

Location Map



Site Data

Total Site Area	53.6 Ac. / 2,337,174 sf
Future Land Use	New Community Development
Existing Zoning	MPUD
Proposed Use	Warehouse / Distribution
PCN #	4326-600-0002-000-9
Building Height	47' / 2 stories

Building Data

Building Coverage	522,527 Sf	Required	Provided
1 Story Office	14,785 Sf	Front: 25 ft	242 ft
Express & Test Kitchen	9,032 Sf	Rear: 15 ft	190 ft
Dry Warehouse	72,400 Sf	Side: 15 ft	60 ft
Floor Room	22,000 Sf		
Refrigerated Area	59,890 Sf		
Freezer Area	75,800 Sf		
Docks / Maintenance / Other	113,520 Sf		
Future Expansion	155,100 Sf		

Required Building Setbacks

Impervious Area

Building Coverage	522,527 sf / 11.1 Ac. / 22%
Vehicular Use Areas	724,573 sf / 16.6 Ac. / 31%
Sidewalk / Other Paved Areas	177,465 sf / 4.1 Ac. / 7%
Existing Total:	1,424,565 sf / 32.70 Ac. / 61%

Pervious Area / Open Space

Landscape Buffer	127,381 sf / 2.93 Ac. / 5%
Open Space / Other Landscape Areas	798,382 sf / 18.32 Ac. / 34%
Existing Total:	912,609 sf / 20.95 Ac. / 39%

Parking Data

The average parking rate from the ITE Parking Generation, 5th edition is 0.39 spaces per 1,000 S.F. Therefore, the ITE average rate would result in a parking demand of 204 spaces for the proposed 522,527 S.F. distribution center.

Building Area:	522,527 SF
Parking Ratio:	0.39 / 1000 SF
Required Parking:	204 Parking Spaces

Parking Provided

The parking is provided pursuant to Section 6 (9)(C) of the MPUD for the Tradition Regional Business Park @ Southern Grove. An alternative parking ratio based on a parking study was provided. Reference the Reduced Parking Statement prepared by Simmons & White revised December 20, 2021.

Standard Spaces (9.5' x 16' w/ 2' Overhang or 9.5' x 18')	186 Spaces
Handicap Spaces	10 Spaces
Total:	196 Spaces

Cheney Express Loading Spaces (11' x 18')	6 Spaces
Truck Staging Spaces (12' x 75')	217 Spaces

* See General Note #12 for Future Parking spaces provided.

General Notes

- All landscape areas abutting vehicular use areas shall be curbed or protected by curb stops.
- All building, parking and access areas shall document compliance with the requirements of the American Disabilities Act prior to the issuance of a building permit.
- Proposed light poles shall be shielded to minimize excess glare to adjacent residential areas and roadways.
- Soil erosion and sediment control devices shall be in place prior to the commencement of construction activities.
- Landscaping shall be in accordance with the requirements of chapter 153 of the landscape code of the city of Port St. Lucie.
- No landscaping other than grasses shall be located within 10' of a utility line or appurtenance. All other utilities shall be a minimum of 5' horizontal below separation city from mains (all measurements mains for are parallel take from installations outside to outside.) minimum
- No landscaping shall be placed in a manner that would create conflicts with the intended operation and maintenance of any existing utility.
- This application is not vested for any municipal fees. All fees are calculated at time of payment. This includes specifically impact fees, upland preserve fees and any administrative review fees for City departments. No fees are vested based on date of city council approval.
- Signs are not part of this review and shall be permitted separately from this application. (see chapter 155 (sign code) City of Port St Lucie Land Development Regulations and Section III of the Architectural Designs Standards.)
- The property owner, contractor, and authorized representatives shall provide pickup, removal, and disposal of litter within the project limits and shall be responsible for maintenance of the area from the edge of pavement to the property line within the city's right of way in accordance with city code, section 41.08 (g).
- Utility easements must be a minimum of 20' wide for all mains (gravity sewer, potable water, force) not located within or adjacent to a city owned right of way.
- The future parking area located southwest of the building will provide for approximately 50 additional standard parking spaces.
- The parking lot lighting poles will be a total assembly height of 32' 5". The pole is 30" and will have a 30" concrete base. The proposed height is pursuant to Section 6 (10)(l) Lighting of the MPUD for the Tradition Regional Business Park @ Southern Grove.

Open Space

Common Open Space areas within the Tradition Regional Business Park @ Southern Grove MPUD are as provide for in Master Site Plan for the overall project site. Individual project sites are not required to provide additional open space towards meeting this common area objective.

Utility Service

Water Service and Sanitary Sewer will be provided by the City of Port Saint Lucie Utilities Department

Solid Waste Services

The on-site dumpster will be used for trash disposal

Landscaping

All landscaping shall meet or exceed the requirements of the City of Port Saint Lucie and Tradition Regional Business Park at Southern Grove

Hazardous Waste Statement

Hazardous waste waste disposal shall comply with all Federal, State, and Local regulations.

Wellfield Protection Ordinance Statement

The project is located within the zone of protection. The Wellfield Protection ordinance shall apply to this project.

Fire Protection

Fire protection will be provided in accordance with St. Lucie County Fire District standards

Traffic Statement

The proposed traffic generation for the site has been calculated in accordance with the rates provided in the ITE Trip Generation Manual, 10th Edition. The traffic generation for the proposed development consists of a 367,427 S.F. distribution center and 155,100 S.F. future expansion. The proposed development will generate 1,108 daily trips, 57 A.M. peak hour trips, 63 P.M. peak hour trips on a regular weekday.

Weekday Daily Trips	ITE Code	Average Rate	Project Sf.	Trips
Daily Traffic Generation	157	2.12	522,527 Sf.	1,108
AM Peak Hour Trips	157	0.11	522,527 Sf.	57
PM Peak Hour Trips	157	0.12	522,527 Sf.	63

Drainage Statement

The site is located within the boundaries of the South Florida Water Management District Southern Groves Master Plan 2020 (Conceptual Permit No. 56-103157-P). It is proposed that runoff be directed to water management areas by means of paved or grass swales and/or inlets and storm sewer. Legal positive outfall is available via previously permitted control structures. Drainage design is to address the following:

- Site grading to be in accordance with South Florida Water Management District Conceptual Permit No. 56-103157-P.
- Building floor elevations to be set at or above the level produced by the 100 year - 3 day (zero discharge) rainfall event

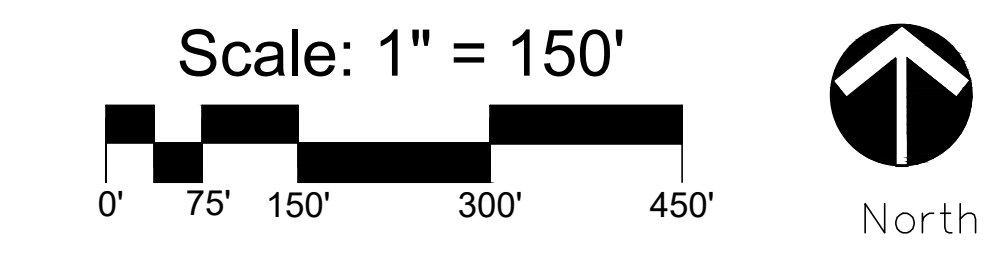
Environmental Site Assessment

Description	Found (Yes / No)	Agency Contact Info	Management Plan (Yes / No)	Relocation Plan (Yes / No)
Wetlands	Yes	Fully Permitted	No	No
Rare Habitat	No	N/A	No	No
Threatened Species	No	N/A	No	No
Endangered Species	No	N/A	No	No
Species of Special Concern	No	N/A	No	No
Invasive / Exotic Vegetation	Yes	N/A	Clearing	No

* Reference the provided Environmental Assessment Report submitted with this plan.

Legal Description

LEGAL DESCRIPTION: A PARCEL OF LAND IN SECTIONS 26 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, BEING PORTIONS OF TRACTS B AND C, AND PARR DRIVE, OF SOUTHERN GROVE PLAT NO.35, RECORDED IN PLAT BOOK 95, PAGE 37, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT B, LYING ON THE EAST EAST RIGHT-OF-WAY OF S.W. ANTHONY F. SANSONE BOULEVARD; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°00'00"E FOR 65.11 FEET TO THE POINT OF BEGINNING; THENCE PARALLEL WITH THE SOUTH LINE OF SAID TRACT B, N90°00'00"E FOR 1122.19 FEET; THENCE N08°34'18"W FOR 188.06 FEET; THENCE N15°09'26"W FOR 140.80 FEET; THENCE N00°29'26"W FOR 204.50 FEET TO A LINE LYING 215.00 FEET WEST OF MEASURED PERPENDICULAR, AND PARALLEL WITH, THE EAST LINE OF SAID TRACT B; THENCE ALONG SAID PARALLEL LINE, N04°25'12"W FOR 766.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 6772.97; THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 2°00'41" FOR 237.77 FEET; THENCE N49°59'18"W FOR 738.89 FEET TO THE SOUTH LINE OF DRAINAGE EASEMENT-3AS SHOWN ON SAID SOUTHERN GROVE PLAT NO.35; THENCE ALONG SAID SOUTH LINE, S70°00'00"W FOR 1008.30 FEET TO THE EASTRIGHT-OF-WAY OF S.W. ANTHONY F. SANSONE BOULEVARD, AS SHOWN ON SAID SOUTHERN GROVE PLAT NO.35; THENCE ALONG SAID EAST RIGHT-OF-WAY, S20°00'00"E FOR 1462.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 650.00 FEET; THENCE SOUTHERLY, ALONG SAID RIGHT-OF-WAY AND CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°00'00" FOR 226.89 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY, S00°00'00"E FOR 61.11 FEET TO THE POINT OF BEGINNING. CONTAINING 53.660 ACRES, MORE OR LESS. ALSO KNOWN AS TRACT A, OF THE PROPOSED SOUTHERN GROVE PLAT NO.38.



50 E. Ocean Blvd., Suite 101
Stuart, Florida 34994

T 772.678.7200
F 772.678.7201

www.hjadesignstudio.com
LA 0000905

Florida

Cheney Brother's
 City of Port Saint Lucie
MPUD - Site Plan

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Job No.	2020-03
Drawn By	EB
Checked By	MH
Approved By	MH
Submittal Dates	12/20/21
Revision Dates	1/07/22

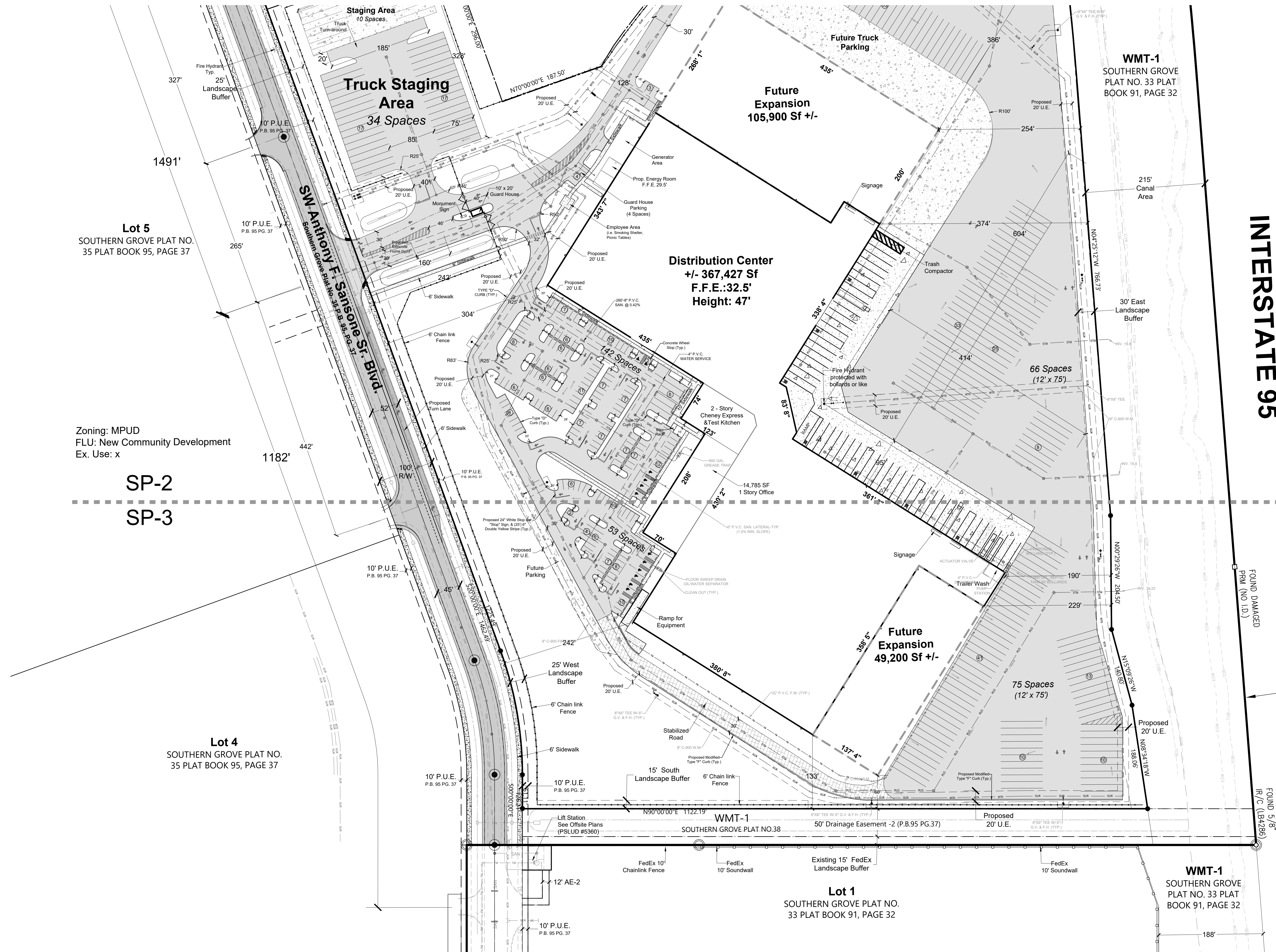
SP-1

Project Number P21-279
PSLUSD Project Number 5382

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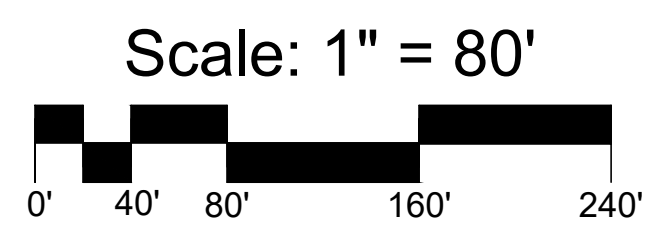
Lot 5
SOUTHERN GROVE PLAT NO.
35 PLAT BOOK 95, PAGE 37

Zoning: MPUD
FLU: New Community Development
Ex. Use: x

SP-2
SP-3

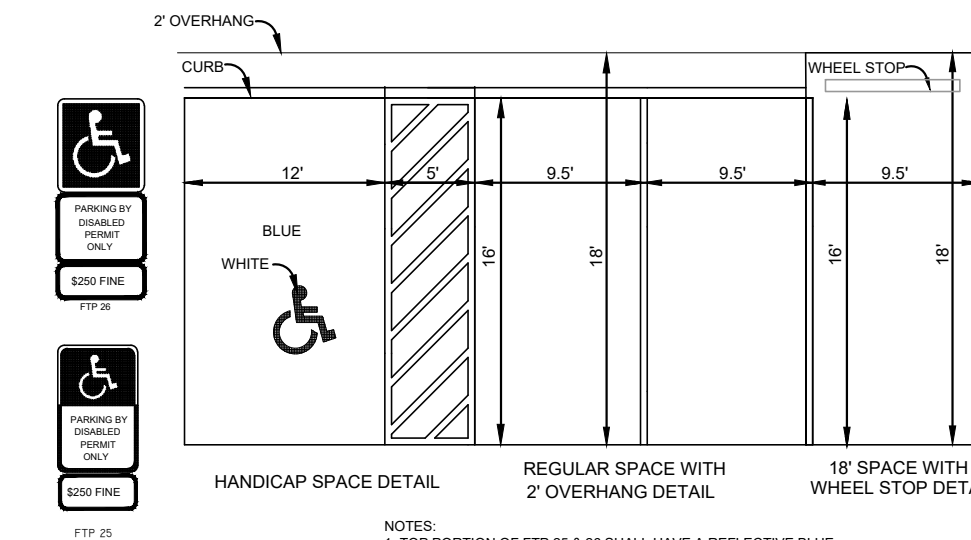
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35 PLAT BOOK 95, PAGE 37

Lot 1
SOUTHERN GROVE PLAT NO.
33 PLAT BOOK 91, PAGE 32

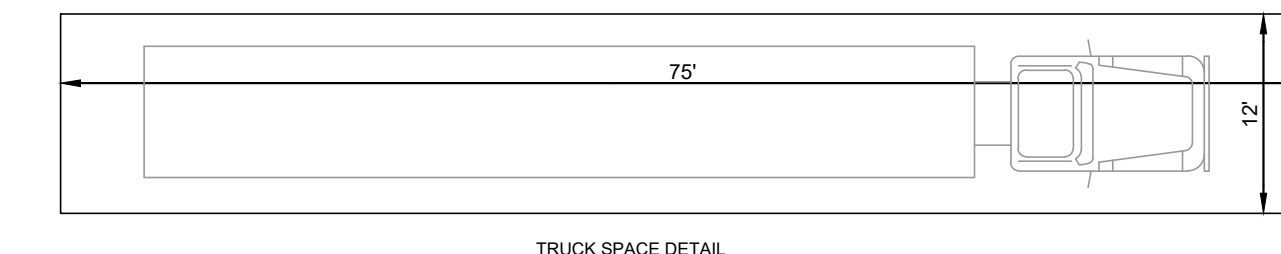


Zoning: MPUD
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 Ex. Use: x

Parking Space Details



NOTES:
 1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
 2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK ORANGE LEGEND AND BORDER.
 3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
 4. FTP 25 FOR USE IN AREAS WHERE SPACE IS LIMITED.
 5. IF NO CURBING IS USED, WHEEL STOPS MUST BE PROVIDED IN COMPLIANCE WITH CITY CODE.
 6. DEVELOPER MAY HAVE THE OPTION TO PROVIDE WHEEL STOPS WHICH SHALL BE IN COMPLIANCE WITH CITY CODE.
 7. Z OVERHANG SHALL NOT ENOUGH IN LANDSCAPE BUFFERS.



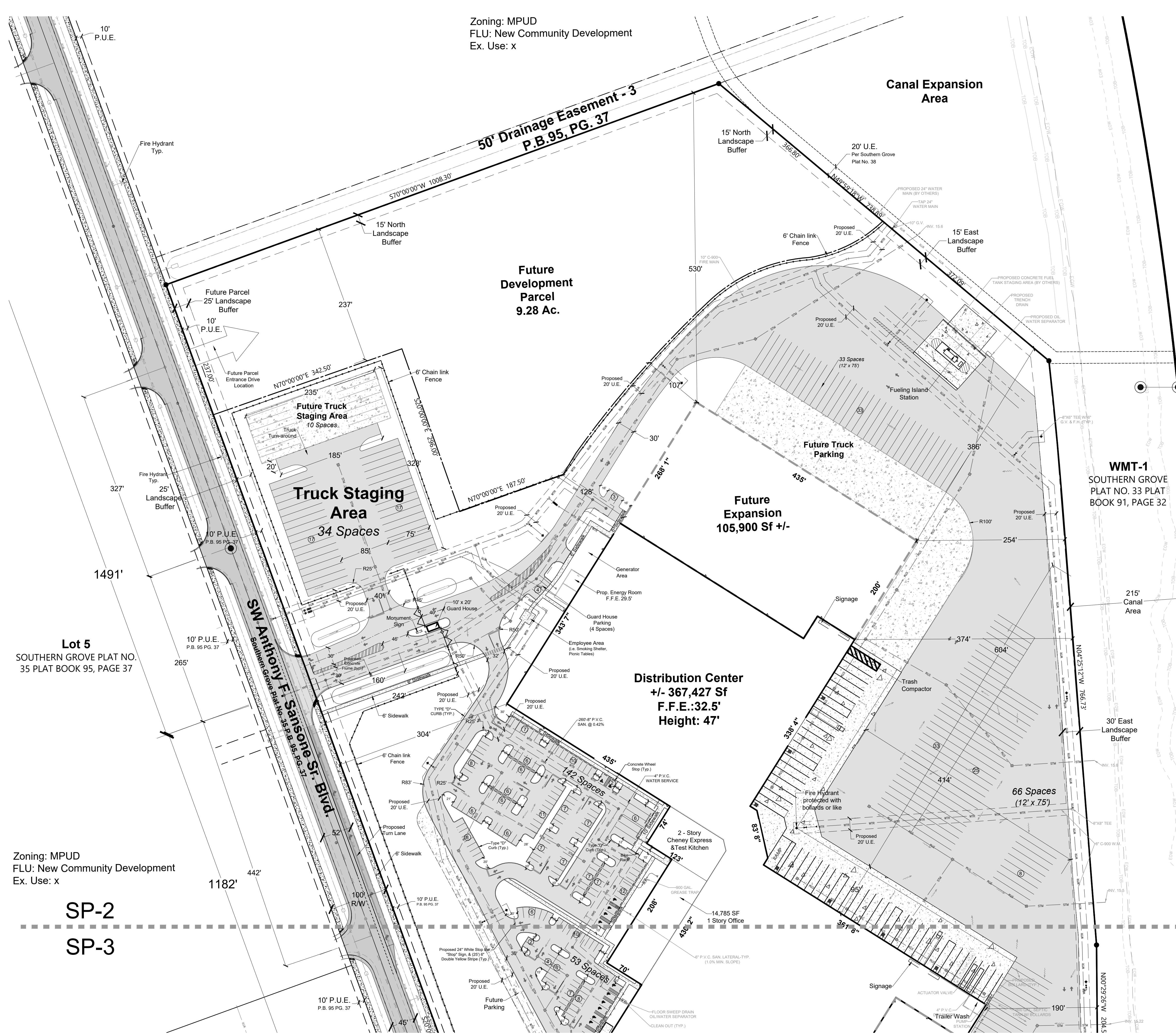
HJ A DESIGN STUDIO
 LANDSCAPE ARCHITECTURE
 50 E. Ocean Blvd., Suite 101
 Stuart, Florida 34994
 T 772.678.7200
 F 772.678.7201
 www.hjadesignstudio.com
 LA 0000905

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SP-2
 Project Number P21-279
 PSLUSD Project Number 5382



Lot 5
 SOUTHERN GROVE PLAT NO. 35 PLAT BOOK 95, PAGE 37

Zoning: MPUD
 FLU: New Community Development
 Ex. Use: x

SP-2
SP-3

