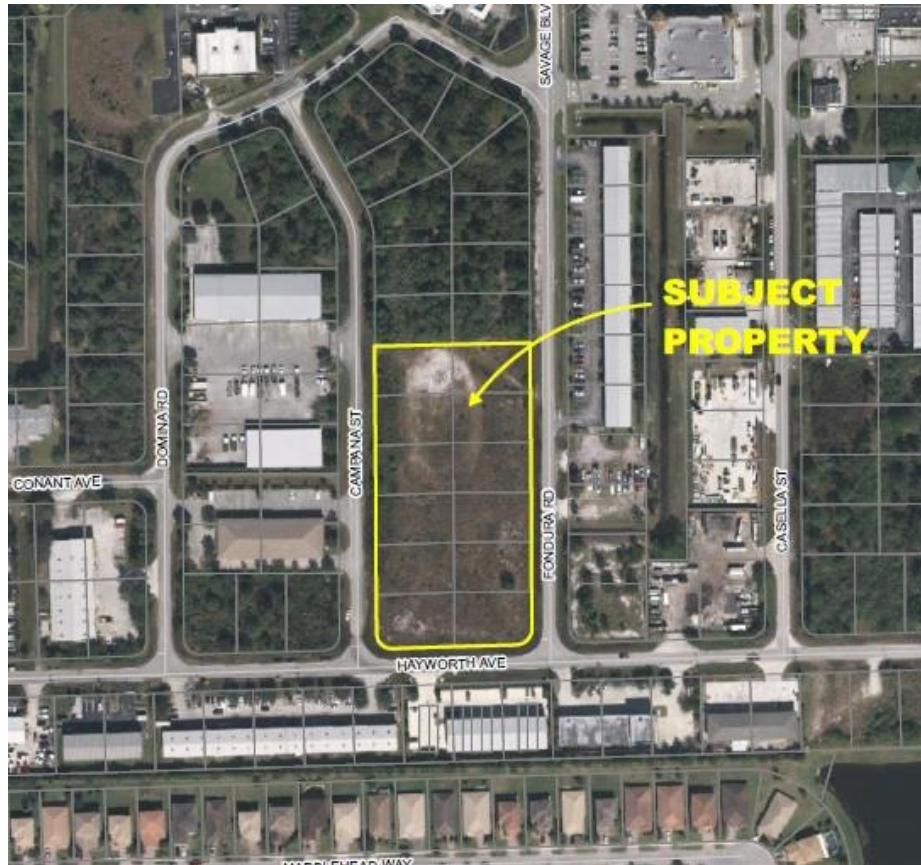




P18-006-A2
Fondura Self-Storage
Major Site Plan Amendment



SUMMARY

Applicant's Request:	A request to approve an addition to the existing self-storage site plan including the construction of a three (3) story, 30,000 gross sf self-storage facility and associated site improvements.
Applicant:	Brad Curry, EDC
Property Owner:	2752 SW Fondura Road, LLC
Property Information:	Parcel Number 3420-650-1084-000-5
Address:	2792 SW Fondura Road
Project Planner:	Laura H. Dodd, AICP, Senior/Transportation Planner

Project Description

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.

Previous Actions and Prior Reviews

The Site Plan Review Committee (SPRC) recommended approval of the amended site plan on May 12, 2021.

Public Notice Requirements

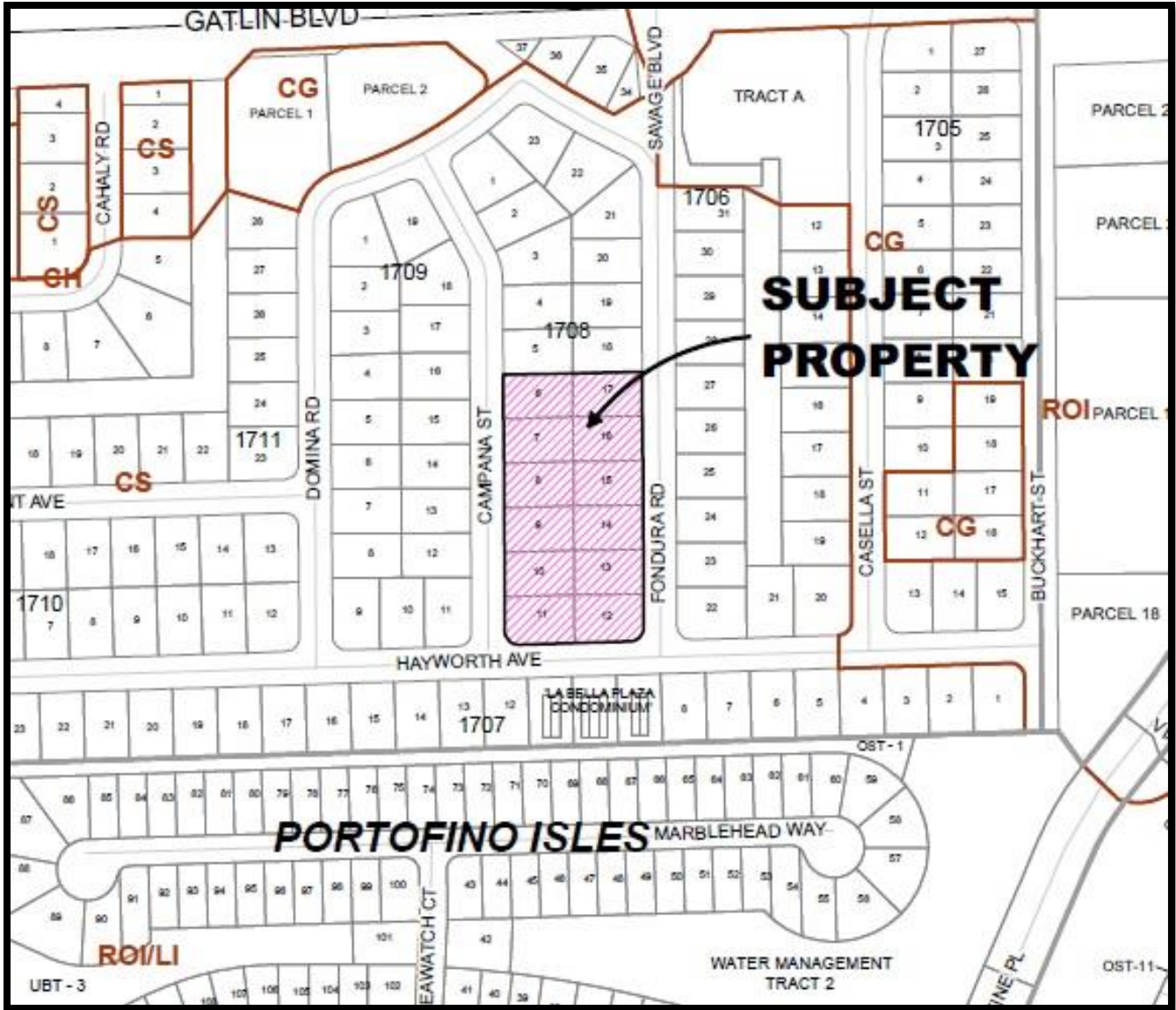
N/A

Location and Site Information

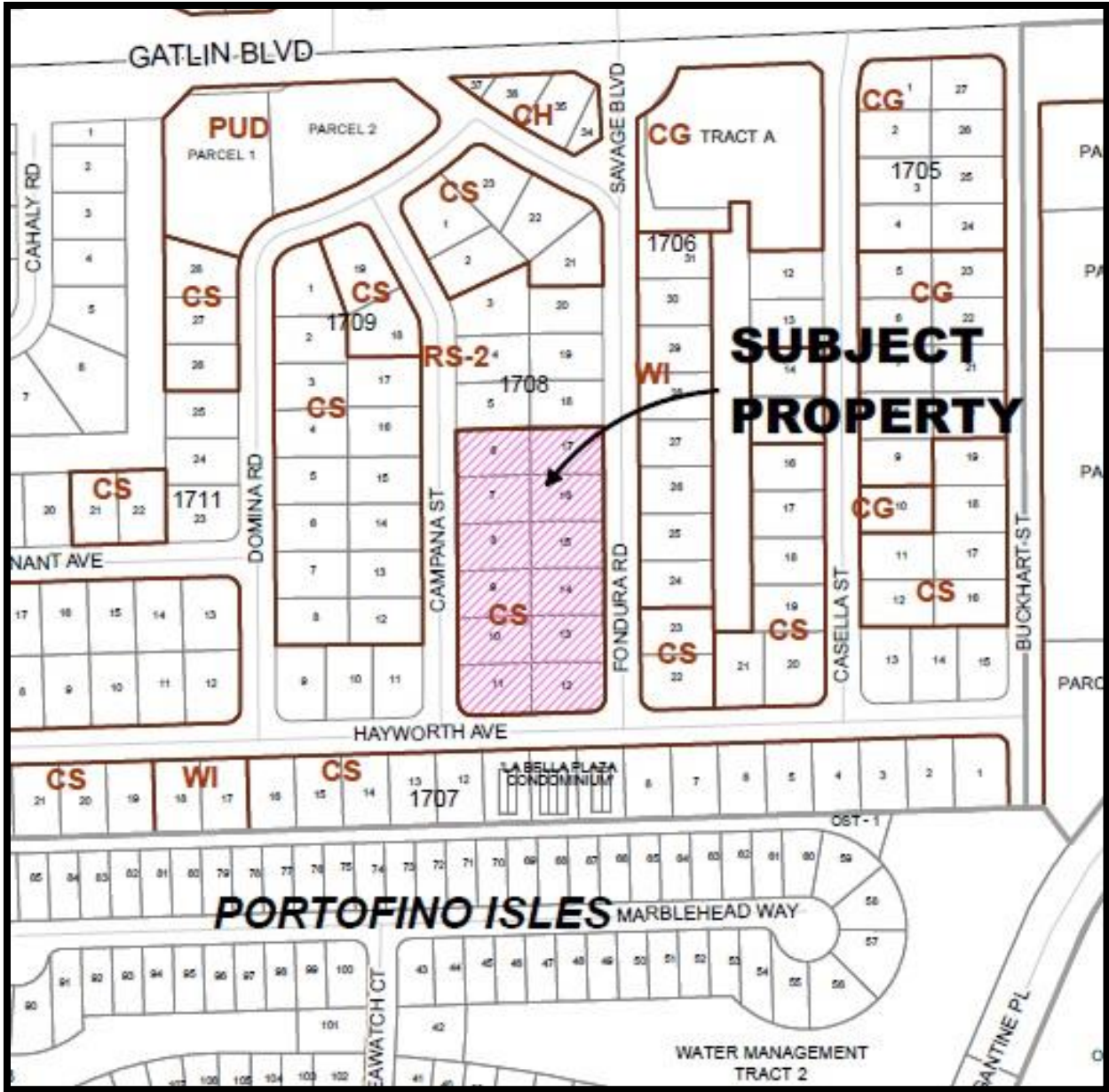
Parcel Number:	3420-650-1084-000-5
Property Size:	+/- 2.8 acres
Legal Description:	PORT ST LUCIE-SECTION 31- BLK 1708 LOTS 6,7,8, 9,10,11, 12,13,14, 15,16 AND 17 (MAP 43/14N) (OR 4044-268)
Future Land Use:	CS (Service Commercial)
Zoning:	CS (Service Commercial)
Proposed Use:	Addition of a self-storage building within an existing self-storage facility.
Current Use:	Self-storage facility

Surrounding Uses

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



FUTURE LAND USE



ZONING

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: Comprehensive plan Policy 1.1.4.13 stipulates that the CS future land use classification is compatible with the CS zoning classifications. Therefore, the applicant’s zoning classification is compliant with the City of Port St. Lucie comprehensive plan.

<i>CRITERIA</i>	<i>FINDINGS</i>
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.

ZONING REVIEW:

The project has been reviewed for compliance with the requirements of the code of ordinances and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
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'

NATURAL RESOURCE PROTECTION (Chapter 157)

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code. The original site plan (P18-006) provided an environmental assessment conducted in 2017 by Crossroads Environmental. The report delineated that the site had been previously impacted and contained no upland habitat or trees meeting mitigation requirements. Further, the site for the proposed building has also been previously impacted and is currently servicing the development as an outdoor storage area. Therefore, no additional environmental impact fees are required for the proposed addition.

OTHER

Fire District: The proposed self-storage building has been reviewed by the Fire District for safety purposes.

Public Art (Chapter 162):

The previously approved Fondura site plan required contribution into the Art in Public Places fund. Per LDC Section 162.08 payment is required when: all private non-residential development projects and all residential development projects with more than ten (10) units, including new construction, or the renovation or improvement of an existing building where fifty percent (50%) or more of a building is being modified, renovated, expanded, rebuilt or improved by construction. The proposed addition equates to a less than a 50% expansion and therefore is not subject to additional public art fees.

Related Projects:

- P18-006: Fondura Self-Storage Site Plan
- P18-006-A1: Fondura Self-Storage Site Plan Amendment

RECOMMENDATION

The Site Plan Review Committee (SPRC) recommended approval of the site plan on May 12, 2021.