

STORAGE RENTALS OF AMERICA

(EASTRIDGE ESTATES PUD BLOCK I, LOT 21)

PUD FINAL SITE PLAN

Board of County Commissioners

April 7, 2026

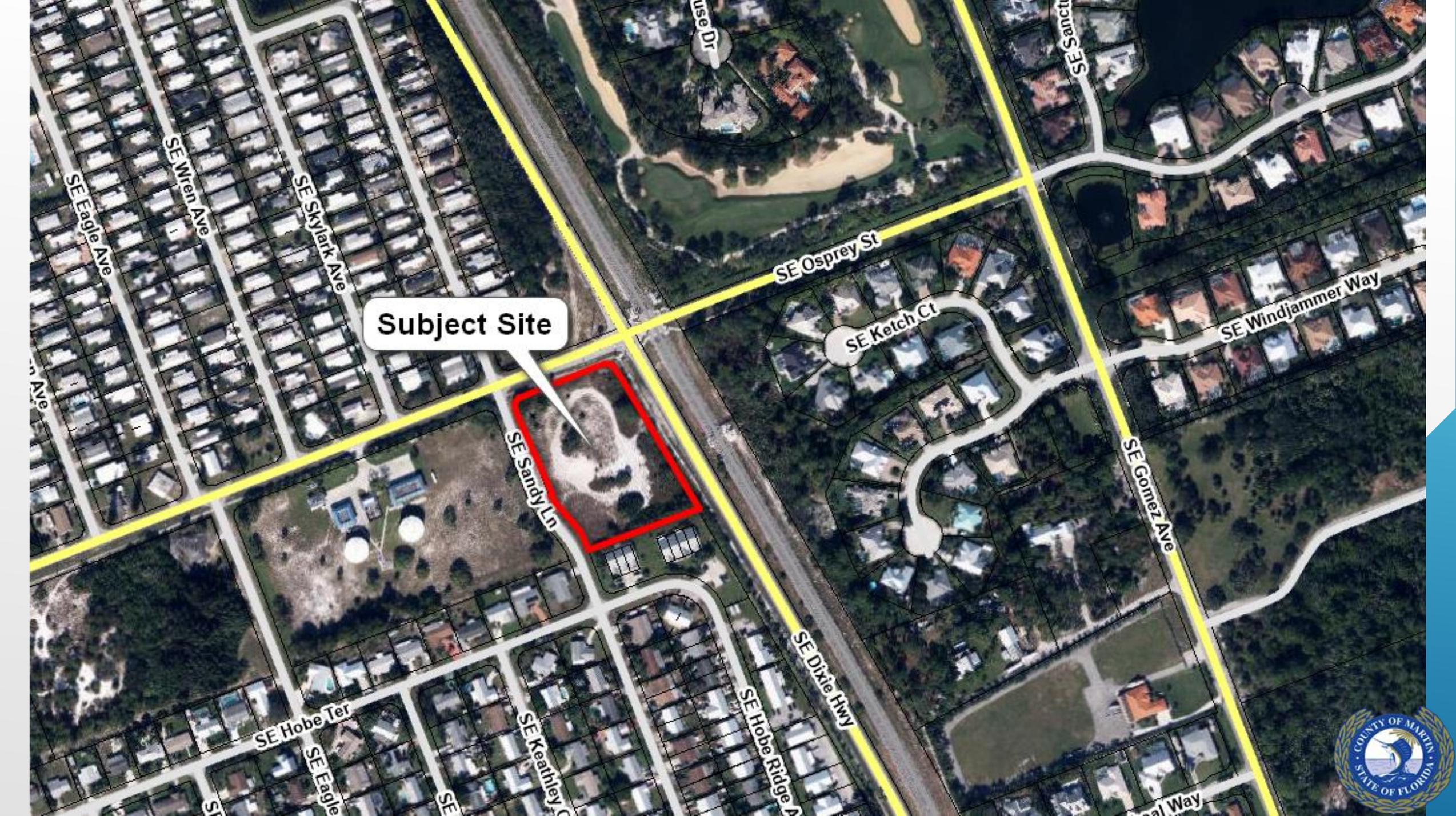
Owner: NSROA SE Sandy FL, LLC.

Applicant: Storage Rentals of America

Requested by: Kimley-Horn and Associates

Project Coordinator: Luis Aguilar, Principal Planner





Subject Site

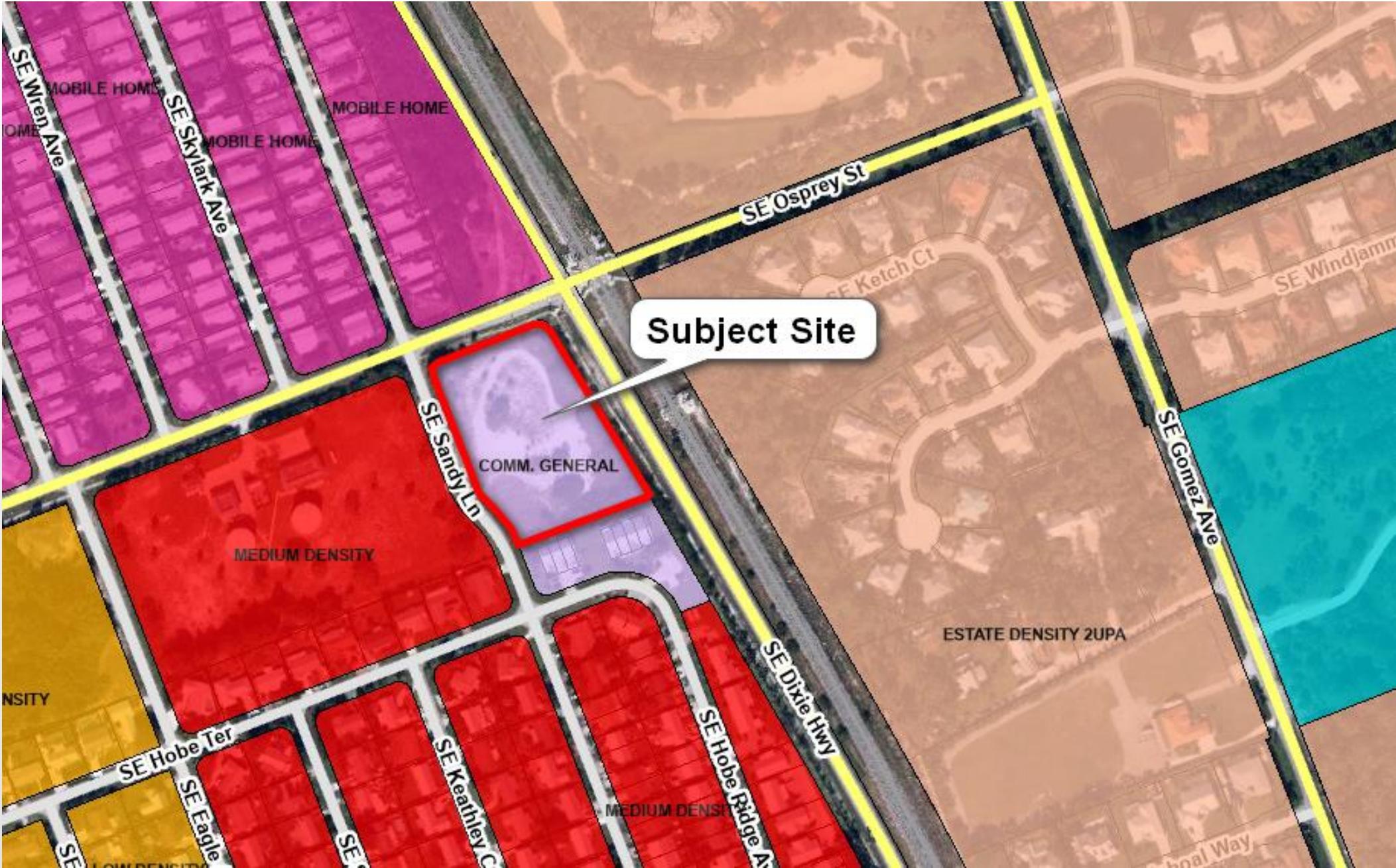




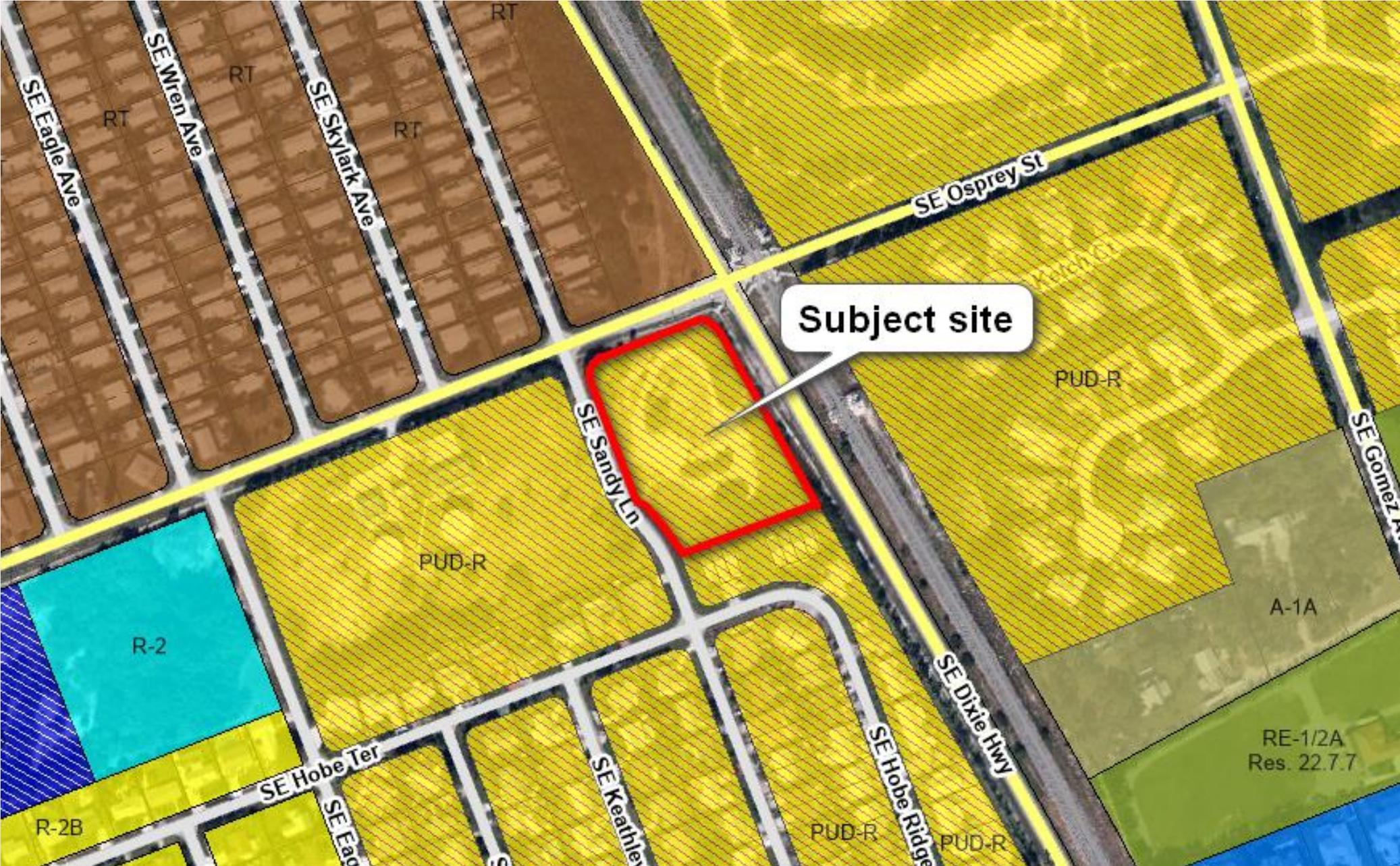
Subject Site



ZONING



FUTURE LAND USE



EASTRIDGE ESTATES PUD

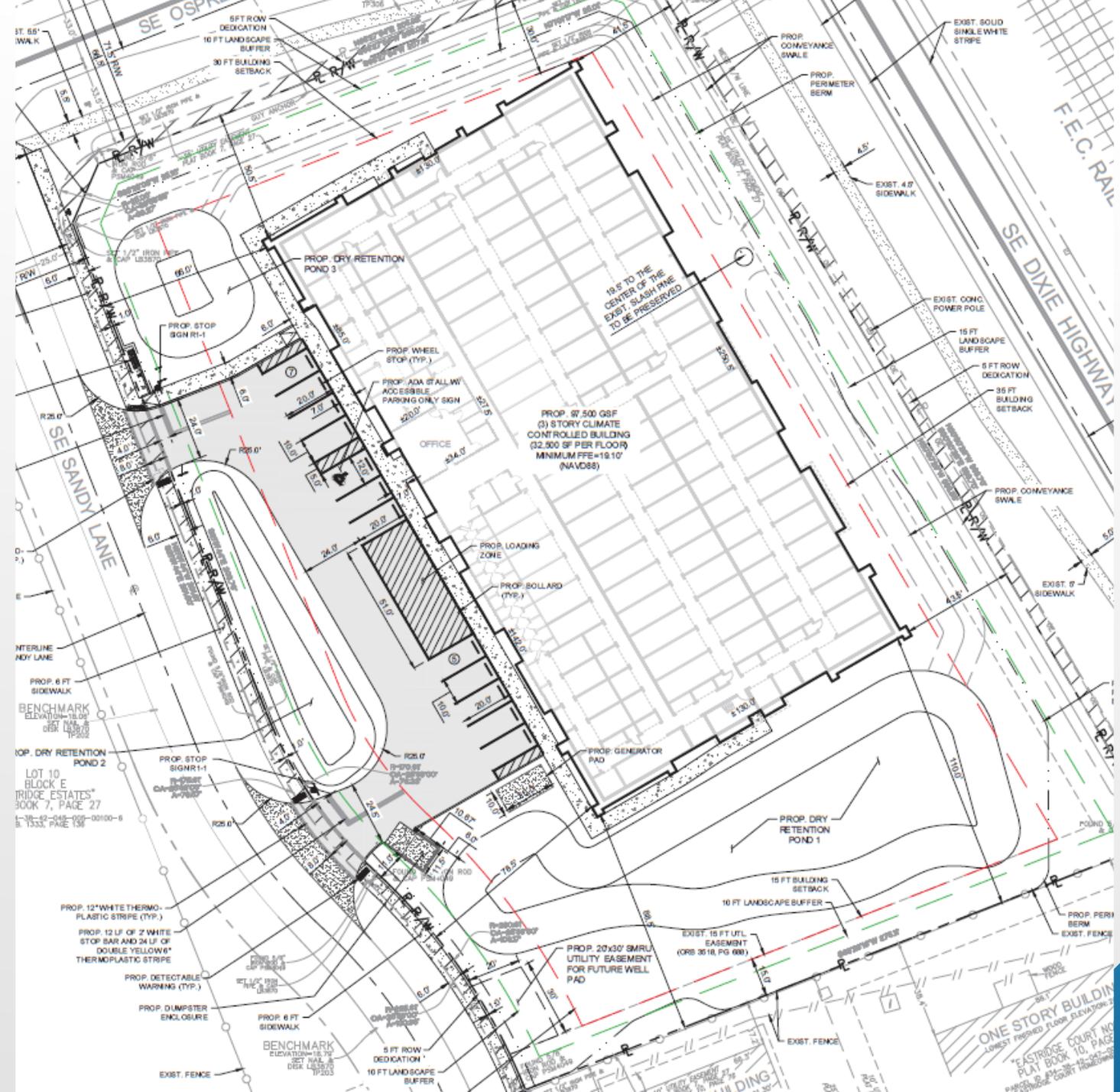
- Adopted in June 1978
- 71.74-acre
- Single family, duplex, multi-family sites, a park, a commercial area
- (Lot 21, Block I) Commercial Area



PUD FINAL SITE PLAN

- Three story, 97,500 square foot residential self-storage facility (a/k/a Storage Rentals of America) and associated infrastructure.
- Entrance to the proposed storage facility will be through SE Sandy Lane.
- A parking rate adjustment is requested pursuant to Section 4.625, Martin County LDR. twelve parking spaces are proposed.

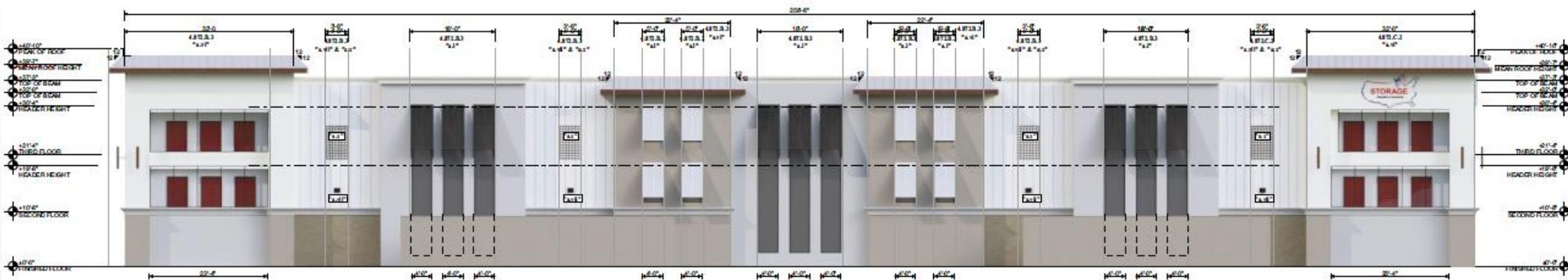




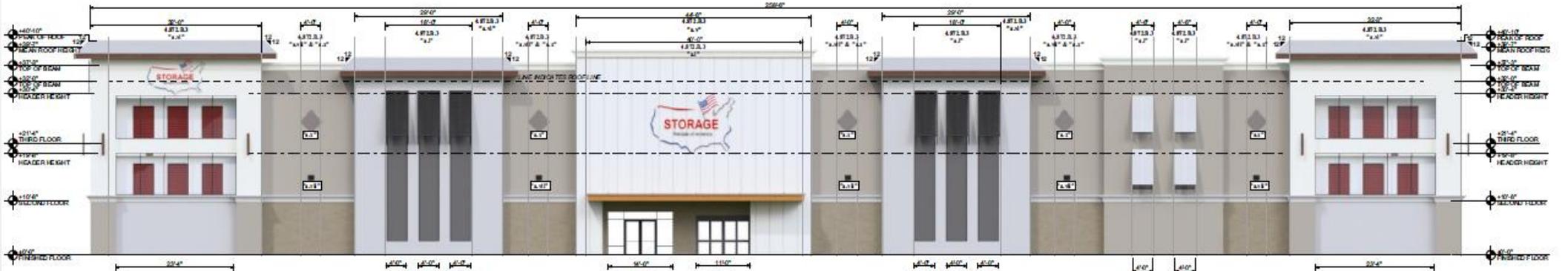
ARTICLE 4, DIVISION 20 – COMMERCIAL, MULTIFAMILY, AND INDUSTRIAL DESIGN

- The applicant is requesting alternative compliance from the primary façade transparency/fenestration criteria of Article 4, Division 20.
- Staff recommend approval.
- The Board of County Commissioners is the final decision maker for this application.

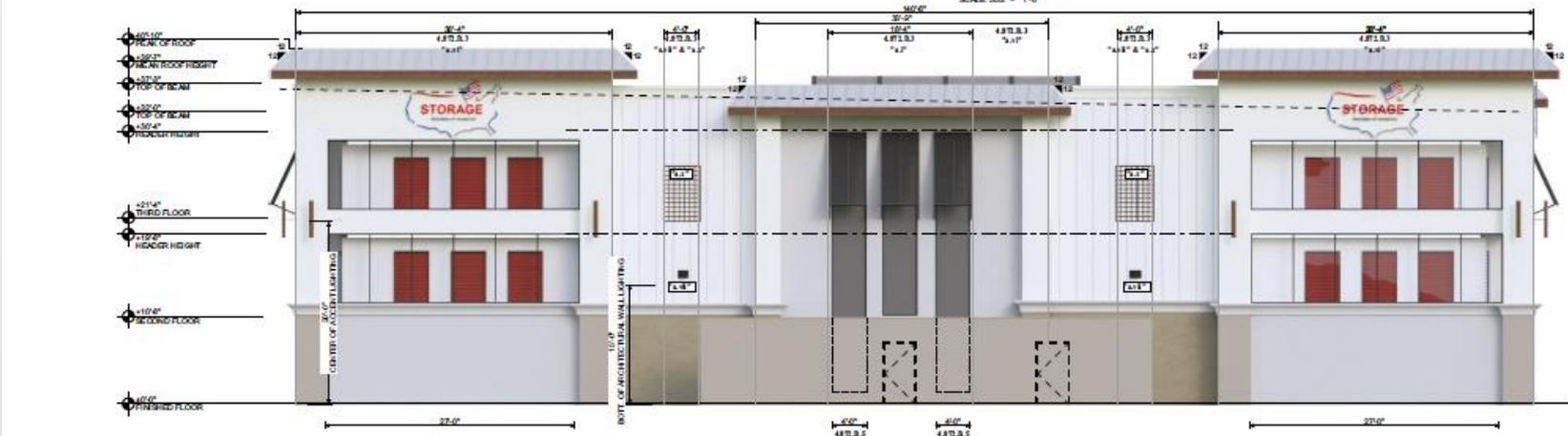




NORTH-EAST ELEVATION - PRIMARY FACADE
SCALE: 3/32" = 1'-0"



SOUTH-WEST ELEVATION - PRIMARY FACADE
SCALE: 3/32" = 1'-0"



NORTH-WEST ELEVATION - PRIMARY FACADE
SCALE: 1/8" = 1'-0"

PRIMARY FACADE ROOF COMPLIANCE TABLE		
PRIMARY FACADE	QUANTITY OF MANSARD ROOF FORMS	REQUIRED # OF ROOF FORMS (PER 4.872.G.3.a)
NORTH-EAST	4	FACADE LENGTH = 258'-6" > 40' (3) REQUIRED
SOUTH-WEST	4	FACADE LENGTH = 258'-6" > 40' (3) REQUIRED
NORTH-WEST	3	FACADE LENGTH = 140'-6" > 40' (3) REQUIRED

PRIMARY FACADE COMPLIANCE & FENESTRATION TABLE				
PRIMARY FACADE	DESIGN ELEMENTS (PER 4.872.B.3)*	GROUND FLOOR FENESTRATION LENGTH	FACADE LENGTH	GROUND FLOOR FENESTRATION %
NORTH-EAST	a1, a.v, a.vi & a.x	36'-0"	258'-6"	14.0% <small>(PER 4.872.G.3.a) COMPLIANT</small>
SOUTH-WEST	a1, a.v, a.vi & a.x	57'-0"	258'-6"	22.1% <small>(PER 4.872.G.3.a) COMPLIANT</small>
NORTH-WEST	a1, a.v, a.vi & a.x	8'-0"	140'-6"	5.7% <small>(PER 4.872.G.3.a) COMPLIANT</small>



LOCAL PLANNING AGENCY

Pursuant to Section 10.5.F.9., review of this application by the Local Planning Agency (LPA) is not required.



REVIEW OF APPLICATION

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



STAFF RECOMMENDATION

- Move that the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.
- Move that the Board adopt the Resolution approving the Storage Rentals of America Final Site Plan.

