



SLW – 660 PSL, LLC

Variance

Project No. P24-085

Planning and Zoning Board Meeting

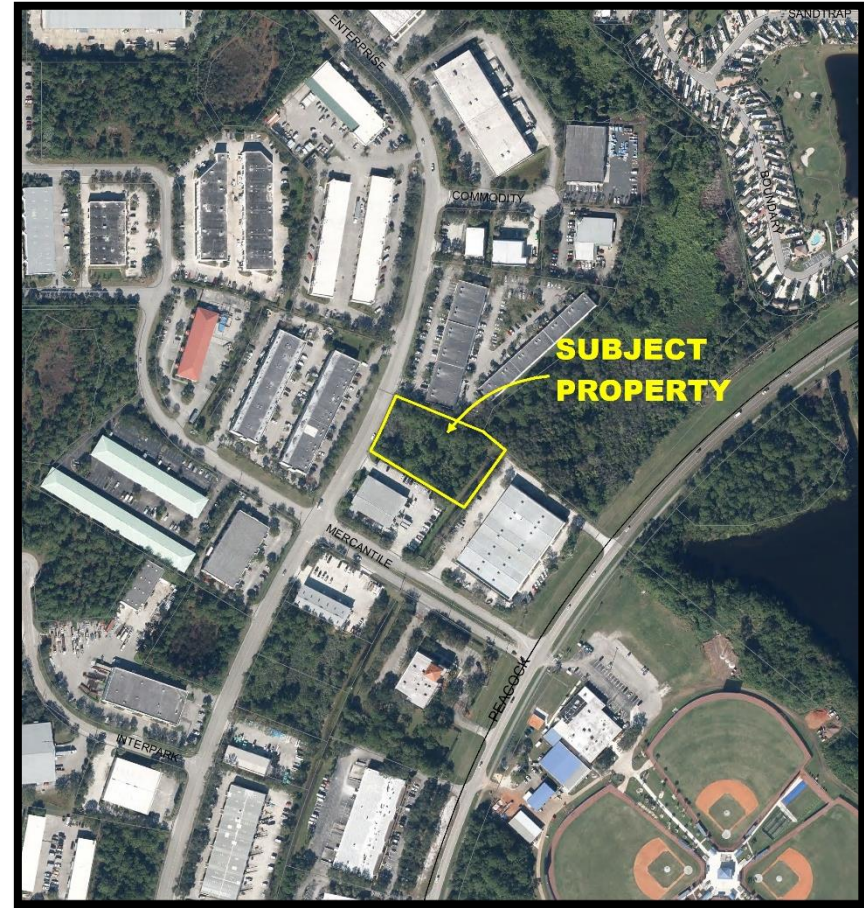
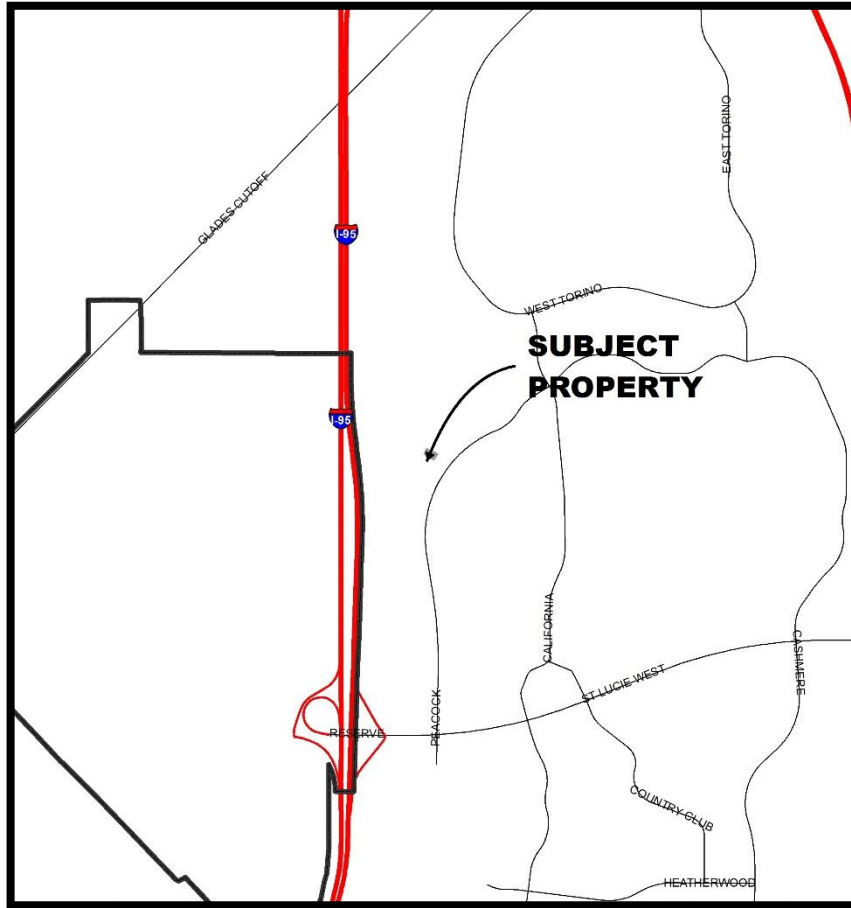
Sofia Trail, Planner I

August 6, 2024

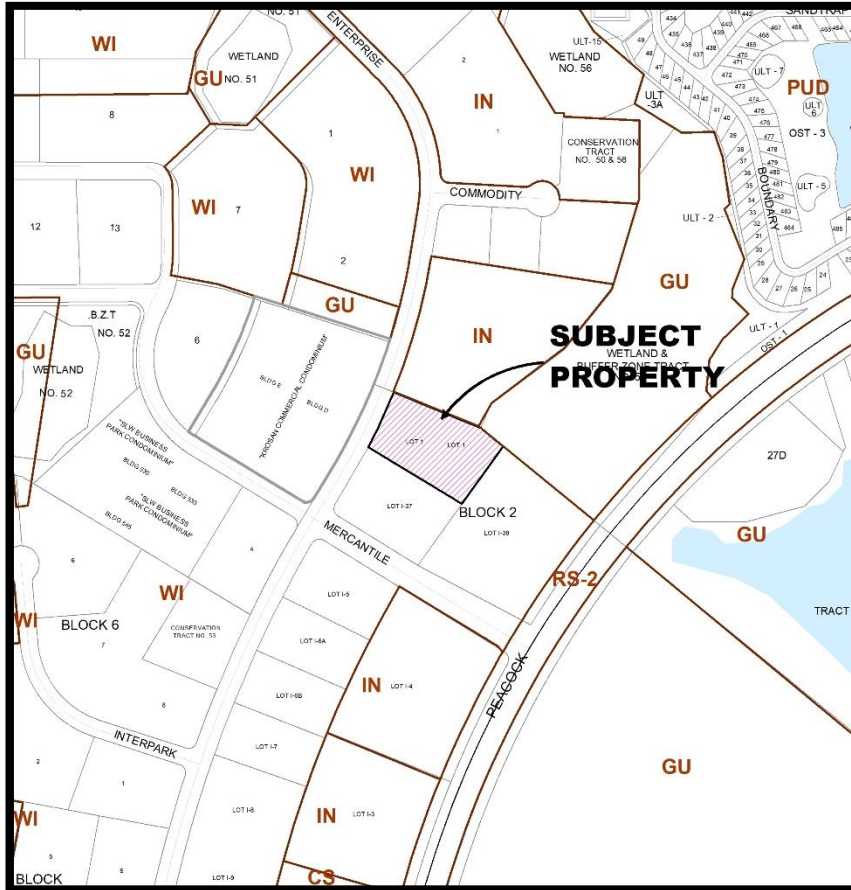
Request Summary

Applicant's Request:	The applicant is requesting 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.
Applicant/Property Owner:	660 PSL, LLC
Location:	639 Northwest Enterprise Drive The property is generally located north of NW Mercantile Place and on the east side of NW Enterprise Drive.
Section 158.227(G) of the City of Port St. Lucie Zoning Code, sets the maximum storage bay size, for self-service storage facilities, to 500 square feet.	

General Location and Aerial



Zoning and Surrounding Use



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

Note: The site directly east of the subject property is also owned by the applicant and operating as a warehouse facility.

Proposed NW Enterprise Drive RV Storage



PROPOSED 11-UNIT RESIDENTIAL BUILDING

UNIT LAYOUTS:

- UNIT 1: 1,100 SF
- UNIT 2: 1,100 SF
- UNIT 3: 1,100 SF
- UNIT 4: 1,100 SF
- UNIT 5: 1,100 SF
- UNIT 6: 1,100 SF
- UNIT 7: 1,100 SF
- UNIT 8: 1,100 SF
- UNIT 9: 1,100 SF
- UNIT 10: 1,100 SF
- UNIT 11: 1,100 SF

COMMON AREAS:

- ENTRANCE PORCH
- LOBBY
- STAIRS
- ELEVATOR
- BIKE STORAGE
- LANDSCAPING

Site Features:

- EXISTING BUILDING
- PARKING
- LANDSCAPING
- STREET LIGHTS
- WATER MAIN
- SEWER MAIN

Dimensions:

- LOT WIDTH: 110' 0" (N.W. 10th St. to N.W. 11th St.)
- LOT DEPTH: 110' 0" (N.W. 11th St. to N.W. 12th St.)

Staff Findings

The staff findings for consistency with the variance criteria listed in Sections 158.295(B)(1) through (7) are included in the staff report.

Planning & Zoning Board Action Options

- Make a motion to approve the variance.
- Make a motion to approve the variance with conditions.
- Make a motion to deny.
- Make a motion to table.