

Southern Grove-Cheney Brothers Food Warehouse Distribution Center

TYPE	STATUS	BUILDING TYPE
SP	CITY COUNCIL MEETING SCHEDULED	COMM

ASSIGNED TO

Bridget Kean; Clyde Cuffy; Michele Holler; Public Works Engineering

ADDRESS

SECTION	BLOCK	LOT
PI 35	SouthernGrove	Tr "B"

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

SITE LOCATION

Southern Grove Plat 35 Tract B

PARCEL #

4326-600-0002-000-9

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
NCD		MPUD	

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
55.3	520000	

NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
0	0

UTILITY PROVIDER

CITY OF PORT ST. LUCIE

DESCRIBE REQUEST

This is a site plan application for the Cheney Brother's food warehouse distribution center located within the Tradition's Legacy Park at Southern Grove.

Primary Contact Email

Erika@hjadstudio.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Michael	Houston

Business Name**ADDRESS**

50 East Ocean Blvd., Suite 101

CITY	STATE	ZIP
Stuart	FL	34994

EMAIL	PHONE
Erika@hjadstudio.com	7726787200

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	LAST NAME
Russ	Blackburn

ADDRESS

121 SW Port St. Lucie Blvd

CITY	STATE	ZIP
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Port St. Lucie	FL	34984
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EMAIL	PHONE
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Rblackburn@cityofpsl.com	7728715163
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PROJECT ARCHITECT/ENGINEER

FIRST NAME	LAST NAME
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Louis	Vandeloecht
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Business Name

GMA Architects

ADDRESS

900 N Rock Hill Road

CITY	STATE	ZIP
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St. Louis	MO	63119
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EMAIL	PHONE
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lvandeloecht@gma-architects.com	3148225191
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PROPERTY OWNER**Business Name**

Port St. Lucie Governmental Finance Corp

ADDRESS

121 SW Port St Lucie Blvd

CITY	STATE	ZIP
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Port St. Lucie	FL	34984
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EMAIL	PHONE
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Rblackburn@cityofpsl.com	(772) 871-5163
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ELECTRONICALLY FILED VIA FUSION

November 17, 2021

Teresa Lamar-Sarno
Director, Planning and Zoning Department
City of Port St. Lucie
121 S.W. Port St. Lucie Blvd. 34984

RE: Cheney Brothers Site Plan Submittal Application

Dear Teresa,

Please accept this letter and the following materials as our Site Plan Application for the above referenced project located within the Southern Grove District of Tradition. As part of this submittal, electronic submission will be made through the City's online portal with the following materials:

1. Sufficiency Checklist
2. Cover Letter
3. Completed application
4. Property Owner's Authorization
5. Agent Authorization
6. Check to be determined at a later date and submitted under a separate cover
7. Deed
8. Preliminary Site Plan
9. Traffic Statement & Parking Study
10. Drainage Statement
11. Outdoor Lighting Detail to be submitted under separate cover
12. Plat Boundary Survey provided by the City of Port St. Lucie
13. Environmental Assessment Report provided by EW Consultants
14. Conceptual Floor Plans and Conceptual Building Elevations provided under a separate cover at a later date
15. Public Art Requirement Checklist

Please let me know if you have any questions or need any additional materials or copies. We appreciate your assistance in this project. Thank you.
Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael Houston ASLA'.

Michael Houston ASLA
President, HJA Design Studio

cc: Warren Newell & Development Team

Project Narrative

Cheney Brothers, Inc. a 100 year old Florida company intends to construct a new 24/7 refrigerated distribution facility in The Legacy Park Industrial Center @ the Intersection of Becker Rd and Interstate 95.

The state-of-the-art distribution center will employ hundreds of individuals from the surrounding communities and will provide an excellent tax base for the City and County.

Included in the project will be an office center for operations, a retail outlet, test kitchen, both cold and dry warehouse areas, a generator to power 100% of the facility in an emergency, fuel dispensing, robotic trailer wash, and parking for the tractors, trailers and employees. The auto parking space count has been reduced to keep the imperious areas to a minimum and meet Actual parking needs. A parking needs assessment has been completed and submitted confirming the needed spaces.

Over 15,000 different products will be distributed from this facility to restaurants, hospitals, clubs and government facilities. Cheney Brothers is a critical component of State's response in emergency situations, including hurricanes and other natural disasters.

The concrete tilt wall structure will be built to and above local hurricane standards. The facility will be constructed in multiple phases which will provide Cheney Brothers the ability to expand with the growth of the surrounding communities. There will be both a right turn and left turn lane constructed at the owner's entrance, a 24/7 guard house for security and the site will be fenced. In and outbound operations will occur on a 24/7 basis.



September 29, 2021


Teresa Lamar-Sarno
Director, Planning and Zoning Department
City of Port St. Lucie
121 S.W. Port St. Lucie Blvd. 34984

RE: Cheney Brothers Site Plan Submittal Application

Please be advised that Port St. Lucie Governmental Finance Corp. as present owner, hereby make, constitute and appoint Warren Newell of Cheney Brothers, Inc., and Michael Houston of HJA Design Studio, LLC in its name, place and stead, to execute and sign any and all submittal applications or instruments pertaining to the following property located in the Southern Grove District of Tradition in the City of Port St. Lucie, Florida.

Sincerely,

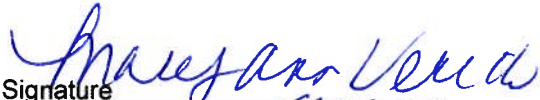

Russell Blackburn
Port St. Lucie Governmental Finance Corp.

By:  Russ Blackburn City Manager 10-1-2021
Signature Print Name Title Date

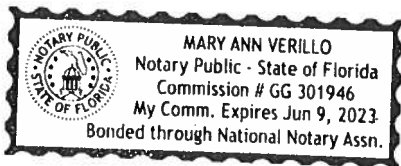
STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 1 day of October 2021 by Russell Blackburn, as CEO of Port St. Lucie Governmental Finance Corp, a Florida Not For Profit Corporation, on behalf of the company who is personally known to me.

(Notary Seal or Stamp)


Signature
Notary Public-State of FLORIDA
Print Name Mary Ann Verillo

My Commission Expires 06/09/2023





July 28, 2021

City of Port St. Lucie – Planning & Zoning Department
121 SW Port St. Lucie Blvd., Building B
Port St. Lucie, FL 34984

Tradition Florida – Tradition Management Office
10807 S.W. Tradition Square
Port St. Lucie, FL 34987

Mike Sullivan
CFO Cheney Brothers, Inc.
One Cheney Way
Riviera Beach, FL 33404

RE: Cheney Brothers Site located within Tradition Regional Business Park MPUD
Parcel ID: 4326-600-0002-000-9

Please be advised that Cheney Brothers, Inc., the contract purchaser for the above referred parcel, hereby authorizes Michael Houston of HJA Design Studio, LLC to act as its agents relative to the above referenced project and its approval process.

Sincerely,

Cheney Brothers, Inc.

By: [Signature] Michael Sullivan CFO 7/28/21
Signature Print Name Title Date

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 28 day of July
20[21] by Michael Sullivan, as CFO, a _____

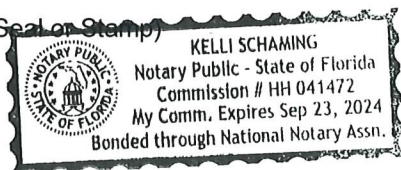
Incorporation, on behalf of the company who is:

Personally known to me

OR Produced Identification: _____

Type of Identification Produced: _____

(Notary Seal or Stamp)



Signature [Signature]
Notary Public-State of Florida
Print Name Kelli Schaming
My Commission Expires 9/23/24