



**Dwyer Avenue Storage
 Site Plan
 P22-310**



Project Location Map

SUMMARY

Applicant's Request:	A major site plan application for a self-storage facility along the Biltmore and South Macedo corridors.
Applicant:	David White, Civilogistix
Property Owner:	PSL Storage, LLC
Location:	The property is generally located on the southwest corner of SW Biltmore Street and SW Dwyer Avenue.
Address:	792 & 762 SW Dwyer Avenue
Project Planner:	Francis Forman, Planner II

Project Description

The owner, PSL Storage, LLC, has applied for site plan approval for a project known as Dwyer Avenue Storage. The proposed site plan is a new construction project located south of Dwyer Avenue between Biltmore Street and South Macedo Boulevard. The proposed plans will provide for a 57,273 square foot, 3-story building intended for a self-storage facility.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed site plan at their March 22, 2023, meeting.

Location and Site Information

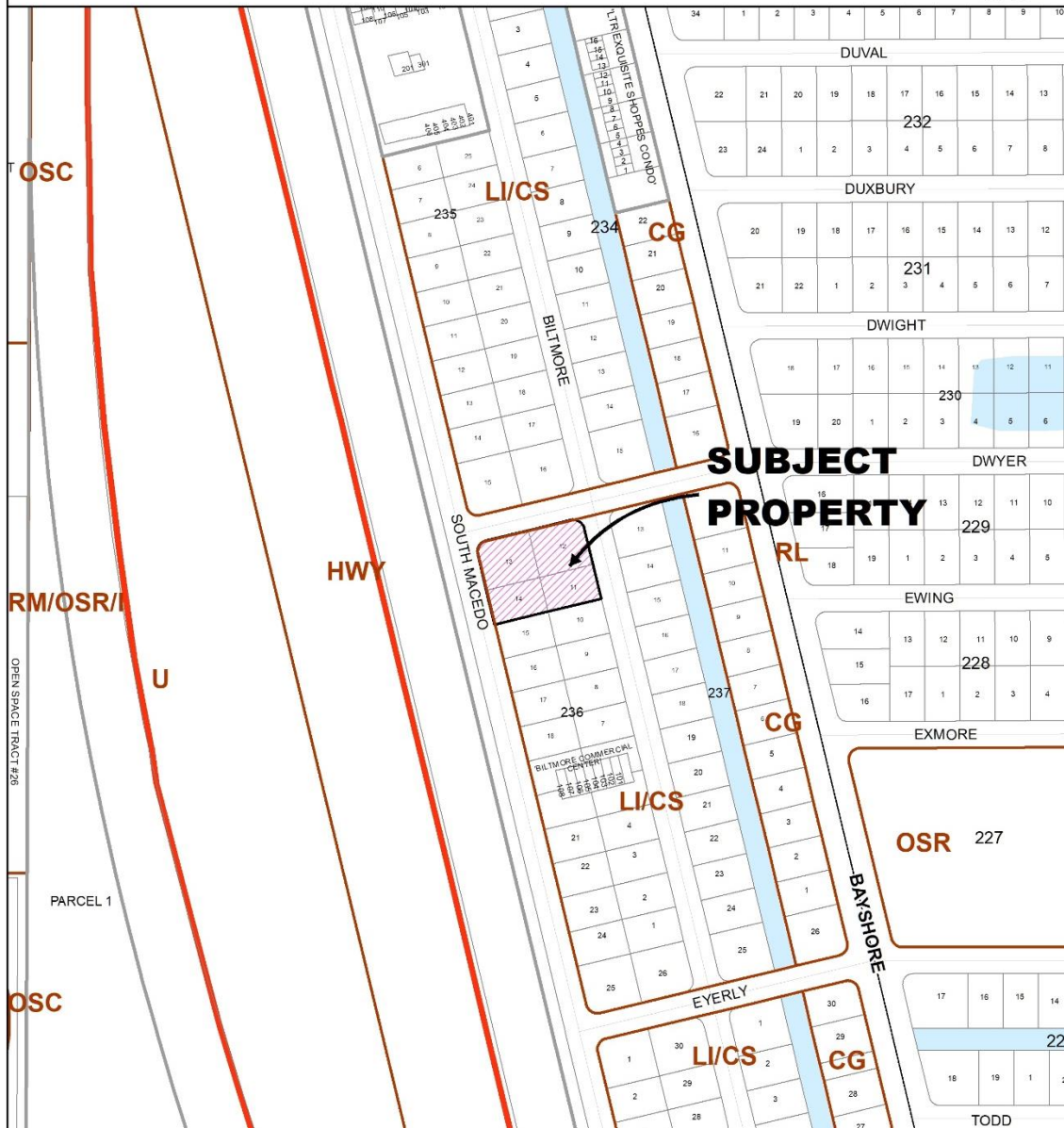
Parcel Number:	3420-635-0530-000-3 & 3420-635-0528-000-6
Property Size:	1.08 acres, more or less
Legal Description:	Port St. Lucie Section 28, Block 236, Lots 11-14
Future Land Use:	IL/CS (Light Industrial/Service Commercial)
Existing Zoning:	CS (Service Commercial)
Existing Use:	Vacant land

Surrounding Uses

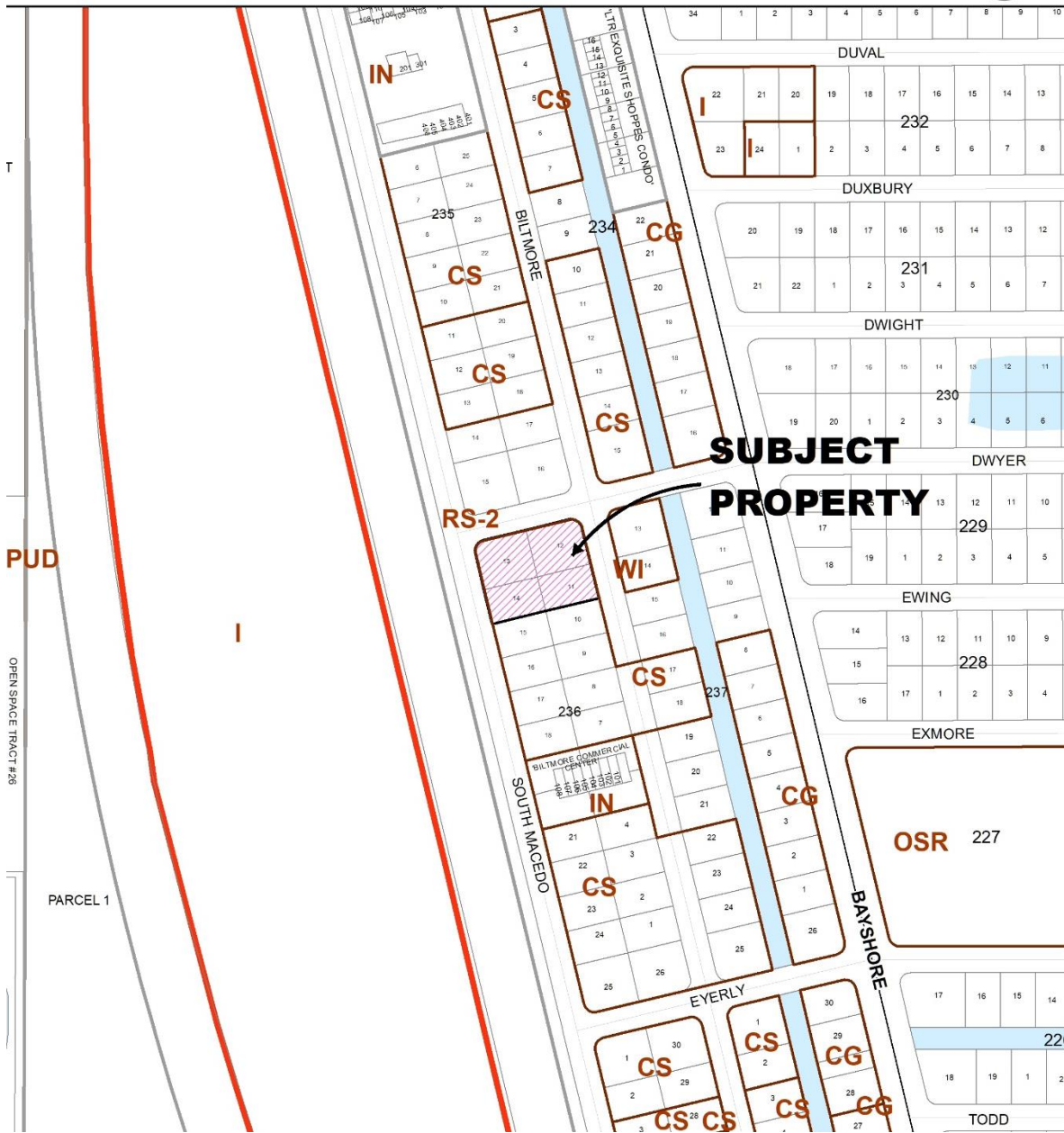
Direction	Future Land Use	Zoning	Existing Use
North	LI/CS	RS-2	City Traffic Division Compound and Animal Shelter
South	LI/CS	CS	Commercial Warehousing
East	LI/CS	WI	Commercial Warehousing
West	HWY	HWY	Florida Turnpike

CS – Service Commercial WI – Warehouse Industrial CG – General Commercial LI – Light Industrial
HWY – Highway RS-2 – Single-Family Residential

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 proposed use of a 57,273 square foot, 3-story self-storage facility is consistent with the permitted uses of the CS zoning district.
DUMPSTER ENCLOSURE	The site plan provides a 12'x24' dumpster enclosure for general and recyclable refuse for the proposed fire station.
ARCHITECTURAL DESIGN STANDARDS	The proposed building elevations comply with the Citywide design guidelines.
PARKING REQUIREMENTS	The proposed use requires a total of 9 parking spaces with 11 spaces with 1 handicap spaces being proposed.
BUILDING HEIGHT	Maximum building height for the CS 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 Port St. Lucie Utility Systems Department will provide water and sewer service.
TRANSPORTATION	The staff review indicates that this project will generate 10 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	This project includes a paving and drainage plan that is in compliance with the adopted level of service standard.
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:

Tree Protection: This site contains protected trees that are proposed to be removed. Payment into the Tree Mitigation Fund will be 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 public construction projects 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 Site Plan Review Committee reviewed the request at their meeting on March 22, 2023 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 condition:

1. A unity of title is required prior to issuance of any permits.