

# Parking Rate Adjustment Request

## BH Storage Stuart

### **Introduction:**

Baldwin Properties has submitted a final site plan application to construct self-storage project on 3.36-acre commercial parcel on SE Federal Highway. The project is known as the BH Storage Stuart project and will consist of 650-unit self-storage facility which will comprise a total of 90,937 sf of residential storage. The Martin County parking requirements are based on the total square feet of the proposed building, which results in a minimum parking requirement that far exceeds the parking needed for the proposed self-storage facility. The Martin County Land Development Regulations require 1 space per 1,500 sf of building area, which results in a parking requirement of 61 spaces. For sites that have a parking requirement that exceeds 51 stalls, the parking rate can be reduced by 20%. This will result in a parking requirement of 49 stalls. The storage facility is providing 17 parking stalls which is a parking reduction of 66%.

### **Traffic Statement:**

The Traffic Statement prepared by LaConte Engineering which is based on trip generation from the ESRP Corp states that there will be a total of 86 daily trips to the property and that there will be 7 AM peak trips and 7 PM peak trips. Based on the daily and peak trip generation calculations, 17 parking stalls is sufficient to support the proposed project.

### **Other Local Projects:**

Styria Self Storage, located on SE Gran Parkway, was first approved in August 2004 for approximately 96,536 SF of residential storage. The storage facility provides 10 parking stalls for visiting customers and there are 38 parking stalls in front of the drive-up storage bays. Within the center of the site the owner has provided parking stalls that are leased out for trailer and boat parking. Based on the analysis of the 10 dedicated parking stalls, the project provides 1 space per 9,653 sf which is greater than the parking rate of 1 space per 5,349 spaces.

### **Conclusion:**

Based on previous projects, Baldwin Properties believes that 17 parking stalls is sufficient to provide adequate parking for the proposed storage facility.



SE Gran Park Way

S B AND C OF  
PORT SALERNO PHASE I

LOT C

172.68

195.44

418.21

471.87

179.18

150.36

95.06

23.09

23.09

24

0.1