

**Justification Statement
639 NW Enterprise Drive
City of Port St. Lucie – Variance Application
Original Submittal: 06/19/2024**

Introduction

The Applicant and Property Owner, 660 PSL, LLC (“Owner”), respectfully requests your approval of this application for a Variance on a property located in the City of Port St. Lucie (“City”). The vacant 1.423-acre subject property (P.I.D. 3323-583-0001-000-0) located on the east side of NW Enterprise Drive just north of NW Mercantile Place and has the address of 639 NW Enterprise Drive (“Property”).

Currently, the Property supports a Future Land Use designation of Light Industrial/Open Space Recreational/Institutional (LI/OSR/I) and is zoned Warehouse – Industrial (WI). The Property is surrounded by developed parcels on three (3) sides and a public right-of-way (NW Enterprise Drive) on the west side. The Owner also owns the property directly to the east (P.I.D. 3323-640-0004-000-5). Below is a summary of surrounding properties:

Adjacent Lands	Uses	FLU	Zoning
Subject Property	Vacant	LI/OSR/I	WI
North	Various Warehouse Uses & Auto Repair and Maintenance	LI/OSR/I	WI
South	Warehouse (Lindstrom Air Conditioning)	LI/OSR/I	WI
East	Various Warehouse Uses	LI/CS	WI
West	Various Warehouse Uses, Service Uses & Auto Repair, Sales and Maintenance	LI/OSR/I	WI

LI/CS (Light Industrial/Service Commercial)

Request

The Applicant is requesting the following:

- A Variance from the City of Port St. Lucie Zoning Code, Chapter 158, Section 158.227(G) – Maximum Bay Size (for self-storage use).

The objective is to obtain Site Plan Review Committee (SPRC) approval in conjunction with this request for a variance in order to construct a self-storage specifically to accommodate large Class A Recreational Vehicles (RVs) and (trailered) boats. Per the

City's Land Development Code Section 158.227(G) – Maximum Bay Size, the maximum size of a self-storage bay shall be no greater than five hundred (500) square-feet. The Applicant is proposing bay sizes larger than 500 square feet in order to accommodate these large vehicles and vessels, as well as multiple high-end luxury and classic automobiles. Per the proposed site plan attached, the proposed facility will have bay sizes from six hundred and thirty square feet (630 SF) to nine hundred and ninety-two square-feet (992 SF). There is a growing market and need for this type of use based on the value of these vehicles and vessels. Fully enclosed storage will allow for these vehicles and vessels to be stored in a safe and secure manner and away from inclement weather.

Variance

Pursuant to City's Code of Ordinances, Section 158.295(C) – *The Planning and Zoning Board and Zoning Administrator may authorize the variance from the provisions of this chapter as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. In order to authorize any variance from the terms of this chapter, the Planning and Zoning Board or Zoning Administrator should consider:*

- (1) *That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.*

Response: The special conditions and circumstances that exist are specific to the use as a self-storage for large or multiple RVs & Boats due to the unique size of these vehicles and vessels. The 500 SF maximum storage unit size cannot accommodate a large Class A RVs, which can be as long as 45 feet. The current code does not account for this type of storage.

- (2) *That the special conditions and circumstances do not result from any action of the applicant.*

Response: The unique condition is related to the length of Class A luxury RVs, which does not result from the actions by the Applicant. This variance application actually addresses a market need regarding the storage of large RVs and boat that current zoning code does not recognize or address.

- (3) *That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district.*

Response: This variance request will not confer on the Applicant special privilege that is denied by this chapter to other lands, buildings, or structures, in the same district. The use of "enclosed RV & Boat storage" (aka self-storage) will require larger bay sizes in order to accommodate large RVs and boats, as well as multiple vehicles owned by the same customer. Until the code is amended to address this use, a variance is required in order to allow this use.

- (4) *That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant.*

Response: The literal interpretation of the code would not allow the enclosed storage of larger RVs or boats if the bays exceed the 500 SF maximum allowed for the self-storage use. If the self-storage use, specifically for RVs and boats, on this property is classified as warehouse use, other requirements like parking at 1 space/200 SF would be an undo hardship on the Applicant as there is no need for the excessive parking.

- (5) *That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.*

Response: The increase in bay size requirement from 500 SF to 992 SF (+492 SF of variance) is the minimum variance to accommodate the larger luxury Class A RVs, which can only fit in a bay large enough to maneuver the RV into the bay and still have room to walk around the RV when it is in the bay.

- (6) *That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

Response: The intent of the 500 SF maximum bay size is typically used in similar codes to so customers are not using bays for other commercial uses, including standard warehouse or distribution space. The storage of RVs and boats in an enclosed facility is a similar use to standard self-storage, which is in harmony with the general intent of the use and the code.

- (7) *That there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.*

Response: The use of self-storage of RVs and boats will be in full compliance with any additional conditions and safeguards which the P&Z Board or staff may prescribe. In fact, code Section 158.227(I)(2) allows for customer parking within the drive aisles as long as they are large enough. In this case the plan the Applicant is proposing allows parking in the drive aisles.

In conclusion, the Applicant and Property Owner, 660 PSL, LLC ("Owner"), respectfully requests your approval of this application for a Variance to allow self-storage bay sizes up to 992 square feet.