

Farrell Storage Landscape Modification P22-358

Planning and Zoning Board Meeting

January 3, 2023

Bridget Kean, AICP, Senior Planner



APPLICANT AND OWNER

Michael Sanchez, Farrell Companies, is acting as the agent for Mattamy Palm Beach, LLC, property owner, and Farrell Companies (contract purchaser)



PROJECT SUMMARY

- Farrell Storage has applied for site plan approval for 172,120 square feet of self-storage use and 20,000 square feet of commercial/retail use to be located on approximately 11.19 acres of land on the west side of SW Village Parkway and north of Paar Drive.
- The subject property is located within the Southern Grove DRI and abuts open space tracts to the west that are within a residential land use sub-district per the Southern Grove DRI.
- Per Section 154.03(C)5 of the Landscape and Land Clearing Code, a six (6) foot architectural buffer wall is required in the west perimeter landscape buffer.

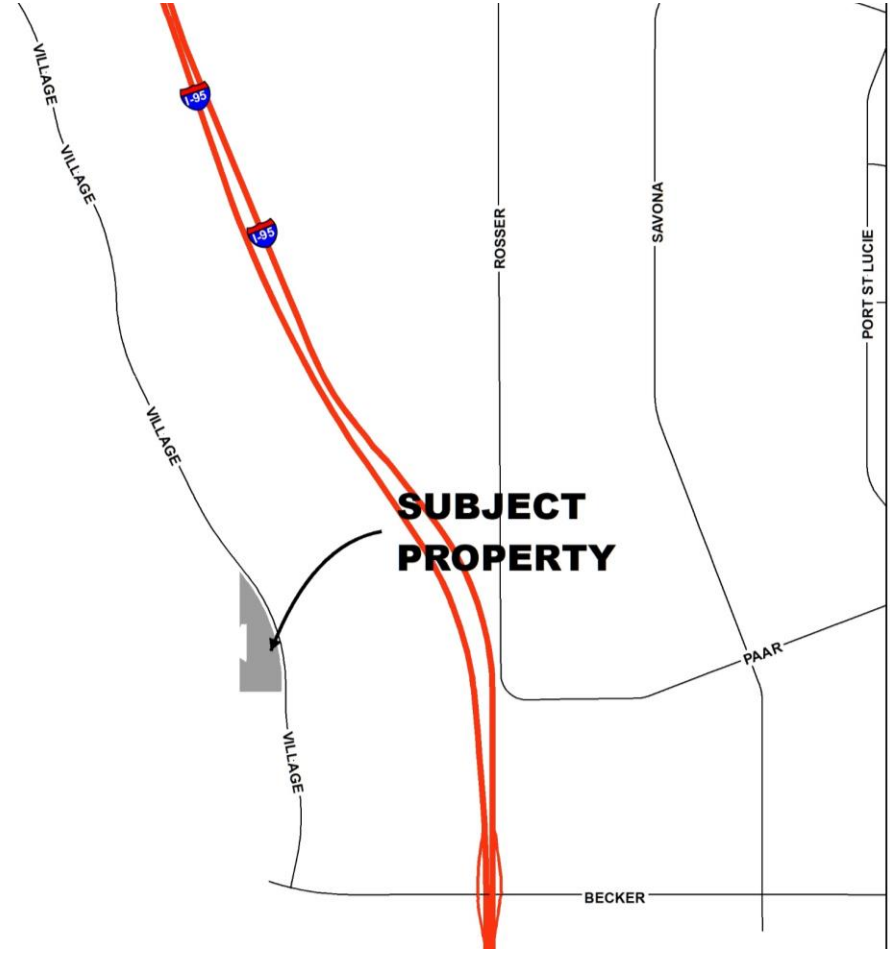


MODIFICATION REQUEST

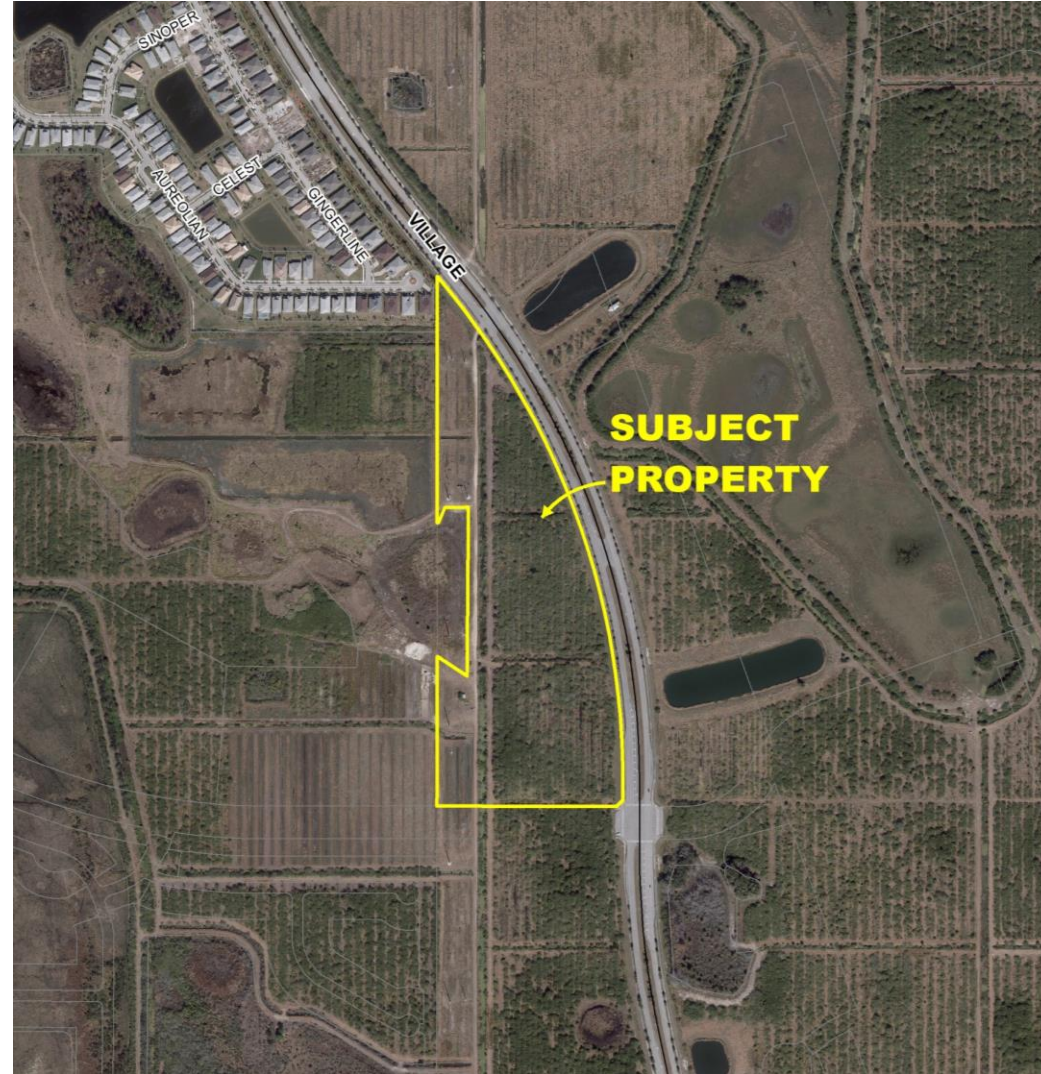
- A request to waive the requirement for an architectural buffer wall for the northern 290 feet of the west perimeter landscape buffer due to conflicts with an existing 50-foot FPL easement along the western boundary of the property.
- The applicant will provide an eight (8) foot buffer wall in the remainder of the west perimeter buffer outside of the FPL easement.
- The applicant is proposing enhanced landscaping in lieu of a wall for the northern 290 feet of the west perimeter landscape buffer where the project encroaches into the easement and/or provides FPL access to the easement.



LOCATION MAP



AERIAL MAP





3710 BUCKEYE STREET, SUITE 300, PALM BEACH GARDENS, FL 33410 • P 561.568.8045

APPLICATION DATA: NAME OF APPLICATION: FARRELL SOUTHERN GROVE; 4322-6007-001-01 (A PORTION OF); SOUTHERN GROVE HCD LAND USE DESIGNATION: VACANT; ZONING DESIGNATION: M2D; EXISTING USES: VACANT; PROPOSED USES: SELF STORAGE/RETAIL

SITE DATA: PARCEL A (OFFICE STORAGE) 11,500 S.F. (0.26 ACRES); PARCEL B (OFFICE) 11,500 S.F. (0.26 ACRES); TOTAL 23,000 S.F. (0.52 ACRES); NET SITE AREA (LESS FPL EASMT.) 7.93 ACRES (318,312.34 S.F.); BUILDING AREA AND USES: BUILDING 1 (3-STORY) 144,000 S.F. (1,180 BAYS + 1,000 S.F. OFFICE); BUILDING 2 (1-STORY) 14,100 S.F. (68 BAYS); BUILDING 3 (1-STORY) 6,250 S.F. (30 BAYS); BUILDING 4 (1-STORY) 7,000 S.F. (34 BAYS); BUILDING 5 (1-STORY) 10,000 S.F. (5 UNITS MAX.); BUILDING 6 (1-STORY) 10,000 S.F. (5 UNITS MAX.); TOTAL PROJECT BUILDING AREA: 192,120 S.F. (1,290 BAYS); TOTAL FLOOR AREA RATIO (F.A.R.): 0.39

PERVIOUS AREA: PARCEL A 217,706 S.F. (5.00 ACRES); PARCEL B 31,760 S.F. (0.73 ACRES); TOTAL 249,466 S.F. (5.73 ACRES); IMPERVIOUS AREA: BUILDING COVERAGE 25,734 S.F. (0.59 ACRES); VEHICULAR USE AREA 72,234 S.F. (1.65 ACRES); TOTAL IMPERVIOUS COVERAGE 97,968 S.F. (2.24 ACRES); OPEN SPACE REQUIRED: 48,730 S.F. (1.10 ACRES); USABLE OPEN SPACE 2,436.9 S.F. (0.06 ACRES); USABLE OPEN SPACE PROVIDED: 10,000 S.F.

PARKING DATA: STORAGE PARKING (PARCEL A): STORAGE OFFICE 1,000 S.F. @ 1 SPACE/200 S.F. 5 SPACES; STORAGE 1,000 STORAGE BAYS @ 1 SPACE/100 BAYS 10 STORAGE BAYS; OFFICIAL/RETAIL PARKING (PARCEL B): OFFICIAL/RETAIL 20,000 S.F. @ 1 SPACE/250 S.F. 80 SPACES; TOTAL PARKING PROVIDED: 113 SPACES; TOTAL PARKING REQUIRED: 98 SPACES; TOTAL HANDICAP PARKING PROVIDED: 13 SPACES; TOTAL HANDICAP PARKING REQUIRED: 5 SPACES; LOADING PROVIDED: 4 SPACES (12' X 25'); LOADING REQUIRED: 4 SPACES

MISC. DATA: MAX. BUILDING HEIGHT ALLOWED: 100' 34'-0" (TO MAIN PARADET); MAX. BUILDING HEIGHT PROVIDED: 300 S.F.; MAX. STORAGE BAY SIZE: 300 S.F.

UTILITY PROVIDERS: POTABLE WATER = PSLUSD; WASTEWATER = PSLUSD; IRRIGATION = TRADITION IRRIGATION COMPANY

ENVIRONMENTAL STATEMENT: THIS SITE WAS INCLUDED IN THE OVERALL TRADITION/SOUTHERN GROVE DRILL AND ENVIRONMENTAL HAZARDS WERE ADDRESSED AS PART OF THAT PROCESS. THE PROJECT SITE IS CURRENTLY VACANT. ACCORDING TO THE ENVIRONMENTAL ASSESSMENT THAT WAS PERFORMED, THERE ARE NO ENVIRONMENTALLY SENSITIVE LANDS ON SITE. TWO ARTIFICIAL DITCHES REMAIN ON SITE, AND THE FILLING OF THOSE DITCHES IS AUTHORIZED UNDER USACE PERMIT "SOUTHERN GROVE SA-2006-2046-AZZI" 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. NO PORTIONS OF THE PROPERTY APPEAR TO BE ENVIRONMENTALLY SENSITIVE.

PROJECT TEAM: OWNER: Matamy Palm Beach, LLC; 2500 Gateway Blvd., Suite 212; Boynton Beach, Florida 33426; CONTRACT PURCHASER: Farrell Building Company, LLC; 2117 Montauk Highway; Bridgehampton, NY 11932; DEVELOPMENT MANAGER/AGENT: Managed Land Entitlements, LLC; 3710 Buckeye Street, Suite 300; Palm Beach Gardens, Florida 33410; CIVIL ENGINEER: Michael Sanchez (561-568-8045); CIVIL ENGINEER: Velton Engineering & Surveying, LLC; 390 NW Peacock Blvd., Suite #6; Fort St. Lucie, Florida 34986; CONTACT: Darren Guetter (772-879-0477); LANDSCAPE ARCHITECT: Utterich Landscape Architecture; 2740 SW Martin Downs Boulevard, Suite 199; Palm Beach, Florida 34990; CONTACT: Jason Utterich (561-719-3876); ARCHITECT (OFFICE/RETAIL): Claren Architecture + Design, Inc.; 6400 Congress Avenue, Suite 2150; Boca Raton, Florida 33487; CONTACT: Stephan Claren (561-961-4884); ARCHITECT (STORAGE): Frank G. Reff Architect, P.C.; 35 Freedom Road, Suite 207W; Melville, NY 11747; CONTACT: Leeanne Legalski (631-271-4432)

LEGAL DESCRIPTION: A PARCEL OF LAND FOR CONVEYANCE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: 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. BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 27D; THENCE SOUTH 38°56'28" EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF VILLAGE PARKWAY A DISTANCE OF 97.13 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3546.00 FEET, THE CHORD FOR SAID CURVE BEARS SOUTH 27°53'38" EAST, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 22°05'02" A DISTANCE OF 1367.44 FEET; THENCE NORTH 89°39'33" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 357.40 FEET TO A POINT ON THE EASTERLY LINE OF CONSERVATION TRACT 16-A, AS RECORDED IN PLAT BOOK 74, PAGE 10; THENCE NORTH 00° 20'27" EAST ALONG THE EASTERLY LINE OF SAID TRACT 16-A A DISTANCE OF 217.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF SAID TRACT 16-A; THENCE SOUTH 88°09'50" WEST ALONG THE NORTHERLY LINE OF SAID TRACT 16-A A DISTANCE OF 107.39 FEET; THENCE SOUTH 22°21'21" WEST CONTINUING ALONG SAID TRACT 16-A A DISTANCE OF 71.79 FEET; THENCE SOUTH 65°00'02" WEST ALONG SAID TRACT 16-A A DISTANCE OF 7.42 FEET TO A POINT ON THE WEST LINE OF A 60 FOOT WIDE FLORIDA POWER AND LIGHT EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 97, PAGE 505; THENCE NORTH 00°02'34" EAST ALONG SAID WEST LINE A DISTANCE OF 1129.36 FEET TO THE POINT OF BEGINNING. THE PORTION OF PARCEL 27D DESCRIBED HEREIN CONTAINS 11.19 ACRES OF LAND, MORE OR LESS.



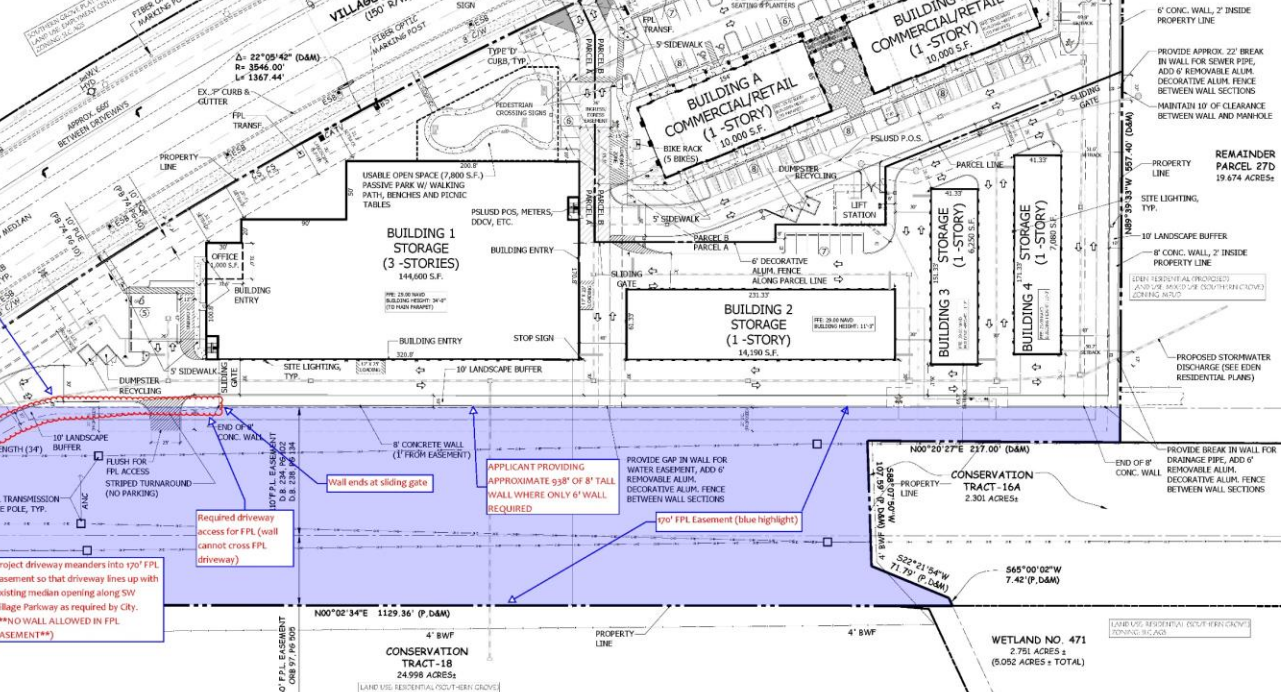
TRAFFIC STATEMENT: **REFER TO SHEET SP-2 FOR TRAFFIC STATEMENT

GENERAL NOTES: ALL SIDEWALKS AND SIDEWALK RAMPS WILL MEET ALL ADA SPECIFICATIONS; 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).

LANDSCAPE MODIFICATION requested for to allow for no wall within shaded area due to existing site constraints. (Approximately 190')

Existing wall at Del Webb community

Project driveway meanders into 170' FPL easement so that driveway lines up with existing median opening along SW Village Parkway as required by City. (**NO WALL ALLOWED IN FPL EASEMENT**)



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DRAINAGE STATEMENT: THE PROJECT WILL BE SERVED BY SITE GRADING, INLETS AND CULVERTS THAT WILL DIRECT STORMWATER TO THE PROPOSED LAKE LOCATED ON THE SITE SOUTH OF OUR PROJECT WHICH WILL PROVIDE WATER CLARITY AND ATTENUATION. STORMWATER WILL THEN BE DIRECTED SOUTH TO PROPOSED STRUCTURE G-20 WITH A CONTROLLED DISCHARGE TO EXISTING LAKE 117A. THIS IS CONSISTENT WITH THE SOUTHERN GROVE CDD CONCEPTUAL PERMIT.

HAZARDOUS WASTE STATEMENT: ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

WELLFIELD PROTECTION ORDINANCE: THIS PROJECT IS NOT LOCATED IN A PUBLIC WATER SUPPLY WELLFIELD PROTECTION ZONE.

PSL Project #: P22-121; PSLUSD Project #: 5218A; Site Plan; Scale: 1" = 50'; NORTH arrow; WETLAND NO. 471 2.781 ACRES ± (6.052 ACRES ± TOTAL); CONSERVATION TRACT-16A 2.301 ACRES ±; CONSERVATION TRACT-18 24.058 ACRES ±; LAND USE: RESIDENTIAL (DEVELOPMENT); ZONING: R-10; 60' FPL EASEMENT ONE 97' W/ 500'

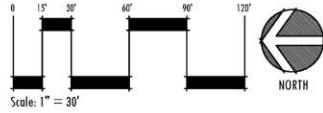
Litterick Landscape Architecture logo and contact information: 2740 SW Martin Downs Blvd. #199, Palm City, FL 34989, Jason.Litterick@litterick.com

Farrell Southern Grove, Tradition, Florida

Professional Engineer Seal for Jason M. Utterich, State of Florida, License No. 130001617; Scale: 1" = 50'-0"; Designed: JML; Drawn: JML; Approved: JML; Date: 4/16/22; Job no.: 615/22; Revisions: 8/2/22, 8/29/22, 11/9/22, 12/1/22; Sheet No.: SP-1

City of Port St. Lucie logo and City of PSL.com website information

Landscape Plan

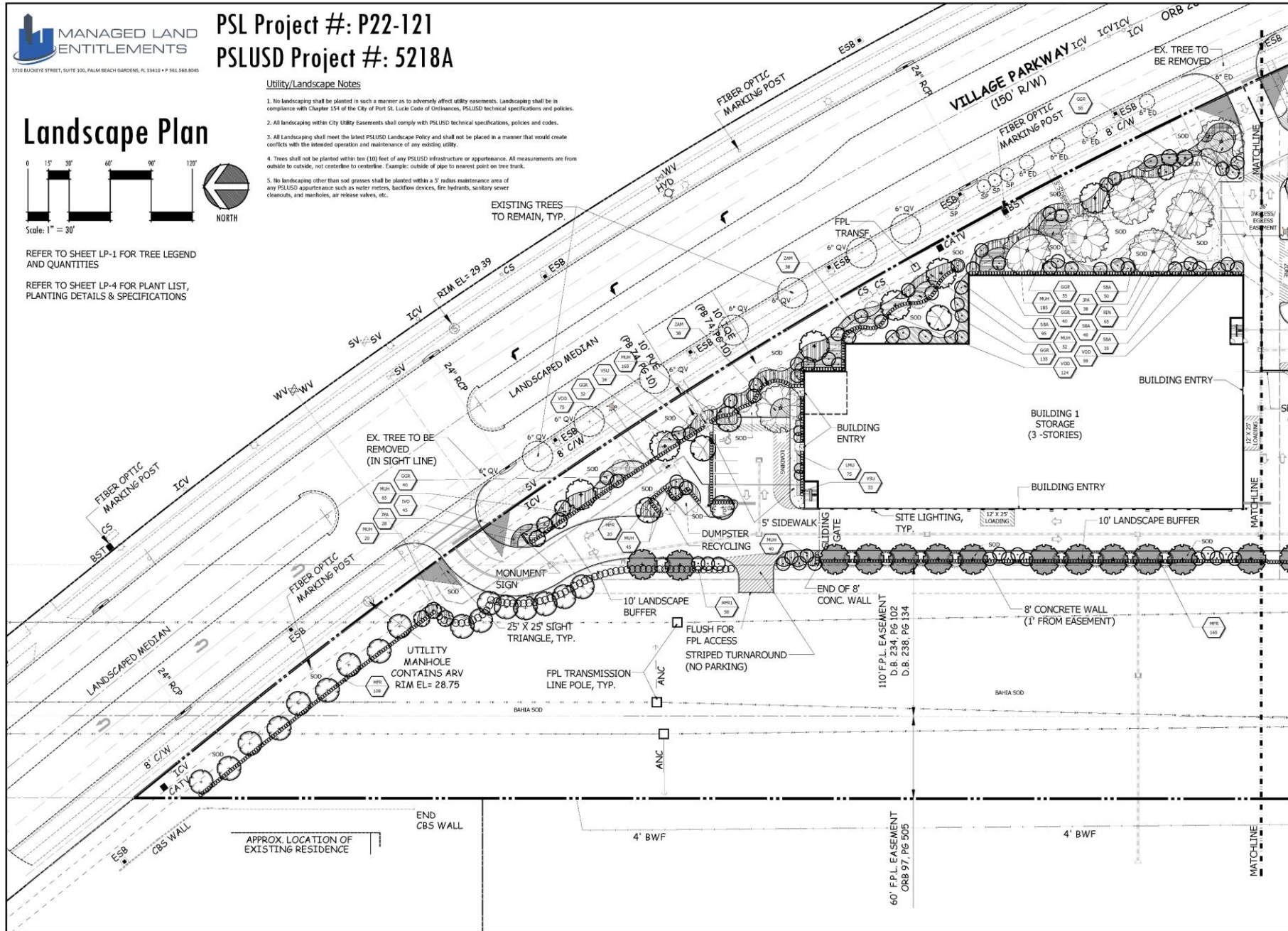


REFER TO SHEET LP-1 FOR TREE LEGEND AND QUANTITIES

REFER TO SHEET LP-4 FOR PLANT LIST, PLANTING DETAILS & SPECIFICATIONS

Utility/Landscape Notes

1. No landscaping shall be planted in such a manner as to adversely affect utility easements. Landscaping shall be in compliance with Chapter 154 of the City of Port St. Lucie Code of Ordinances, PSLUSD technical specifications and policies.
2. All landscaping within City Utility Easements shall comply with PSLUSD technical specifications, policies and codes.
3. All Landscaping shall meet the latest PSLUSD Landscape Policy and shall not be placed in a manner that would create conflicts with the intended operation and maintenance of any existing utility.
4. Trees shall not be planted within ten (10) feet of any PSLUSD infrastructure or appearance. All measurements are from outside to outside, not centerline to centerline. Example: outside of pipe to nearest point on tree trunk.
5. No landscaping other than sod grasses shall be planted within a 5' radius maintenance area of any PSLUSD appearance such as water meters, backflow devices, fire hydrants, sanitary sewer cleanouts, and manholes, air release valves, etc.



Litterick Landscape Architecture

2748 SW Marlin Downs Blvd. #1199
 Palm City, FL 34950
 561-715-3876
 jason.la1677@yahoo.com

Project Name

Farrell Southern Grove

Tradition, Florida



Jason M. Litterick, R.A.
 License No. 12522
 State of Florida

Scale: 1" = 30'-0"

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	4/6/22
Job no.:	
Revisions:	6/15/22
	8/2/22
	8/29/22
	11/29/22
	12/7/22
	12/19/22

Sheet No:
LP-2



QUESTIONS OR COMMENTS?

PLANNING AND ZONING BOARD ACTION OPTIONS:

- Make a motion to approve
- Make a motion to approve with conditions
- Make a motion to deny
- Make a motion to table

