



## Engineering & Planning, Inc.

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November 28, 2018

Mr. Paul Schilling  
Martin County Growth Management  
2401 SE Monterey Road,  
Stuart, FL, 34996

Re: Advantage Development Group  
Advantage Self Storage – Revised Major Final Site Plan  
Parking Rate Adjustment Analysis

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Shaun G. MacKenzie P.E.  
Florida License No. 61751  
Transportation Engineer  
Engineering Business No. 29013

Dear Mr. Schilling,

MacKenzie Engineering and Planning, Inc. prepared this Parking Rate Adjustment analysis for the proposed project, Advantage Self Storage. The proposed project is located at 528 NE Jensen Beach Blvd, between SE Green River Parkway and NE Savannah Road, Jensen Beach, FL 34957 (Parcel ID: 21-37-41-000-000-00244-8). The proposed project is for the construction of a 92,700 SF Storage Facility. Martin County Code required rate for a residential storage facility is 1 space per 1,500 SF resulting in 62 spaces. The parking requirement far exceeds the parking needed for the proposed Storage Facility. The proceeding conservative analysis will demonstrate the required number of parking is 13.

### **Parking Generation**

The proposed project utilized the trip generation rates published by the *Institute of Transportation Engineers' (ITE) Report, Parking Generation (4<sup>th</sup> Edition)*. The proposed site was evaluated using the trip generation rate for Mini Warehouse/SS (Land Use 151) as shown in the Appendix. Table 1 presents the proposed project's average peak period parking demand parking generation for a conservative analysis.

Table 1. Parking Generation

ITE Parking Rate Weekday Average	Proposed SF (X) per 1,000 GFA	Required Parking per ITE Parking Rate	Standard Parking Provided	ADA Parking Provided	Total Parking Provided
0.14 per KSF	92.700	13	12	1	13

### **Parking Use & Access**

The proposed development of this use typically requires four to six parking spaces in front of the building. The rear buildings are all accessed from the exterior, where tenants typically access the units by parking in front of their unit for a short period of time. The 24' driveway aisles between the buildings support this activity. Additionally, the site provides four (4) loading spaces along the rear of Building 3 per Martin County Code (see attached Site Plan).

### **Parking Supply**

The site consists of 12 standard parking, 1 handicap parking, and 4 loading spaces (see attached Site Plan).

### **Recommendation**

Based on ITE's Report, Parking Generation (4<sup>th</sup> Edition), the site has a required parking of 13 spaces. The site has a supply of 13 parking spaces. The proposed rate adjustment will not result in undesirable overflow parking, nor otherwise adversely impact the character and integrity of the surrounding area. Therefore, the site is projected to have an adequate supply of parking based on ITE's Report, Parking Generation (4<sup>th</sup> Edition).

### **Appendix**

ITE Parking Generation  
ITE Report, Parking Generation (4<sup>th</sup> Edition) – Land Use 151 Mini-Warehouse  
Site Plan

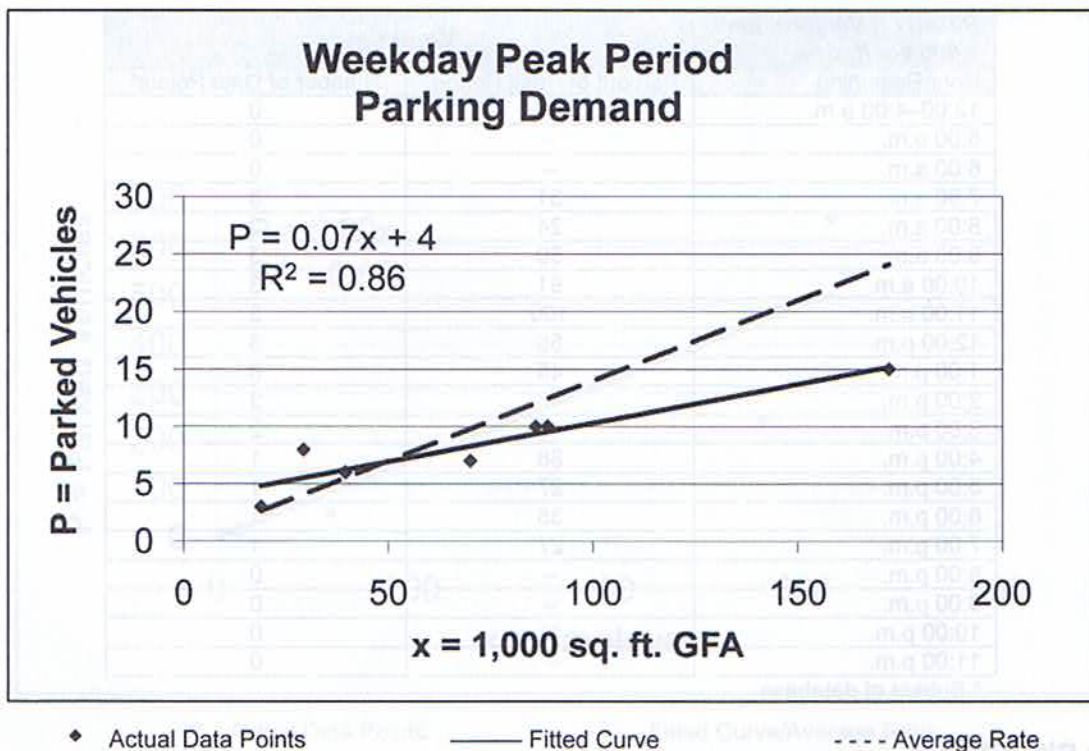
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Revised November 2018  
August 2018  
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CA 29013

Description/ITE Code	Units	ITE Vehicle Parking Generation Rates						Expected Units	Total Stalls Occupied in Peak Period					
		Average			85th Percentile				Average			85th Percentile		
		Weekday	Saturday	Sunday	Weekday	Saturday	Sunday		Weekday	Saturday	Sunday	Weekday	Saturday	Sunday
Warehousing 150	KSF	0.51	NA	NA	0.81	NA	NA		0	NA	NA	0	NA	NA
Warehousing 150	Employees	0.78	NA	NA	1.01	NA	NA		0	NA	NA	0	NA	NA
Mini-Warehouse 151	KSF	0.14	0.11	NA	0.17	0.13	NA	92.7	12.978	10.197	NA	15.759	12.051	NA
Mini-Warehouse 151	100 Storage Units	1.35	0.77	NA	1.66	NA	NA		0	0	NA	0	NA	NA

# Land Use: 151 Mini-Warehouse

## Average Peak Period Parking Demand vs. 1,000 sq. ft. GFA On a Weekday

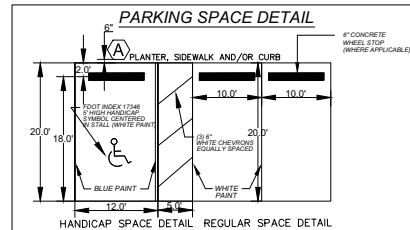
Statistic	Peak Period Demand
Peak Period	10:00 a.m.–12:00 p.m.; 4:00–5:00 p.m.
Number of Study Sites	7
Average Size of Study Sites	72,000 sq. ft. GFA
Average Peak Period Parking Demand	0.14 vehicles per 1,000 sq. ft. GFA
Standard Deviation	0.06
Coefficient of Variation	44%
Range	0.09–0.27 vehicles per 1,000 sq. ft. GFA
85th Percentile	0.17 vehicles per 1,000 sq. ft. GFA
33rd Percentile	0.11 vehicles per 1,000 sq. ft. GFA



# REVISED MAJOR FINAL SITE PLAN

SITE DATA TABLE	
TOTAL SITE AREA	4.44 AC (193,499 SF)
ZONING	COM-1
FUTURE LAND USE	COMMERCIAL OFFICE AND RESIDENTIAL
PCN	21-37-41-000-000-00244-8
EXISTING USE	VACANT COMMERCIAL
PROPOSED USE	SELF STORAGE FACILITY
OPEN SPACE	
REQUIRED OPEN SPACE	40% 77,362 SF OR 1.76 AC
PROVIDED PAVED SPACE	24.8% (1.10 AC) 46,829 SF
PRESERVE AREA	23.4% (1.04 AC) 45,489 SF
WETLAND	N/A
UPLAND	23.4% (1.04 AC) 45,489 SF
TOTAL OPEN SPACE (PERVIOUS + PRESERVE AREA)	48.2% (2.14 AC) 91,318 SF
IMPERVIOUS AREA	
TOTAL IMPERVIOUS AREA	2.29 AC (99,688 SF)
BUILDING A	0.26 AC (11,350 SF)
BUILDING B	0.27 AC (11,950 SF)
BUILDING C	0.8 AC (34,700 SF)
TOTAL BUILDING COVERAGE	1.33 AC (58,000 SF)
PAVEMENT, ROADS	0.93 AC (40,685 SF)
SIDEWALKS, PADS, ETC.	0.01 AC (1,200 SF)
SURFACE WATER	0 AC
BUILDING DATA	
REQUIRED	PROVIDED
MAX COVERAGE 40%	20.0%
MAX HEIGHT 30' 0"	30' 0"
NUMBER OF BUILDINGS	3
NUMBER OF STORIES	1 (2-STORY); 1 (1-STORY)
STRUCTURE SETBACKS	
FRONT (NORTH) - 20' MIN.	FRONT - 10' 0"
SIDE (EAST & WEST) - 10' MIN.	SIDE - 10' 0" TO 10' 0"
REAR (SOUTH) - 20' MIN.	REAR - 10' 0"
PARKING DATA	
LAND USE	RESIDENTIAL STORAGE FACILITY
TOTAL GROSS FLOOR AREA	92,700 SF
REQUIRED PARKING PER MC CODE (1 PER 1,500 SF)	62
PARKING PROVIDED	13*
STANDARD PARKING SUPPLY	12
REQUIRED HANDICAP PARKING	1
HANDICAP PARKING PROVIDED	1
REQUIRED LOADING SPACES	4
PROVIDED LOADING SPACES	4
TOTAL PARKING PROVIDED	13
TOTAL BICYCLE RACKS PROVIDED	2
TOTAL BENCHES PROVIDED	2

\*Per Parking Rate Adjustment - ITE 4th Edition, Land Use 151, P = 0.14(92,700) = 13 Spaces



## DESCRIPTION

PARCEL 1 - THE EAST 337.66 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4, SECTION 21, TOWNSHIP 37 SOUTH, RANGE 41 EAST, LYING AND BEING IN MARTIN COUNTY, FLORIDA. LESS AND EXCEPT ALL OF PINECREST LAKES PHASE II AND LESS AND EXCEPT ROAD RIGHT OF WAY FOR JENSEN BEACH BOULEVARD.

PARCEL 2 - A PARCEL LAND BEING A PORTION OF THE SOUTH 1/2 OF SECTION 21 OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT INTERSECTION OF THE WEST LINE OF THE EAST 337.66 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 21 WITH THE SOUTH RIGHT OF LINE OF JENSEN BEACH BOULEVARD, BEING A 100 FOOT RIGHT OF WAY; THENCE S00°09'39"E ALONG THE WEST LINE OF SAID EAST 337.66 FEET A DISTANCE OF 550.27 FEET TO AN INTERSECTION WITH THE NORTH LINE OF PINECREST LAKES II, AS RECORDED IN PLAT BOOK 8, PAGE 51 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N89°31'14"W ALONG SAID NORTH LINE A DISTANCE OF 15.66 FEET TO AN INTERSECTION WITH THE EAST LINE OF A DRAINAGE RIGHT OF WAY PER OFFICIAL RECORDS BOOK 221, AT PAGE 240 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N00°10'59"E ALONG SAID EAST LINE A DISTANCE OF 550.24 FEET TO AN INTERSECTION WITH SAID SOUTH RIGHT OF WAY LINE OF JENSEN BEACH BOULEVARD; THENCE S89°31'38"E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 12.41 FEET TO THE POINT OF COMMENCEMENT. SAID PARCEL CONTAINING 0.18 ACRES MORE OR LESS.

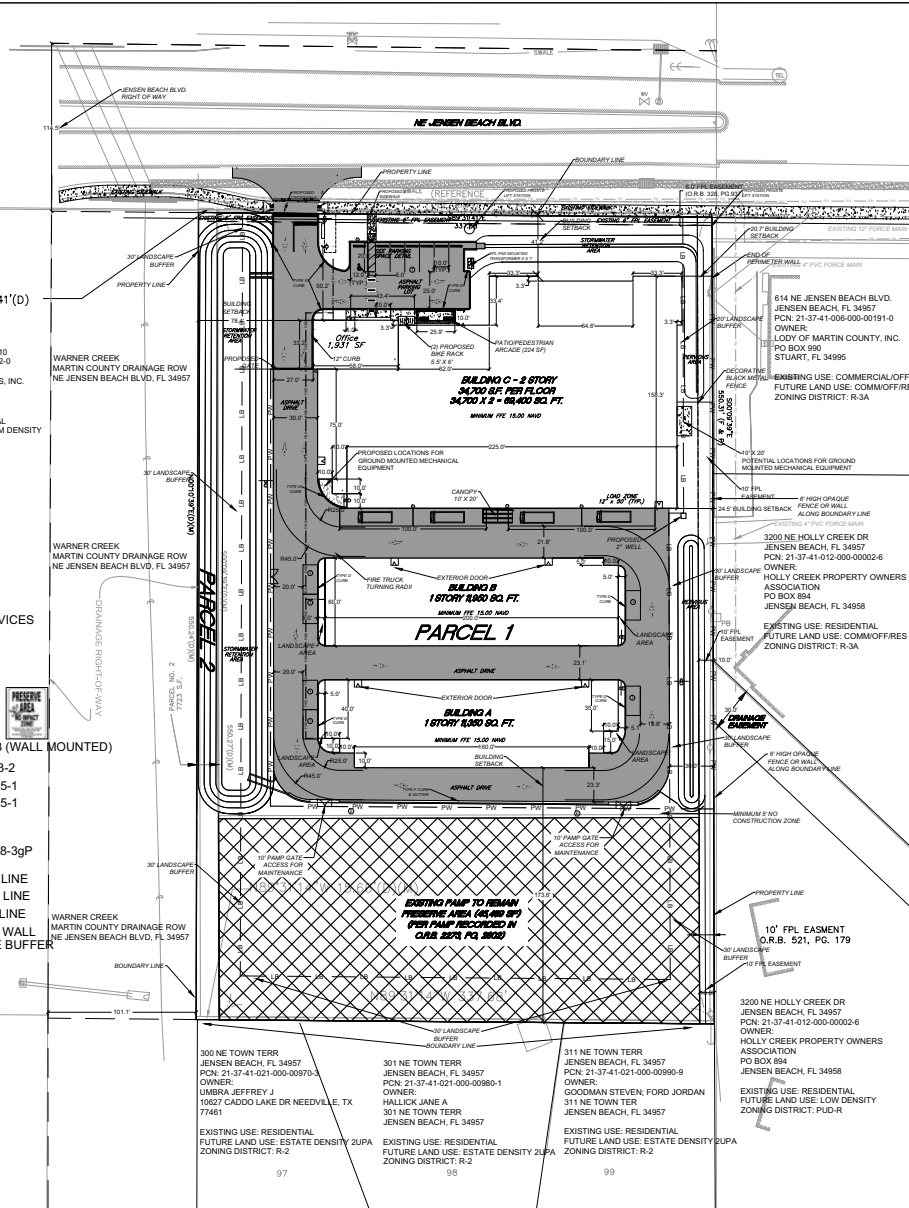
S89°31'38"E 12.41'(D)

PINECREST LAKES PHASE 10  
PCN: 21-37-41-026-000-00002-0  
OWNER:  
PINECREST LAKES & PARKS, INC.  
PO BOX 883  
JENSEN BEACH, FL 34958

EXISTING USE: RESIDENTIAL  
FUTURE LAND USE: MEDIUM DENSITY  
ZONING DISTRICT: RS-6

## SITE PLAN LEGEND:

- IMPERVIOUS AREA
- PRESERVE AREA
- CONCRETE SIDEWALK
- TRAFFIC CONTROL DEVICES
- EXTERIOR DOORS
- ADA SIGN
- PRESERVE AREA SIGN
- NO PARKING SIGN R8-3 (WALL MOUNTED)
- NO LEFT-TURN SIGN R3-2
- DO NOT ENTER SIGN R5-1
- DO NOT ENTER SIGN R5-1 (WALL MOUNTED)
- STOP SIGN R1-1
- LOADING ZONE SIGN R8-3gP (WALL MOUNTED)
- BOUNDARY LINE
- EXIST. ROW LINE
- EASEMENT LINE
- PERIMETER WALL
- LANDSCAPE BUFFER



## PRESERVE AREA NOTES:

1. NEW CONSTRUCTION (INCLUDING FILL PROPOSED ADJACENT TO WETLAND BUFFER ZONES AND UPLAND PRESERVE AREAS) SHALL BE SET BACK A MINIMUM OF 10' FOR PRIMARY STRUCTURES; SETBACKS FOR ACCESSORY STRUCTURES, SUCH AS, BUT NOT LIMITED TO, POOL DECKS, SCREEN ENCLOSURES AND DRIVEWAYS, SHALL BE 5'.

2. ALL PRESERVE AREAS SHALL BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PRESERVE AREA MANAGEMENT PLAN (PAMP).

## PARKING NOTES:

- A PARKING VARIANCE IS BEING APPLIED FOR THIS DEVELOPMENT.
- HANDICAP PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH FLORIDA STATUTE 316. THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR OTHER APPLICABLE STANDARDS.
- EACH SUCH PARKING SPACE MUST BE STRIPED IN A MANNER THAT IS CONSISTENT WITH THE STANDARDS OF THE CONTROLLING JURISDICTION OR OTHER SPACES AND PROMINENTLY OUTLINED WITH BLUE PAINT, AND MUST BE REPAINTED WHEN NECESSARY. IT TO BE CLEARLY DISTINGUISHABLE AS A PARKING SPACE DESIGNATED FOR PERSONS WHO HAVE DISABILITIES. THE SPACE MUST BE POSTED WITH A PERMANENT ABOVE-GRADE SIGN OF A COLOR AND DESIGN APPROVED BY THE DEPARTMENT OF TRANSPORTATION, WHICH IS 60 INCHES (1525 MM) ABOVE THE FINISHED FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN AND WHICH BEARS THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND THE CAPTION "PARKING BY DISABLED PERMIT ONLY."

## GENERAL SITE PLAN NOTES:

- THE PROPOSED DEVELOPMENT SHALL BE PERMITTED IN ONE PHASE.
- THERE ARE NO EXISTING STRUCTURES WITHIN THE PROPOSED DEVELOPMENT SITE TO BE REMOVED.
- ELEVATIONS SHOWN ARE IN FEET AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- ALL UTILITY CONSTRUCTION SHALL COMPLY WITH MARTIN COUNTY STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER FACILITIES SPECIFICATIONS, LATEST EDITION.
- ALL ON-SITE WATER AND SEWER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE OWNER.
- ALL PROHIBIT EXOTIC PLANT SPECIES SHALL BE REMOVED FROM THE SITE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. PERPETUAL MAINTENANCE IS REQUIRED TO PROHIBIT THE REESTABLISHMENT OF INVASIVE EXOTIC SPECIES WITHIN PRESERVATION AREAS AND PLANTED LANDSCAPE OR LAKE, LITTORAL AREAS AND STORMWATER MANAGEMENT AREAS AS PROVIDED ON THE PLANS APPROVED WITH THE DEVELOPMENT ORDER.
- STORMWATER MANAGEMENT AREAS ARE TO BE MAINTAINED WITH PLANTED NATIVE VEGETATION IN PERPETUITY.
- ANY SIGNIFICANT ALTERATIONS TO THE APPROVED PLANS WILL REQUIRE A RE-SUBMITTAL AND APPROVAL BY THE RESPECTIVE GOVERNING AGENCY(IES), ANY WORK DONE PRIOR TO THE RESPECTIVE APPROVAL(S) IS AT THE RISK OF THE OWNER, DEVELOPER AND CONTRACTOR. SIGNIFICANT - WILL BE DETERMINED BY SOLELY BY THE COUNTY.
- ANY LIGHTING USED TO ILLUMINATE ANY ON OR OFF STREET PARKING AREA SHALL BE ARRANGED TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL PREMISES AND PUBLIC RIGHT-OF-WAY. THERE WILL BE NO LIGHT SPILLAGE OR GLARE BEYOND THE PROJECT SITE.
- BICYCLE RACKS SHALL BE PROVIDED WITHIN 50 FEET OF ANY CUSTOMER ENTRANCE. REQUIRED BICYCLE RACKS SHALL BE INVERTED "U" TYPE & BE DESIGNED TO STORE A MINIMUM OF 6 BICYCLES EACH. BENCHES SHALL BE NOT LESS THAN 6 FEET IN LENGTH AND SHALL PROVIDE STRUCTURAL OR VEGETATIVE SHADING.
- IF DURING CONSTRUCTION ANY EVIDENCE OF THE PRESENCE OF STATE AND/OR FEDERALLY PROTECTED PLANT AND/OR ANIMAL SPECIES IS DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND MARTIN COUNTY SHALL BE NOTIFIED WITHIN 24-HOURS.
- ALL HVAC EQUIPMENT SHALL BE GROUND MOUNTED.

SHAUN MACKENZIE, P.E.  
FLORIDA LICENSE NO. 61751

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Expertise,  
Relationships,  
&  
Superior  
Client Service

Mackenzie  
Engineering & Planning, Inc.

REVISED MAJOR FINAL SITE PLAN  
ADVANTAGE DEVELOPMENT GROUP, LLC  
JENSEN BEACH, FLORIDA

SCALE 1" = 40'  
APPROVED: SM  
DRAWN: EJJ  
CHECKED: SGM  
DATE: 11/30/2018  
FIELD BOOK NO:

COUNTY PROJ. #:  
J040-011  
MC RECORD #:  
DE-2018-00004  
DESIGNER:  
EJJ  
PM:  
SGM  
SUBMITTAL:  
11/30/2018  
REVISION:  
1. MC 06/13/2018  
2. MC 10/31/2018

SHEET: SP-1  
OF: SP-1  
MEP PROJECT  
124-001  
COA NO.  
29013