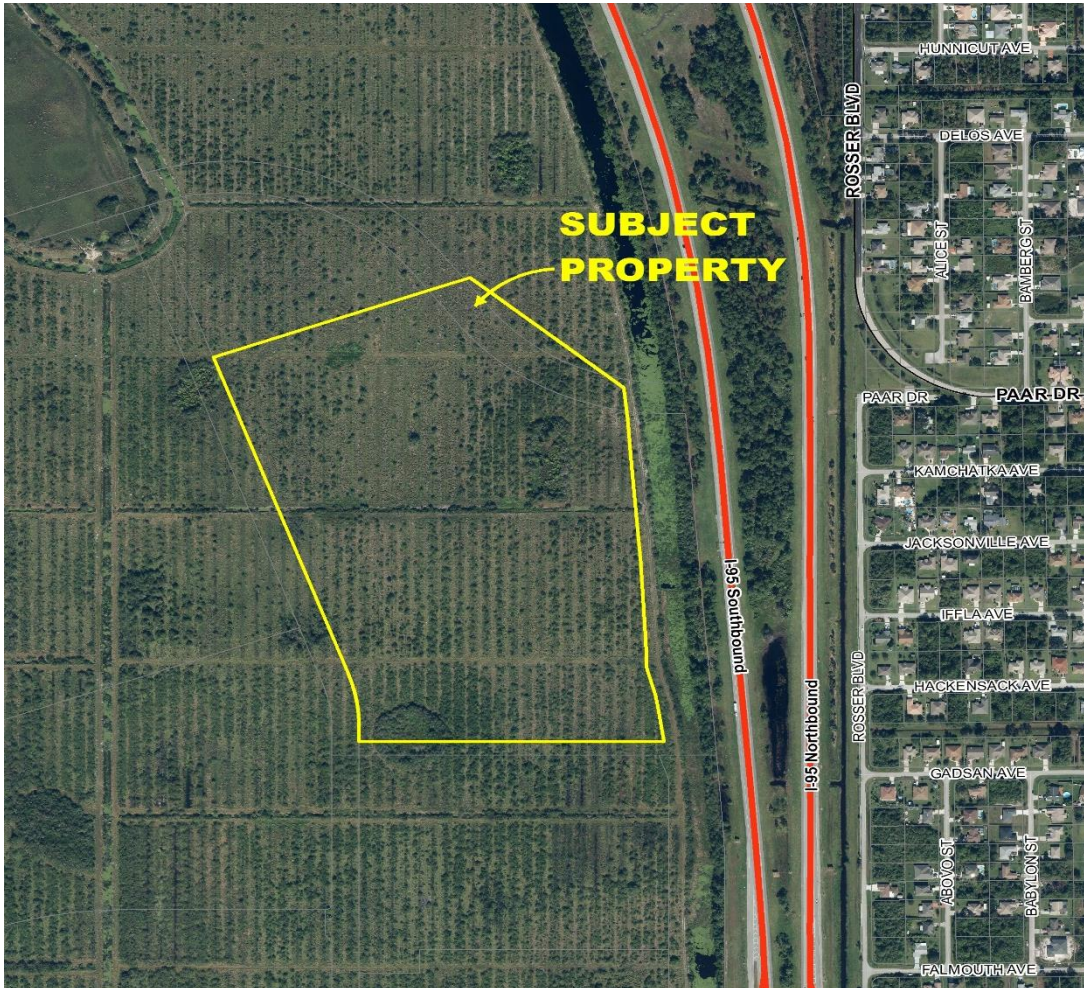




Southern Grove-Cheney Brothers Food Service Warehouse and Distribution Center
Major Site Plan Application
P21-279



Project Location Map

SUMMARY

Applicant's Request:	A request for site plan approval for a 522,527 square foot food service warehouse and distribution facility.
Applicant:	Michael Houston, HJA Design Studio
Property Owner:	Port St Lucie Governmental Finance Corporation (GFC). There is a purchase and sale agreement pending with the Sansone Group.
Location:	The property is generally located west of Interstate 95, north of Becker Road, east of SW Village Parkway, and southeast of the Paar Drive right-of-way.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

HJA Design Studios has applied for site plan approval for a 522,527 square foot food service warehouse and distribution facility to be located within the Legacy Park area of Southern Grove. The application was submitted on behalf of the Port St. Lucie Governmental Finance Corporation (GFC) as the property owner and Cheney Brothers Corporation as the developer/end user. When initially constructed, the food service distribution facility will be 367,427 square feet and include dry warehouse, refrigerated and freezer space, ancillary office space, a test kitchen, Cheney Express retail outlet, loading docks, employee parking, truck staging area, and a fueling station for Cheney Brothers trucks. The facility will be gated and include a guard house at the entrance gate. The site plan provides for a total of 155,100 square feet for future expansion. It includes a 49,200 S.F. expansion area on the south side of the building and 105,900 S.F. expansion area on the west side of the building. Cheney Brothers will be located on SW Anthony F. Sansone Sr. Boulevard immediately north of the Fed Ex Distribution Facility and directly east of Project Senior. SW Anthony F. Sansone Sr. Boulevard is currently under construction with the approval of Southern Grove Plat No. 35 (P21-059). The design plans for the roadway took into consideration the driveway locations, turn lanes, etc. that will be needed to serve development in Legacy Park. Cheney Brothers will be required to provide add a right turn lane on SW Anthony F. Sansone Sr. Boulevard as depicted on the site plan.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the site plan at the December 8, 2021 Site Plan Review Committee meeting.

Location and Site Information

Property Size:	53.66 acres
Legal Description:	Tract A, Southern Grove Plat No. 38
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	MPUD (Tradition Regional Business Park Master Planned Unit Development)
Existing Use:	Vacant land

Surrounding Uses

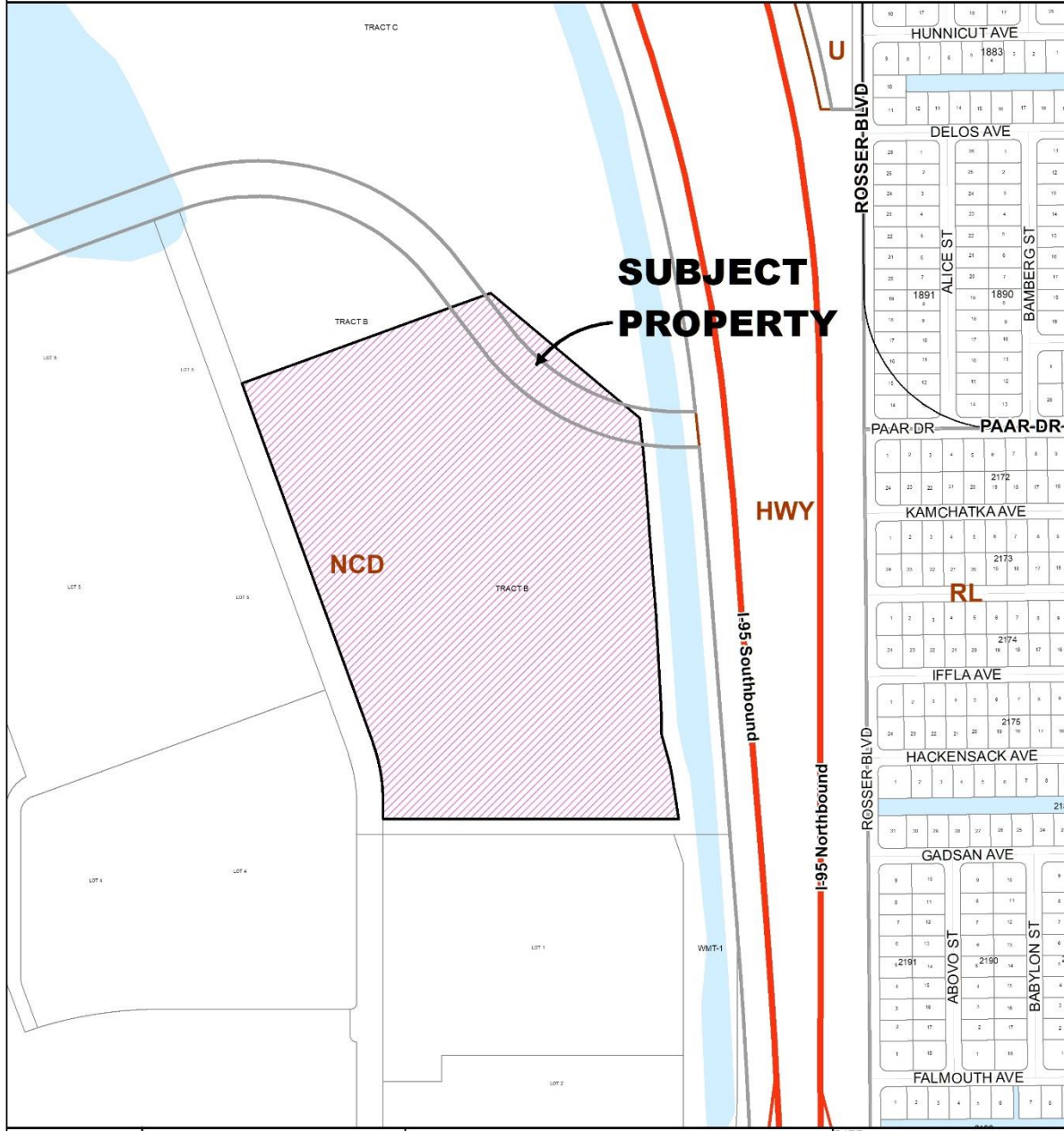
Direction	Future Land Use	Zoning	Existing Use
North	NCD	SLC AG-5	Vacant land
South	NCD	MPUD	Fed Ex distribution facility
East	NCD	MPUD	Duda Canal Expansion and I-95
West	NCD	MPUD	Project Senior Site Plan

NCD – New Community Development District

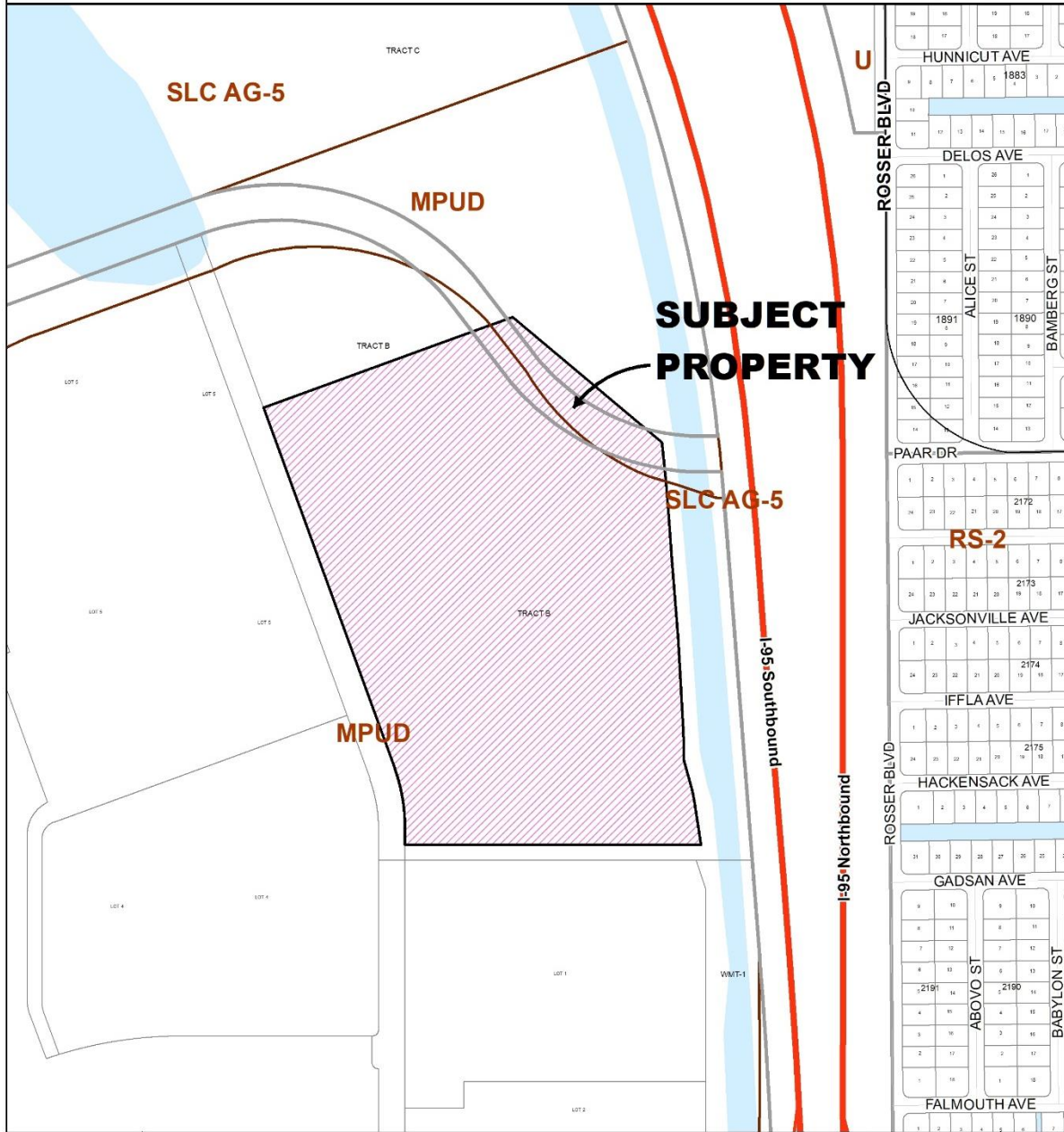
MPUD – Master Planned Unit Development

SLC AG-5 – St. Lucie County Agriculture (1 dwelling unit per 5 acres)

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

ZONING REVIEW: The proposed project has been reviewed for compliance with the Tradition Regional Business Center Master Planned Unit Development (MPUD) and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	The property is located in a designated Business Park as shown on the Tradition Regional Business Park MPUD concept plan. Warehouse and distribution uses, cold storage warehouse and pre-cooling plant, food processing facility, and onsite motor fueling as an accessory to a primary use are all listed as permitted uses within the MPUD.
DUMPSTER ENCLOSURE	The site plan provides for a specialize trash compactor to serve the development.
ARCHITECTURAL DESIGN STANDARDS	The proposed project is within the Southern Grove DRI. Building elevations are reviewed by the Tradition Design Review Committee. The applicant has provided notice of preliminary approval from the Tradition Design Review Committee.
STACKING REQUIREMENTS	A traffic impact analysis report was submitted to the City and reviewed by the City's Third Party Consultant. The site plan depicts a proposed right turn lane into the facility from SW Anthony F. Sansone Sr. Blvd. as required by the Public Works Department.
BUILDING HEIGHT	The proposed building is a two- story food service distribution facility with a proposed building height of 47 feet. The office area, 14,785 S.F., will be one story. The MPUD sets a maximum building height of 150 feet for non-residential uses.
SETBACKS	The building setback lines depicted on the site plan conform to the requirements of the MPUD.
PARKING	The MPUD provides for the submittal of an alternative parking standard based on the submittal of a parking study. A parking study was submitted and approved for this project that identifies a total of 196 parking spaces including 10 handicapped spaces. The parking reduction study is based on the ITE Parking Generation Manual, 5 th Edition, total number of employees, and utilization of similar Cheney Brothers distribution facilities. If additional parking is needed in the future, the site plan does identify a location for a future parking area
BUFFER	The MPUD requires fifteen (15) foot wide perimeter landscape buffers. The site plan depicts the required fifteen (15) foot buffers along the south and west property lines. The site plan provides for twenty-five (25) foot landscape buffers a SW Anthony F. Sansone SR Blvd.

NATURAL RESOURCE PROTECTION

An environmental assessment report was submitted that identifies the site as primarily undeveloped, comprised of lands previously converted to citrus groves which are no longer in operation. The property is currently used for cattle grazing. A review of historic aerial photos indicates that the property has been in some form of agricultural use for more than 30 years. The primary vegetative cover on the site is comprised of forage grasses, ruderal weeds, and invasive non-native vegetation. Field observations

conducted in September 2021 confirm that there are no remaining native or natural upland areas on the subject property. There are two existing wetland areas on the site, both of which are surrounded by fallow citrus groves and pasture. The wetlands on the subject property have been addressed at the Federal and state level through the relevant agencies' regulatory permitting programs for the overall Southern Grove property. The South Florida Water Management District (FWMD) issued Permits 56-01544-P, 56-02379-P, and 56-02531-P in 2006 that address wetland impacts and mitigation for the Southern Grove parent property including the subject site. In accordance with these permits, all wetlands that may occur on the subject site were authorized for impact and were mitigated for at an off-site location. The U.S. Army Corps of Engineers (USACE) permit (SAJ-2006-02046 IP-AAZ) issued on April 14, 2008 with the most recent modification issued March 7, 2014 authorizes impacts to all USACE wetlands that occur within the Cheney Brothers Warehouse property with mitigation provided elsewhere within the parent property.

CONCURRENCY REVIEW

The project is subject to the conditions of the Southern Grove DRI development order regarding the provision of adequate public facilities and documented as follows:

CRITERIA	FINDINGS
SEWER/WATER SERVICES	Port St Lucie Utility Systems is the provider. A service agreement is required. There is an associated subdivision plat, Southern Grove Plat No. 35 (P21-059), that includes construction plans for the infrastructure improvements required to serve the development.
TRANSPORTATION	<p>Per the Southern Grove DRI development order, the DRI Biennial Report shall include a cumulative calculation of the trip generation for all approved development. Development order conditions are evaluated using the trip generation analyses to determine triggering of any transportation conditions.</p> <p>The project will generate an average of 1,108 daily trips and 63 p.m. peak hour trips per day per ITE Trip Generation Manual 10th Edition, Land Use Code 150. A Traffic Impact Analysis report was submitted and reviewed by the City's Third Party Traffic Consultant. The approved subdivision plat for Southern Grove Plat No. 35 (P21-059) provided for the construction of Paar Drive east of SW Village Parkway to SW Anthony F. Sansone SR Boulevard and the construction of SW Anthony F. Sansone SR Boulevard from the Fed Ex facility to Paar Drive. These roadway improvements provide access to the Cheney Brothers site. Site Plan depicts a required right turn lane along SW Anthony F. Sansone Sr Blvd into the facility</p>
PARKS AND RECREATION	<p>Requirements for public parks and recreational facilities are addressed under Condition 67 of the DRI Development Order.</p> <p>Not applicable to non-residential development</p>
STORMWATER	A paving and drainage plan that is in compliance with the adopted level of service standard is required.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
PUBLIC SCHOOL	Public school requirements are addressed under Condition 62 of the DRI

CONCURRENCY	Development Order. Not applicable to non-residential development
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OTHER

Fire District: The access location (external and internal) has been reviewed by the Fire District for safety purposes.

Public Art (Chapter 162): This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All private development meeting the applicability requirements of Chapter 162 must elect one of three methods for providing public art within ninety (90) days of the issuance of the first building permit. The three options are artwork on site, fee in lieu of providing public art onsite, or a combination of artwork on site and payment in lieu.

Consistency with the Southern Grove DRI, Southern Grove CRA Redevelopment Plan, and Figure 1-4 of the Comprehensive Plan: The proposed project is located in a designated Regional Business Center Subdistrict as depicted on Map H, the master development plan for the Southern Grove DRI, Figure 7, the master plan for the Southern Grove CRA District, and Figure 1-4 of the Future Land Use Element. Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District.

Per Policy 1.2.2.8 of the Future Land Use Element, Regional Business Centers (developments with more than 1,000,000 non-residential square feet) shall be established that include industrial uses, warehouse/distribution, manufacturing, retail, commercial and office uses, and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), residential and other similar services designed to meet the needs of the larger area.

RELATED PROJECTS

P21-221 – Southern Grove Plat No. 38 Preliminary and Final Subdivision Plat

STAFF RECOMMENDATION

The Site Plan Review Committee reviewed the request at their meeting of December 8, 2021 and recommended approval. The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City’s Land Development Regulations and policies of the Comprehensive Plan and recommends approval.