



JUSTIFICATION OF LAND USE AMENDMENT

Parcels: 341450147012507
Owner: Larry Olson
Address: 3775 SE JENNINGS RD
Zoning: GENERAL COMMERCIAL
Zoning Code: CG
Land Use: CG

The current future land use on the property is Commercial General (CG), with a zoning designation of General Commercial (CG) as well. The applicant is seeking to purchase this property with the intent of constructing a Self-service storage. Since storage facilities are not a permitted use within the CG future land use and zoning designations, the property owner is desirous of changing the future land use and zoning designation of the subject property in order to allow for the construction of a self-service storage facility in conformance with applicable regulations with the City of Port St. Lucie. By changing the future land use designation to Commercial Service (CS), and the corresponding zoning designation to Service Commercial (CS) (see companion Rezoning Application). The existing use of the subject property is mostly a vacant lot with a radio station tower. With the approval of this application, a self-service storage facility operation will be a permitted use and conform with applicable codes and regulations.

The property owner does not intend on changing the use on the portion of the parcel that is being utilized as a radio tower.

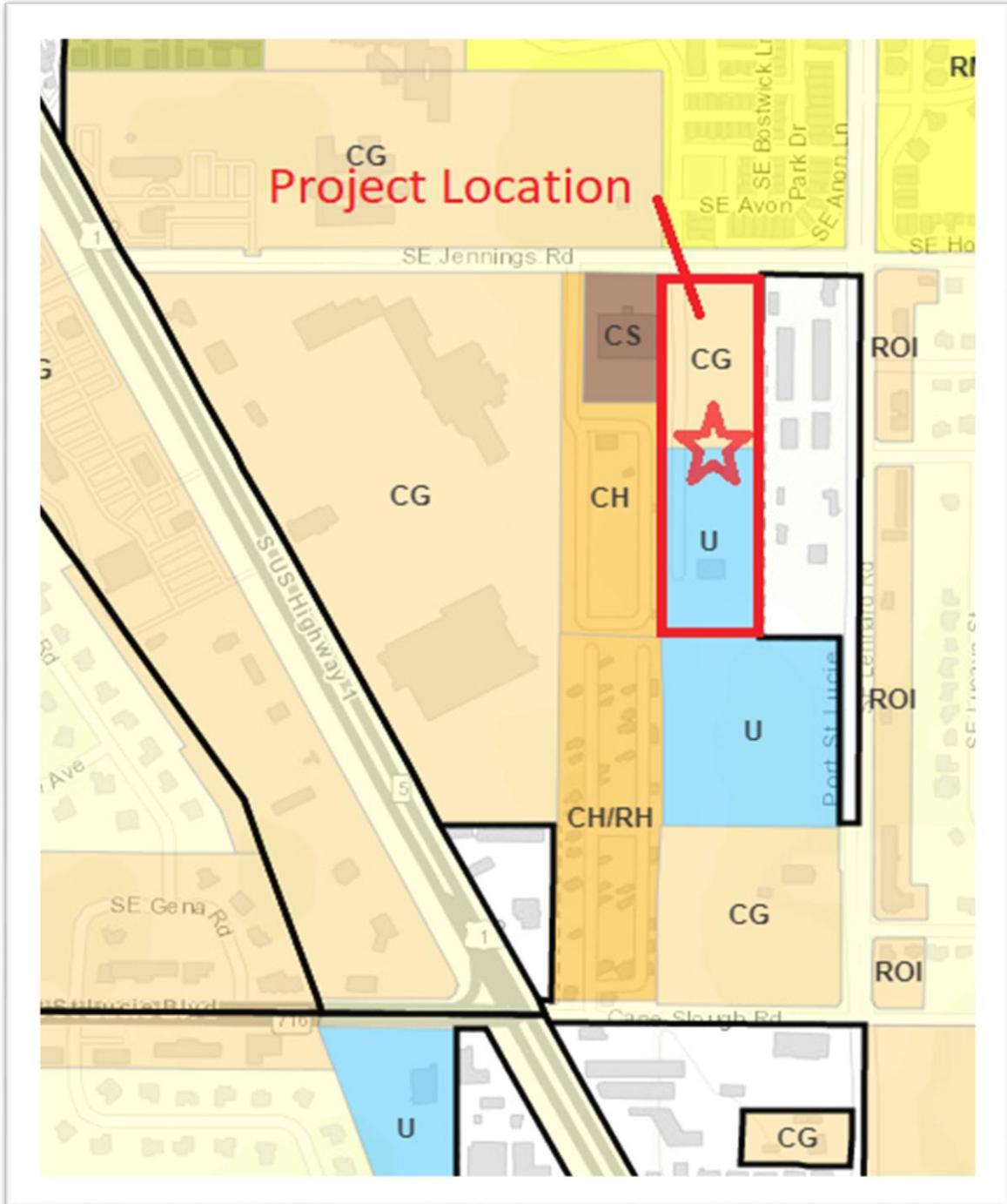
As with most Self-Storage developments, we anticipate a reduction in impact for this parcel compared to what the current zoning designation CG would allow. There typically is less traffic, less noise and increased security with self-storage developments. There will be no additional impact to the surrounding properties, the majority of which are commercial in nature. Furthermore, as there is an existing self-storage facility operation next to the subject property, approving this application will only follow the current precedent in allowing self-storage facilities in this area.

There will be no additional impact to traffic in the area or capacity in the City's public service system (i.e., sanitary sewer, public water, solid waste, drainage, recreation, fire and emergency, police, and education) by the granting the requested future land use amendment and associated rezoning application.

LIST AND MAP OF ADJACENT FUTURE LAND USE MAP CLASSIFICATIONS

Subject Property Existing FLU: CG

Adjacent parcels existing FLU designations are: CG, CS, CH, U, RM

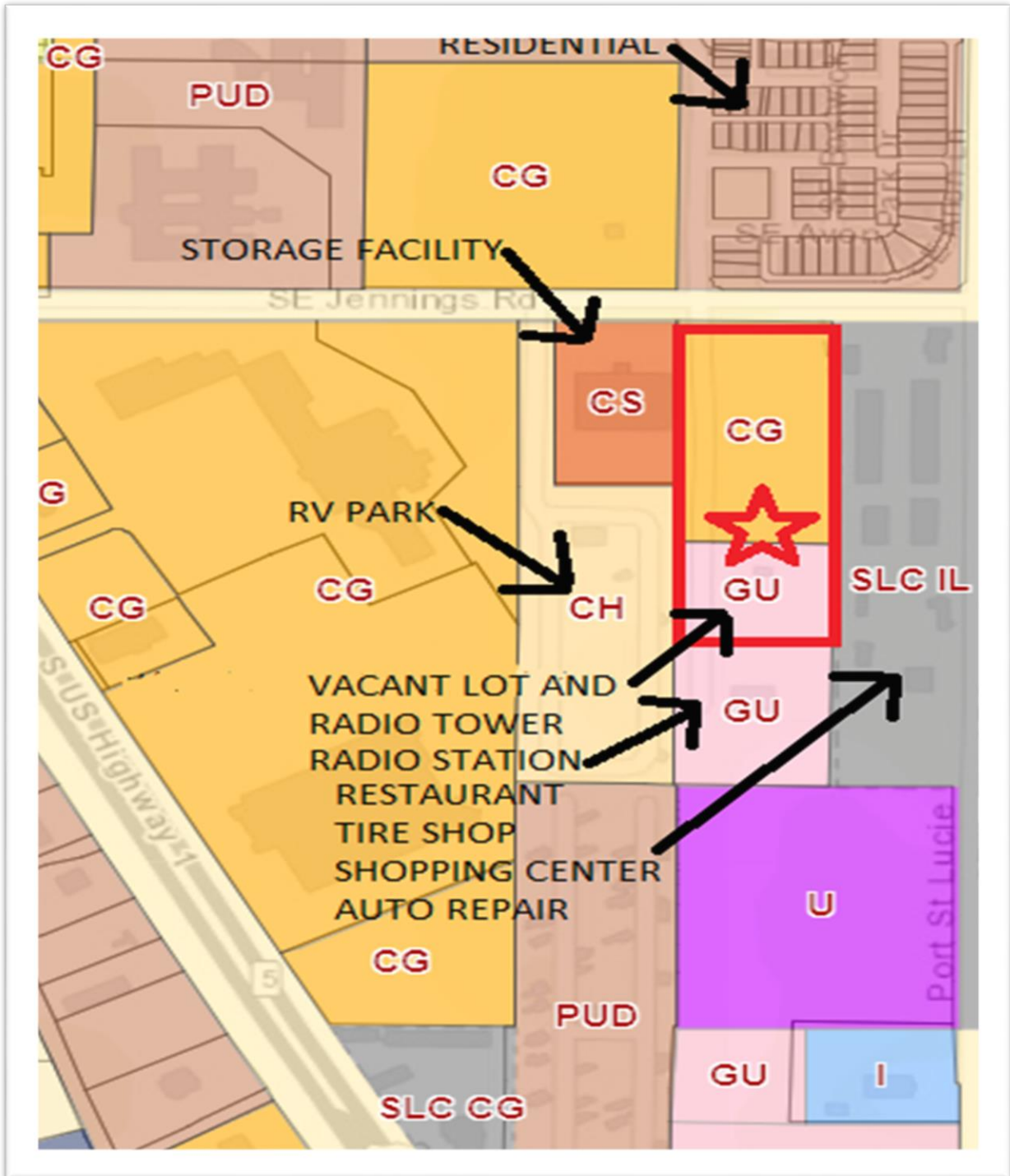


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Parcel: 341450147012507 / 3775 SE JENNINGS RD

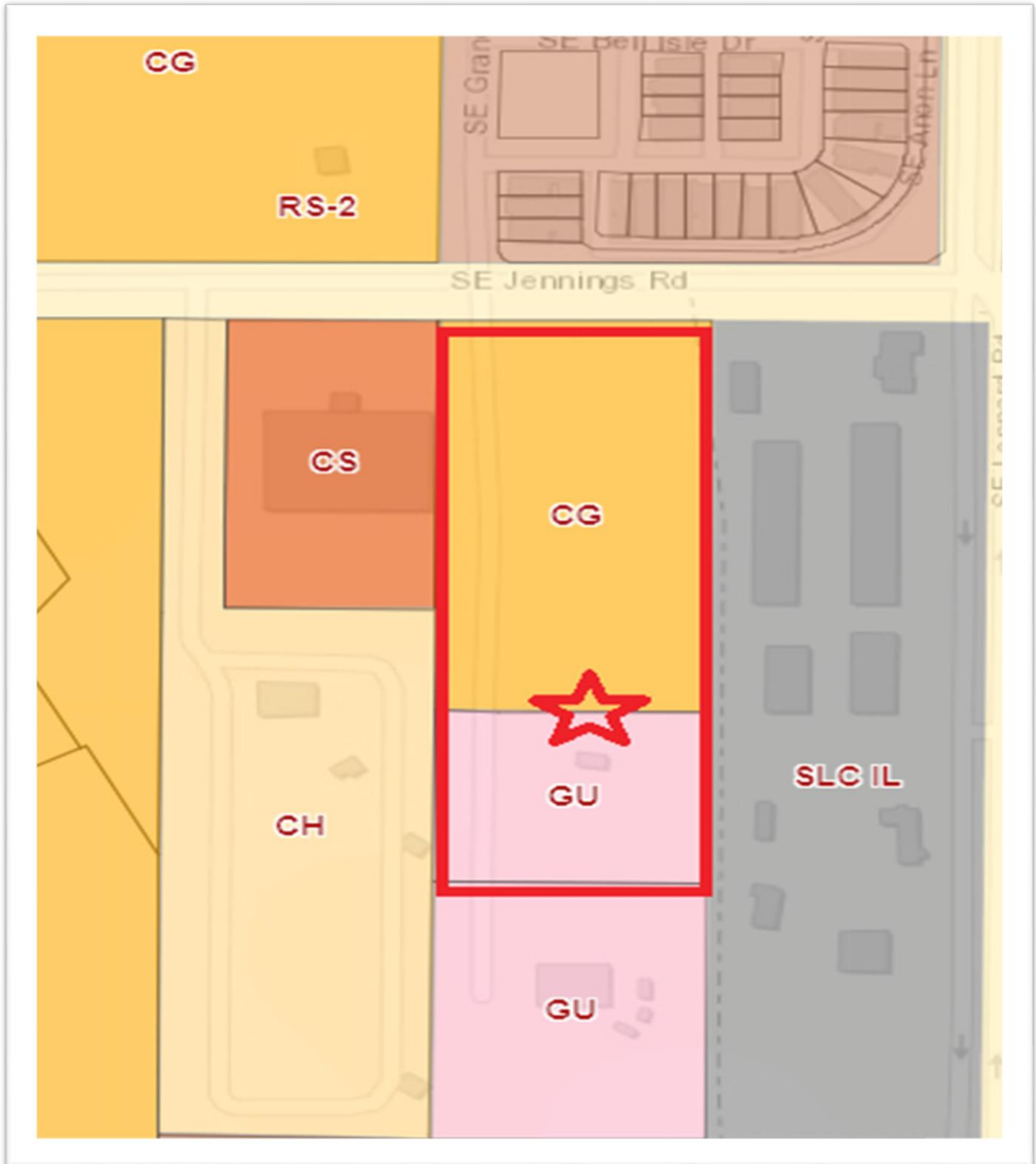
LIST OF EXISTING LAND USES

Existing land uses around the subject location are: Storage Facilities, RV Park, Radio Tower, Radio Station, Restaurant, Tire Shop, Auto Repair, Shopping Center and Residential.



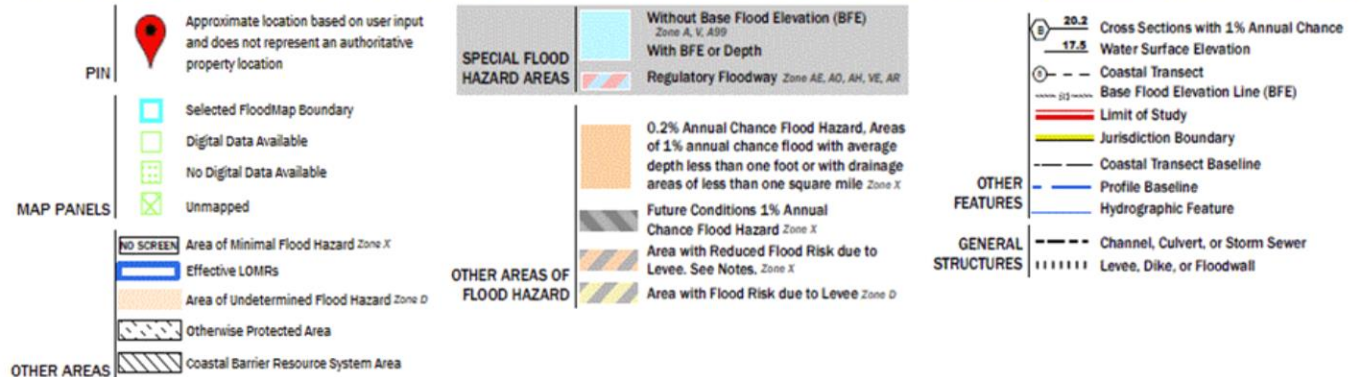
LIST OF EXISTING ZONING CATAGORIES

EXISTING ZONING CATAGORIES ARE: CS, CG, CHC GU, SLC IL



FEMA FLOOD MAP

The subject property is in Zone X which is an area of minimal flood hazard.



MAP AND LOCATION OF WETLANDS

The subject property does not have any wetlands located within the site.



March 24, 2022

Wetlands

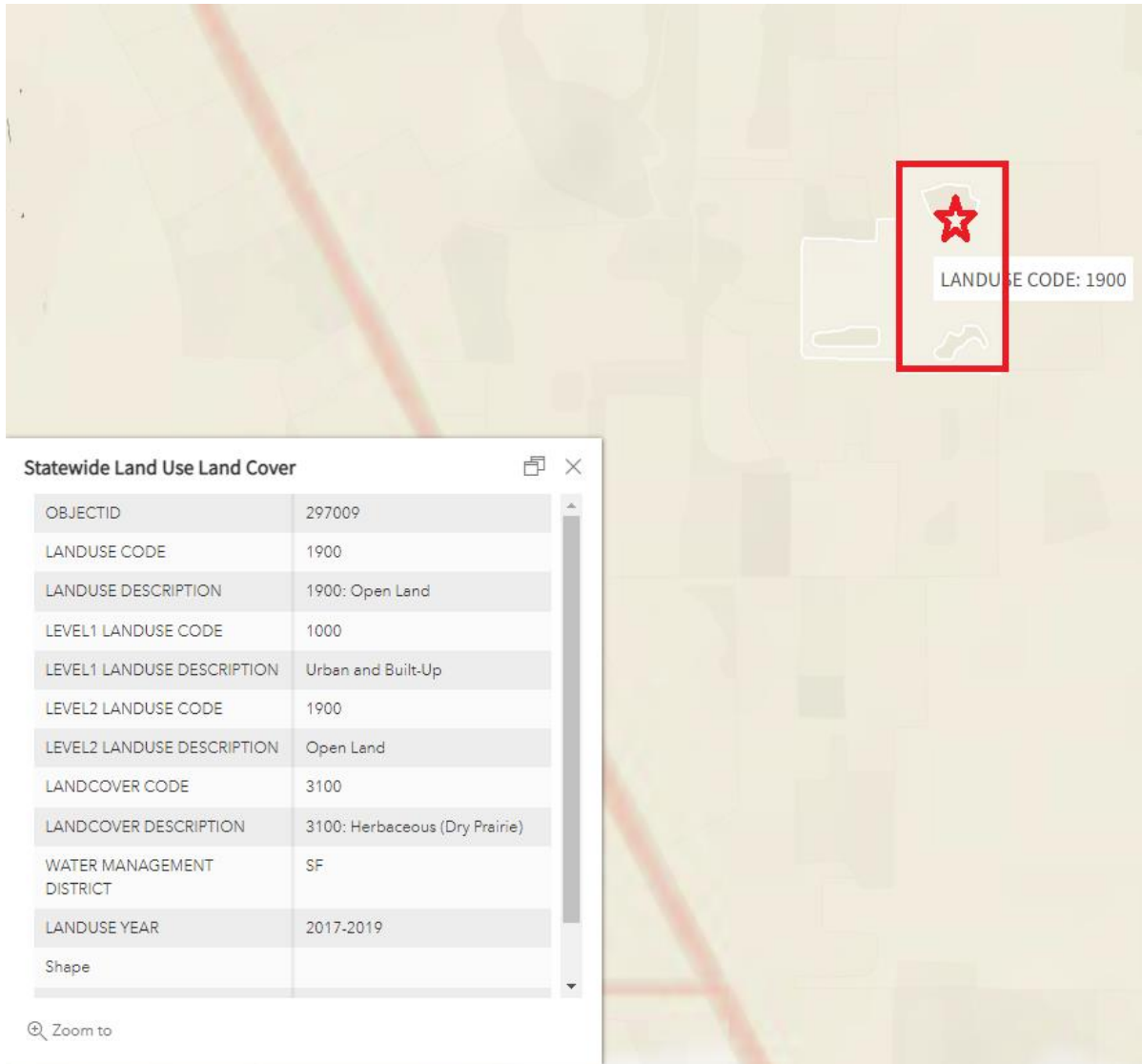
	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
			Freshwater Pond		Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

MAP AND DESCRIPTION OF EXISTING VEGETATION

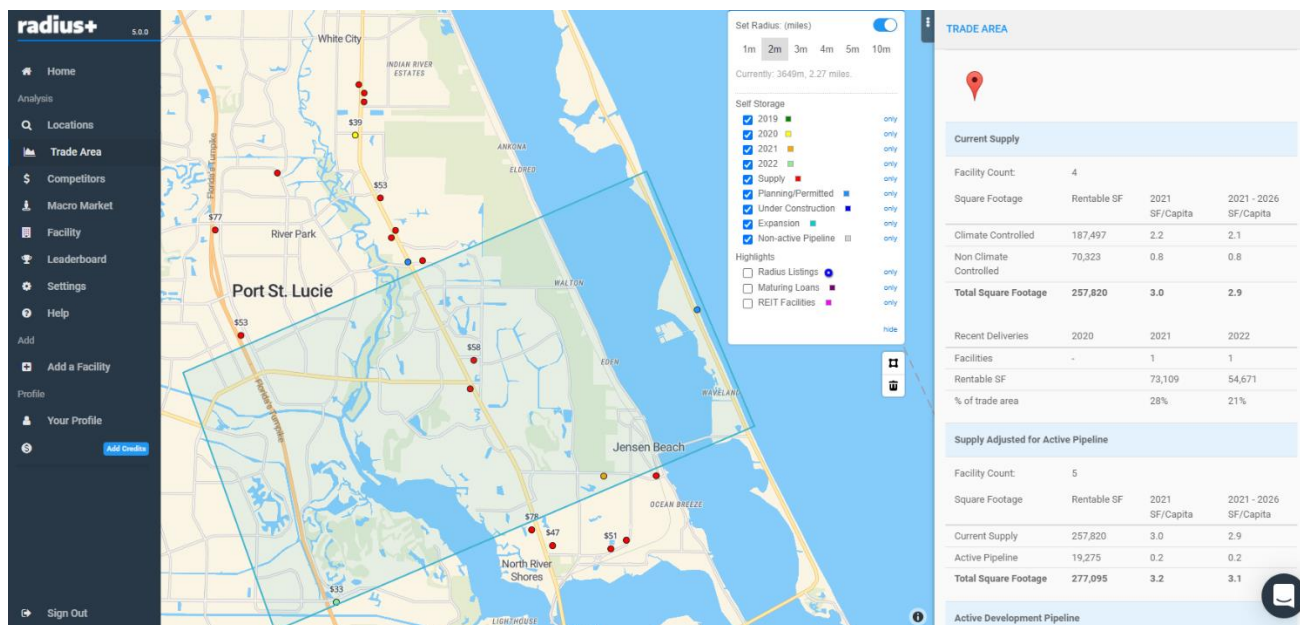
Per FLUCAS Land Cover Classification, project location is Open Land with Urban and Built-Up as the Level 1 Description. Level 2 Description notes Herbaceous (Dry Prairie)



TRAFFIC ANALYSIS

Due to the size and scope of this project, a TIA will not be required due to the ADT generation for this development.

MARKET STUDY



A feasibility Study has been uploaded to through the upload portal. Highlights are found on Page 5 and 7 of that document and shows why our client is interested in this site. The 3775 SE Jennings Rd site is essentially a pocket in PSL with high demand within a 3-mile radius. In the 3-mile trade radius area, there is only 5.6 SQ FT of existing available storage space per person. That is well under the 13.8 SQ FT per person within a 10 min drive of the general PSL area. While the attached report shows data on a radius approach, when you look at a more exact trade area that this property would service there is only about 3.2 SQ FT per person.

CAPACITY ANALYSIS

The proposed amendment to the Comprehensive Plan will be a net reduction in impact to all public services over what is currently allowed.

Water and Sewer

This development will have a single bathroom so the water and sewer will be drastically reduced.

Drainage

The drainage for the site will be engineered to meet the zoning requirements.

Recreation

There will be no recreational activities on this parcel.

Fire and Emergency

The project will incorporate a fire suppression system as required by zoning ordinance and therefore add additional safety, thus lowering the impact to the Fire and Emergency Services.

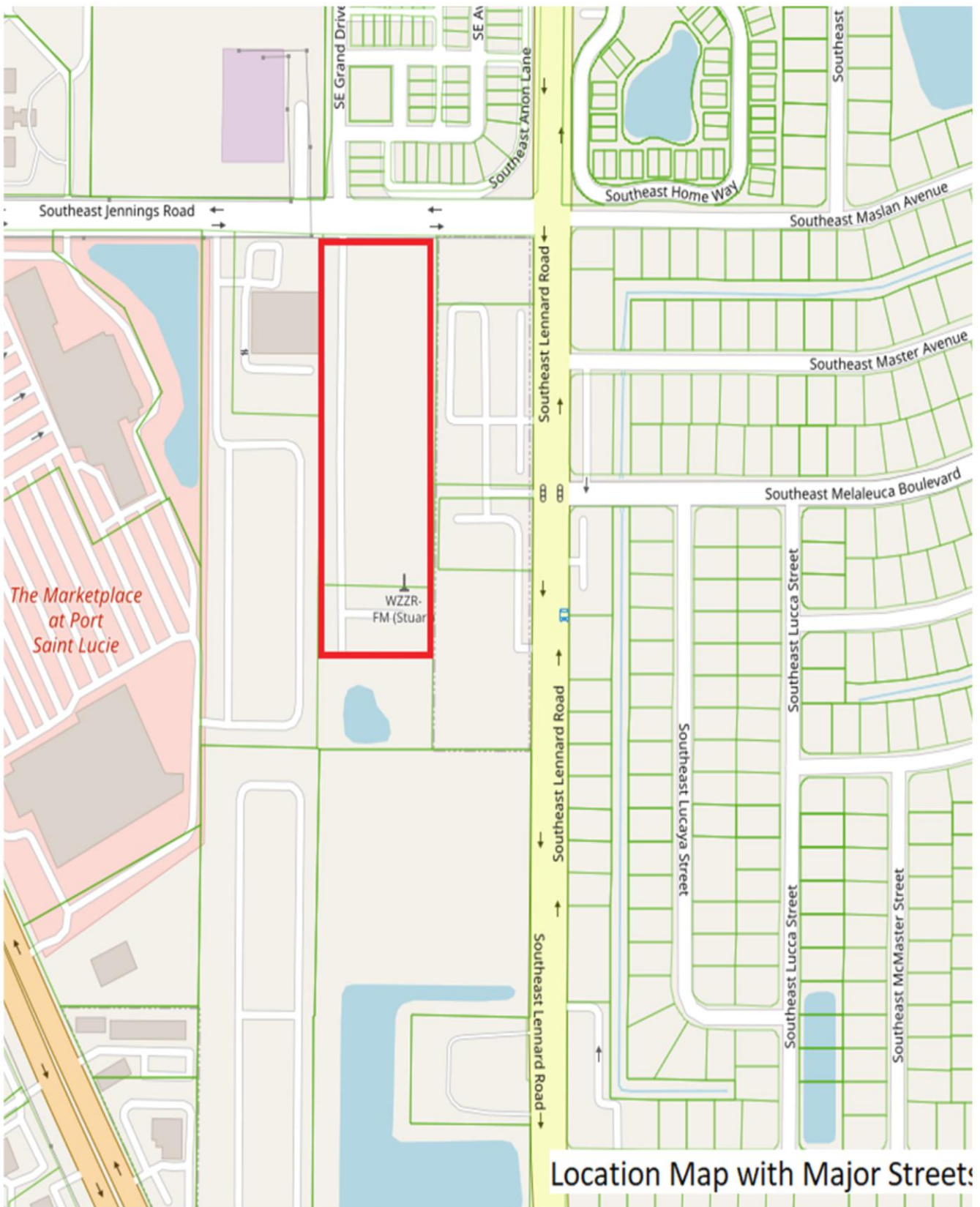
Police

This development will incorporate state of the art security and monitoring and reduce the potential for police monitoring.

Education

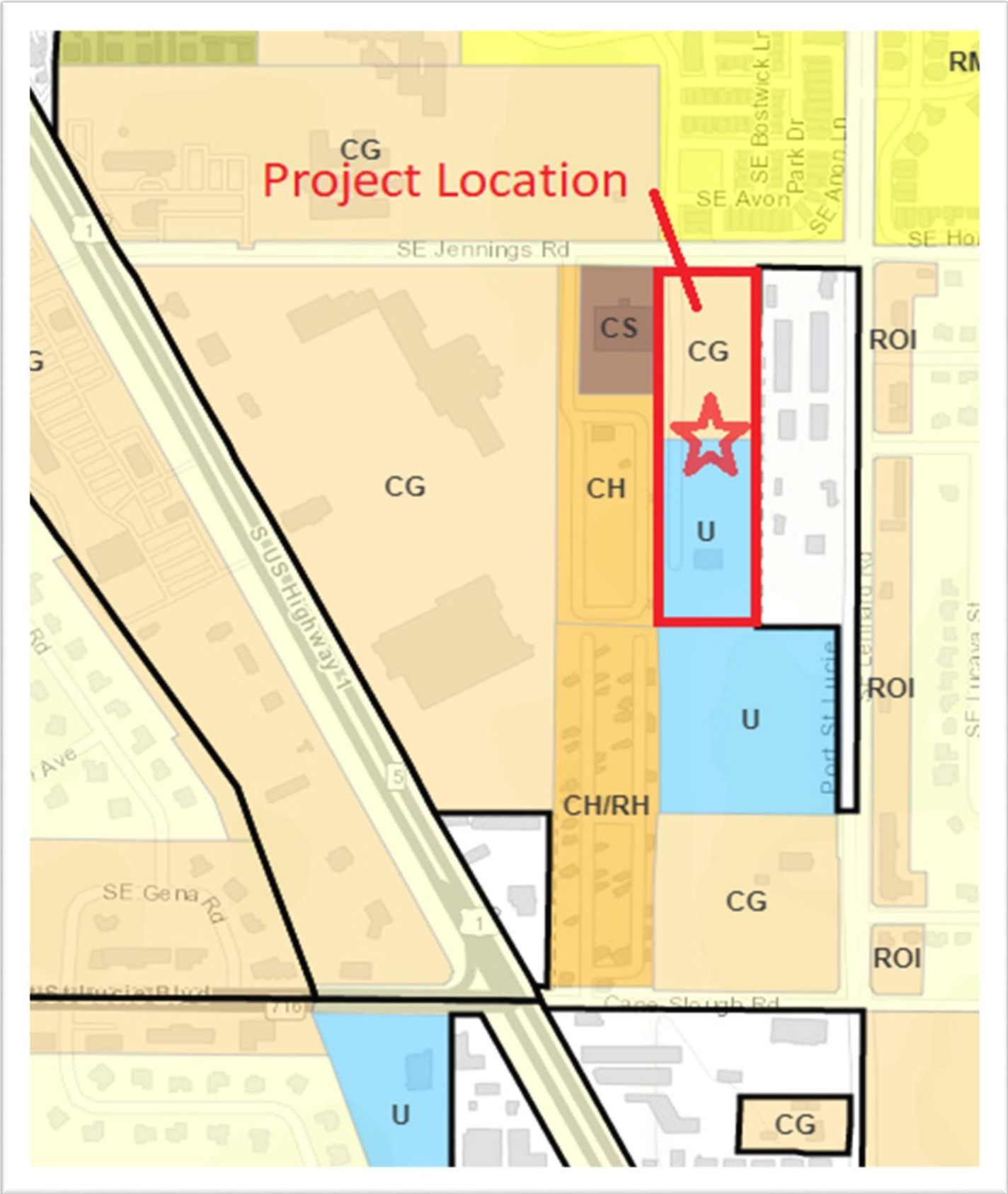
This development will not have any impact on the education system.

LOCATION MAP WITH MAJOR STREETS



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EXISTING LAND USE MAP



PROPOSED LAND USE MAP

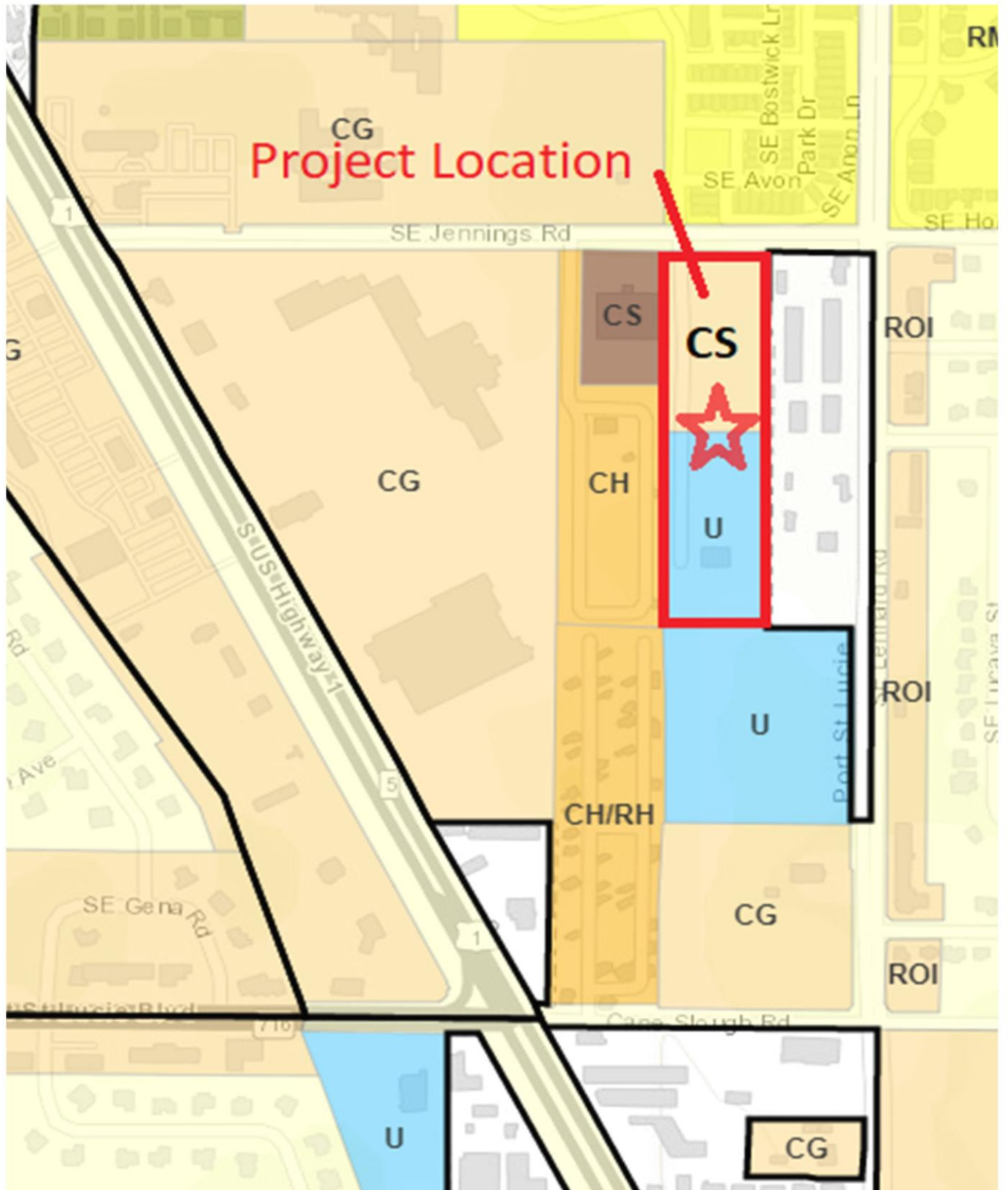


CHART COMPARING THE AREAS OF EXISTING AND PROPOSED FUTURE LAND USES

	EXISTING	PROPOSED
Purpose	"...locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of general commercial facilities ... primarily along established highways where a mixed pattern of commercial usage is substantially established ..."	"...locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of commercial service facilities to fulfill the general City-wide need for said facilities ..."
Permitted Uses	Does not allow self-service storage facilities	Allows self-service storage facilities in accordance with Section 158.227
Minimum Lot Requirement	20,000 square feet and a minimum width of 100 feet	20,000 square feet and a minimum width of 100 feet
Maximum Building Coverage	40%	40%
Maximum Building Height	35 Feet	35 Feet
Setbacks	Front: 25 feet Side: 10 feet (25 feet if parcel adjoins residential use or public right-of-way) Rear: 10 feet (20 feet if parcel abuts a residential use, public right-of-way or drainage way)	Front: 25 feet Side: 10 feet (25 feet if parcel adjoins residential use or public right-of-way) Rear: 10 feet (20 feet if parcel abuts a residential use, public right-of-way or drainage way)