CITY OF STUART
City Commission
November 12, 2018

Project Name: Safe and Secure Self Storage Facility Re-zoning to CPUD & Final Site Plan Approval	**Property Owners:** Sundance Marine Dixie, Inc.
Project No.: Z18030005	**Applicant/Petitioner:** David H. Cloran, Deliceto, LLC. (as Contract Purchaser)
Ordinance No: 2383-2018	**Agent:** Michael Houston, HJA Design Studio
PCN: 05-38-41-002-000-01470-0	**Case Planner:** Stephen Mayer
Location: 700 S.W. Federal Highway On the West side of the off-ramp from S.W. Federal Highway to Palm City Road and southeast of S.W. Bryant Avenue and northwest of S.W. Pine Avenue	

Location Map



PROJECT SUMMARY		
Property Size (area)		1.85 Acres
Present Use		Vacant
Subject Property Land Use		Commercial
Adjacent FLU	*North*	Commercial (Developed)/ Office-Residential
	South	Commercial (Developed)/ Office-Residential
	East	US 1/Downtown Redevelopment (Developed)
	West	Low Density Residential
Subject Property Zoning		B-2 (Business General)
Adjacent Zoning	*North*	Business General (B-2)/ Office/Residential (R-3)
	South	Business General (B-2)
	East	Urban Highway (UH)
	West	Residential, Single-Family (R-1)
Proposed Zoning District		Commercial Planned Unit Development (CPUD)
Proposed Use		Warehouse – Mini Storage
City Approvals		Building Department – No comments at this time. Fire Department – Conceptual site plan approval Public Works – Conceptual site plan approval Police Department – Conceptual site plan approval
Brief Explanation		The subject property is 1.85 acres. The intent of this project is to allow an 115,332 square foot, four-level (45' high) self-storage facility, located at 700 SW Federal Highway.
Staff Recommendation: Staff recommends approval of Ordinance 2383-2018, consisting of a and zoning district designation to CPUD (Commercial Planned Unit Development), which includes a final site plan and conditions of approval including a timetable of development.		

STAFF REPORT AND RECOMMENDATION

I. LEGAL NOTICE REQUIREMENTS

A. Requirements for Application – The application for re-zoning district designation to CPUD have been noticed in accordance with the requirements set forth in Sections 11.01.06 of the Land Development Regulations.

B. Site Posting Date: 12-06-2017

C. Mail Notice Postmark: 12-06-2017 to property owners within 300 feet

D. Publication Date: 10 days prior to the adoption hearing, Section 11.01.06

II. RE-ZONING and Master Site Plan Approval, Ordinance. 2383-2018 (Attachment A)

III. APPLICATION (Attachment B): Dated June 4, 2018

IV. HISTORY OF THE SITE

The subject parcel is 1.85+/- acres of vacant land, previously developed as a boat dry-storage lot, and located on the west side of the off-ramp from S.W. Federal Highway to Palm City Road and southeast of S.W. Bryant Avenue and northwest of S.W. Pine Avenue. At the time of this application, the property is vacant, however, the property was developed as a boat storage facility, is cleared with sod and some buffer landscaping remaining on the site. Tonight, the applicant is proposing to rezone to CPUD with Final Site Plan approval for an 115,332 square foot self-storage facility. The self-storage facility will have 1009 storage units.

V. STAFF ANALYSIS

A. Site and Area Characteristics

The subject property consists of a single parcel 1.85+/- acres in size, located at 700 S.W. Federal Highway. To the east and across Federal Highway is Royal Palm Financial Center. To the north is Palm Beach Yachts and to the south is Wendy's Restaurant. Adjacent and to the west is Bessey 2nd Addition neighborhood. Also to the north and across Bryant Avenue is Bessey 2nd Addition.

B. Project Description

The applicant is proposing to rezone the parcel for the purpose of developing an 115,332 square foot self-storage facility known as Safe and Secure. The self-storage facility will be limited four-levels (45'). The re-zoning to CPUD will allow greater flexibility of design.

Landscaping & Tree Mitigation

Landscape buffers have been provided on all sides of the property, which includes a 30-foot-wide landscape buffer without the required 6 foot high decorative wall on the southwestern and northwestern property lines, adjacent to residential property. This transition buffer is required to be 45-feet and have a 6 foot high decorative wall. The applicant is requesting to waive this requirement of the code, by virtue that the use is less intense than typical commercial uses, and that the architecture of the building acts as a barrier between Federal Highway and the residences. These two PUD waivers will be discussed in more detail later in the staff report.

Of the total site area, approximately 41% will remain pervious, which includes open space & landscape buffers. The proposed landscape buffer area represents approximately 29,843 sq. ft. which is more than 37% of the total site area. Interior landscaping represents another 3,062 square feet, or 4% of the total site area.

Tree replacement will be not required due to the previous clearing of the site and existing landscaped trees are not proposed to be removed or replaced. If the applicant decides to replace the existing palm trees, the applicant must comply with the land development code and pay the required tree mitigation fee or provide the evidence of mitigation on the landscape plan at the time of building permit.

Access and Parking

The property will have three points of vehicular access, the two existing entrances (off SW Pine Avenue and SW Bryant Avenue) and a new curb cut on SW Palm City Road. The circulation has met EMS vehicle turning movement requirements. The site includes internal 6' sidewalks and staff is recommending a connection with the existing 6' wide sidewalk along SW Palm City Road.

The applicant is providing 17 total parking spaces. The self-storage facility (with 1009 storage units and 1 employee) is required to provide one parking space per 50 storage units, plus one per employee or 17 parking spaces. The applicant is requesting a waiver to provide 1 per 70 units.

C. Future Land Use Amendment and Comprehensive Plan Consistency Review

A review of the Comprehensive Plan finds that the proposed use is consistent with the existing Commercial future land use designation.

> *This land-use category allows commercial use and is compatible with the surrounding land uses.*

D. Rezoning and Land Development Code Consistency Review

The application has been reviewed for consistency with the City's LDC. The CPUD zoning would allow for the construction of the 800 unit self-storage facility.

Section 11.01.02.7 Rezoning to CPUD of the Land Development Code requires the Local Planning Agency to consider the following criteria prior to making an advisory recommendation to the City Commission.

1. *The existing land use pattern;*

   The proposed land use pattern has been established as Commercial, which allows for a warehouse – mini storage.

2. *The possible creation of an isolated district unrelated to adjacent and nearby districts;*

   The proposed rezoning to CPUD would not create an isolated zoning classification in regard to nearby classifications of zoning.

3. *The population density pattern of the area and possible increase or overtaxing of the load on public facilities such as schools, utilities and streets;*

   The intended use of the subject property as a self-storage facility would not encourage the type and intensity of development that would result in overtaxing of schools, utilities, or streets.

4. *The possible overloading of the City's sewage collection, treatment and disposal facilities:*

   The type and intensity of development is not anticipated to overload the City's utility services.

5. *The possible overloading of the City's drainage system;*

   The type and intensity of development that is feasible is not anticipated to overload the City's utility services.

6. *The existing district boundaries in relation to existing conditions on the subject property;*

   There are no issues in this regard.

7. *The existence of changed or changing conditions which make the passage of the proposed rezoning necessary or appropriate;*

   The traffic study reports that the existing roadway will handle the additional capacity.

8. *The impact of the proposed rezoning upon living conditions in the adjacent neighborhood;*

   The type and intensity of development is feasible and would not create an adverse impact to nearby neighborhoods and is consistent with the goals of development, the Commercial future land use category and the design principles of the area that will continue to surround the site.

9. *The impact of the rezoning upon the flow of light and air to adjacent areas;*

   The type and intensity of development that would be feasible on the subject property would not create an adverse impact upon the flow of light and air to adjacent areas.

10. *The impact of the proposed rezoning upon property values in the adjacent area;*

    The rezoning to CPUD would likely result in an increase in property values in the adjacent area by having a facility availability.

11. *The impact of the proposed rezoning upon improvement or development of adjacent property in accordance with existing regulations; and*

    The rezoning to CPUD would not impact adjacent properties to improve or develop in accordance with existing regulations.

12. *The existence of other adequate sites in the City for the proposed use in districts already permitting such use.*

    The subject location is ideal for a self-storage facility due to the unique shape of the property and its proximity to surrounding commercial and residential uses. The low intensity of the proposed use is a satisfactory transition between Federal Highway and the residential/office uses to the west of the site.

Signage

All signs throughout the CPUD will have a consistent treatment, as to number, location, size, height, lighting, and materials with a unified theme throughout the Planned Unit Development. The development's monument sign will adhere to the design standards in the City's Land Development Code.

Architecture

The Mediterranean mixed-use office styling of the four-sided architecture is compatible with the neighborhood and will enhance the existing view shed of the property from all sides.

PUD waivers to the Code

The applicant is applying for two waivers to the code:

1) Waiver to **Section 6.04.06. Land Use Transitions and Landscape Buffers.**

The applicant is requesting a 30-foot landscape buffer with a wall and a fence, where 45 feet and a 6-foot wall or fence is required.

Staff notes: *At a neighborhood meeting sponsored by the applicant, the issue of providing a wall was discussed. It seems the consensus that a wall would be desired by the community. The applicant agreed to place a 6' concrete panel wall along the western property line, and a 6' decorative aluminum fence along the Bryant Avenue side. It is recommended that any lighting on the north and west sides of the property are shielded away from the residents, and that any up lighting on the side of the building are soft and do not provide glare. A photometric plan provided by the applicant demonstrates zero foot candle light spillage on adjacent residential property.*

Staff also notes that the landscaping provided within the 30 foot landscape buffer has greater density than required. The minimum trees required on the western side would be 4 shade trees (at 1 tree per 30 linear feet). The applicant is providing 8 Live Oaks and 3 Mexican fan palm trees. The applicant is also providing a hedge row of Sweet Viburnum along the entire side adjacent to residential. On the side adjacent to Bryant Avenue and across from single-family residences, the applicant is providing 6 Green Buttonwoods, 10 Crape Myrtle Coral Pink trees and 3 Mexican fan palms. This also represent a greater density than required by code (at 1 tree per 30 linear feet), or 8 shade trees.

2) Waiver to **Section 6.01.04. Sidewalks and bikeways**

The applicant is requesting a 6-foot internal sidewalk when 8-foot sidewalks are required where practicable.

Staff notes: *As the code reads, where practicable, it is the opinion of staff that proposed 6' sidewalk is practicable for the low intensity use of self-storage, and that the existing street sidewalk is less than 6' in places along SW Palm City Road. Staff does have a condition of approval that the applicant connects the internal sidewalk to the existing sidewalk, as also required by code.*

SITE DESIGN QUALITATIVE DEVELOPMENT STANDARDS
The purpose of these standards is to insure that all site plan development complies with the Comprehensive Plan of the City and with the Stuart Land Development Regulations and to promote harmonious and compatible development within the City.
1. Harmonious and Efficient Organization

The proposed development is efficiently planned and through its design and layout takes account of existing and possible development in the immediate vicinity of the site. The proposal reflects its surroundings and pattern of development. All vehicular use areas have been designed so as not to adversely impact on the character of existing neighboring development. Site improvements required for construction should not negatively impact or have any harmful effects on adjacent properties.
2. Preservation of Natural Conditions
The site has already been developed and cleared. There are no natural conditions on the site.
3. Screening and Buffering
The Landscape Plan for the subject site proposes to create screening, preserve area, landscape buffering in locations along the front, sides, and rear portion of the subject property. The scope and extent of the screening and buffering proposed is considered to be more than adequate.
4. Enhancement of Residential Privacy
Landscaping and site layout is proposed in such a manner that existing and future abutting uses will not create a visual or auditory nuisance; in terms of potential impact upon the proposal.
5. Emergency Access and Access to Public and Private Ways
The proposed development provides adequate access for emergency vehicles. All elements of this proposal have been designed so as to incorporate safe and convenient access to all public and private ways throughout the site.
6. Pedestrian Circulation
The proposed 6' (foot) internal sidewalk is encouraged to connect with the existing 6 foot sidewalk along Palm City Road.
7. Location and Design of Access Drives
The site has three points of ingress and egress. Adequate stacking spaces are provided within the ingress driveway as well as a covered drop off area.
8. Coordination of on-site and off-site circulation
Connection is provided to Pine Avenue, Bryant Avenue and Palm City Road.
9. Location and Design of on-site ways
The on-site driveways and parking areas have been located and designed to be minimal in form and to occupy no more land than is required to provide safe and convenient vehicular and pedestrian circulation.
10. Drainage
The drainage will be addressed in full at final site plan submission. In accordance with the City's Land Development Regulations, the site must provide water quality storage for the applicable run-off volume and limit post-development discharges at pre-development rates for all applicable design storm events. Drainage will be accommodated on site in a manner which shall not adversely affect nearby property or the public storm drainage system.
11. Exterior Lighting
The proposed development will provide decorative exterior lighting at 25ft in height in the vehicular and pedestrian use areas. The lighting does not conflict with the proposed landscaping and will not impact or produce glare on the nearby neighborhood or interfere with the aesthetics of the surrounding area or with public safety and convenience.

E. Technical Review by Other Agencies

The City Building, Public Works, Fire, and Police Departments have reviewed the applications and have offered their comments. Each department will provide specific comments at final site approval for permitting.

The applicant will be responsible to meet all federal, state and local permitting and environmental standards. Further, the applicant will also be required to demonstrate full compliance at all times.

VI. LOCAL PLANNING AGENCY BOARD RECOMMENDATION

The Local Planning Agency voted unanimously to recommend approval to the City Commission as to the need and justification for the zoning change and as to the relationship of the proposed change to the goals, objectives and policies of the Comprehensive Plan and of the Land Development Code, with the condition that the applicant provide the wall and fence along the property lines that are adjacent to residential property, including along Bryant Avenue.

VII. STAFF RECOMMENDATION (APPROVAL WITH CONDITIONS)

Staff has determined that the rezoning to CPUD is consistent with the goals, objectives and policies of the Comprehensive Plan and the regulations in the Land Development Code. Furthermore, staff has determined that the CPUD to allowing an 115,332 square foot self-storage facility consisting of 1009 units to be developed on the site is consistent with the Land Development Code and recommends Ordinance No. 2383-2018 with conditions of approval and waivers to the code as described in this staff report.