

# Southern Grove-Cheney Brothers Food Service Warehouse and Distribution Center Application (P21-057)

City Council Meeting  
January 24, 2022  
Bridget Kean, AICP  
Senior Planner



# Proposed Project

- A request for site plan approval for a 522,527 square foot food service warehouse and distribution facility to be constructed in Phases.
  - Phase 1 - 367,427 S.F. & include warehouse, refrigerated and freezer space, ancillary offices, loading docks, and a fueling station for Cheney Brothers trucks
  - Future phases will add additional 155,100 S.F.
- To be located on a 53.66 acre tract on SW Anthony F. Sansone Sr. Blvd (Tract A, Southern Grove Plat No. 38)

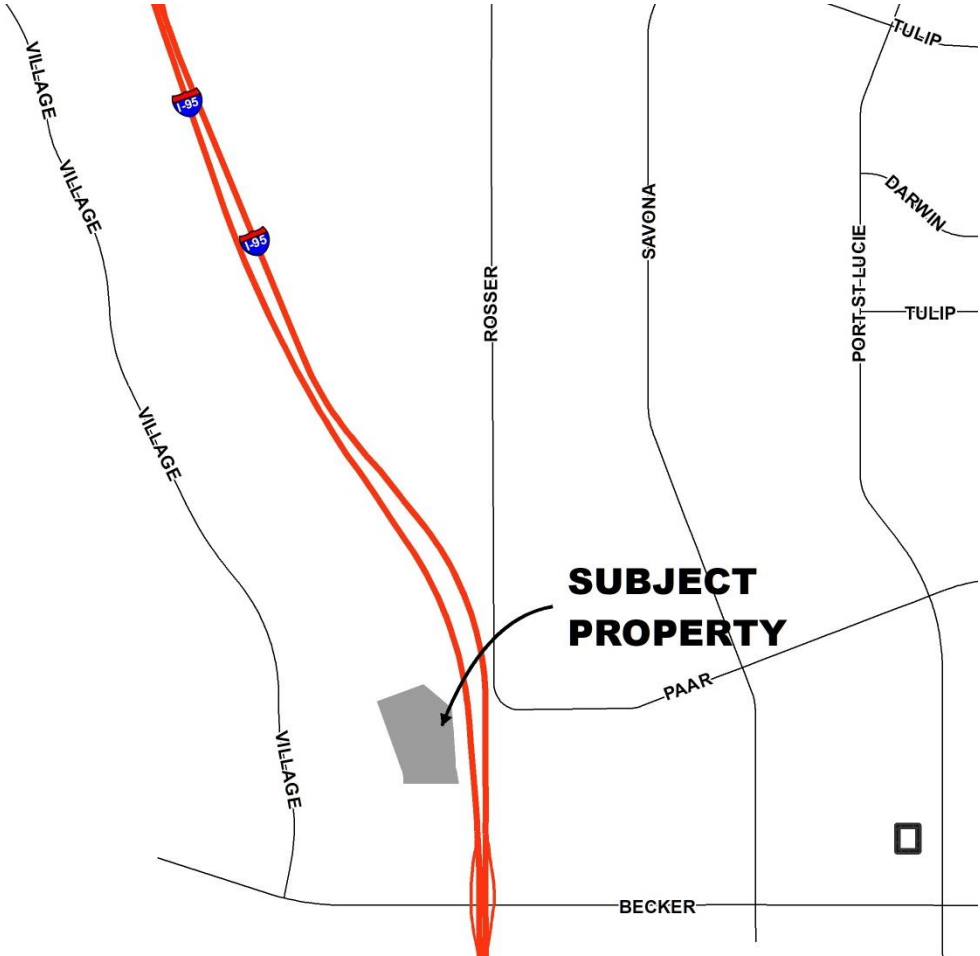


# Applicant and Owner

- Michael Houston, HJA Design Studios, is acting as the agent for Port St. Lucie Governmental Finance Corporation (GFC) as the property owner and Cheney Brothers.



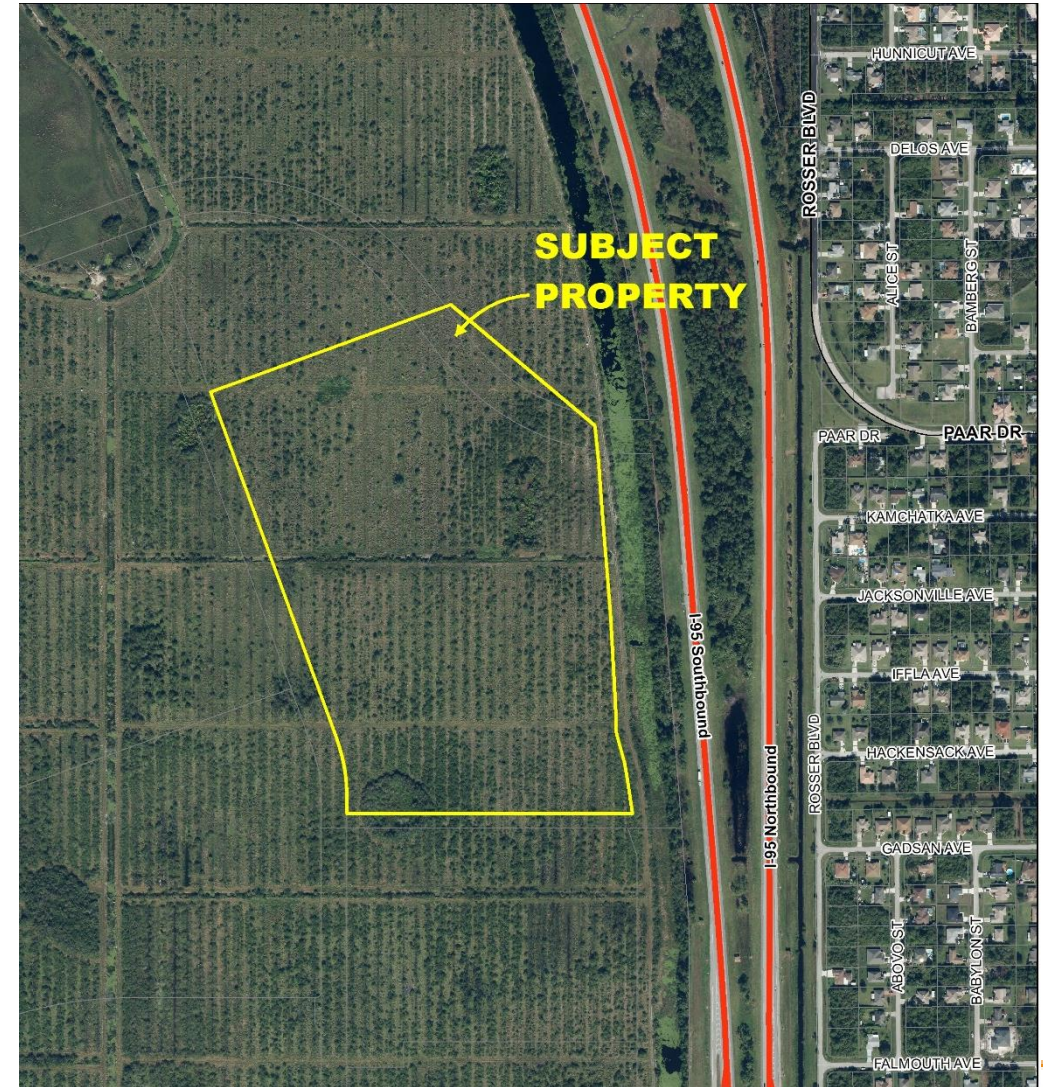
# Subject property





# Future Land Use and Zoning

| Subject Property | Future Land Use | Zoning      | Existing Use                  |
|------------------|-----------------|-------------|-------------------------------|
|                  | NCD             | SLC<br>AG-5 | Vacant land                   |
| Surrounding Uses |                 |             | Fed Ex distribution facility  |
| North            | NCD             | MPUD        | Duda Canal Expansion and I-95 |
| East             | NCD             | MPUD        | Project Senior Site Plan      |
| South            | NCD             | MPUD        | Vacant land                   |
| West             | NCD             | MPUD        | Fed Ex distribution facility  |



# Zoning Review

| <b><u>CRITERIA</u></b>                | <b><u>FINDINGS</u></b>   |
|---------------------------------------|--|
| <b>USE</b>                            | Complies with Tradition Regional Business Park MPUD  |
| <b>DUMPSTER ENCLOSURE</b>             | Complies   |
| <b>ARCHITECTURAL DESIGN STANDARDS</b> | Approved by Tradition Design Review Committee  |
| <b>STACKING REQUIREMENTS</b>          | A traffic analysis was provided and reviewed by the Public Works Department Third Party Consultant.  |
| <b>PARKING REQUIREMENTS</b>           | An alternative parking standard approved based on the submittal of a parking study. The project will include 196 parking spaces including 10 handicapped spaces. and 217 truck staging spaces. |
| <b>SETBACKS</b>                       | Complies with Tradition Regional Business Park MPUD  |
| <b>BUILDING HEIGHT</b>                | Complies, proposed building is a two story distribution center with a proposed building height of 47 feet.   |
| <b>BUFFERING</b>                      | Site plan depicts the required 15 foot wide perimeter landscape buffers along north, south, and east property lines and a 25 foot landscape buffer along SW Anthony F. Sansone SR Boulevard.   |



# Concurrency Review

| <b>CRITERIA</b>                  | <b>FINDINGS</b>  |
|----------------------------------|--|
| <b>SEWER/WATER SERVICES</b>      | City of Port St Lucie Utility Systems Department   |
| <b>TRANSPORTATION</b>            | A Traffic Impact Analysis Study was submitted and reviewed by the Public Works Department's Third Party Traffic Consultant. 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 10 <sup>th</sup> Edition. |
| <b>PARKS AND OPEN SPACE</b>      | N/A  |
| <b>STORMWATER</b>                | Required to be provided to be in compliance with adopted Level of Service Standards  |
| <b>SOLID WASTE</b>               | Adequate capacity  |
| <b>PUBLIC SCHOOL CONCURRENCY</b> | N/A  |



# Traffic Impact Analysis

- Traffic Analysis received December 2021
- Traffic Analysis completed by Simmons & White
- Reviewed by City Staff
- Found to be consistent with the latest Southern Grove DRI
  
- Project proposes a land use that estimates 63 PM Peak Hour Trips
- The current construction of SW Anthony F. Sansone Sr. Blvd is being constructed to accommodate this proposed site traffic.



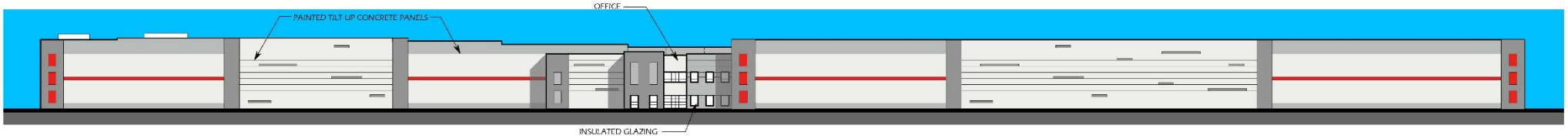


# Other

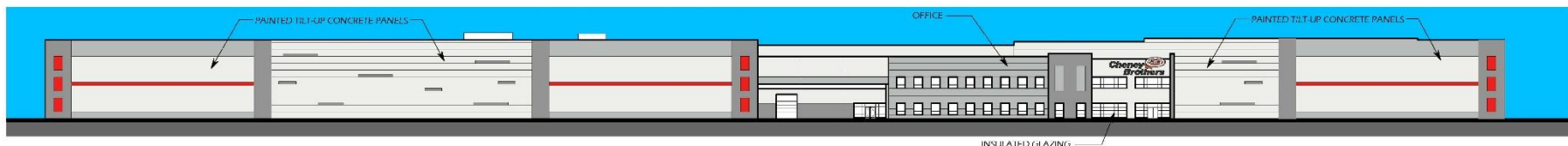
| <u>CRITERIA</u>                    | <u>FINDINGS</u>   |
|------------------------------------|---|
| <b>NATURAL RESOURCE PROTECTION</b> | Addressed in the Army Corp of Engineers permit for the Southern Grove DRI.  |
| <b>FIRE DISTRICT</b>               | Access location (external and internal) has been reviewed by the Fire District for safety purposes                      |
| <b>PUBLIC ART</b>                  | Required, per Code applicant has 90 days after issuance of 1 <sup>st</sup> building permit to identify preferred option |



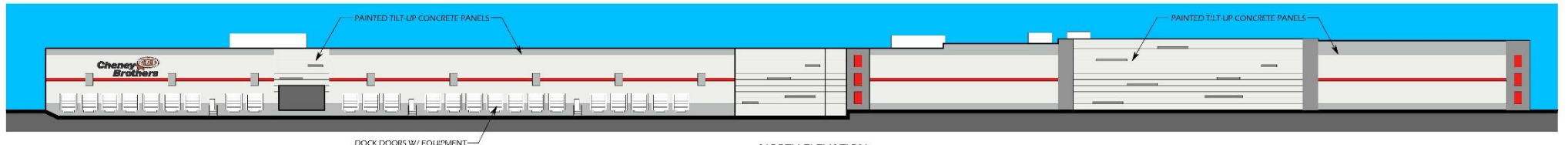




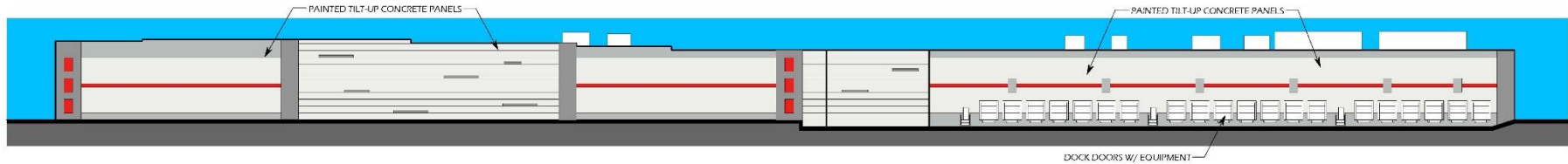
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

# Recommendation

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

