

**639 NW Enterprise Drive  
Major Site Plan  
P24-092**

**Project Location Map**



**SUMMARY**

Applicant's Request:	An application for site plan approval for a major site plan to construct a 22,604 square foot self-service storage facility and office building.
Application Type:	Major Site Plan
Property Owner:	660 PSL, LLC
Agent:	Brendan Kelley, Bowman
Location:	The property is generally located north of NW Mercantile Place and east of NW Enterprise Drive in the St. Lucie West Industrial Park.
Project Planner:	Sofia Trail, Planner I

### **Project Description**

Land America, LLC & Pugliese Creative Ventures, the applicant for the owner, 660 PSL, LLC, a Delaware limited liability company has applied for a Major Site Plan approval for a project known as 639 NW Enterprise Drive. The project is to construct a 22,307 square foot self-service storage facility and a 297 square foot office building. The subject property is located on the east side of NW Enterprise Drive, north of NW Mercantile Place in the St. Lucie West Industrial Park.

### **Background**

The site was granted a variance from the City of Port St. Lucie Zoning Code, Section 158.227(G), of 400 square feet, to allow for an enclosed, self-service storage facility, with bay sizes up to 900 square feet.

### **Previous Actions and Prior Reviews**

- On August 6, 2024, the Planning and Zoning Board approved the variance request to allow for bay sizes up to 900 square feet.
- The Site Plan Review Committee reviewed the proposed site plan at their meeting on July 10, 2024, and recommended approval.

### **Location and Site Information**

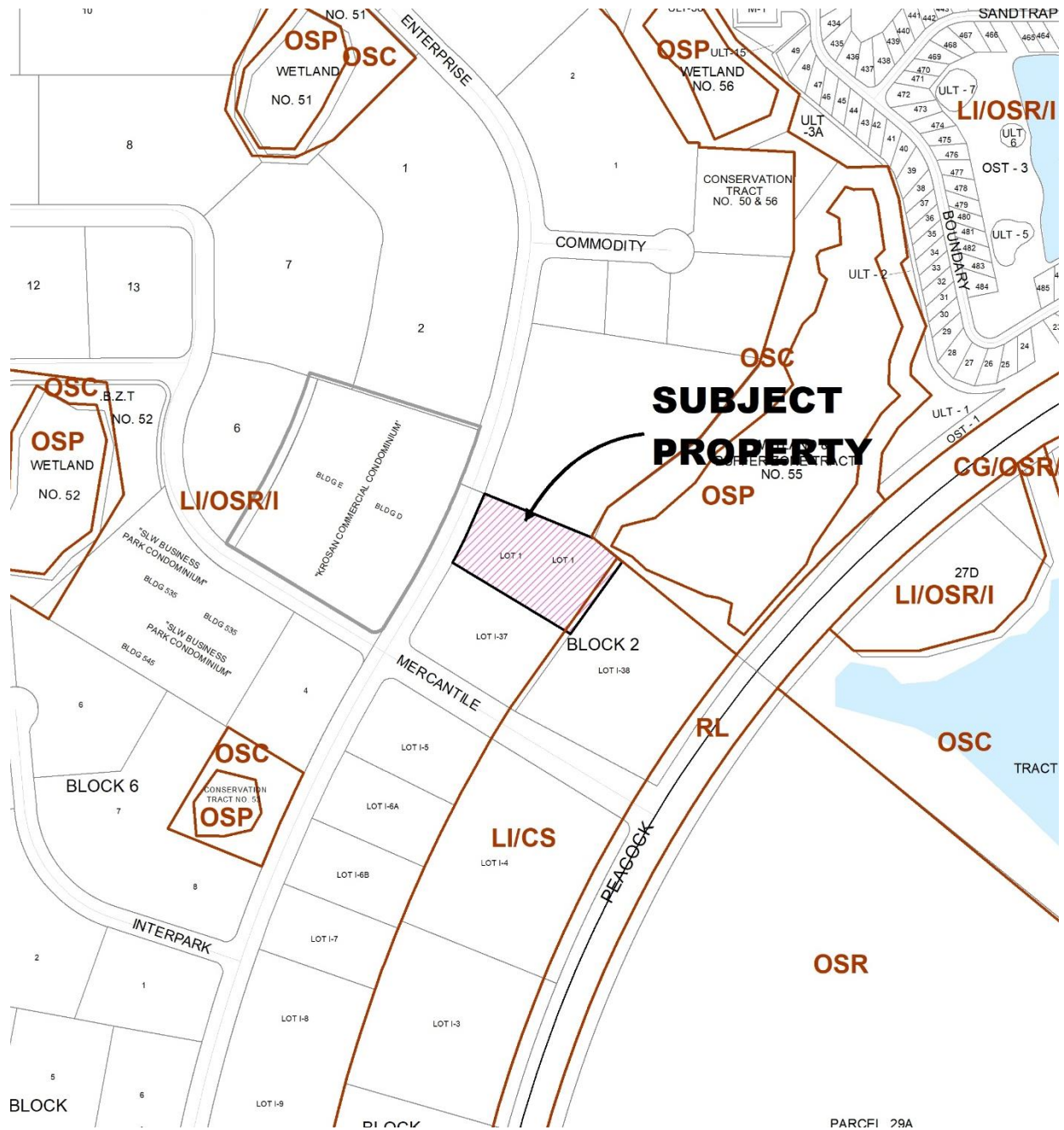
Parcel Number:	3323-583-0001-000-0
Property Size:	1.42-acres
Legal Description:	Lot I-37 North (PB 90-15) Lot 1 (1.423 AC – 61,986 SF)
Future Land Use:	LI/OSR/I
Existing Zoning:	WI
Existing Use:	Vacant

### **Surrounding Uses**

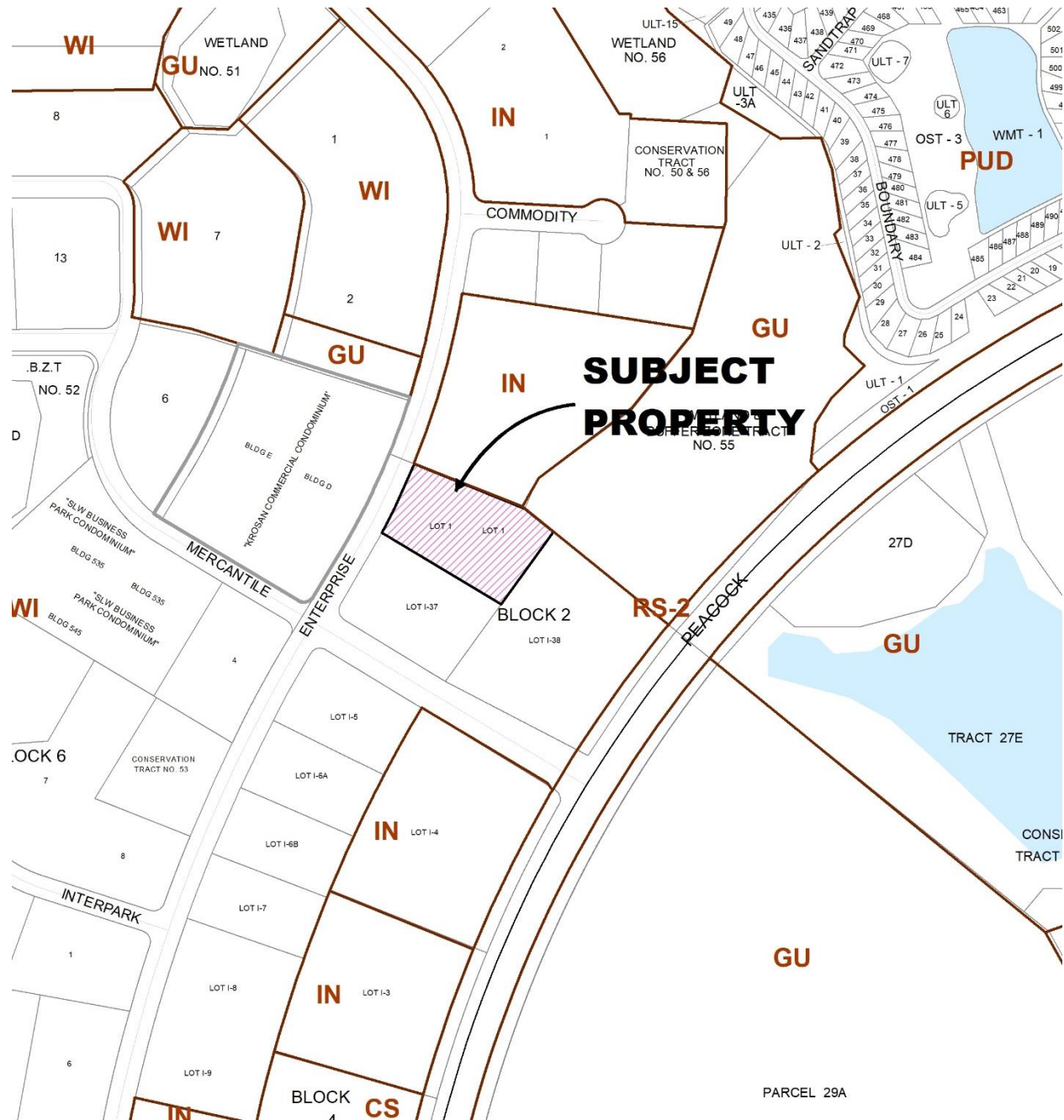
Direction	Future Land Use	Zoning	Existing Use
North	LI/OSR/I	IN	Warehousing
South	LI/OSR/I	WI	Warehousing
East	LI/CS	WI	Warehousing
West	LI/OSR/I	WI	Warehousing

WI – Warehouse Industrial, CS – Service Commercial, LI – Light Industrial, OSR – Open Space Recreational, I – Institutional

## Future Land Use



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:

<u>CRITERIA</u>	<u>FINDINGS</u>	
USE	The subject property is zoned WI (Warehouse Industrial). In the WI zoning district, self-service storage and office are permitted uses.	
DUMPSTER ENCLOSURE	The site plan provides for a 12’ by 24’ dumpster enclosure to accommodate refuse and recycling collection.	
ARCHITECTURAL DESIGN STANDARDS	The applicant has provided an approval letter from the St. Lucie West Industrial Association, Inc. Architectural Review Committee.	
STACKING REQUIREMENTS	Not applicable.	
BUILDING HEIGHT	The proposed building height is 29.67 feet. The maximum building height allowed for the development is 35 feet.	
SETBACKS	The proposed office and storage buildings meet the setback requirements per the approved WI zoning district.	
	Required	Provided
	Front: 25’ Rear: 10’ Sides: 10’	Front: 38.82’ Rear: 25.04’ Sides: 14.5’/11.86’
PARKING	The development is required to have 2 parking spaces. The development provides 1 standard space and 1 accessible spaces, for a total of 2 parking spaces; therefore, meeting the minimum parking requirement.	
BUFFER	The applicant is meeting the required landscape buffer by providing a ten (10) foot perimeter landscape buffer.	

## **NATURAL RESOURCE PROTECTION REVIEW**

The project has been reviewed for compliance with the St. Lucie West Development of Regional Impact Development Order and documented as follows:

### **Native Habitat**

The site consists of pine flatwoods native upland habitat. Per the St. Lucie West Development of Regional Impact Development Order, 25 percent of the pine flatwoods habitat is required to be preserved on site or mitigation provided through a monetary contribution to the City's Conservation Trust Fund pursuant to Chapter 157 of the City code. The applicant has elected to make the monetary contribution to the Trust Fund.

### **Wildlife Protection**

A gopher tortoise and commensal species survey is required prior to the issuance of any site work permits.

## **CONCURRENCY REVIEW**

The project has been reviewed for compliance with Chapter 160, City Code, and the St. Lucie West Development of Regional Impact Development Order regarding provision of adequate public facilities and documented as follows:

<b><i>Sanitary Sewer and Potable Water Facilities</i></b>	The St. Lucie West Services District is the provider of services for this property.
<b><i>Traffic Circulation</i></b>	Per the ITE Manual, 11 <sup>th</sup> Edition, the development will generate 2 average daily trips, and 1 PM peak hour trip. It will not adversely affect the transportation level of service for the adjacent roads.
<b><i>Parks and Recreation Facilities</i></b>	Not applicable
<b><i>Stormwater Management Facilities</i></b>	The project includes a paving and drainage plan that is in compliance with the adopted level or service standard.
<b><i>Solid Waste</i></b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b><i>Public School Concurrency Analysis</i></b>	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.

#### **Related Projects**

P24-085 SLW-660 PSL, LLC - Variance

#### **STAFF RECOMMENDATION**

The Site Plan Review Committee reviewed the request at their meeting of July 10, 2024, 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.