

Staff Recommendation

The proposed Conditional Use and Site Plan (Development Review and Design Review) applications adhere to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan and does not appear to adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends **APPROVAL** of the requested applications with the following condition:

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

At the December 13, 2021, Planning Board meeting, the Planning Board unanimously recommended APPROVAL of the Conditional Use and Site Plan (Development and Design Review) Approval.



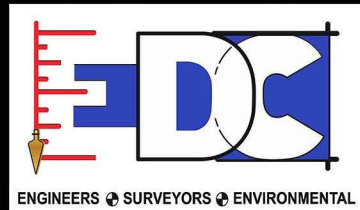
Flagship Storage - Jenkins & Okeechobee

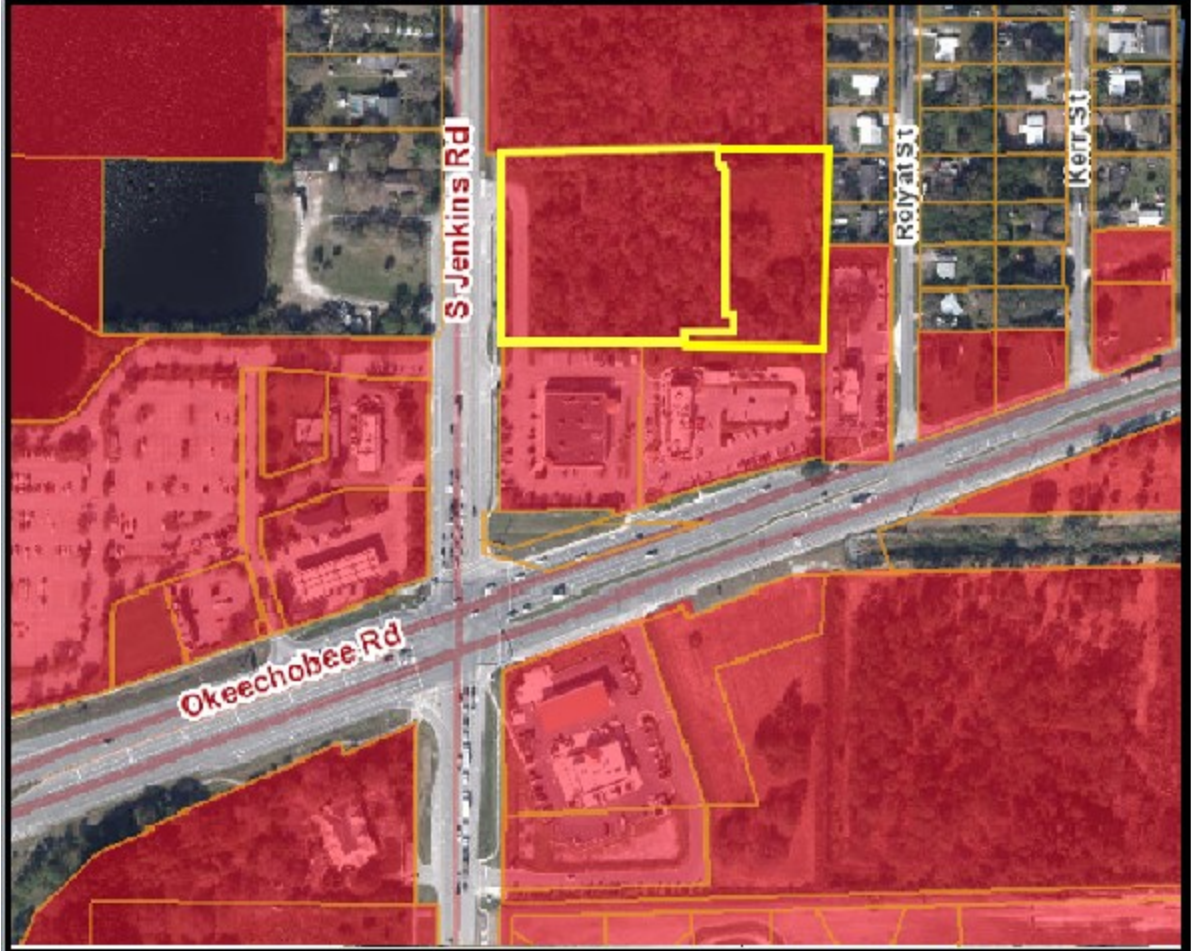
Location Map

City of Fort Pierce



NORTH





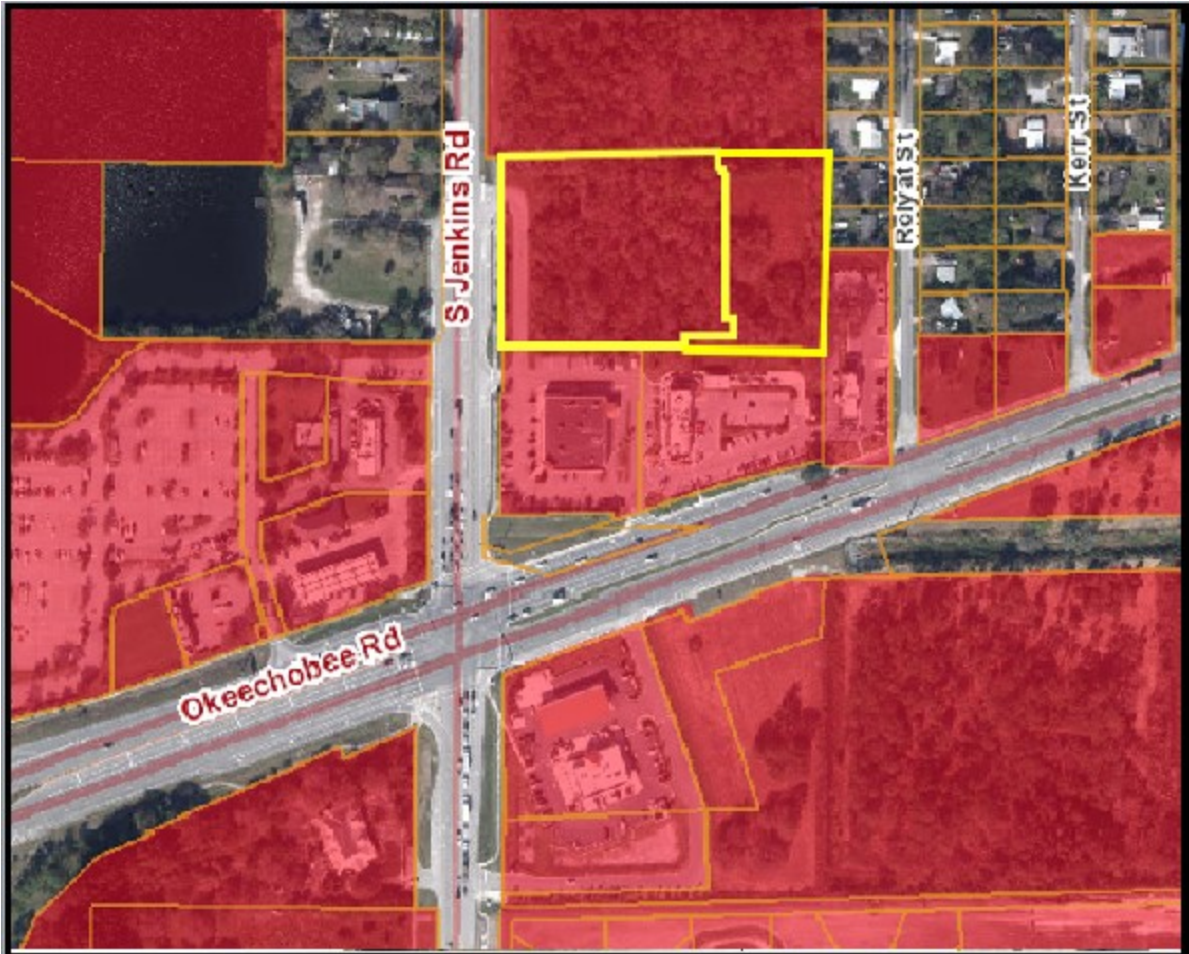
**Flagship Self- Storage
Jenkins & Okeechobee Road**

GC = 



THE SUNRISE CITY
FORT PIERCE
Florida

FLU MAP



Flagship Self- Storage
Jenkins & Okeechobee Road

C-3 = 



Zoning Map

signs are being proposed for the same wall face. Note that a Variance would be needed for a second sign on the same wall face.

10. It appears based on the colored elevations that up-lighting is being provided around building A, please confirm this.
11. Confirm what the height of building A is.
12. An address request form will need to be submitted with the Planning Department to obtain an address for the site. This can be provided at the time of permit review or can be provided now for the site.
13. A parcel combination and a Unity of Title will be needed at the time of Building Permit Review.
14. A Landscape Bond pursuant to City Code 123-6 will be needed before a Certificate of Occupancy is issued for the site.
15. St. Lucie County Public Works has requested the traffic study to be reviewed by them. Coordinate with Grant Chambers and Kori Benton on this review.
16. Note that all comments from planning and other reviewers are required to be satisfied and this includes traffic before the item is forwarded to the Planning Board and City Commission for review.

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@cityoffortpierce.com.

Sincerely,



Brandon C. Creagan, MCRP, LEED Green Associate

Senior Planner

ENGINEERING COMMENTS:

1. **Advisory Comment:** Prior to the issuing of a building permit, a unity of title will be required.
2. **Advisory Comment:** The properties abutting the eastern portion of tract 4 are known to experience drainage issues. A recent permit was issued to the nearby commercial properties to conduct work to lessen the drainage impacts to residential properties along Rolyat.

JRA/VB/yb





Technical Review Committee meeting

July 15, 2021

Case # 21-0700016

Planner: Brandon Creagan

Development and Design Review

Flagship Storage. Jenkins Road and Okeechobee Road, Ft. Pierce FL.

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

August 18, 2021

PROJECT: Flagship Storage – Jenkins & Okeechobee
REF: TRC App. # 21-07000016
TO: Brandon Creagan
FROM: Grant Chambers

The following comments are offered by SLC Public Works Department:

1. As discussed, please coordinate the traffic review with the County through myself and Kori Benton in the Planning Department.
2. For discussion regarding these comments, please contact me at 772-462-2741, chambersg@stlucieco.org or David Hays at 772-462-1491, haysd@stlucieco.org.

Cc: Alicia Rosenthal

