lucie. There is a rectangular tract that the Florida Department of Transportation (FDOT) has an easement over, which was provided to manage the stormwater for the Crosstown Bridge. Two ponds within the Liberty Lane Development provide water quality treatment and attenuation for Drainage Basin 2 of the Crosstown Parkway Extension, which was permitted in 2016.

The architectural elevations, along with a conceptual rendering of the building showing the view from the Crosstown Bridge, have been reviewed to ensure that no mechanical equipment shall be visible from the bridge. The elevations and renderings are attached.

Previous Actions and Prior Reviews

The Site Plan Review Committee reviewed the proposed site plan at their meeting on May 25, 2022, and recommended approval.

Location and Site Information

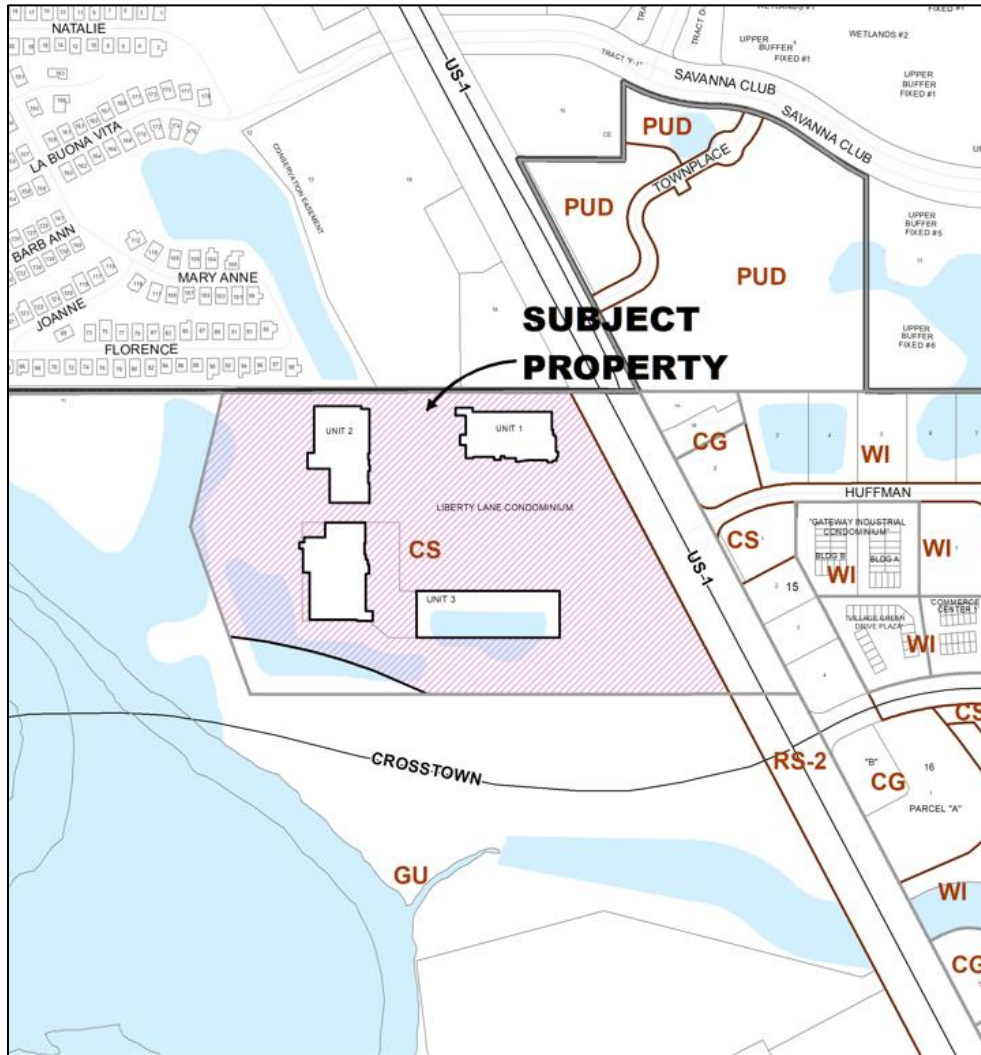
Parcel Numbers:	3435-666-0000-000-1, 3435-666-0001-000-8, 3435-666-0002-000-5, 3435-666-0003-010-5, 3435-666-0003-000-2, 3435-666-0000-010-4
Property Size:	1.36-acres, Building 3 (29.92-acres overall site plan)
Legal Description:	Liberty Lane Condominium – A condominium comprising a replat of a part of Section 35 Township 36 Range 40 all of MPD and shown in OR 1594-322-Less Unit 1, Unit 2 and less that part of Unit 3 MPDAF (Overall Site)
Future Land Use:	CS (Service Commercial)
Existing Zoning:	CS (Service Commercial)
Existing Use:	Vacant land

Surrounding Uses

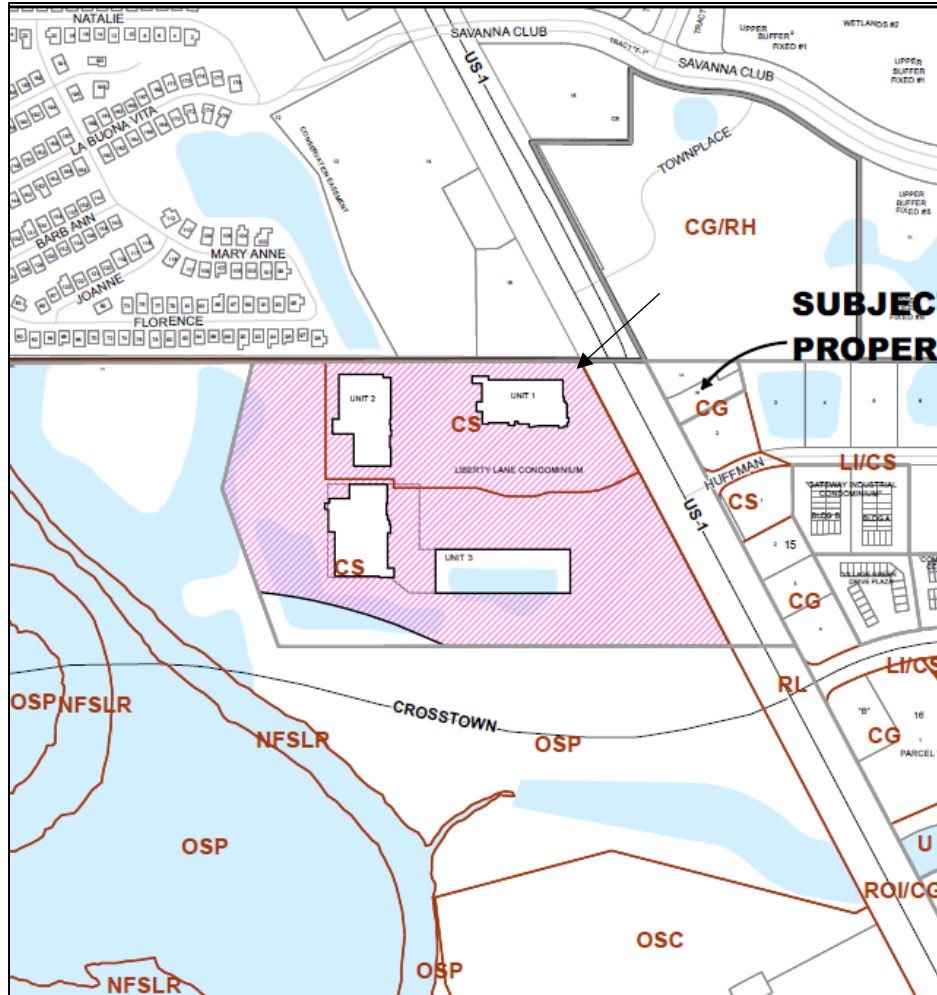
Direction	Future Land Use	Zoning	Existing Use
Noth	CG, COM, RU	CG, RMH-5	Commercial Shopping Center, Mobil Home Park
South	OSP	GU	Preserve Land

East	CG, CS	CG, CS	Commercial Businesses
West	OSP	GU	Preserve Land

COM, Commercial; OSP, Open Space Preservation; CG, General Commercial; CS, Service Commercial; GU, General Use; RMH-5, Residential, Mobile-Home-5



Zoning Map



Land Use Map

IMPACTS AND FINDINGS

ZONING REVIEW: The project has been reviewed for compliance with Chapter 160, City Code, and LTC Ranch Development of Regional Impact Development Order regarding provision of adequate public facilities and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	An application for site plan approval for a major site plan to construct a three-story, 125,886 square foot, self-storage facility, with 900 storage bays, 17 covered RV parking spaces, and a sales office.
DUMPSTER ENCLOSURE	The site plan provides for three (3) 12' by 24' dumpster enclosures to accommodate refuse and recycling collection.
ARCHITECTURAL DESIGN STANDARDS	The applicant has provided elevations demonstrating compliance with the Citywide Design Standards.
STACKING REQUIREMENTS	Not applicable.
BUILDING HEIGHT	The proposed building height is 35 feet. The maximum building height allowed for the development is 35 feet.

SETBACKS	The proposed buildings meet the setback requirements per the approved CS Zoning District.
PARKING	The new development is required to have 15 parking spaces. The development provides 15 standard spaces and 1 accessible space, for a total of 16 parking spaces, along with the 17 RV parking spaces; therefore, meeting the minimum parking requirement. Existing Buildings 1 and 2 provide 486 parking spaces.
BUFFER	The applicant is meeting the required landscape buffer by providing a ten (10) foot perimeter landscape buffer.

NATURAL RESOURCE PROTECTION (CHAPTER 157)

The property is comprised of uplands with two wetlands in the northwest and southeast corners of the property. The North Fork of the St. Lucie River lies along the western boundary. The two wetlands totaling, 6.08 acres, are preserved and are under conservation easement along with the wetland buffers. Pursuant to Section 157.06.C, the applicant has submitted an environmental assessment for Phase II. The report indicates that there is no upland vegetation present in Phase II, which was previously cleared in 2020. The site plan indicates that 3.38 acres of native upland habitat is preserved onsite.

CONCURRENCY REVIEW (CHAPTER 160)

The project is subject to the provision of adequate public facilities and documented below.

<i>Sanitary Sewer and Potable Water Facilities</i>	The petitioner will receive water and sewer to serve the proposed development from Port St. Lucie Utility Services Department (PSLUSD).
<i>Traffic Circulation</i>	A traffic impact analysis was submitted and approved by the Public Works Department. Please find the Public Works Memo attached under a separate heading.
<i>Parks and Recreation Facilities</i>	N/A
<i>Stormwater Management Facilities</i>	Paving and drainage plans that are in compliance with the adopted level of service standard and have been reviewed with detail plan submittal.
<i>Solid Waste</i>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<i>Public School Concurrency Analysis</i>	Not applicable to non-residential development.

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. 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.

STAFF RECOMMENDATION

The Site Plan Review Committee reviewed the request at their meeting of June 22, 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.