

CONDITIONAL USE



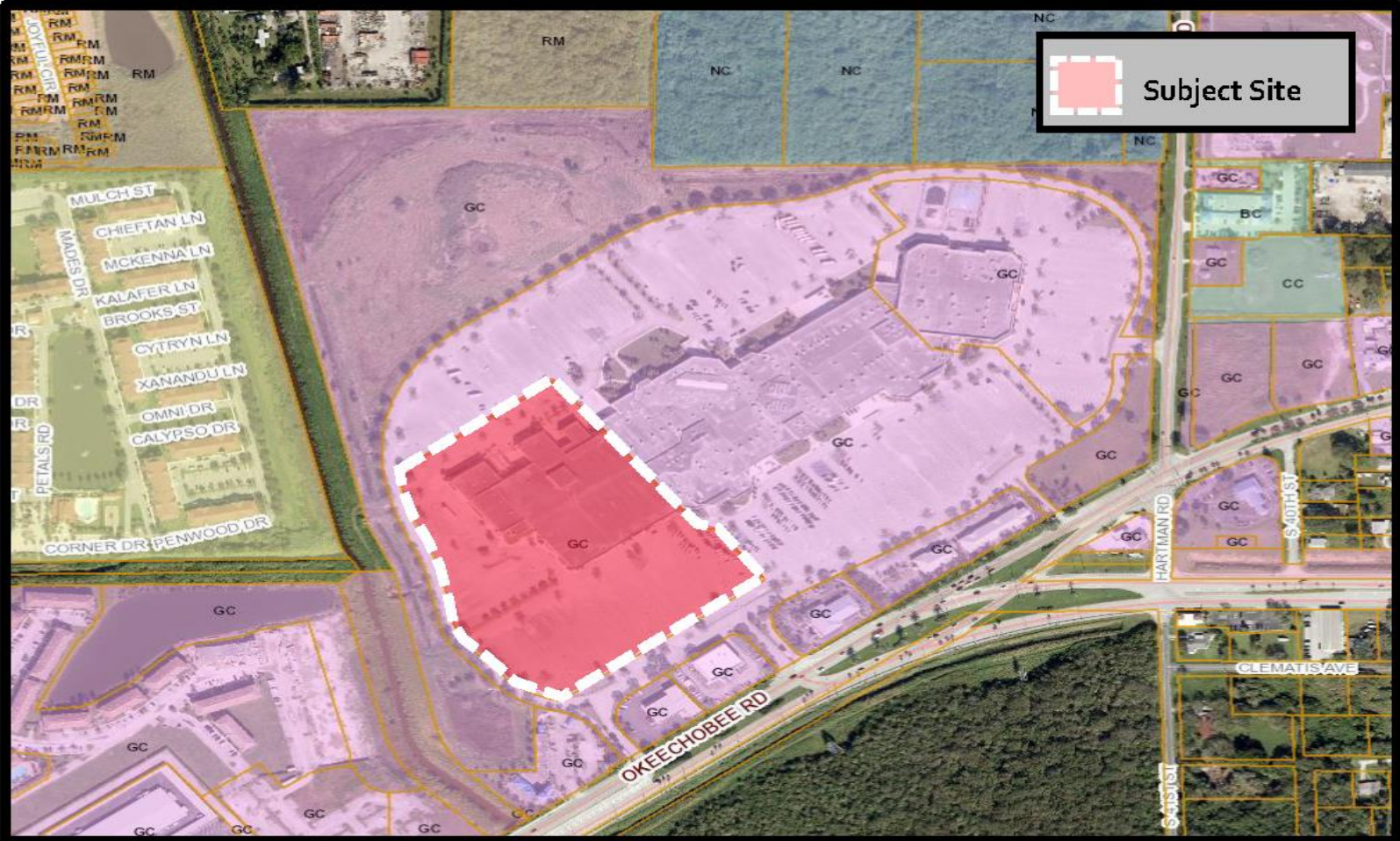
4204 Okeechobee Road



Site Map



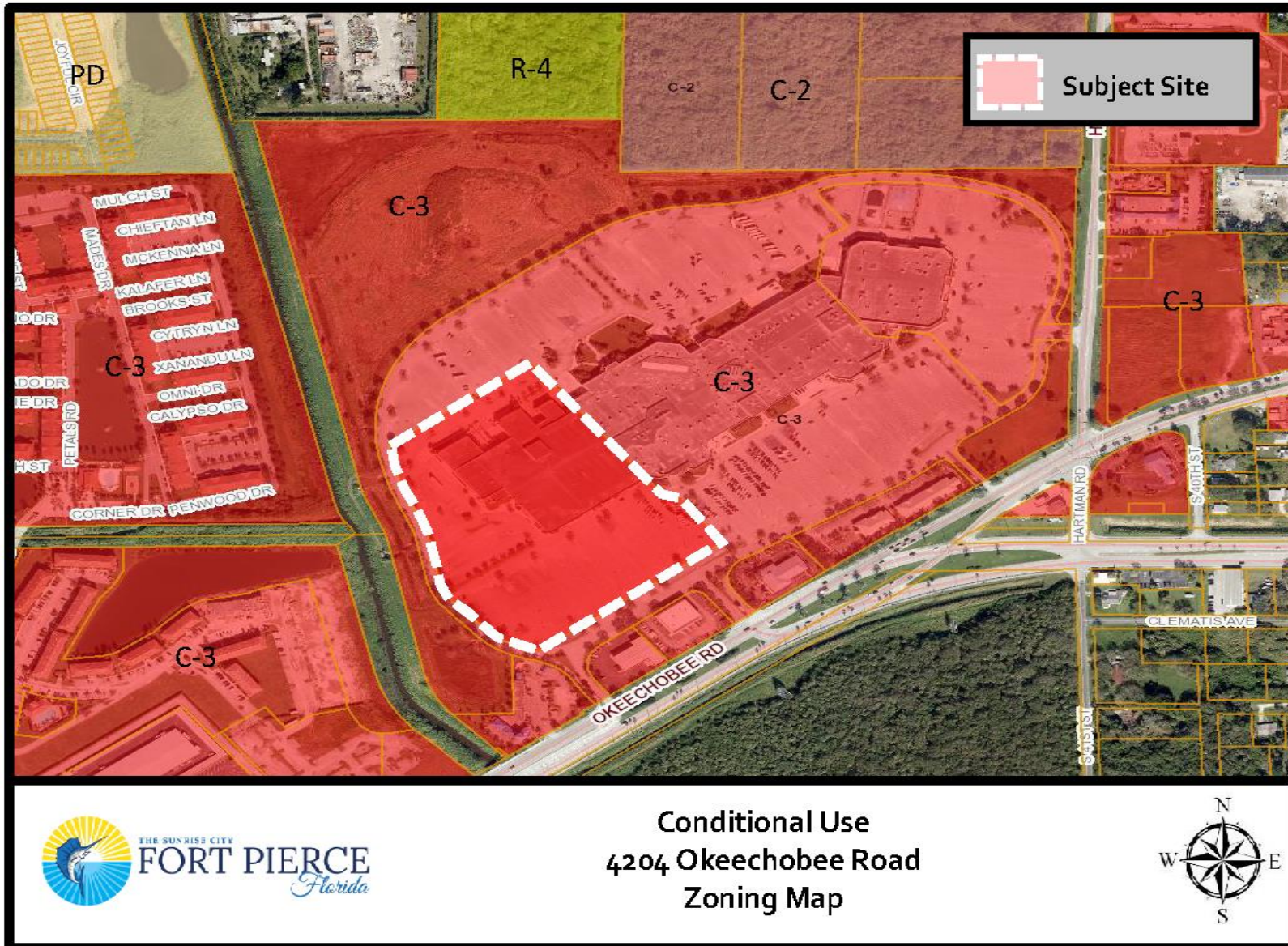
Future Land Use Map



Conditional Use
4204 Okeechobee Road
Future Land Use Map



Zoning Map

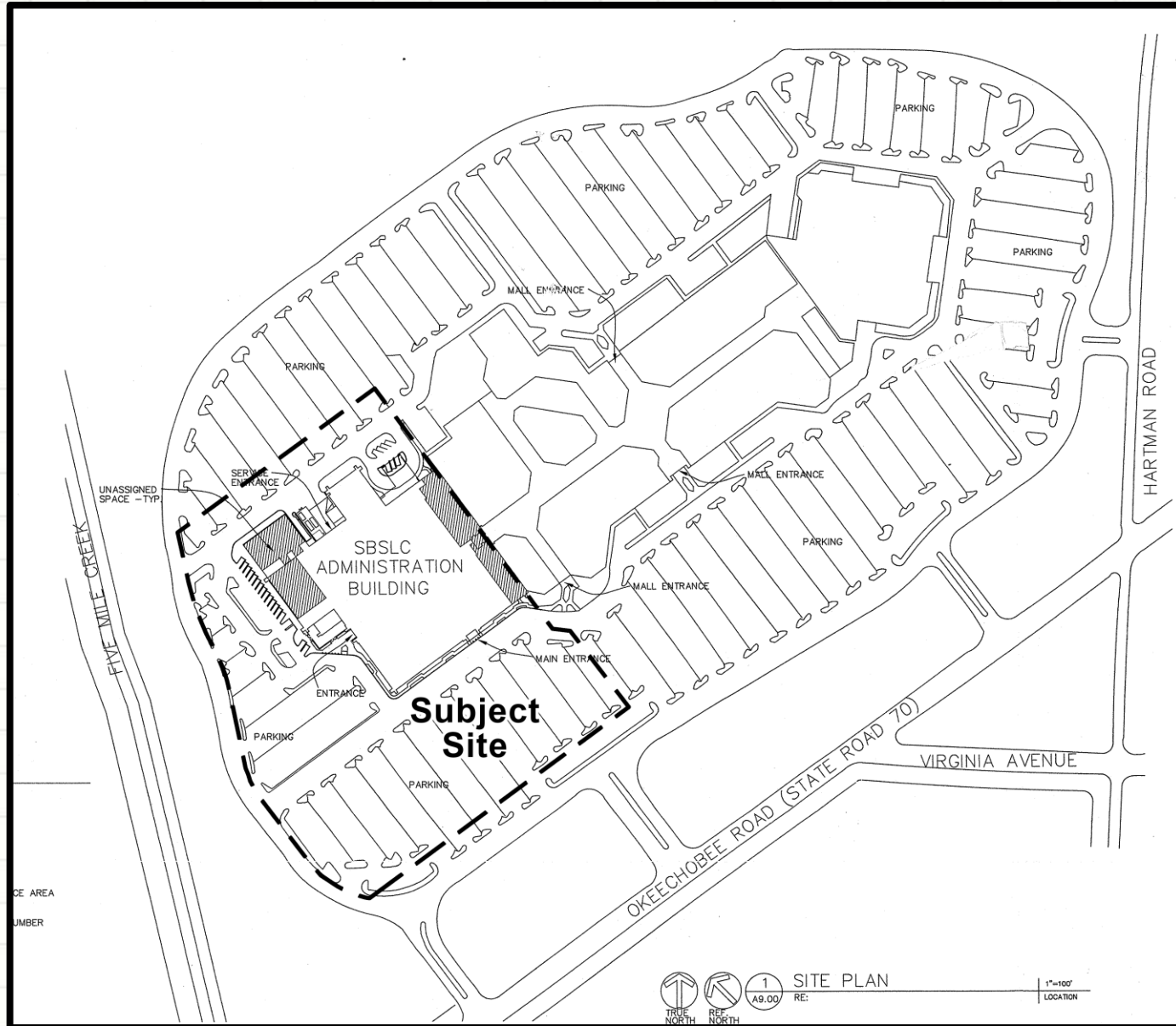


Request

Conditional Use approval to operate a 1,290-unit self-storage business.

- Staff recommends **Approval** of the request
 - Consistent with the surrounding uses and zoning
 - Consistent with Section 125-237 of the City Code & the Comprehensive Plan
 - Does not adversely affect the public health, safety, convenience and general welfare
 - Planning Board voted 6-0 to recommend approval of the request as presented

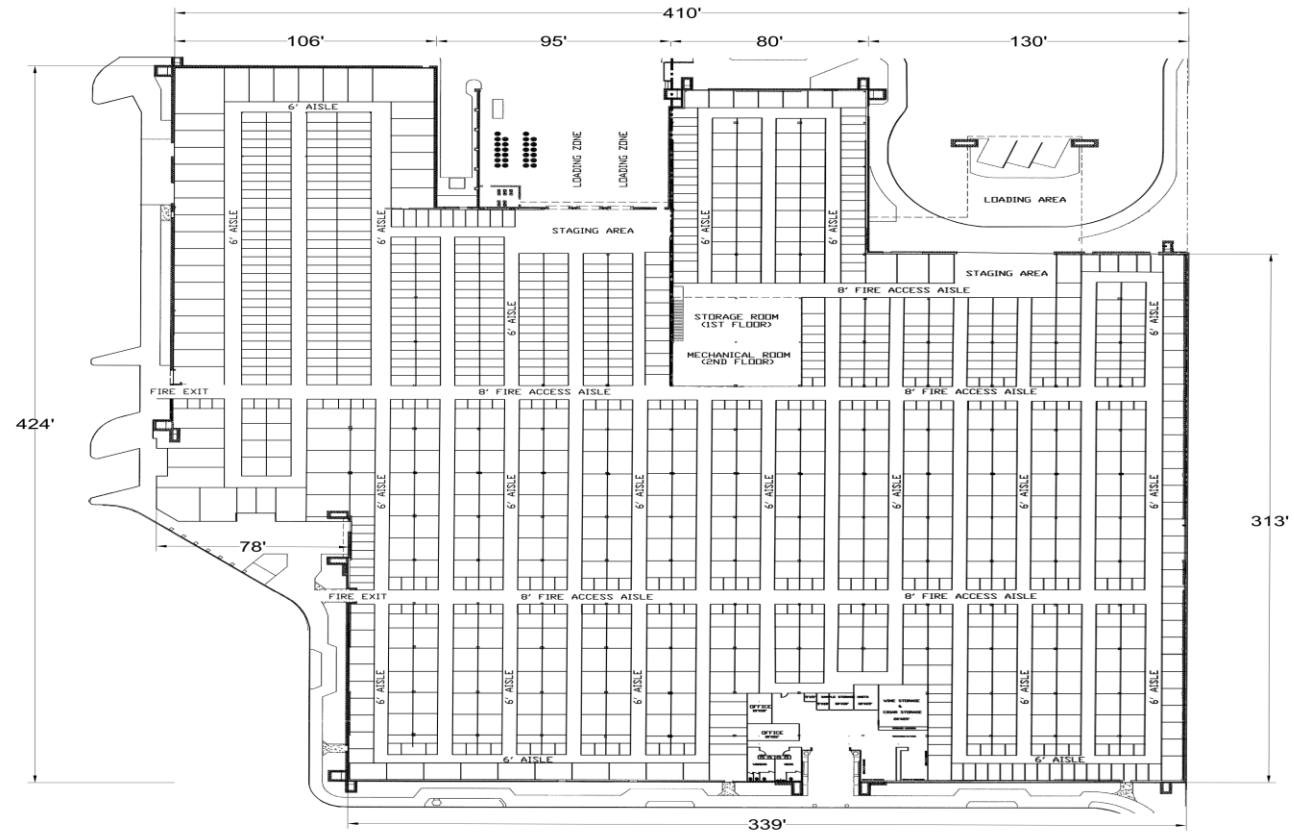
Site Plan



Site Plan Details

- The use will be internal to the building and will not change the look or character of the outside of the building.
- The master HOA that governs the site will be responsible for updating all landscaping and lighting in cooperation and coordination with the applicant.
- As part of any renovation to the inside of the building, the applicant will be responsible for bringing the building up to any applicable building codes and will be responsible for ensuring the building is compliant with flood protection standards at the time of Building Permit.
- Entire Orange Blossom site contains 800+/- parking spaces.

Floor Plan



Self-Storage Unit Breakdown

Building Gross Area= +/- 141,894 SF

137,612 SF of finished floor and under-air facility

4,282 SF of covered loading and porte-cochere areas

Proposed Storage Units = ± 1,290 Units

Number of units is based on the industry standard of 30% hallways and other non-leasable area, and 70% storage units (80 Sq. Ft. typ)

(137,612 Sq. ft. x 70% = 88,361.70 / 80 sf)

Planning Board Recommendation

The Planning Board at their meeting on July 14, 2021, voted 6-0 to recommend approval of the request as presented.

Public Notification

13 Letters were mailed out to property owners with 500 feet of the subject property on August 4, 2021.

Staff Recommendation

The requested Application for Conditional Use with No New Construction meets the criteria specified in Section 125-237 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare. Therefore, Planning Staff recommends APPROVAL of the project as presented.

Conditional Use

Possible actions of the City Commission:

- APPROVE of the proposed Conditional Use, with no changes
 - Staff recommends approval of the request as proposed
 - Planning Board voted 6-0 to recommend approval
- APPROVE of the proposed Conditional Use, with changes.
- DISAPPROVE of the proposed Conditional Use

Conditional Use



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