

# EXTRA SPACE STORAGE

## REVISED MAJOR FINAL SITE PLAN

### E040-004

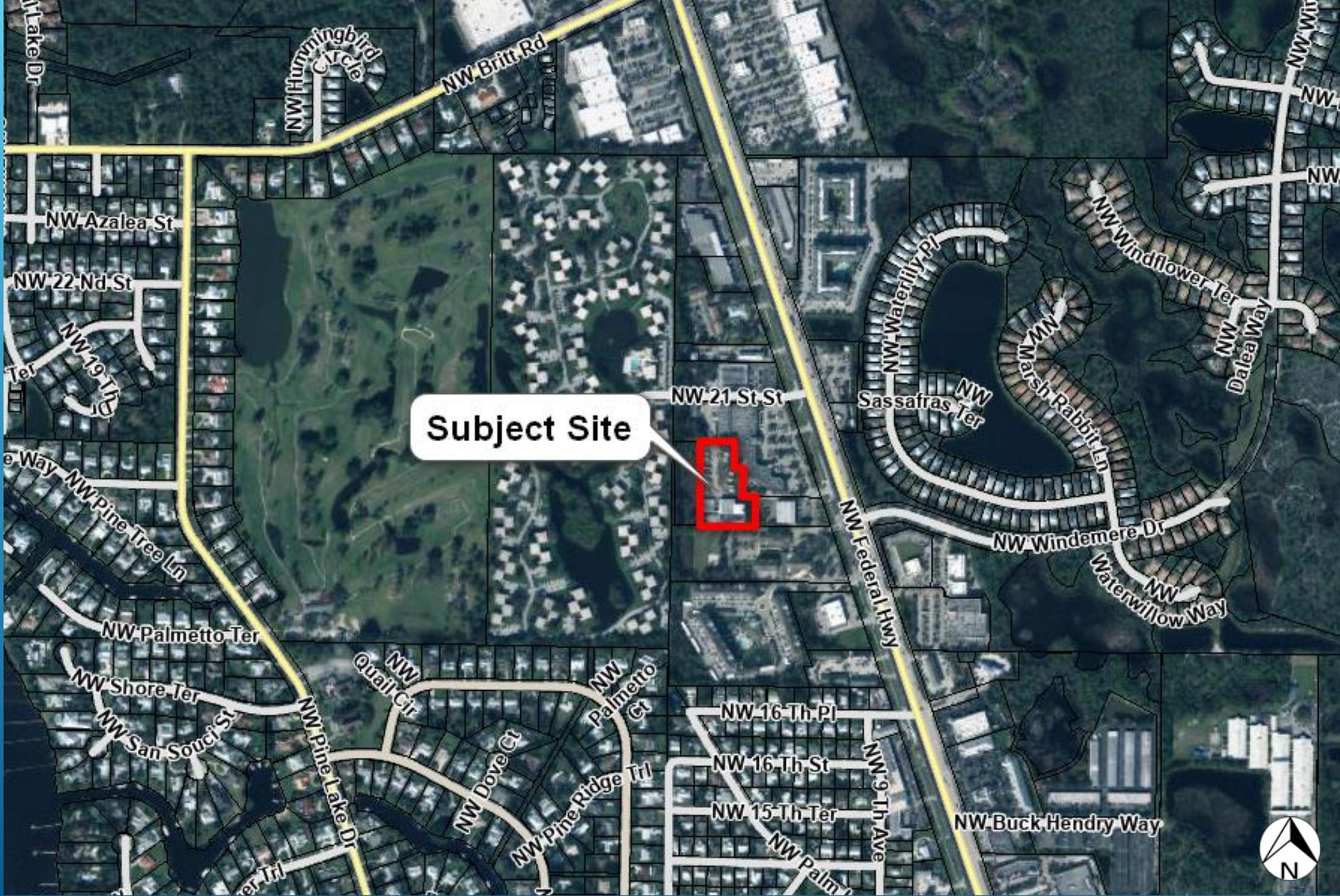
**Board of County Commissioners**

**Public Hearing**

**March 24, 2026**

Owner: SSTI 1990 NW Federal Highway 1, LLC (Shandon Gubler)  
Applicant: Extra Space Storage  
Requested by: Corporate Property Services, Inc. (Daryl Johnson)  
Project Coordinator: Luis Aguilar, Principal Planner





Subject Site

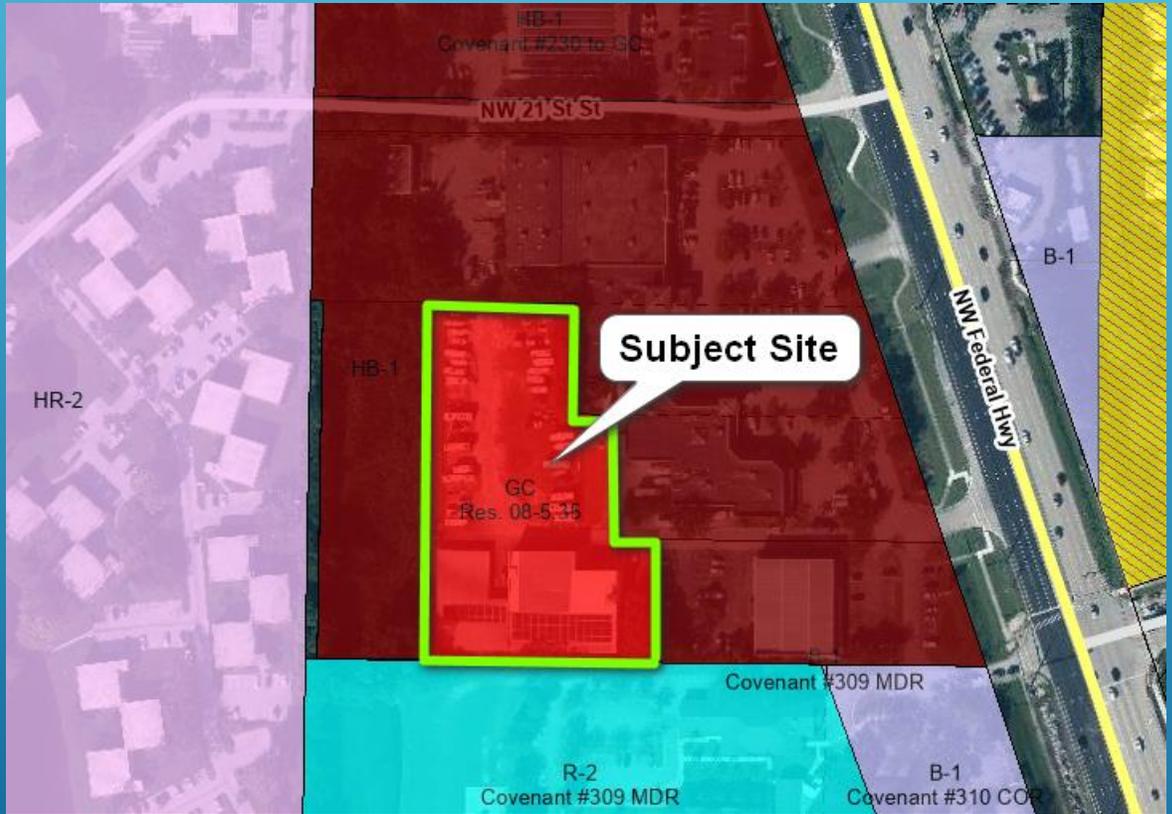




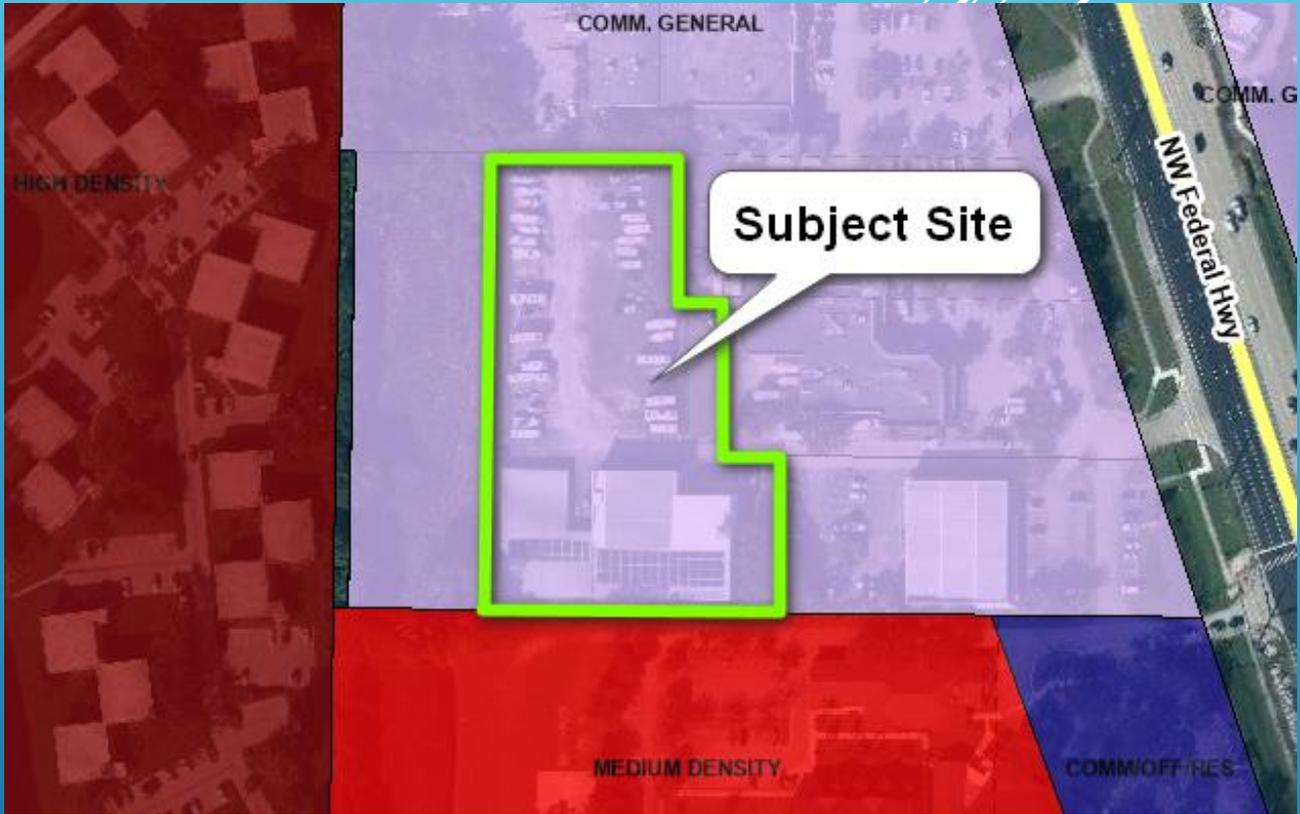
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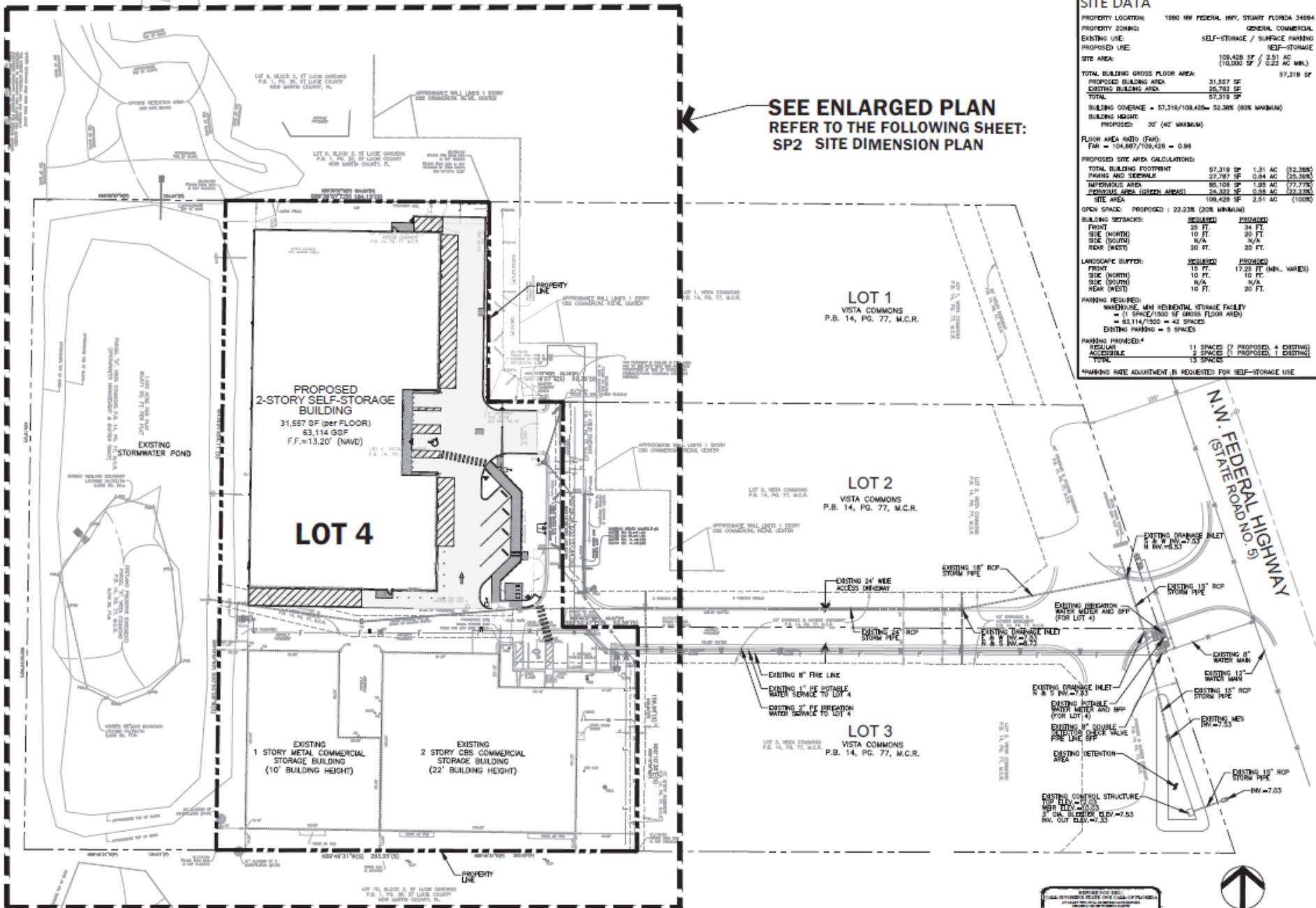


# Zoning Atlas



# Future Land Use





SEE ENLARGED PLAN  
REFER TO THE FOLLOWING SHEET:  
SP2 SITE DIMENSION PLAN

**SITE DATA**

PROPERTY LOCATION: 1990 NW FEDERAL HWY, STUART FLORIDA 34994

PROPERTY ZONING: GENERAL COMMERCIAL

EXISTING USE: SELF-STORAGE / SURFACE PARKING

PROPOSED USE: SELF-STORAGE

SITE AREA: 108,428 SF / 2.51 AC  
(10,000 SF / 0.23 AC MIN.)

TOTAL BUILDING GROSS FLOOR AREA: 31,557 SF 57,210 SF

PROPOSED BUILDING AREA: 25,782 SF

EXISTING BUILDING AREA: 5,775 SF

TOTAL: 57,210 SF

BUILDING COVERAGE = 57,319/108,428 = 52.88% (80% MAXIMUM)

BUILDING HEIGHT: PROPOSED: 20' (40' MAXIMUM)

FLOOR AREA RATIO (FAR): FAR = 104,667/108,428 = 0.96

PROPOSED SITE AREA CALCULATIONS:

TOTAL BUILDING FOOTPRINT	57,319 SF	1.31 AC	(52.88%)
PAVING AND SIDEWALK	27,787 SF	0.64 AC	(25.36%)
IMPROVED AREA	85,106 SF	1.95 AC	(77.77%)
PERVIOUS AREA (TOTAL AREA)	23,322 SF	0.54 AC	(21.33%)
SITE AREA	108,428 SF	2.51 AC	(100%)

OPEN SPACE: PROPOSED: 22,238 (20% MINIMUM)

BUILDING SETBACKS:

	SCALES	PROVIDED
FRONT	25 FT	34 FT
SIDE (NORTH)	10 FT	20 FT
SIDE (SOUTH)	N/A	N/A
REAR (WEST)	20 FT	20 FT

LANDSCAPE BUFFER:

	SCALES	PROVIDED
FRONT	15 FT	17.25 FT (MIN. VARIES)
SIDE (NORTH)	10 FT	10 FT
SIDE (SOUTH)	N/A	N/A
REAR (WEST)	10 FT	20 FT

PARKING REQUIRED:

WAREHOUSE, MINI-RESIDENTIAL STORAGE FACILITY  
= (1 SPACE/1500 SF GROSS FLOOR AREA)  
= 63,114/1500 = 42 SPACES

EXISTING PARKING = 5 SPACES

PARKING PROVIDED:

VEHICULAR ACCESSIBLE	11 SPACES	7 PROPOSED, 4 EXISTING
TOTAL	13 SPACES	

\*PARKING RATE ADJUSTMENT IS REQUESTED FOR SELF-STORAGE USE

REVISED FINAL SITE PLAN 1"=30'



DATE	REVISION
05-10-24	CHRYL CONSENT
05-10-24	CHRYL CONSENT

CHRISTOPHER THOMPSON, P.E.  
REGISTERED PROFESSIONAL ENGINEER

This plan has been digitally signed and sealed by CHRISTOPHER THOMPSON on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy.

EXTRA SPACE STORAGE  
1990 NW FEDERAL HWY  
STUART, FLORIDA 34994

DATE: 05/10/24  
DRAWN: GH  
CHECKED: CT

SP1  
REVISED FINAL  
SITE PLAN  
PROJECT NO.: 2024.115





# REVIEW OF APPLICATION

Table 1 Development Review Team

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan Review	Luis Aguilar	772-288-5931	Comply
F	ARDP Review	Samantha Lovelady	772-288-5664	N/A
G	Site Design Review	Luis Aguilar	772-288-5931	Comply
H	Commercial Design Review	Luis Aguilar	772-288-5931	Comply
H	Community Redevelopment Review	Luis Aguilar	772-288-5931	N/A
I	Property Management Review	Ellen MacArthur	772-221-1334	N/A
J	Environmental Review	Maddie Gierczak	772-221-1377	Comply
J	Landscaping Review	Karen Sjolholm	772-288-5909	Comply
K	Transportation Review	James Hardee	772-288-5470	Comply
L	County Surveyor Review	Juliette Martel	772 288-5418	N/A
M	Engineering Review	Kaitlyn Zanello	772-288-5920	Comply
N	Addressing Review	Emily Kohler	772-288-5692	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	Comply
O	Water and Wastewater Review	Jorge Vazquez	772-221-1448	Comply
O	Wellfields Review	Jorge Vazquez	772-221-1448	Comply
P	Fire Prevention Review	Doug Killane	772-419-5396	Comply
P	Emergency Management Review	Sally Waite	772-219-4942	N/A
Q	ADA Review	Kaitlyn Zanello	772-288-5920	Comply
R	Health Department Review	Paul Stemle	772-221-4090	N/A
R	School Board Review	Julie Sessa	772-219-1200	N/A
S	County Attorney Review	Elysse A. Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	Luis Aguilar	772-288-5931	Comply

Development review staff have found the Extra Space Storage application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.



# Local Planning Agency

This matter was heard by the Local Planning Agency on March 19, 2026. The LPA's recommendation will be forwarded to the Board.



# STAFF RECOMMENDATION

Staff recommends approval of this application.

1. Move that the Board receive and file the agenda item and all attachments including the staff report as Exhibit 1.
2. Move that the Board adopt a resolution approving the revised final site plan and Preserve Area Management Plan (PAMP) for the Extra Space Storage Facility project.

THAT CONCLUDES THE PRESENTATION  
QUESTIONS?

