



# JDA Self-Storage Fort Pierce, FL

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Fort Pierce Planning Board Hearing

March 13, 2023

2:00 PM

# JDA Self-Storage

Fort Pierce, FL

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## Development Team:

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

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- **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.**

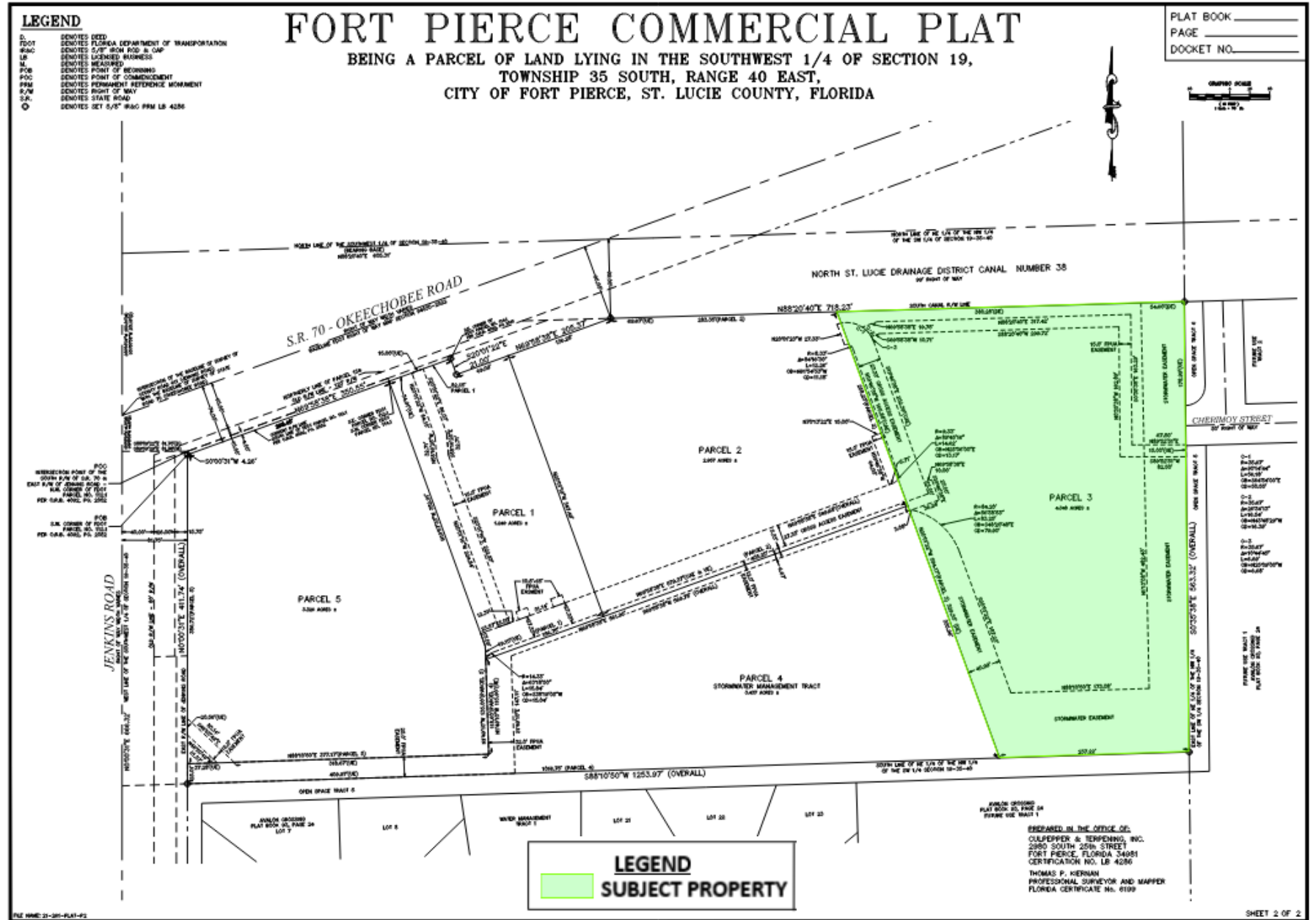
# Our Requests

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- **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.**

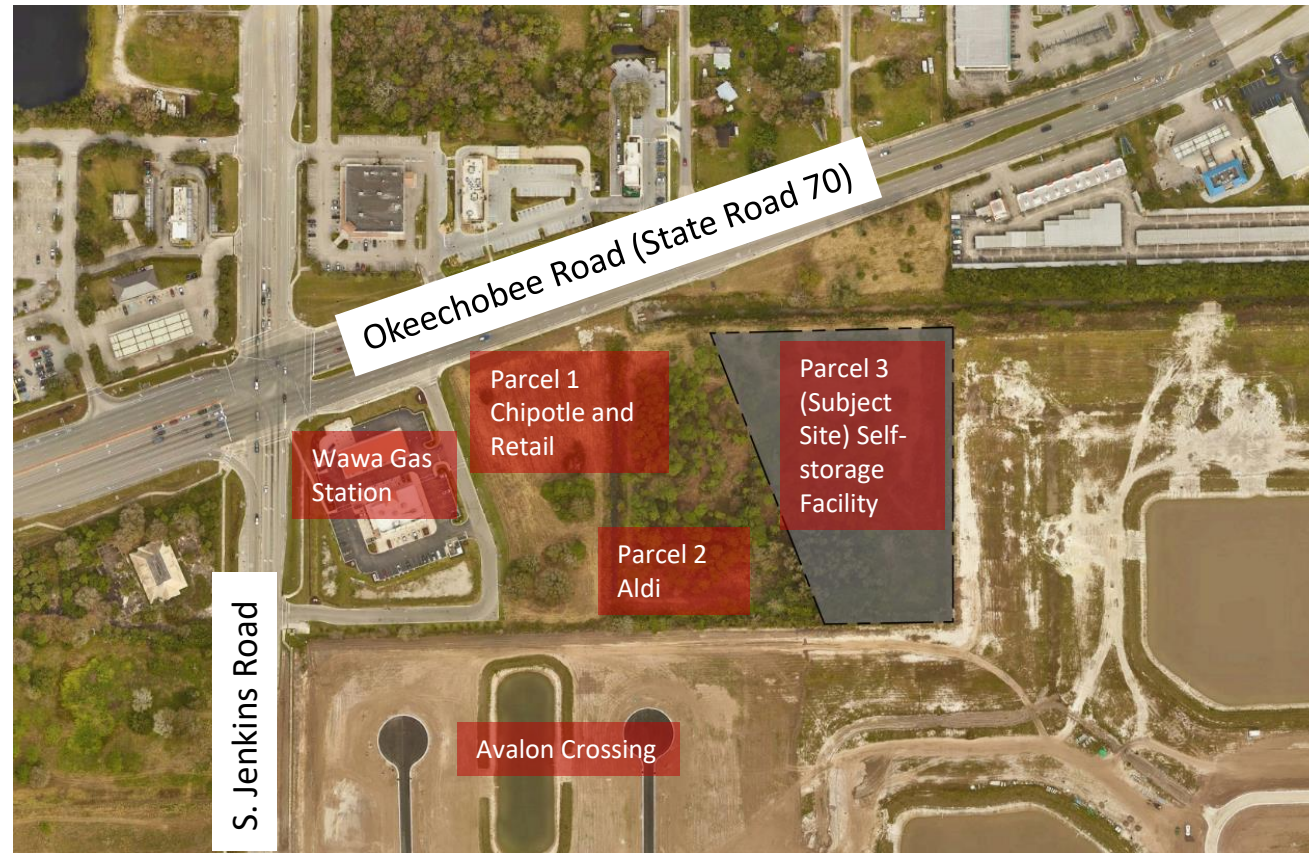
# FORT PIERCE COMMERCIAL PLAT

## 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.





# Proposed Site Plan

## Landscape Features:

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



# Building Elevations

## Architectural Features:

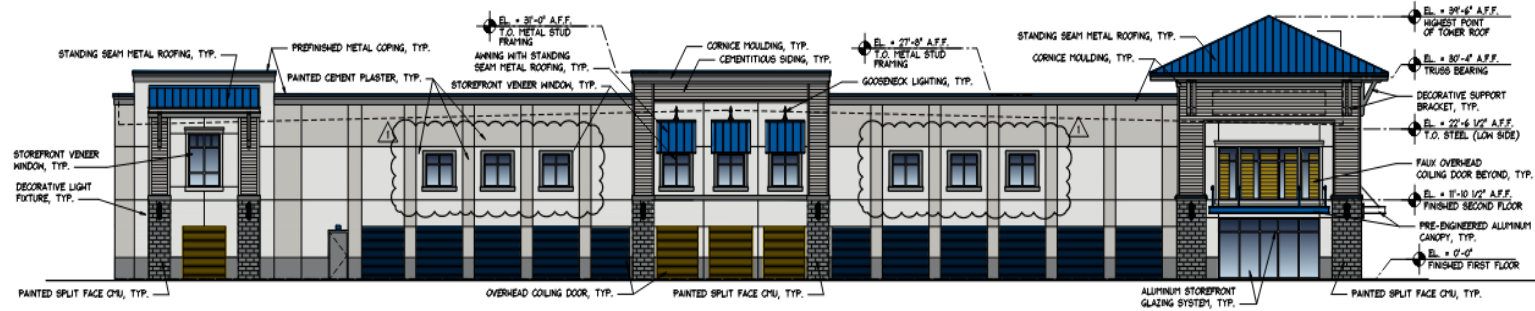
- a. Florida Vernacular Architectural Style
- b. Primary feature is a corner tower
- c. First floor store front entrance system is covered by a canopy with diagonal supports
- d. The primary facades have been broken by other feature elements:
  - a. wall plane changes, roof
  - b. projections,
  - c. parapet extensions,
  - d. veneer windows,
  - e. awnings with standing seam covering,
  - f. lapped siding,
  - g. trim and
  - h. gooseneck lighting.

## TRC Comments:

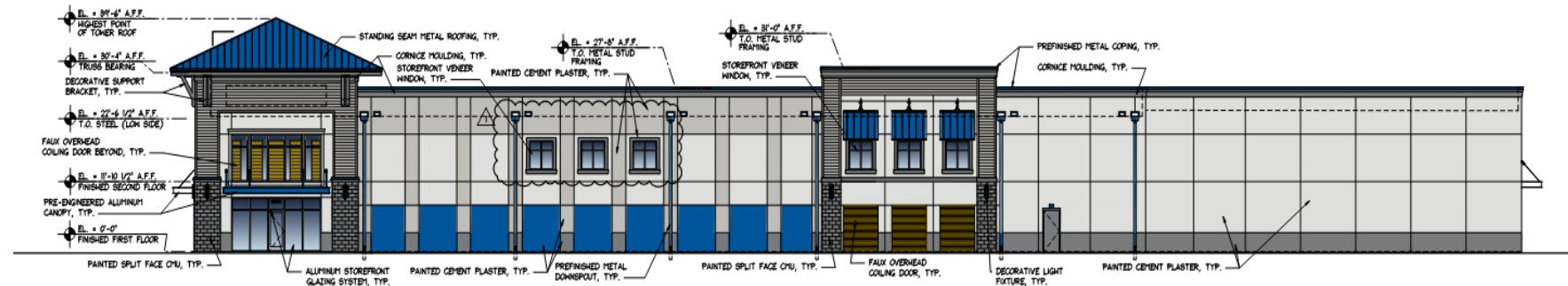
Per City Code Section 125-314. – Design Review, (4) Elevations (k):

“Blank walls are discouraged. Walls shall be punctuated with windows, doors, or architectural elements. New construction that includes long dimensions of continuous wall shall employ the use of site breaks to punctuate the streetscape.”

Storefront veneer windows and trim have been added to reduce the blank wall areas on these facades.



**1 NORTH EXTERIOR ELEVATION**  
SCALE 3/8" = 1'-0"



**2 WEST EXTERIOR ELEVATION**  
SCALE 3/8" = 1'-0"



# Rendering of Proposed Development

# Conditions of Approval

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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

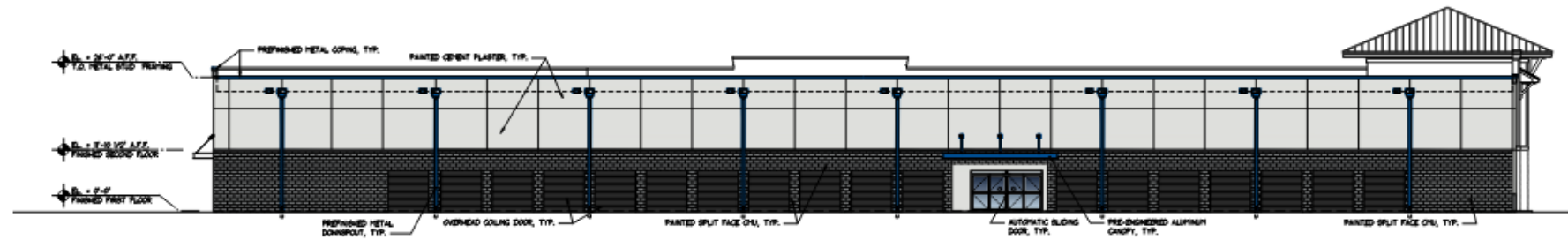
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Thank you for your consideration of this Site Plan (Development Review and Design Review)  
and Conditional Use request!

# Building Elevations

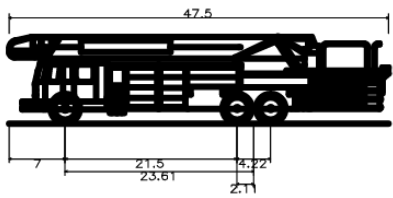


**1 SOUTH EXTERIOR ELEVATION**  
SCALE: 3/8" = 1'-0"

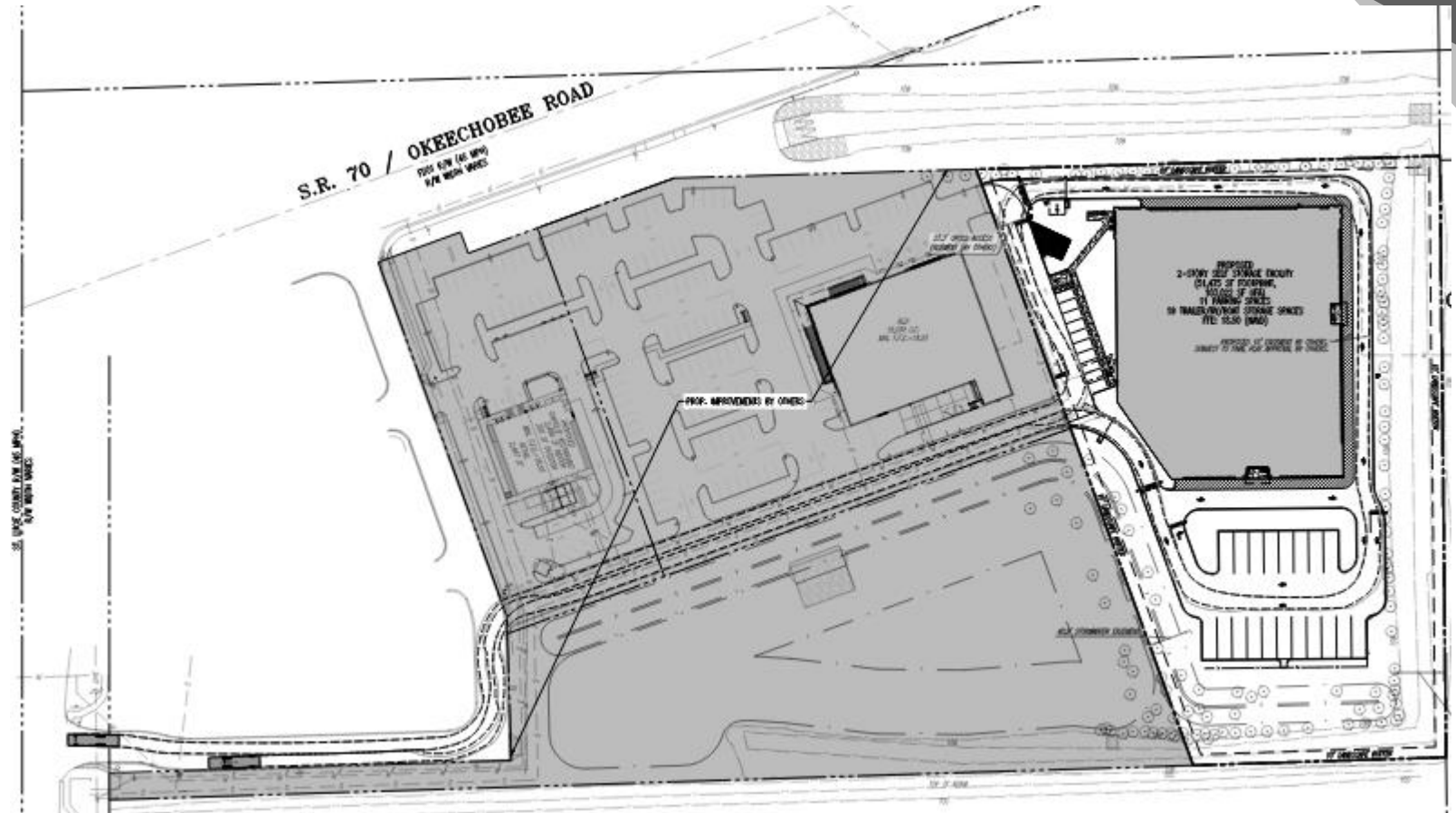


**2 EAST EXTERIOR ELEVATION**  
SCALE: 3/8" = 1'-0"

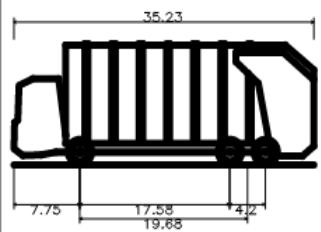
# Fire Truck Circulation Plan



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°

