

Fondura Self-Storage Major Site Plan Amendment (P18-006-A2)

City Council Meeting
July 26, 2021
Laura H. Dodd, AICP
Senior/Transportation Planner



Proposed Project

- The Applicant is proposing to construct a (3) story, 30,000 gross sf self-storage facility and associated site improvements within the existing Fondura self-storage site. The proposed building shall include 211 bays with a 99 s.f. average bay size.



Applicant and Owner

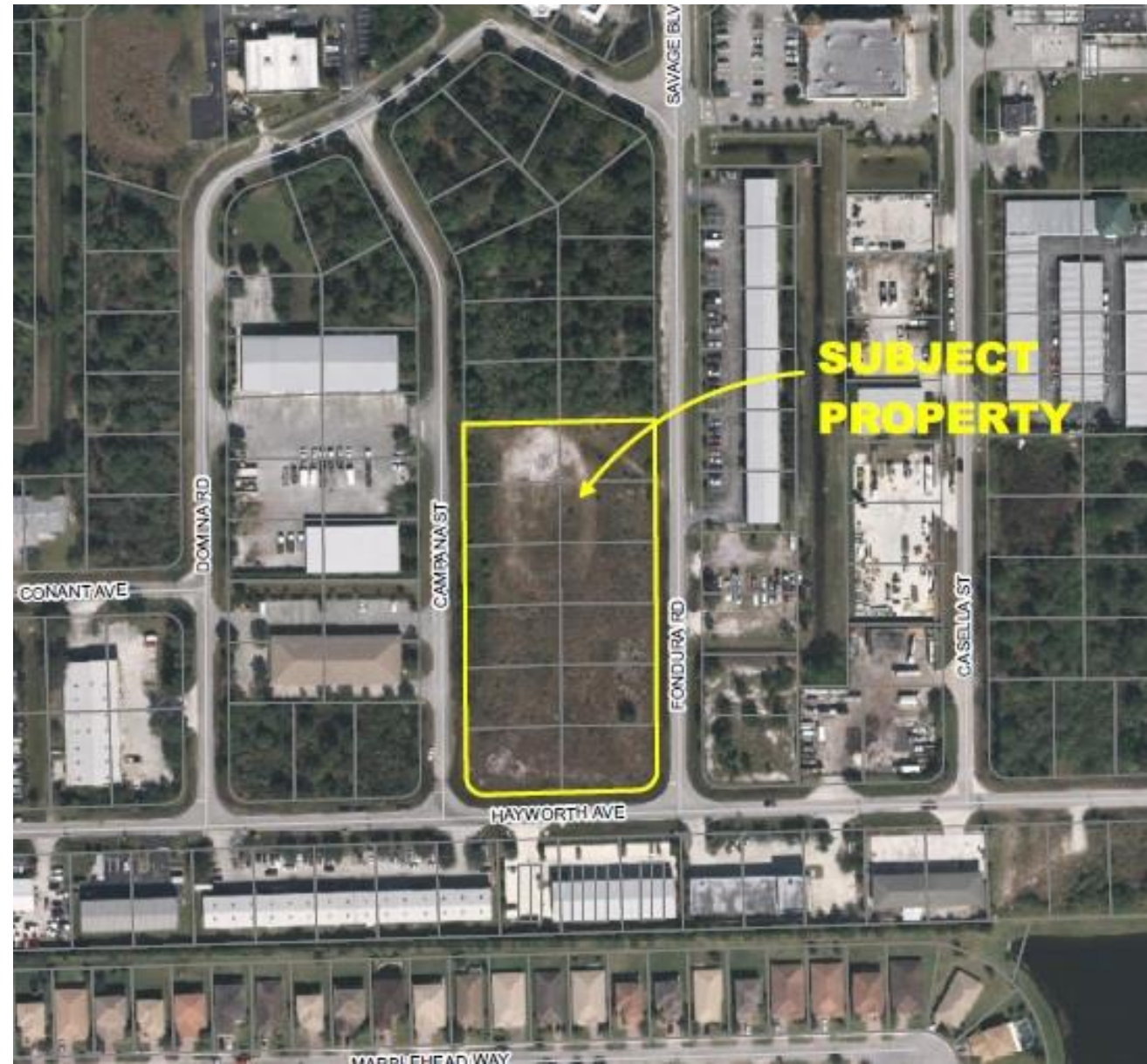
- Applicant: Brad Curry, EDC
- Owner: 2752 SW Fondura Road, LLC



Subject property



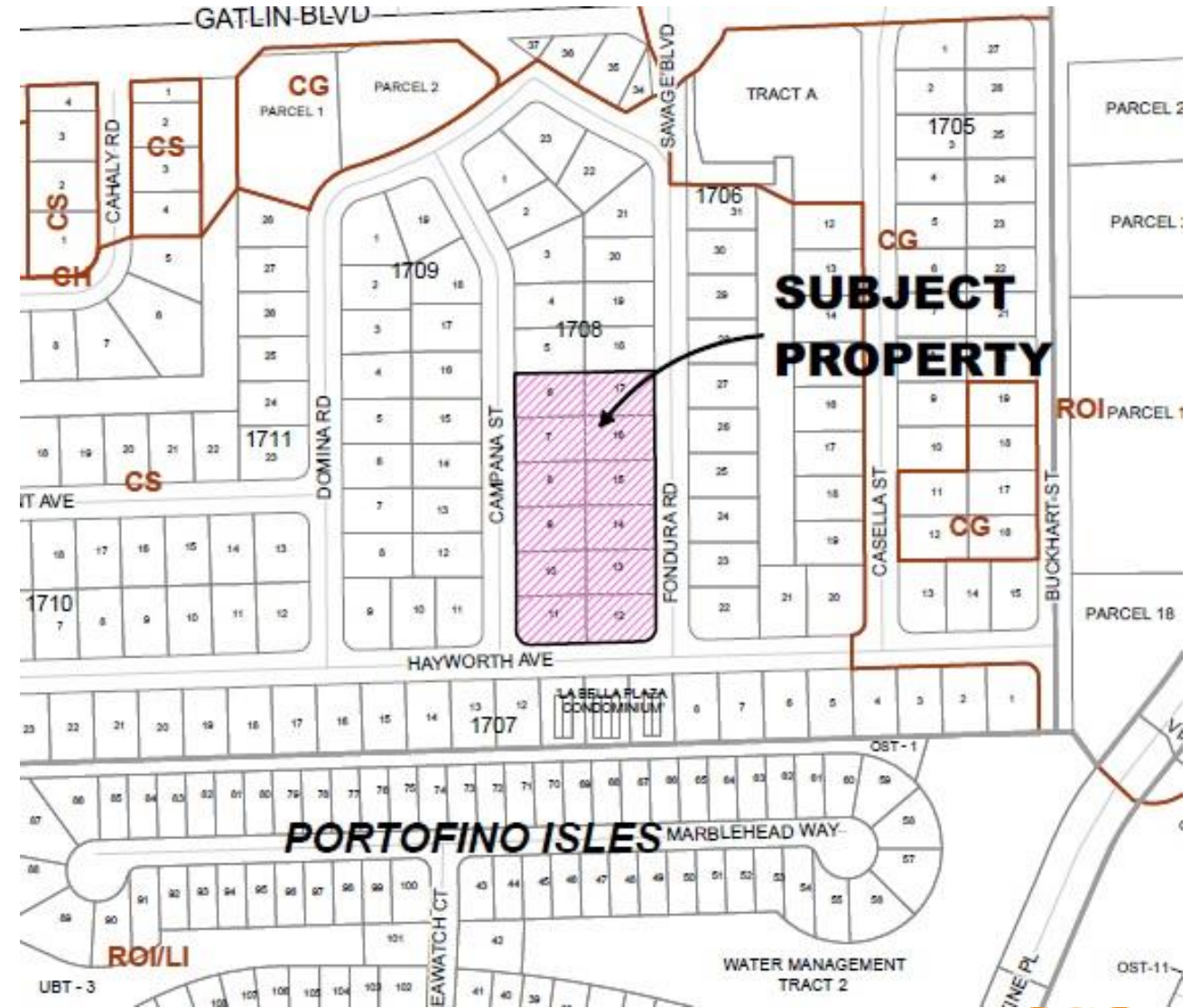
Aerial



**SUBJECT
PROPERTY**

Direction	Future Land Use	Zoning	Existing Use
North	CS (Service Commercial)	RS-2 (Single family residential)	Vacant
South	CS (Service Commercial)	CS (Service Commercial)	SW Hayworth Ave; La Bella Plaza
East	CS (Service Commercial)	CS (Service Commercial); WI (Warehouse Industrial)	Auto repair industrial uses and outdoor storage.
West	CS (Service Commercial)	CS (Service Commercial)	Vacant; Contractor shops

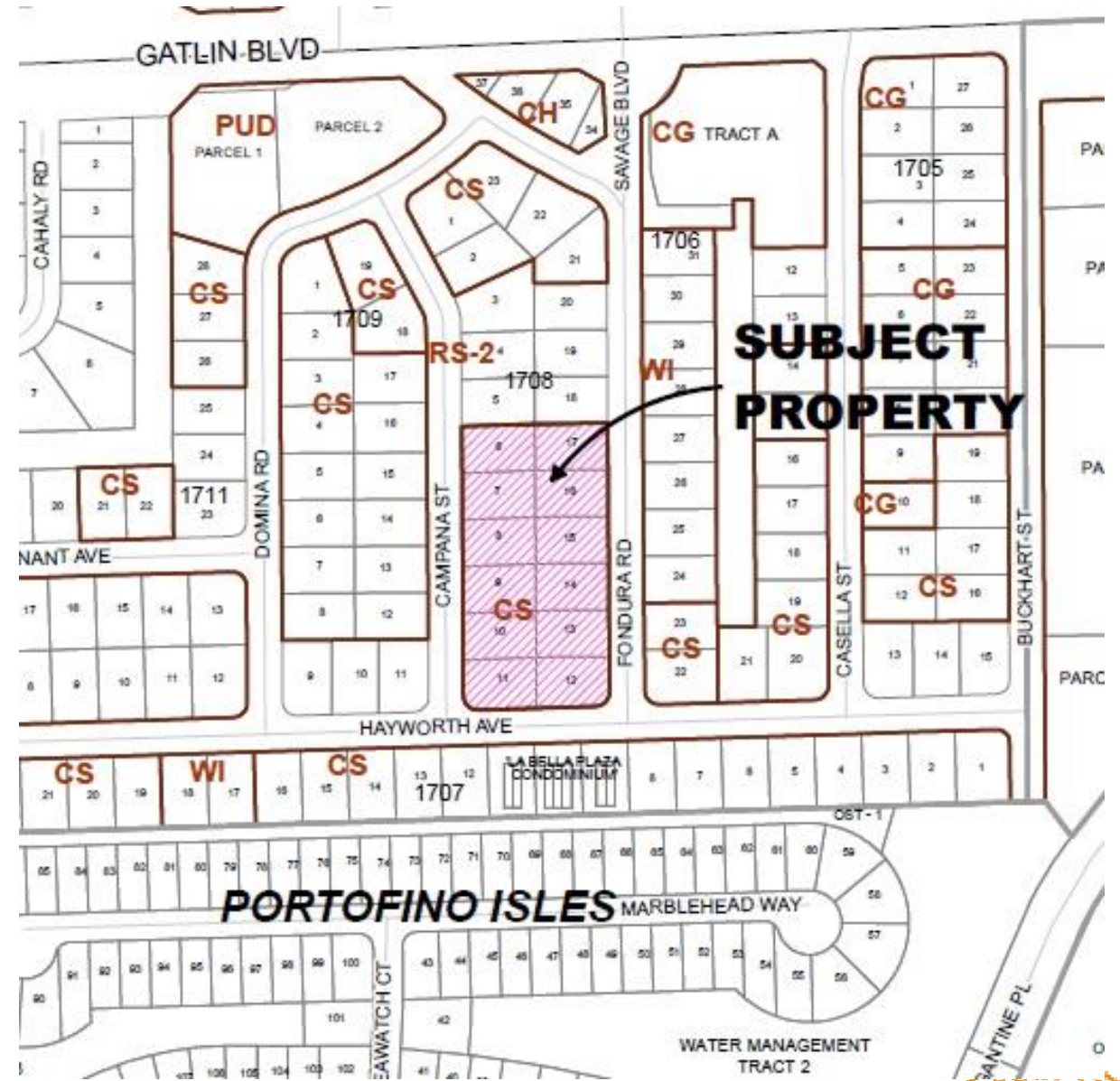
Land Use



Direction	Future Land Use	Zoning	Existing Use
North	CS (Service Commercial)	RS-2 (Single family residential)	Vacant
South	CS (Service Commercial)	CS (Service Commercial)	SW Hayworth Ave; La Bella Plaza
East	CS (Service Commercial)	CS (Service Commercial); WI (Warehouse Industrial)	Auto repair industrial uses and outdoor storage.
West	CS (Service Commercial)	CS (Service Commercial)	Vacant; Contractor shops



Zoning



Direction	Future Land Use	Zoning	Existing Use
North	CS (Service Commercial)	RS-2 (Single family residential)	Vacant
South	CS (Service Commercial)	CS (Service Commercial)	SW Hayworth Ave; La Bella Plaza
East	CS (Service Commercial)	CS (Service Commercial); WI (Warehouse Industrial)	Auto repair industrial uses and outdoor storage.
West	CS (Service Commercial)	CS (Service Commercial)	Vacant; Contractor shops

Zoning Review

CRITERIA	FINDINGS	
USE	Self-service storage facilities are permitted within the CS zoning district per Sec. 158.126.	
DUMPSTER ENCLOSURE	The site plan includes two (2) 12x12 dumpster enclosures for general refuse and recycling in adherence to Sec. 158.232.	
ARCHITECTURAL DESIGN STANDARDS	The proposed self-storage building has been reviewed and found consistent with the CS zoning standards and City-Wide Design Standards Manual.	
PARKING REQUIREMENTS	The overall self-storage development requires parking at a ratio of 1:200 for office land uses and 1:100 storage bays. The required parking is eight (8) standard and one (1) HC space. The applicant is proposing a total of eleven (11) standard and one (1) HC spaces.	
BUILDING HEIGHT	The height of the proposed building is 43.5 feet to the midpoint of the gabled roof. Per the CS zoning designation, the maximum height shall be 35'. However, the excess height is attributed to architectural features. Per Section 158.215 the architecture of the building, and roof structures used only for ornamental or mechanical purposes may exceed the permissible height limit in any district by not more than twenty-five (25) percent. The total allowable height for the structure is 43.75 feet and therefore permits the excess gable roof height.	
LANDSCAPE AND BUFFERING	The existing site plan addressed landscaping and buffering by providing the required 10-foot wide landscaping buffer.	
SETBACKS	Required: Front: 25' Side: 25' (abutting public ROW) Rear: 10'	Provided: Front: +/- 371' Side: 45' & 61' Rear: 47'



Concurrency Review

CRITERIA	FINDINGS
SEWER/WATER SERVICES	City of Port St. Lucie. A service agreement is required.
TRANSPORTATION	The proposed addition is anticipated to generate 45 new daily average weekday trips and 6 PM Peak Hour trips. The overall development will generate 91 daily weekday trips and 10 PM Peak Hour trips. The addition of the 30,000-sf mini warehouse is not anticipated to have adverse impacts to adjacent roadways.
PARKS AND OPEN SPACE	Not applicable.
STORMWATER	A paving and drainage plan that is in compliance with the adopted level of service standard is required.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
PUBLIC SCHOOL CONCURRENCY	Not applicable.



Traffic Impact Analysis

This development with the Traffic Impact Statement was reviewed by City Staff.

Per ITE Trip Generation Manual, 10th Edition, this particular development predicts a generation of 10 PM Peak Hour trips.

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





REFERENCE

SCALE: NOT TO SCALE



Recommendation

- The Site Plan Review Committee recommended approval of the site plan at their meeting on May 12, 2021.

