

April 12, 2023

VIA E-MAIL: lcox@cityoffortpierce.com

Ms. Linda Cox, City Clerk
100 North US 1
Fort Pierce, FL 34950

**Re: JDA Self-Storage & Vehicle Storage Facility
Site Plan & Conditional Use
5553 Okeechobee Road; Parcel Control Number: 2419-321-0001-000-5**

Dear Ms. Cox:

We represent Johnson Development Associates, Inc. ("JDA Self-Storage"), the applicant regarding the quasi-judicial hearing for the Site Plan & Conditional Use application, pertaining to a Two-Story, Self-Storage and Vehicle Storage Facility.

In connection with the City of Fort Pierce Commission hearing that is scheduled for Monday, April 17, 2023, and pursuant to Resolution No. 23-R25 – Quasi-Judicial Hearing Procedures and Rules for Ex Parte Communications, please find enclosed the following documents we intend to offer into evidence and that we request be included in the record:

1. Resume for Natalie Smith, Senior Real Estate Manager for JDA Self-Storage
2. Resume for Randy Jones, Director of Development for JDA
3. Resume for Michael D. Miles, P.E., Sr. Principal/Regional Manager for Dynamic Engineering
4. Presentation from Michael D. Miles, P.E.
5. Existing Supply Slide

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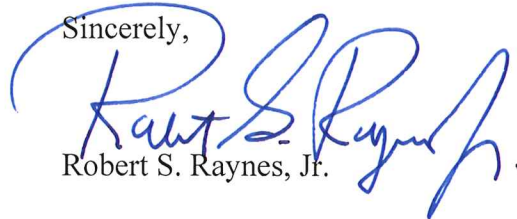
JDA Self-Storage & Vehicle Storage Facility

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We also reserve the right to rely on any documents previously included as part of the record in connection with the JDA Self-Storage & Vehicle Storage Facility application. Please do not hesitate to contact me if you have any questions or require any additional information

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert S. Raynes, Jr.", written in a cursive style. The signature is positioned below the word "Sincerely," and above the printed name "Robert S. Raynes, Jr.".

Robert S. Raynes, Jr.

RSR/kmb

Natalie A. Smith

Senior Real Estate Manager, Self-Storage Division

Johnson Development Associates, Inc.

4350 West Cypress Street, Suite 720 | Tampa, Florida 33607

C: 813.842.4927 | nsmith@johnsondevelopment.net

johnsondevelopment.net | thejohnsongroup.com

Natalie Smith serves as a Senior Real Estate Manager for JDA's Self-Storage Division. Her responsibilities include site acquisition and development activities across the state of Florida. Natalie joined the Self-Storage Division in 2016 as a Real Estate Manager focusing on various markets across the Northeast. Prior to joining JDA, Natalie completed her Master of Business Administration at the University of North Carolina's Kenan-Flagler Business School. Before receiving her MBA, she was a Development Associate with Alchemy Properties Inc., a New York City-based developer, after working as a Research Associate at Cushman and Wakefield for several years where she focused on the Manhattan retail market. In addition to her MBA, Natalie holds a Bachelor of Science from Vanderbilt University.

Randy Jones

Director of Development, Self-Storage Division

Johnson Development Associates, Inc.

2001 Pennsylvania Ave NW Suite 520, Washington, DC 20006

C: 609.213.1875 | rjones@johnsondevelopment.net

johnsondevelopment.net | thejohnsongroup.com

Randy Jones serves as the Director of Development for the Self-Storage Division of Johnson Development Associates (JDA). His responsibilities include overseeing all development activity for the Self-Storage team's East Region pipeline. Randy joined JDA's Self-Storage Division in 2016. He has previously served as the Regional Director for the Mid-Atlantic region and Senior Development Manager. Prior to JDA, Randy spent time with a commercial general contractor in the DC-Metropolitan area. Randy received a Bachelor of Science degree in Civil Engineering from Bucknell University. He is currently pursuing a Master of Professional Studies in Real Estate degree from Georgetown University and a Professional Engineering license in the District of Columbia.

Michael D. Miles, P.E.

Sr. Principal/Regional Manager



Michael Miles is the Regional Manager of Florida and a Sr. Principal of Dynamic Engineering Consultants. He is a licensed Professional Engineer with national practical experience in commercial, residential, mixed-use, institutional, healthcare and industrial land development in many states with a primary focus of Florida.

Mr. Miles holds a Professional Engineering license in the State of Florida and North Carolina.

Areas of his expertise include entitlement assistance, site planning layout, stormwater management design & analysis, utility design & coordination, stormwater pollution prevention, environmental impact analyses, land development feasibility studies, agency permitting and construction phase services. He helps clients obtain, execute and convey jurisdictional approvals for development of water and sewer utility infrastructure, stormwater management facilities, site topography and NPDES stormwater pollution prevention systems, wetland mitigation and other land development related permits.

Throughout the land development process, Mr. Miles takes the role as the “project quarterback”, coordinating the entire development team towards the project goals and approvals. He establishes a clear line of communication between the client and project team members promoting a direct approach towards compiling information and problem resolution.

During his career, Mr. Miles has provided consulting services for numerous corporate and developer driven projects, including Sporting Complexes, Mixed-Use Developments, Financial Institutions, Industrial Warehousing, Shopping Centers, Fuel/Convenience, Commercial Restaurants, Healthcare Facilities, Single/Multi-Family Residential, Senior Living Developments, Educational Institutes, Institutes of Worship and many more.

Licenses:

- Florida Professional Engineer License
- North Carolina Professional Engineer License

Education:

- Florida State University, Bachelor of Science in Civil Engineering

Statewide Agency Experience:

- Florida Water Management Districts
- Florida Department of Transportation
- Florida Department of Environmental Protection
- NPDES

Countywide Agency Experience:

- Palm Beach
- Broward
- Miami-Dade
- Orange
- St. Lucie
- Martin
- Duval
- Pasco
- Hillsborough
- Lee
- Collier
- Columbia
- 60+ Local Municipalities

Expert Testimony:

Mr. Miles has testified before Florida boards; County and City planning boards, as well as other Local and Regional permitting agencies in support of his client’s projects.

Professional Affiliations:

- Innovative Commerce Serving Communities (ICSC)
- NAIOP
- Delray Beach Board of Adjustment

Employment History:

- 2022 – Present – Dynamic Engineering – Regional Manager/Sr. Principal
- 2019 – 2021 – Dynamic Engineering – Regional Manager/Principal
- 2018 – 2019 – Dynamic Engineering – Regional Manager
- 2014 – 2018 – Kimley-Horn and Associates, Inc – Project Manager
- 2011 – 2014 – Kimley-Horn and Associates, Inc – Civil Engineer



JDA Self-Storage Fort Pierce, FL

Fort Pierce City Commission Hearing
April 17, 2023
5:05 PM

JDA Self-Storage

Fort Pierce, FL

Development Team:

- **Johnson Development Associates, Inc. – Contract Purchaser/Applicant**

Randy Jones, Director of Development

Natalie Smith, Senior Real Estate Manager

- **Dynamic Engineering Consultants, PC – Civil Engineer**

Michael D. Miles, P.E.

- **Gunster Law – Land Use Attorney**

Robert S. Raynes, Jr., Shareholder

- **FWH Architects**

Michael Northcutt, Partner

JOHNSON DEVELOPMENT ASSOCIATES

Fort Pierce, FL

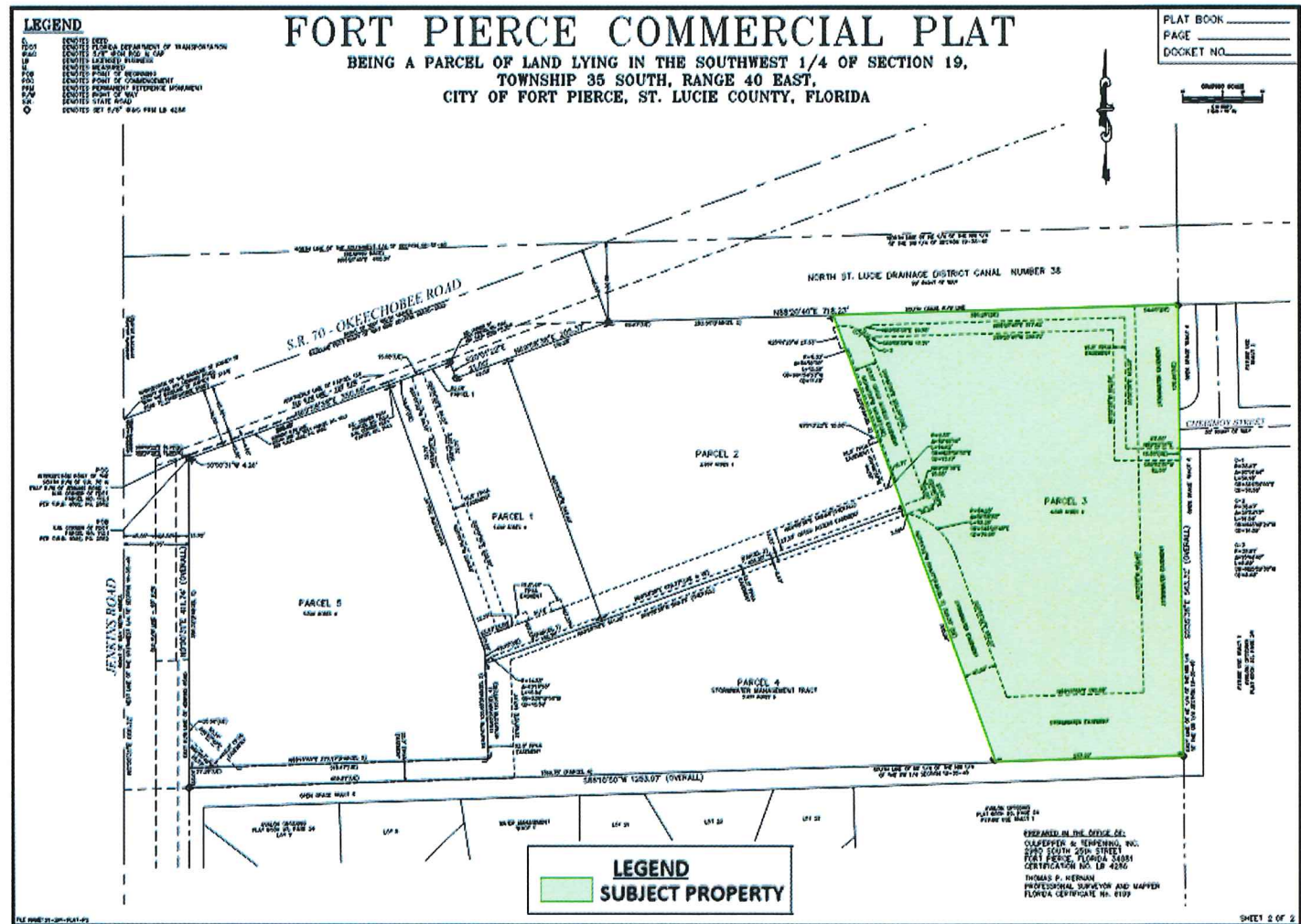
- **Founded in 1986, Johnson Development Associates (JDA) has steadily grown into one of the most well-respected real estate developers in the southeastern United States. JDA is well-capitalized with sponsorship from its Founder and Chairman, George Johnson Jr., and his family. This support provides surety of execution as JDA carries out its long-term development strategy. JDA's roots started in the development of local commercial and industrial properties in South Carolina. However, the firm expanded its footprint, as well as the size and scope of its projects, by focusing its primary development efforts on the industrial, multifamily and self-storage development platforms.**
- **JDA is one of the largest privately held owners of self-storage facilities in the southeastern United States. JDA has developed over 70 self-storage facilities across the country and the company's current footprint spans the east coast from Florida to New York and the west coast from California to Washington. JDA has been actively developing self-storage in the state of Florida since 2015 and currently owns 16 operating facilities, with an additional 5 facilities either under construction or in various stages of permitting. JDA and its affiliates are headquartered in Spartanburg, SC and have regional offices in Washington, D.C., Tampa, FL, Dallas, TX, Philadelphia, PA, and Los Angeles, CA.**

Our Requests

- **Review and approval of a Site Plan (Development Review and Design Review) and two Conditional Uses to construct a Two-Story, Self-Storage and Vehicle Storage Facility with associated site improvements.**
- **The parent parcel is 10.64 acres, however, the development program resides on the proposed Parcel 3 of the Fort Pierce Commercial Plat with a total area approximately of 4.34 acres. The site is surrounded by commercial uses to the north and west and new residential uses to the south and east.**

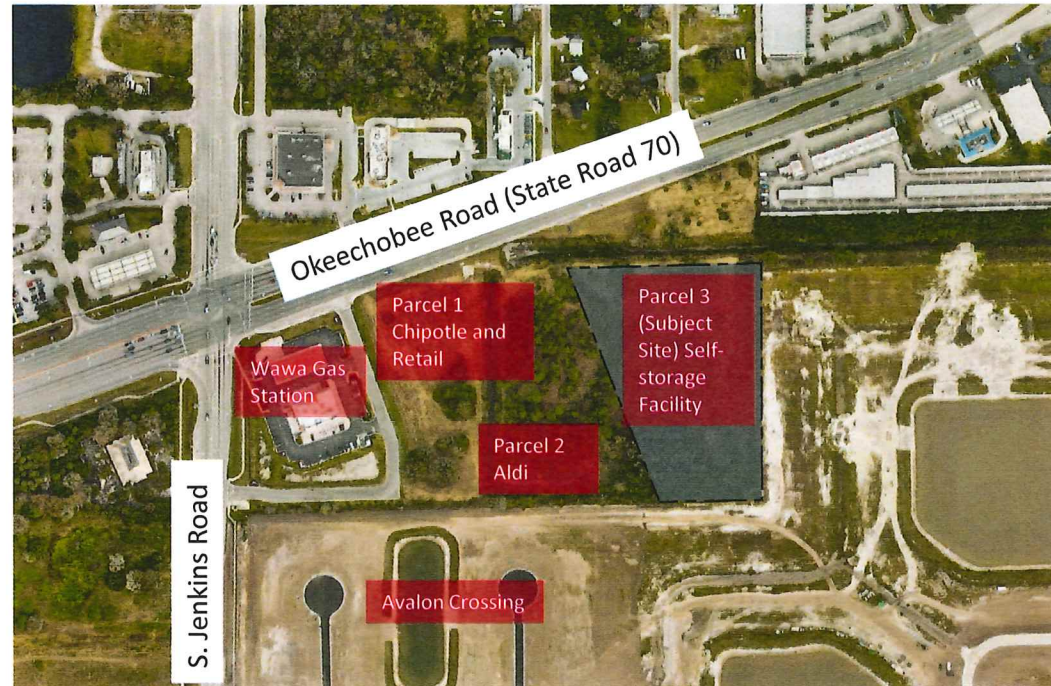
FORT PIERCE COMMERCIAL PLAT

Parcel 3



Aerial Image of Project Site

Showing location of the subject 4.34 +/- acre subdivided parcel located at the southeast corner of Jenkins Road and Okeechobee Road.



TRIP GENERATION COMPARISON

EXAMPLES OF TRAFFIC TRIP GENERATION FOR BY-RIGHT USES ON THE PROPERTY AS COMPARED TO THE PROPOSED SELF-STORAGE USE



Self-Storage Facility
Ft. Pierce, FL

Permitted vs. Proposed Trip Generation Comparison

Use	Morning Peak Hour			Evening Peak Hour			Weekday Daily Trips		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
2,500 SF Coffee Shop	110	105	215	49	48	97	667	667	1334
Proposed Self Storage	5	4	9	7	8	15	75	74	149
Difference	-105	-101	-206	-42	-40	-82	-592	-593	-1185

Use	Morning Peak Hour			Evening Peak Hour			Weekday Daily Trips		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
5,000 SF Fast-Food	114	109	223	86	79	165	1169	1168	2337
Proposed Self Storage	5	4	9	7	8	15	75	74	149
Difference	-109	-105	-214	-79	-71	-150	-1094	-1094	-2188

Use	Morning Peak Hour			Evening Peak Hour			Weekday Daily Trips		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
5,000 SF Liquor Store	3	1	4	50	50	100	322	321	643
Proposed Self Storage	5	4	9	7	8	15	75	74	149
Difference	2	3	5	-43	-42	-85	-247	-247	-494

Use	Morning Peak Hour			Evening Peak Hour			Weekday Daily Trips		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
6,000 SF Restaurant	31	26	57	33	21	54	322	321	643
Proposed Self Storage	5	4	9	7	8	15	75	74	149
Difference	-26	-22	-48	-26	-13	-39	-247	-247	-494

Use	Morning Peak Hour			Evening Peak Hour			Weekday Daily Trips		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
25,000 SF Medical Office	62	16	78	29	69	98	450	450	900
Proposed Self Storage	5	4	9	7	8	15	75	74	149
Difference	-57	-12	-69	-22	-61	-83	-375	-376	-751

Proposed Site Plan

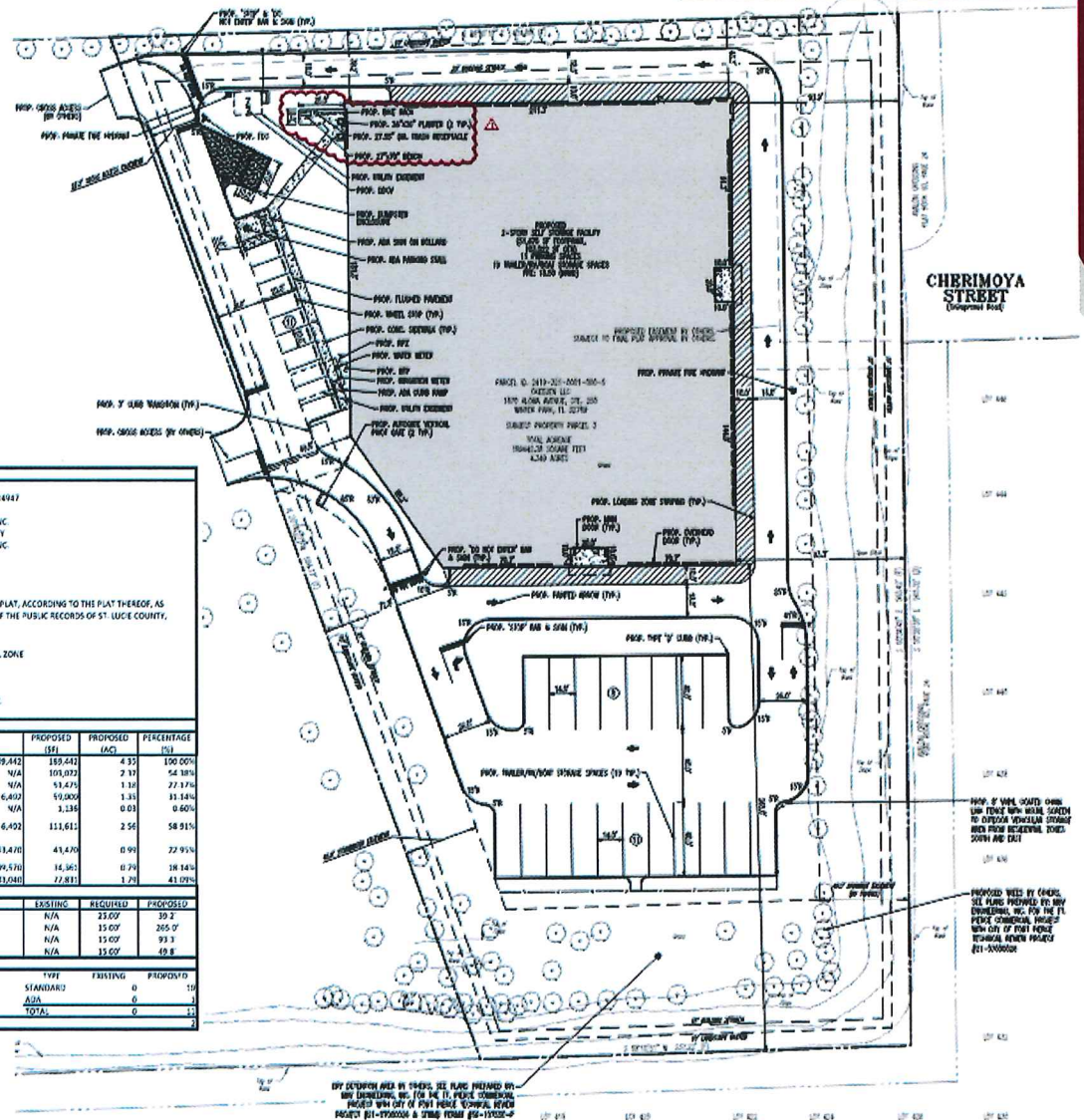
Site features:

- Two-story Self-Storage facility building totaling 103,022 SF of gross floor area
- A total of 11 vehicle parking spaces
- A total of 19 oversized vehicle storage spaces
- Access to the site is provided via a cross access driveway that connects to an internal road in which ultimately leads to Okeechobee Road and Jenkins Road
- Gated access to the loading areas and vehicle storage areas
- 8 feet vinyl coated chain-link fence with visual screen to outdoor vehicular storage is proposed at the south and east sides of the vehicular storage area.
- No potential hazards, problems or public nuisances are foreseen to be generated due to the proposed development.

Landscape Features:

- 13 Drummond Red Maple Native
- 10 Slash Pine Native
- 9 Southern Like Oak Native
- 12 Florida Anise Native Shrubs
- Bahia Grass Sod

SITE DATA				
PARCEL NO.:	2419-117-0001 900'S			
ADDRESS:	1468 OKEECHOBEE RD., FORT PIERCE, FL 34942			
OWNER:	DUFFIELD, LLC			
CONTRACT PURCHASER:	JOHNSON DEVELOPMENT ASSOCIATES, INC.			
PROJECT NAME:	51A FORT PIERCE SELF STORAGE FACILITY			
APPLICANT NAME:	JOHNSON DEVELOPMENT ASSOCIATES, INC.			
EXISTING ZONING:	C-3 GENERAL COMMERCIAL			
PROPOSED ZONING:	C-3 GENERAL COMMERCIAL			
FUTURE LAND USE:	GC GENERAL COMMERCIAL			
DEVELOPMENT TYPE:	SELF STORAGE FACILITY			
LEGAL DESCRIPTION:	PARCEL 3 OF FORT PIERCE COMMERCIAL PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY.			
ADJACENT ZONING:	NORTH: C-3 GENERAL COMMERCIAL SOUTH: C-3 GENERAL COMMERCIAL EAST: R-4 MEDIUM DENSITY RESIDENTIAL ZONE WEST: C-3 GENERAL COMMERCIAL			
ADJACENT FUTURE LAND USE:	NORTH: GC GENERAL COMMERCIAL SOUTH: GC GENERAL COMMERCIAL EAST: RM MEDIUM DENSITY RESIDENTIAL WEST: GC GENERAL COMMERCIAL			
DEVELOPMENT DATA				
LOT COVERAGE	EXISTING (SF)	PROPOSED (SF)	PROPOSED (AC)	PERCENTAGE (%)
PROJECT SITE AREA	169,442	169,442	4.35	100.00%
BUILDINGS OR A	N/A	103,022	2.17	54.38%
BUILDING FOOTPRINT	N/A	93,476	1.10	27.37%
PAVEMENT AREA	6,402	69,000	1.33	31.14%
SIDEWALKS	N/A	1,136	0.03	0.60%
TOTAL IMPERVIOUS (INCLUDES BUILDINGS)	6,402	111,612	2.56	58.91%
DRY STORAGE/WATER MANAGEMENT AREA	43,470	43,470	0.99	22.95%
LANDSCAPING:	195,576	16,965	0.79	18.14%
TOTAL PERVIOUS:	195,040	22,881	1.29	43.09%
BUILDING SETBACKS				
	EXISTING	REQUIRED	PROPOSED	
NORTH:	N/A	25.00'	30.2'	
SOUTH:	N/A	15.00'	205.5'	
EAST:	N/A	15.00'	93.3'	
WEST:	N/A	15.00'	49.8'	
PARKING				
PARKING RATIO:	REQUIRED	TYPE	EXISTING	PROPOSED
31 SPACES PER 1000 SF	11	STANDARD	0	11
		ADA	0	1
		TOTAL:	0	12
VEHICLE RACKS				
	2			



Proposed Site Plan

Landscape Features:

- a. 13 Drummond Red Maple Native
- b. 10 Slash Pine Native
- c. 9 Southern Live Oak Native
- d. 12 Florida Anise Native Shrubs
- e. Bahia Grass Sod for Ground Cover





Rendering of Proposed Development

Conditions of Approval

1. A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
2. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.
3. Per City Code Chapter 121 Subdivisions, a Final Plat is required.
4. After completion of the Final Plat, please submit a General Address Request Form for the newly created Parcel ID and for each proposed building.
5. If a monument sign is proposed, please consider installing a landscaped area around the proposed monument sign base which extends a minimum distance of three (3) feet in all directions. Such landscaped area shall be completely covered by ground cover and shrubs, hedges, or similar vegetative materials.
6. Install an opaque fence for the outside storage area.

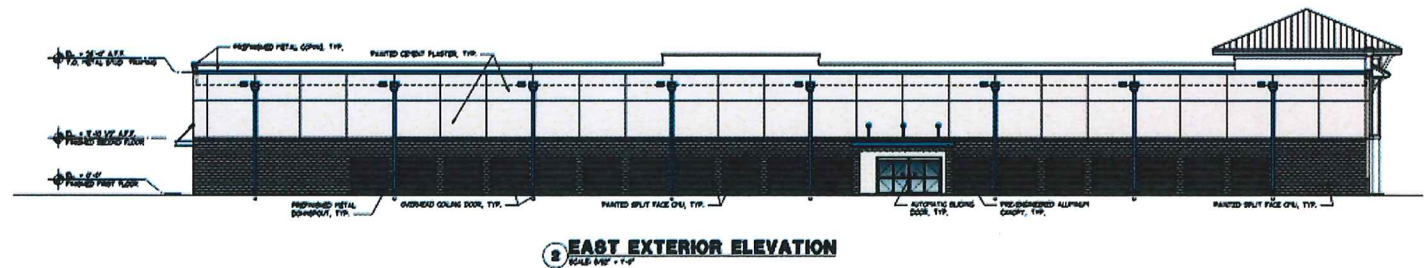
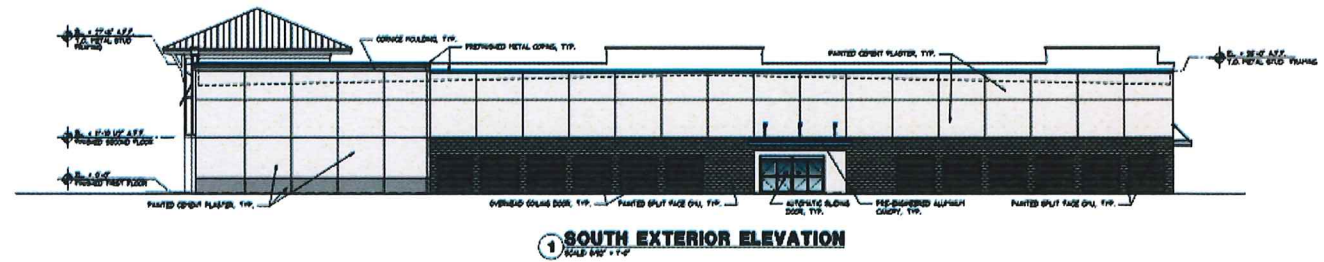
Applicant and their respective agents *take no issue* with the above conditions.



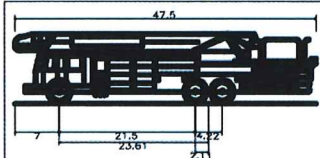
Questions

Thank you for your consideration of this Site Plan (Development Review and Design Review)
and Conditional Use request!

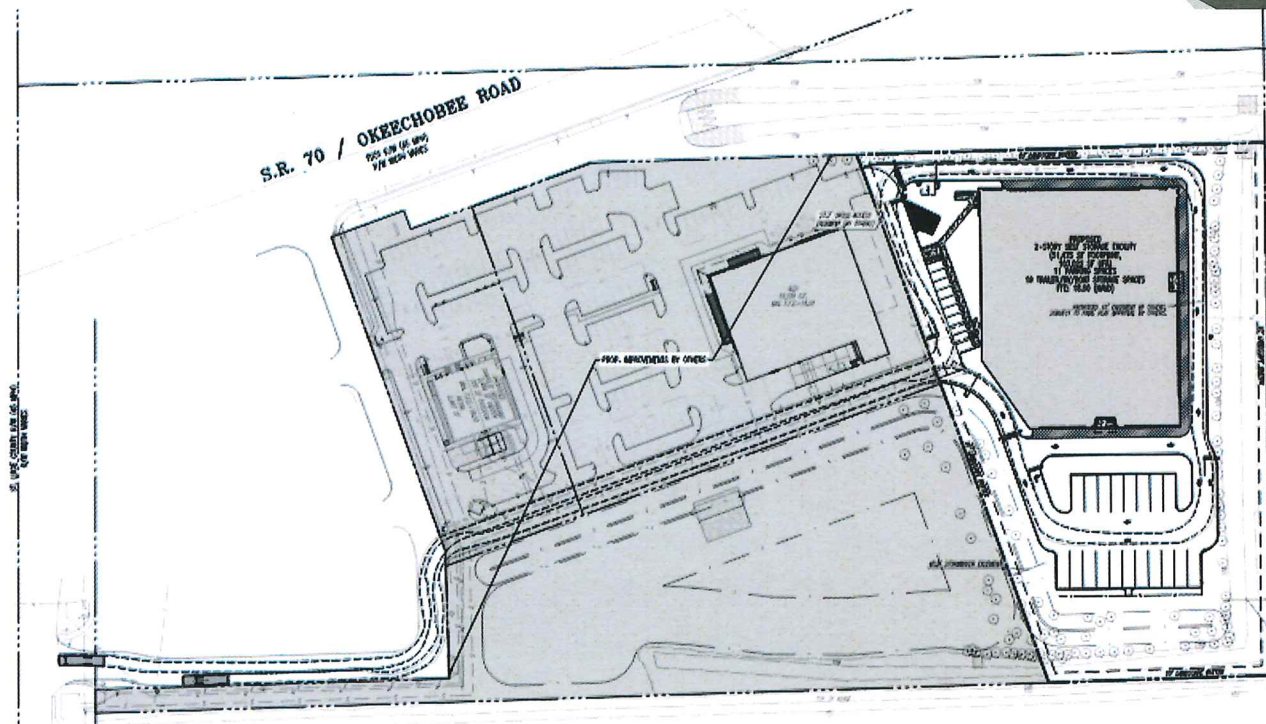
Building Elevations



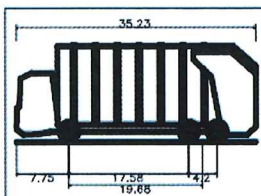
Fire Truck Circulation Plan



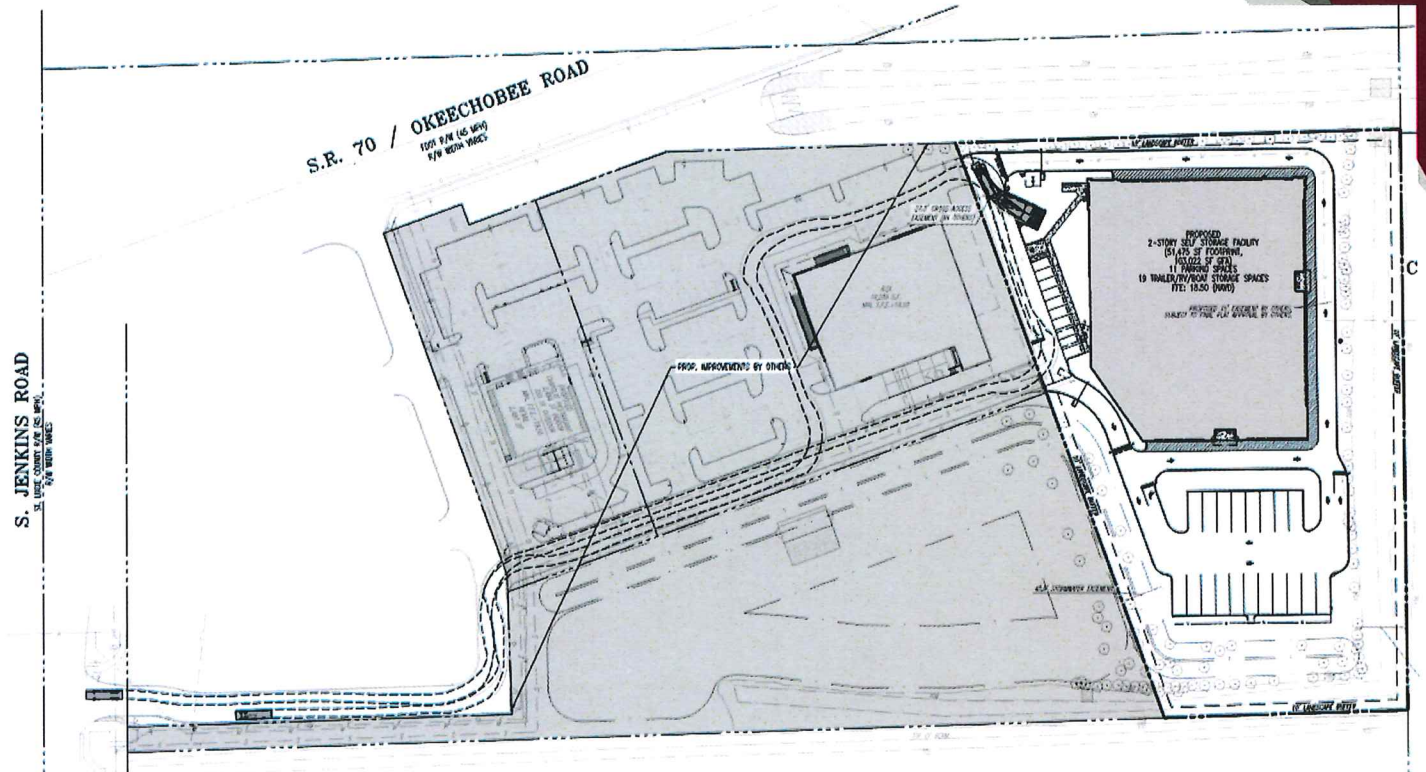
St. Lucie County Fire Truck	
Overall Length	47.500ft
Overall Width	10.500ft
Overall Body Height	10.869ft
Min Body Ground Clearance	1.300ft
Track Width	10.500ft
Lock-to-lock time	6.00s
Max Wheel Angle	41.50°



Refuse Truck Circulation Plan



Refuse (Front Load)	
Overall Length	35.230ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	0.961ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Max Wheel Angle	33.90°



Existing Supply

