



Planning / Applications / P#: P22-121

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Project Name:

Southern Grove-Farrell - Self-Storage & Commercial/Retail

Management/Property Information

Reviewers

Management

Project Type: *

SITE PLAN ▾

Status:

CITY COUNCIL MEETING ... ▾

Approved Date:

Project Number: *

P22-121

Amended Number:

Utility File Number:

5218A

Building Type :

COMMERCIAL ▾

Primary Email Address:

michael@mylandentitlements.c

Describe Request:

Farrell Building Company, Inc. (the "Applicant"), hereby respectfully requests approval from the City of Port St. Lucie of a site plan application for a proposed self-storage and commercial/retail project comprising 172,120 square feet of self-storage use in four (4) buildings, and 20,000 square feet of commercial/retail use in two (2), one (1) story buildings (the "Project"). The Project is proposed on the north 11.19 acres of Parcel 27D according

Check this if Exempt from Public Records Request:

Property Information

Address:

Project Site Location:

Northwest corner of SW Village P:

City Section:

PI 13

Block:

SouthernGrove

Lot:

p/o Par 27D

Legal Description:

A portion of Parcel 27D, according to Southern Grove Plat No. 13 as recorded in Plat Book 74, Page 10, Public Records of St. Lucie County, Florida. See legal description provided in application.



Parcel Number

4322-600-0027-010-1

Current Land Use:

NEW COMMUNITY DEVELOPMENT

Current Zoning:

MPUD - MASTER PLANNED UNIT DEVELOPMENT

Proposed Zoning:

Select...

Utility Provider:

CITY OF PORT ST. LUCIE

Acreage:

11.19

Bld Sq. footage:

192.12

Administrative:

Architectural Elevations:

Agent/Applicant

Property Owners

Authorized Signatory of Corporation

Project Architect/Engineer

Agent First Name: *

Michael

Agent Last Name: *

Sanchez

Agent Business Name: *

Managed Land Entitle

Agent Phone: *

(561) 568-8045

Agent Address: *

3710 Buckeye Street, Suite 100

Agent City: *

Palm Beach Gardens

Agent State: *

FLORIDA

Agent Zip: *

33410

Agent Email: *

michael@mylandentitle

Save



Strategic management of land development design, entitlements and permitting.

FARRELL SOUTHERN GROVE
SOUTHERN GROVE, CITY OF PORT ST. LUCIE

SITE PLAN APPLICATION

PROJECT NARRATIVE

Revised August 1, 2022

REQUEST SUMMARY

Farrell Building Company, Inc. (the “Applicant”), hereby respectfully requests approval from the City of Port St. Lucie of a site plan application for a proposed self-storage and commercial/retail project comprising 172,120 square feet of self-storage use in four (4) buildings, and 20,000 square feet of commercial/retail use in two (2) buildings (the “Project”). The Project is proposed on the north 11.19 acres of Parcel 27D according to Southern Grove Plat No. 13 (the “Parcel 27D Property”), also referred to as “Parcel SG-10”, at the northwest corner of SW Village Parkway and the Parr Drive right-of-way (the “Property”).

PROPERTY BACKGROUND

The Property is located within the Southern Grove Development of Regional Impact (DRI). The Property is currently vacant, and to the best knowledge of the Applicant, has never been developed.

The Applicant is working in conjunction with the developer of the balance of the Parcel 27D Property, Eden Multifamily (“Eden”), comprising approximately 19.67 acres (the “Eden Project”) to coordinate shared improvements between the Project and the Eden Project as further described in this narrative. Eden has submitted the following applications to the City related to the Parcel 27D Property which are currently under review:

- ❖ Application P22-039: Comprehensive Plan Amendment to change the DRI Map H subdistrict designation of the Parcel 27D Property from “Neighborhood/Village Commercial” to “Mixed-Use Area”.
- ❖ Application P22-095: Rezoning application to rezone the Parcel 27D Property from St. Lucie County AG-5 to MPUD. The subject application would establish the “Southern Grove 10” Master Planned Unit Development (MPUD) including development standards applicable to the residential and non-residential portions of the proposed MPUD.

FUTURE LAND USE AND ZONING

The Property has a future land use designation of New Community District (NCD) and has not yet been zoned by the City.

PROPOSED IMPROVEMENTS

Details related to the proposed Project are generally described below and depicted on the development plans provided with this submittal:

- ❖ Development Program: The Project comprises a total of six (6) buildings described below:
 - Building 1: Three (3) story enclosed self-storage building comprising 144,600 SF.
 - Building 2: One (1) story enclosed self-storage building comprising 14,190 SF.
 - Building 3: One (1) story enclosed self-storage building comprising 6,250 SF.
 - Building 4: One (1) story enclosed self-storage building comprising 7,080 SF.
 - Building A: One (1) story commercial/retail building comprising 10,000 SF.
 - Building B: One (1) story commercial/retail building comprising 10,000 SF.
- ❖ General Site Design: The Project has been designed to establish a building presence along SW Village Parkway with storage Building 1 and commercial/retail Buildings A & B being located close to street. The one-story self-storage buildings (Buildings 2-4) have been placed at the “rear” of the Property surrounded by a six (6) foot concrete wall with landscape screening. Three (3) access points are proposed: (1) a full-access driveway at the north end of the Project which lines up with the existing median opening; (2) a right-in/right-out driveway in the middle of the Project between the storage and commercial uses; and (3) a right-in/right-out/left-in driveway at the south end of the Project that will be shared with the Eden Project and which lines up with the existing median opening. A “peanut” was added in the median at the south entrance to restrict left turns out as requested by Public Works, and a dedicated left out turn lane was added to the north driveway, also as requested by Public Works. Parking is evenly distributed throughout the Project including parking for the storage office at the north end of Building 1. Gated access is provided to the rear of Building 1 and to storage Buildings 2-4. A passive park is provided along the road on the east side of Building 1, and a pedestrian plaza is provided between commercial Buildings A & B.
- ❖ Parcels: The Project is proposed to be divided into two (2) parcels: Parcel A comprising 8.48 acres includes storage Buildings 1-4 and related parking; and Parcel B comprising 2.70-acres includes commercial Buildings A & B and related parking. A Declaration of Covenants, Conditions, Restrictions and Easements addressing cross access, cross parking, shared utilities, unity of control, etc., between the parcels has been provided to the City for review. It should be noted that one approved, said Declaration may not be modified, amended, terminated or rescinded, in whole or in part, except after written consent from the City.
- ❖ Landscaping/Buffering: Landscape buffers have been provided as follows: 30 feet along the front, and 10 feet along the sides and rear. The south buffer adjacent to the Eden Project includes a six (6) foot tall concrete wall placed 2 feet from the property line. Additionally, a six (6) foot wall is proposed along the west buffer adjacent to the storage buildings. Further details regarding the proposed landscape design are included in the “Landscaping” section of this narrative.
- ❖ Parking/Loading: The proposed Project site plan contains 131 parking spaces, which is above the 98 parking spaces required based on the parking requirements noted in the above-referenced MPUD Document that is pending review and approval by the City. Parking has been provided on each parcel based on the uses and square footage contained on each parcel. One (1) loading space is provided for the commercial/retail buildings, and three (3) loading spaces are provided for the storage uses. Parking spaces for the disabled are evenly distributed throughout the Project in close proximity to the building entrances. The site data included on the site plan provided with this submittal includes a breakdown of parking for each parcel.
- ❖ Cross Access: Cross access is being provided with the adjacent Eden Project, and cross access easement is reflected on the proposed site plan which is proposed to be established by way of the forthcoming plat application for the Parcel 27D Property.

- ❖ Usable Open Space: The Applicant proposes to comply with the “Useable Open Space” requirements by providing a passive park on the east side of storage Building 1 which contains a walking path, benches and substantial shade trees, and with the pedestrian plaza between commercial Buildings A & B which contains trees, tables and chairs. As noted on the site plan provided with this submittal, 2,436 square feet of usable open space is required, and 10,800 square feet is being provided.
- ❖ Dumpsters: Dumpster enclosures for garbage and recycling have been provided at the rear of the commercial buildings, and at the north end of the Project near the office portion of storage Building 1. The dumpster enclosures at the north end of the Project are screened from SW Village Parkway.
- ❖ Lift Station: A PSLUSD lift station is proposed at the rear of commercial Buildings A & B which will be shared with the Eden Project.

ARCHITECTURE

The main self-storage building and the commercial buildings which are highly visible from the road have been designed with the same architectural style and color schemes.

The buildings are designed in a transitional style, incorporating contemporary elements with a traditional feel. The design, finishes and colors compliment the surrounding buildings into a unified and complimentary whole. Some of the materials incorporated into the design include brick, stucco and metal canopies. The building scale is broken down by use of a brick base, vertical elements, architectural banding, tower elements, scoring, variations in colors and entry canopies. The central tower elements on the commercial buildings, bookending the pedestrian plaza, also serve to announce the shared pedestrian amenity.

The heights of the commercial buildings have been set at between 18’-8” and 25’-0” which are somewhat taller than a typical one-story retail building in order to provide a more prominent presence along SW Village Parkway and to address past requests from the City on other projects that the buildings along the roadway be taller.

The height of the three (3) story storage building is 34’-0” to the main parapet.

FEASIBILITY STUDY (STORAGE USE)

A feasibility study for the self-storage use is provided with this submittal which demonstrates that the current submarket area (5-mile radius from Property) square feet per capita is 3.62, well below the Florida average of 6.59. The study states “This number is very low and shows that there is a significant undersupply of self-storage in the area”. When including the proposed self-storage project, the square footage per capita within a five (5) mile radius of the Property would only rise to 5.23, and that does not account for an increase in population from what exists today. As more residential and multifamily housing comes on-line (as approved and under construction), the self-storage square feet per capita will continue to be pushed lower if no new self-storage supply is developed. The report concludes, “....we conclude that there is a significant undersupply of self-storage within a five (5) mile radius of the subject property, and it would be feasible that the Subject Property’s sub-market will be able to absorb 133,930 net square feet of climate-controlled storage space”.

LANDSCAPING

A landscape plan for the Project is provided with this submittal. The landscape design incorporates substantial landscaping along (1) the SW Village Parkway frontage, (2) the open space areas between Storage Building 1 and the street, (3) the buffer between the commercial and storage parcels, (4) the west property line adjacent to the Del Webb residential project and (5) the south property line between the Project and the Eden Project. Specimen trees are provided at focal points throughout the Project. It should be noted that larger Oak trees are proposed along the west buffer to provide additional screening to the west.

ENVIRONMENTAL ASSESSMENT

The Property was included in the overall Tradition/Southern Grove DRI, and environmental issues were addressed as part of that process. The Project site is currently vacant. According to the environmental assessment that was performed and is provided with this submittal, there are no environmentally sensitive lands on site. Two artificial ditches remain on site, and the filling of those ditches is authorized under USACOE permit "Southern Grove SAJ-2006-2046 (IP-AZZ)". No wildlife or evidence of wildlife, including that from the list of state and federally protected species, rare, threatened, endangered, or species of special concern was observed on the property.

TRAFFIC

A traffic generation statement for the proposed uses has been included on the site plan provided with this submittal, and a revised traffic impact analysis is being provided with this resubmittal.

DRAINAGE

The Project will be served by site grading, inlets and culverts that will direct stormwater to the existing stormwater conveyance ditch to the southwest side of the site. Stormwater will then be directed south to proposed structure CS-20 with a controlled discharge to existing lake L17A where the master stormwater management system will provide the required water quality pretreatment and attenuation.

UTILITIES

Water and sewer service for the Project will be provided by PSLUSD. Irrigation will be provided by Tradition Irrigation Company. A lift station which will be shared with the Eden Project is provided in the rear of the commercial buildings.

TRADITION COMMUNITY ASSOCIATION APPROVAL

The Applicant has applied to the Tradition Community Association for approval of the proposed Project and will forward the approval from Tradition to the City under separate cover.

ART IN PUBLIC PLACES

The 'Heart in the Park' site plan and its value is intended to meet the public art requirement for this project. The Applicant will provide documentation of this Project's public art value, the deduction of this value against the park total/remaining value, and the remaining value of the park to be used towards future public art requirements.

CLOSING

The Applicant respectfully requests the City's consideration of the proposed Project and looks forward to working with the City to bring a first-class storage/commercial project to the City of Port St. Lucie.

MATTAMY PALM BEACH, LLC
1500 GATEWAY BOULEVARD, SUITE 212
BOYNTON BEACH, FLORIDA 33426

March 29, 2022

Planning & Zoning Department
City of Port St. Lucie
121 SW Port St. Lucie Boulevard, Building B
Port St. Lucie, Florida 34984-5099

Re: Farrell Southern Grove
Owner Authorization for Preliminary Site Plan and Construction Plan Approval
Parcel ID: 4322-600-0027-010-1 (a portion of)

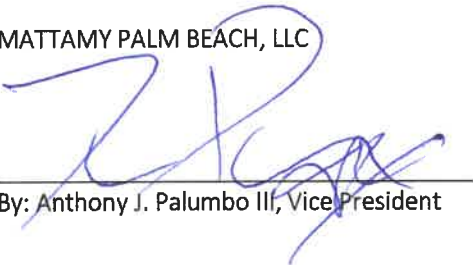
To Whom It May Concern:

Please accept this letter to serve as authorization by Mattamy Palm Beach, LLC ("Owner"), owner of the above-referenced property (the "Property"), for Michael Sanchez of Managed Land Entitlements, LLC, to act on the Owner's behalf as it relates to obtaining all permits and approvals required to allow for improvements to the Property.

Thank you for your attention to this matter.

Sincerely,

MATTAMY PALM BEACH, LLC



By: Anthony J. Palumbo III, Vice President

FARRELL COMPANIES

September 22, 2022

Planning & Zoning Department
City of Port St. Lucie
121 SW Port St. Lucie Boulevard, Building B
Port St. Lucie, Florida 34984-5099

Re: Farrell Southern Grove
Authorization for Preliminary Site Plan and Construction Plan Approval
Parcel ID: 4322-600-0027-010-1 (northernmost 11.19 acres of)

To Whom It May Concern:

Please accept this letter to serve as authorization by Farrell Building Company, Inc. ("Applicant"), contract purchaser of the above-referenced property (the "Property"), for our in-house Development Manager, Michael Sanchez, to act on the Applicant's behalf as it relates to obtaining all permits and approvals required to allow for improvements to the Property.

Thank you for your attention to this matter.

Sincerely,

FARRELL BUILDING COMPANY, INC.


By: _____