



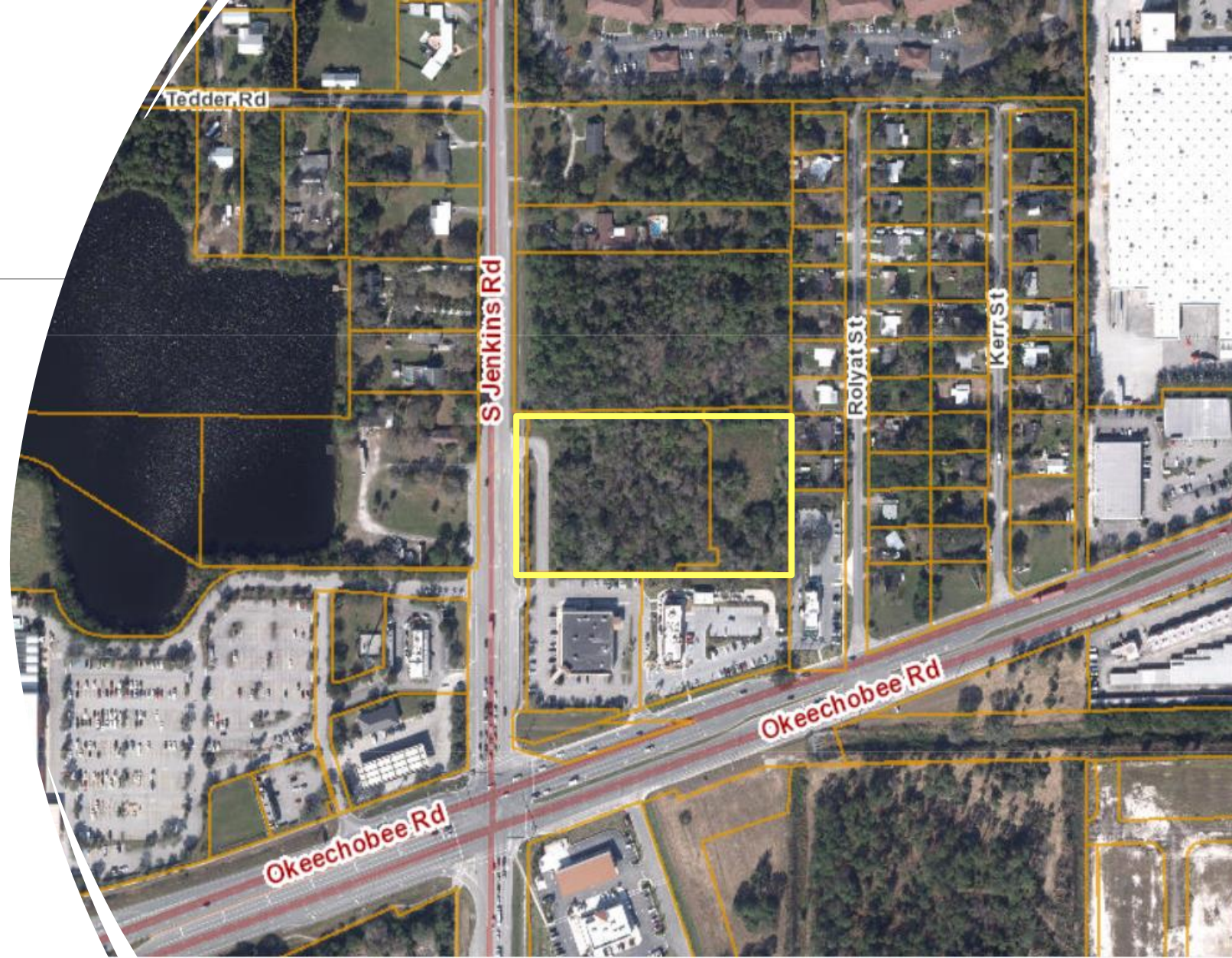
# Flagship Self-Storage Facility

Northeast Corner of  
Jenkins and  
Okeechobee Road

City Commission  
January 18, 2022



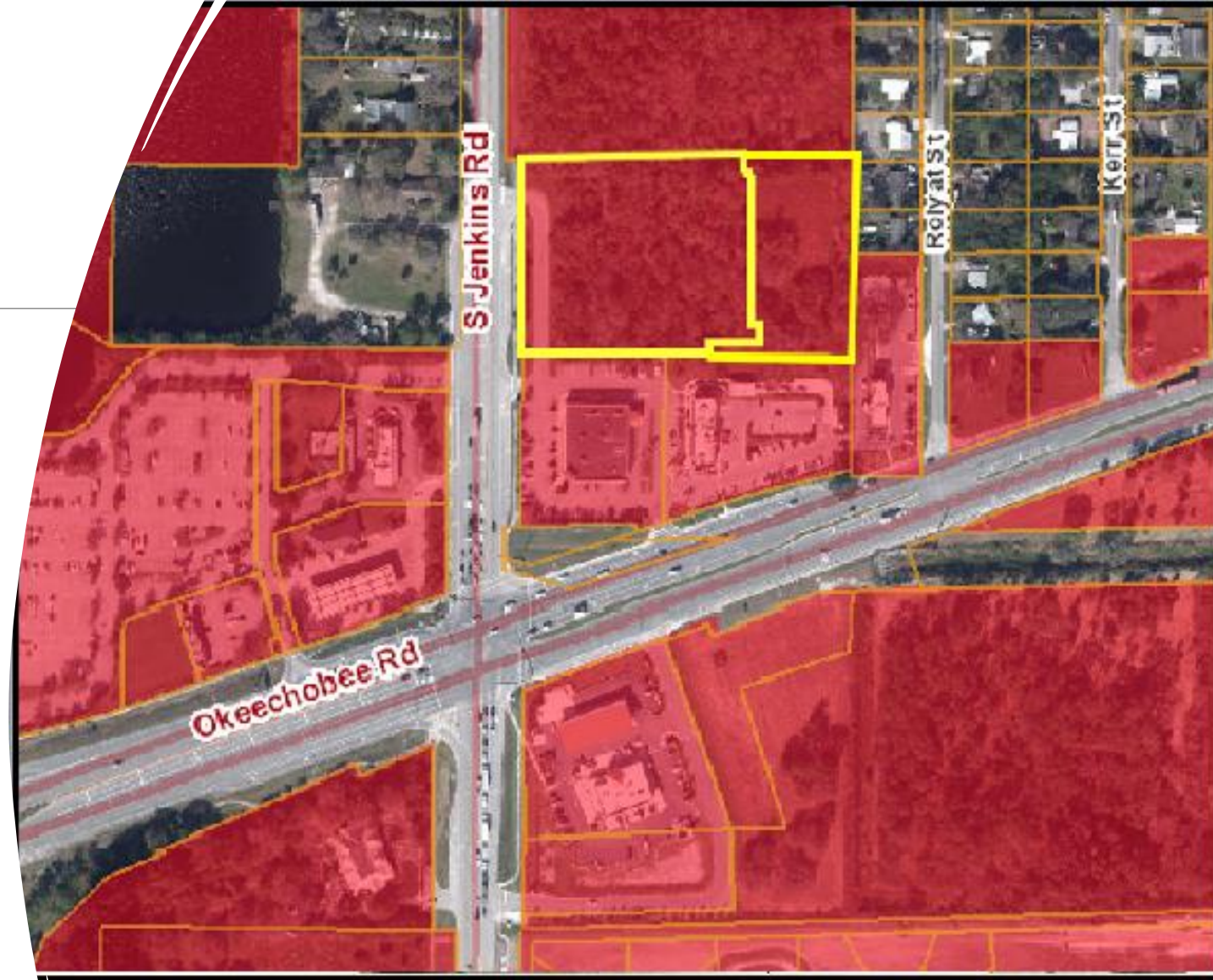
# Location Map



The subject parcels total approximately 4.73 acres.



# FLU Map



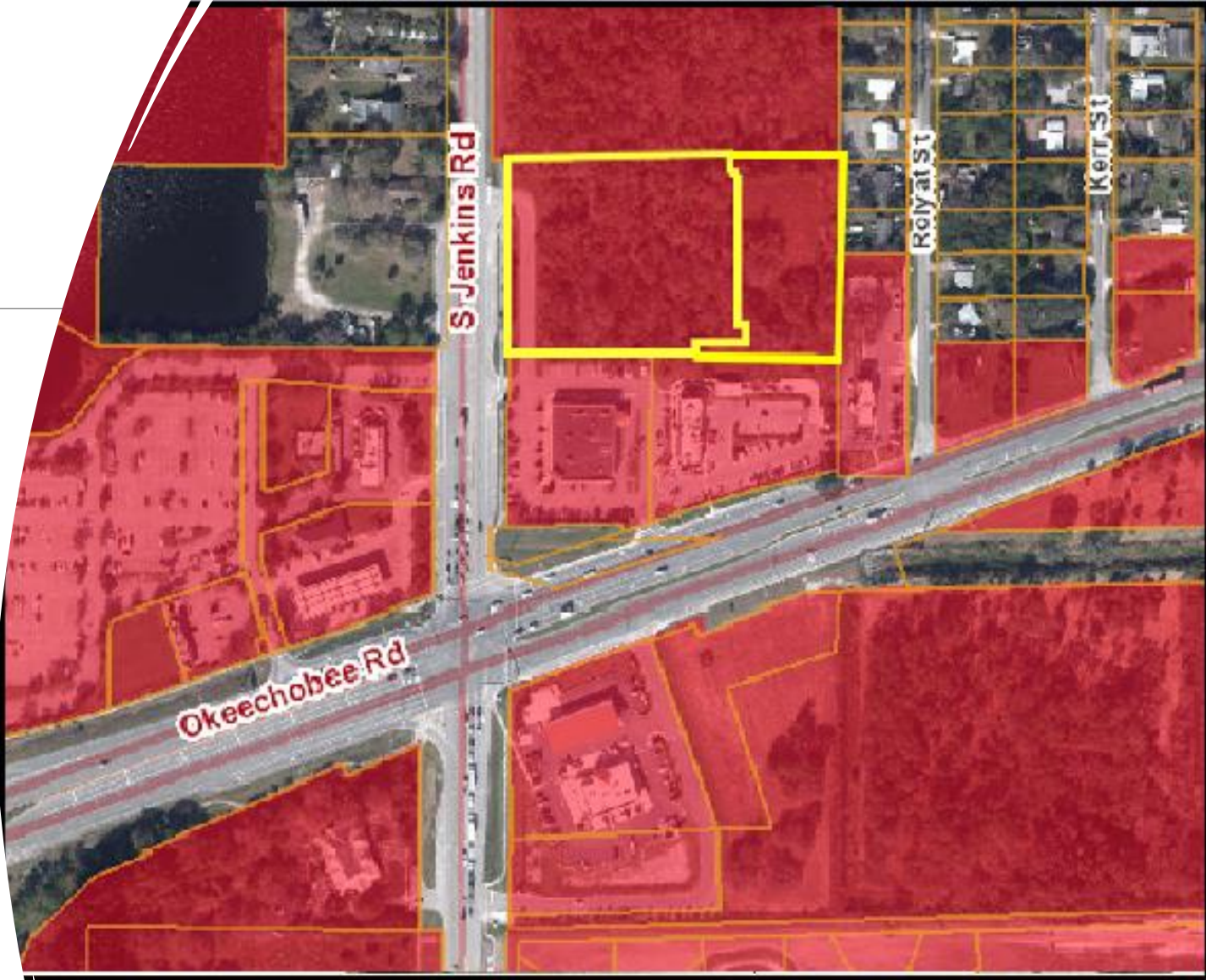
**Flagship Self-Storage  
Jenkins & Okeechobee Road**

GC = 



**FLU MAP**

# Zoning Map



**Flagship Self-Storage  
Jenkins & Okeechobee Road**

C-3 = 



**Zoning Map**

# Adjacent Properties

- Walgreens
- Chick-fil-A
- Starbucks



## Color Rendered Site Plan

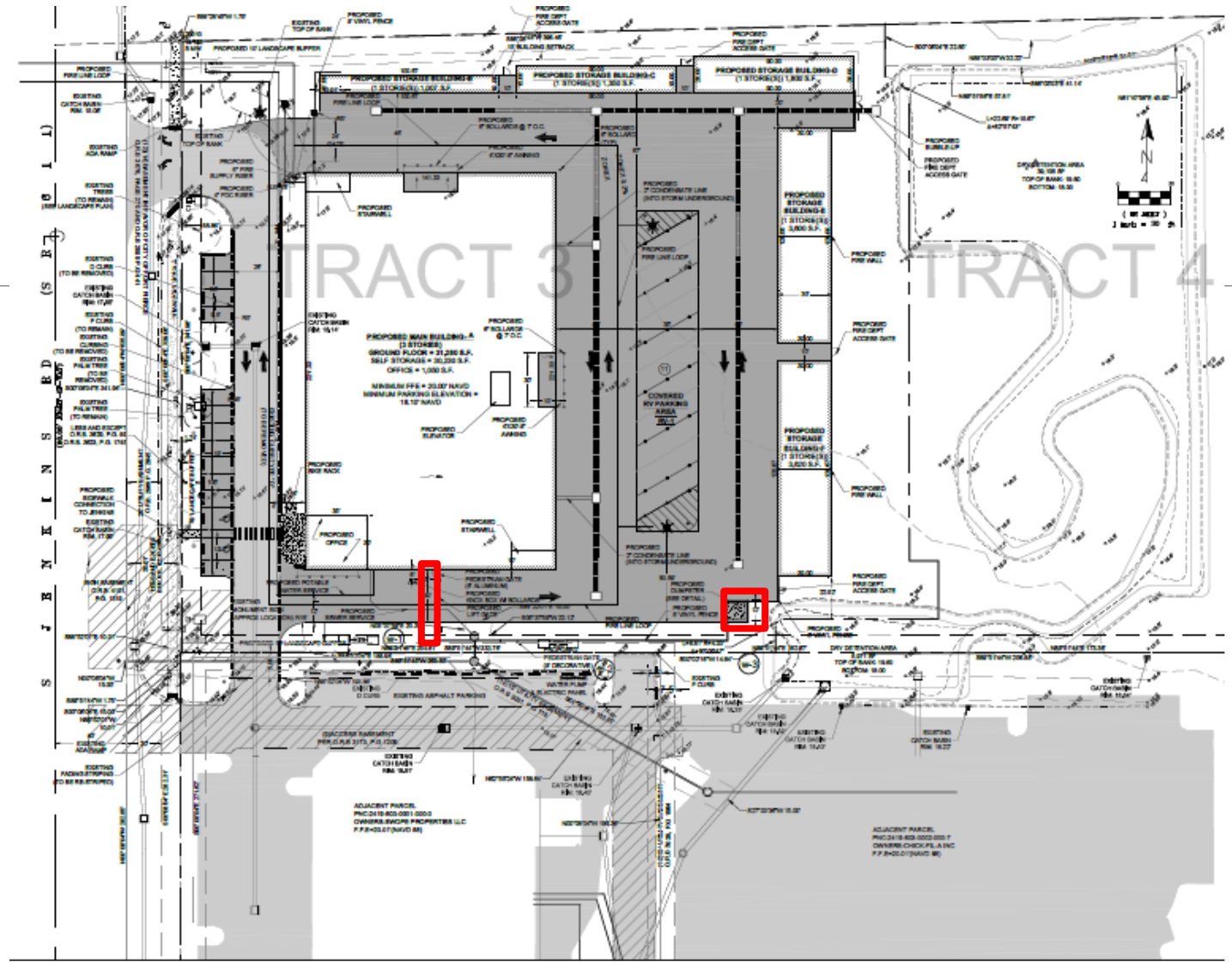


- A 3-story, storage building with office space
- Five 1-story storage building
- Covered Boat/RV parking

**Totaling** 104,167 square feet of self-storage and 1,050 square feet of office



# Site Plan

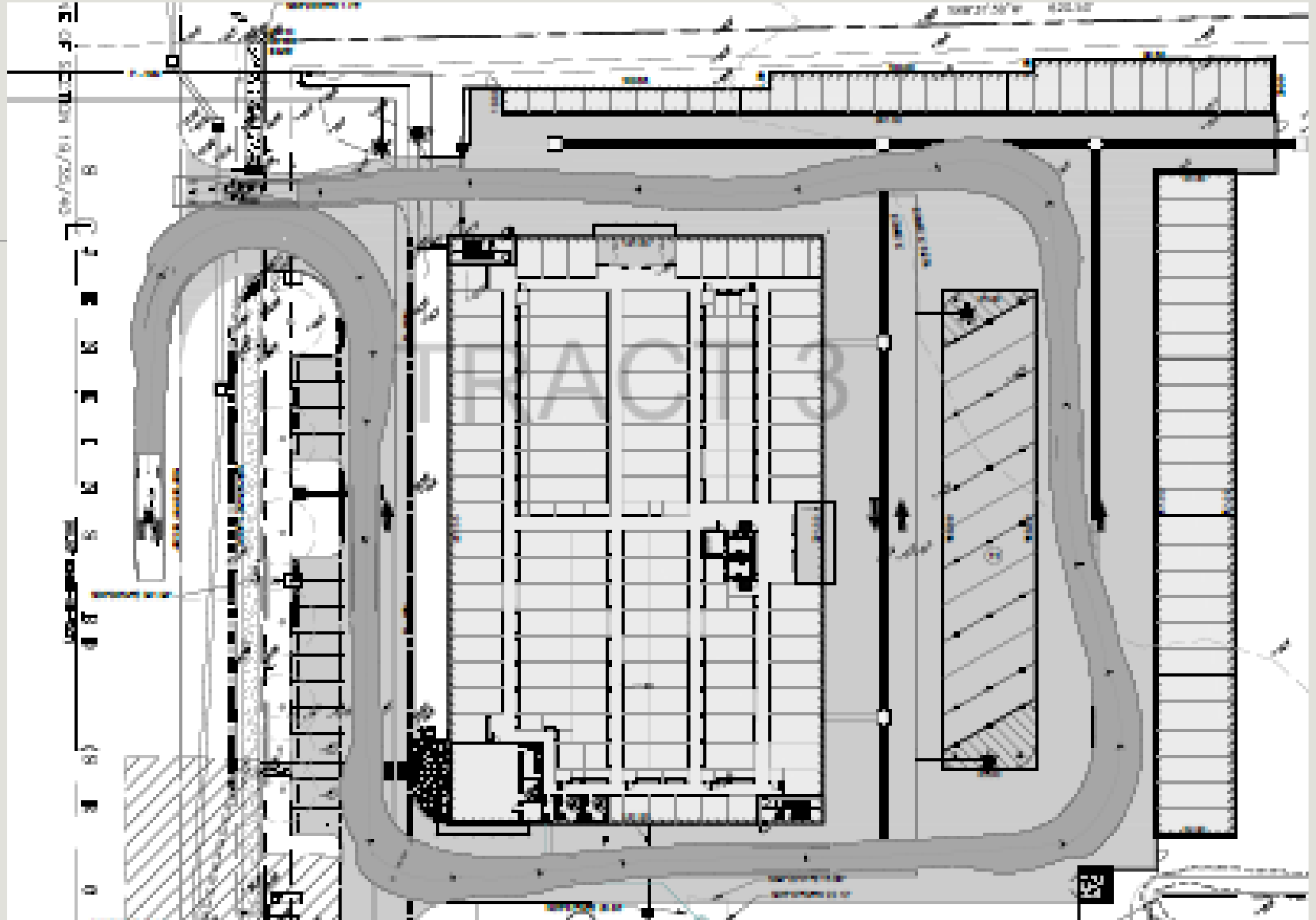


- The facility will be secured by an automated gate and fencing, with an office on-site.
- Customers that have access codes from 9:00 am – 10:00 pm Monday – Saturday.
- Refuse for Office Personnel Only





# Site Circulation



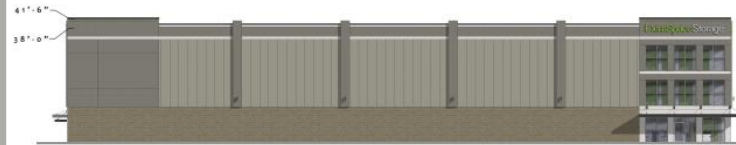


# Design Review

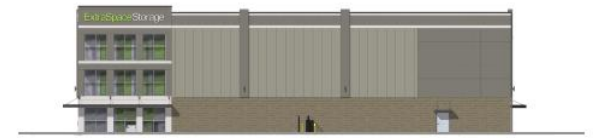
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# Elevations and Material Board

- ❖ Four colors being utilized, but all within a related earth-tone neutral scheme.
- ❖ All the corners are highlighted with the darker tone to anchor the design.
- ❖ Glass and Metal awnings are additional materials that signify featured elements and function.
- ❖ The building height is varied as well.



WEST ELEVATION  
1/16" = 1'-0"



SOUTH ELEVATION  
1/16" = 1'-0"



EAST ELEVATION  
1/16" = 1'-0"



NORTH ELEVATION  
1/16" = 1'-0"

# Traffic Analysis

The proposed self-storage development has a total area of ±112,000 S.F.

A net change in traffic of 236 daily trips with 36 AM Peak Hour Trips, and 46 PM Peak Hour Trips.

Analysis of the distribution of trips along the major roads were presented with no LOS exceeded. All roads analyzed were projected to the proposed build out date with the roads growth rate provided by St. Lucie TPO.

No adverse effects on the surrounding roads.



## Staff recommends APPROVAL with (2) Conditions

1. Pursuant to City Code Section 123-66.(d) -Tree protection and mitigation, a final Tree Mitigation Plan shall be approved by staff prior to the issuance of a Building Permit.
2. A certified letter of completion by a landscape architect and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.



# Planning Board Recommendation

On December 13, 2021, the Planning Board unanimously recommended APPROVAL of the proposed Conditional Use and Site Plan with staff recommended Conditions



# Possible City Commission Actions

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- ❖ Approve the Conditional Use and Site Plan with the recommended Conditions
- ❖ Approve the Conditional Use and Site Plan with changes to the Conditions
- ❖ Disapprove the Conditional Use and Site Plan





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