

From: [Jerry Graessle](mailto:Jerry.Graessle@gmail.com)
To: Planning@pscvillage.com
CC: [Deborah Gradle](mailto:Deborah.Gradle@pscvillage.com)
Subject: Re: Block 8, Lots 20 and 21
Date: Tue, 10 Jan 2023 10:09:09 AM

For the record, please see below and attached adjacent property owner concern for agenda item 8.a.

From: Jerry Graessle <jerryoldgrace@gmail.com>
Sent: Tuesday, January 3, 2023 4:38 PM
To: Deborah Gradle <degradle@pscvillage.com>
CC: Jerry Graessle <jerryoldgrace@gmail.com>; Jean Sauters <jsauters@pscvillage.com>; Carole Management, PSA Village Office Liaison <carole@pscvillage.com>
Subject: Issues with P22-320 and P22-333

Ms. Gradle,
Good day!

Over the holidays and today we visited NW Commerce Lakes Drive. We observed the Zoning Change Sign (P22-320) in front of Block 8, Lot 18. We also saw another Zoning Change Sign (P22-333) in front of Block 8, Lot 21. We also observed the property being cleared at Block 8, Lot 19. There is a storage lot now located on Block 8, Lot 20, at 2135 NW Commerce Lakes Drive. I have attached documents and photos showing all of the items listed above.

I have the following issues:

The sign for P22-333 located on the lot next to the building at 2135 NW Commerce Lakes Drive advised that this zoning change will be discussed at the January 3, 2023 Planning and Zoning meeting, which is tonight. The residents and others residing within 750 feet of this property did not receive any letters advising of this zoning change, per your rules. If you look on the map on the back of the letter that was sent out for P22-320, you will find P22-333 is in front of Block 8, Lot 21 and this lot is within 750 feet of our houses here in PSA Village. This change is not listed on the letter you sent out.

Another issue is that the east property line of the following lots on Block 8, 18, 19, 20, 21, & 24 are adjacent to a previously proposed residential area, where a Conceptual Site Plan was submitted to the City of Fort St. Louis for a community called Pine Lakes at The Preserve. This property is vacant now, but is owned by Kohler, and there are signs from this company posted around the perimeter of the property. All of the plans that are submitted for the lots listed above for Block 8 on NW Commerce Lakes Drive should have concrete walls constructed on the east side of the property as they are developed. This should also include Lot 18 that was before the Planning and Zoning Board last month. The required wall approved by the Board at that meeting should extend on the east side also.

Another concern is that the property on Lot #20 is being cleared now and we do not know what is being proposed or approved for this property.

We would also like to know the differences between an Industrial Zoning (I1) which is what Block 8, Lot 18 is now and a zoning change to Service Commercial (C2) which is what will be discussed by the Board at the meeting tonight.

Please provide this letter and the attachments below to all of the Planning and Zoning members. I would like to bring up these issues at the meeting tonight.

Thanks,
Jerry Graessle
954-881-3609



**REZONING
NOTICE**

PUBLIC HEARINGS TO CONSIDER
A CHANGE IN ZONING
CLASSIFICATION ON THIS PROPERTY
FROM **IN** TO **CS** WILL BE HELD
IN THE PORT ST LUCIE CITY HALL
121 SW PORT ST LUCIE BLVD ON
1-3-23 BEFORE THE PLANNING
AND ZONING BOARD AND ON
2-13-23 BEFORE THE CITY COUNCIL
INFORMATION IS AVAILABLE
IN THE PLANNING AND ZONING
DEPARTMENT
772-871-5213 - P22-333

REZONING NOTICE

PUBLIC HEARINGS TO CONSIDER
A CHANGE IN ZONING
CLASSIFICATION ON THIS PROPERTY
FROM **IN** TO **CS** WILL BE HELD
IN THE PORT ST LUCIE CITY HALL
121 SW PORT ST LUCIE BLVD ON
1-3-23 BEFORE THE PLANNING
AND ZONING BOARD AND ON
2-13-23 BEFORE THE CITY COUNCIL
INFORMATION IS AVAILABLE
IN THE PLANNING AND ZONING
DEPARTMENT

772-871-5213 **P22-333**





REZONING NOTICE

PUBLIC HEARINGS TO CONSIDER
A CHANGE IN ZONING
CLASSIFICATION ON THIS PROPERTY
FROM **IN** TO **CS** WILL BE HELD
IN THE PORT ST LUCIE CITY HALL
121 SW PORT ST LUCIE BLVD ON
1-3-23 BEFORE THE PLANNING
AND ZONING BOARD AND ON
2-13-23 BEFORE THE CITY COUNCIL
INFORMATION IS AVAILABLE
IN THE PLANNING AND ZONING
DEPARTMENT

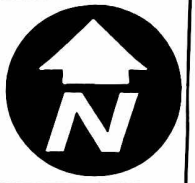
772-871-5213 • **P22-333**

REZONING NOTICE

PUBLIC HEARINGS TO CONSIDER
A CHANGE IN ZONING
CLASSIFICATION ON THIS PROPERTY
FROM **IN** TO **CS** WILL BE HELD
IN THE PORT ST LUCIE CITY HALL
121 SW PORT ST LUCIE BLVD ON
1-3-23 BEFORE THE PLANNING
AND ZONING BOARD AND ON
2-13-23 BEFORE THE CITY COUNCIL
INFORMATION IS AVAILABLE
IN THE PLANNING AND ZONING
DEPARTMENT

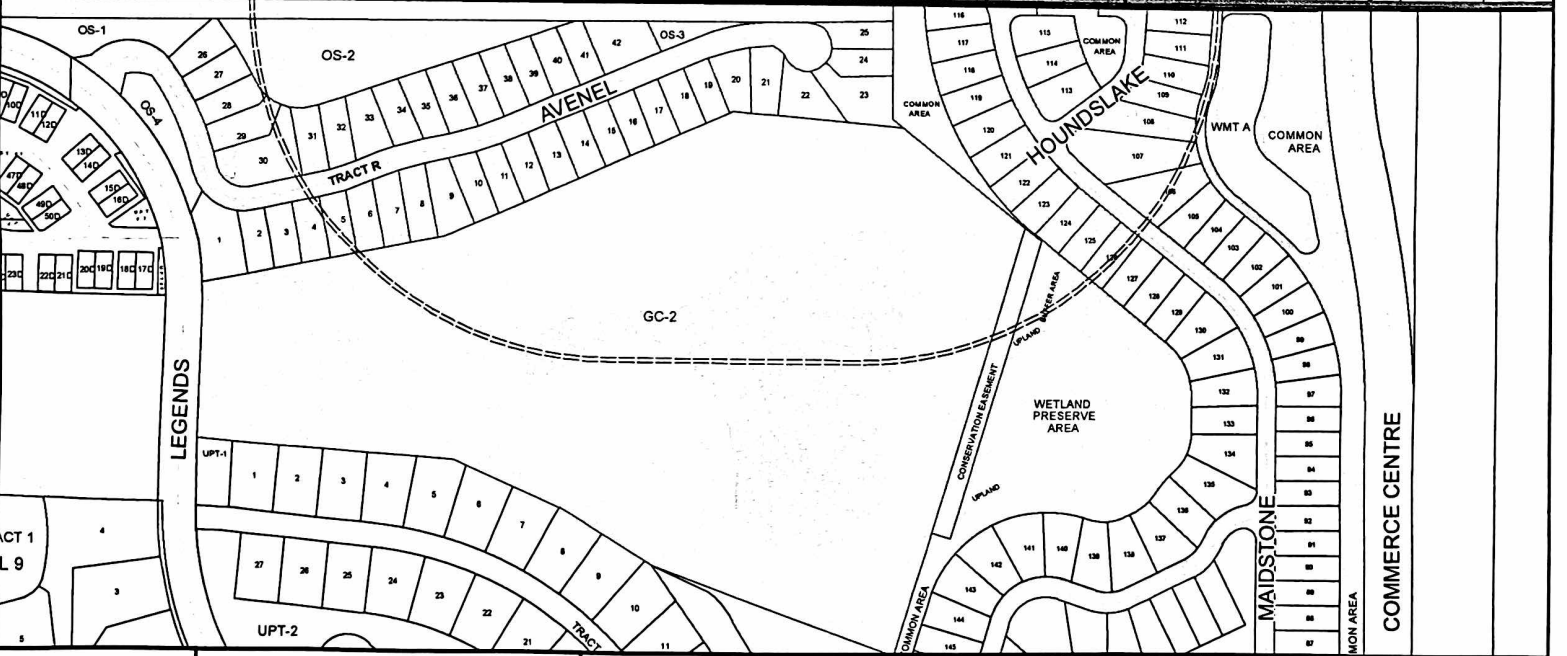
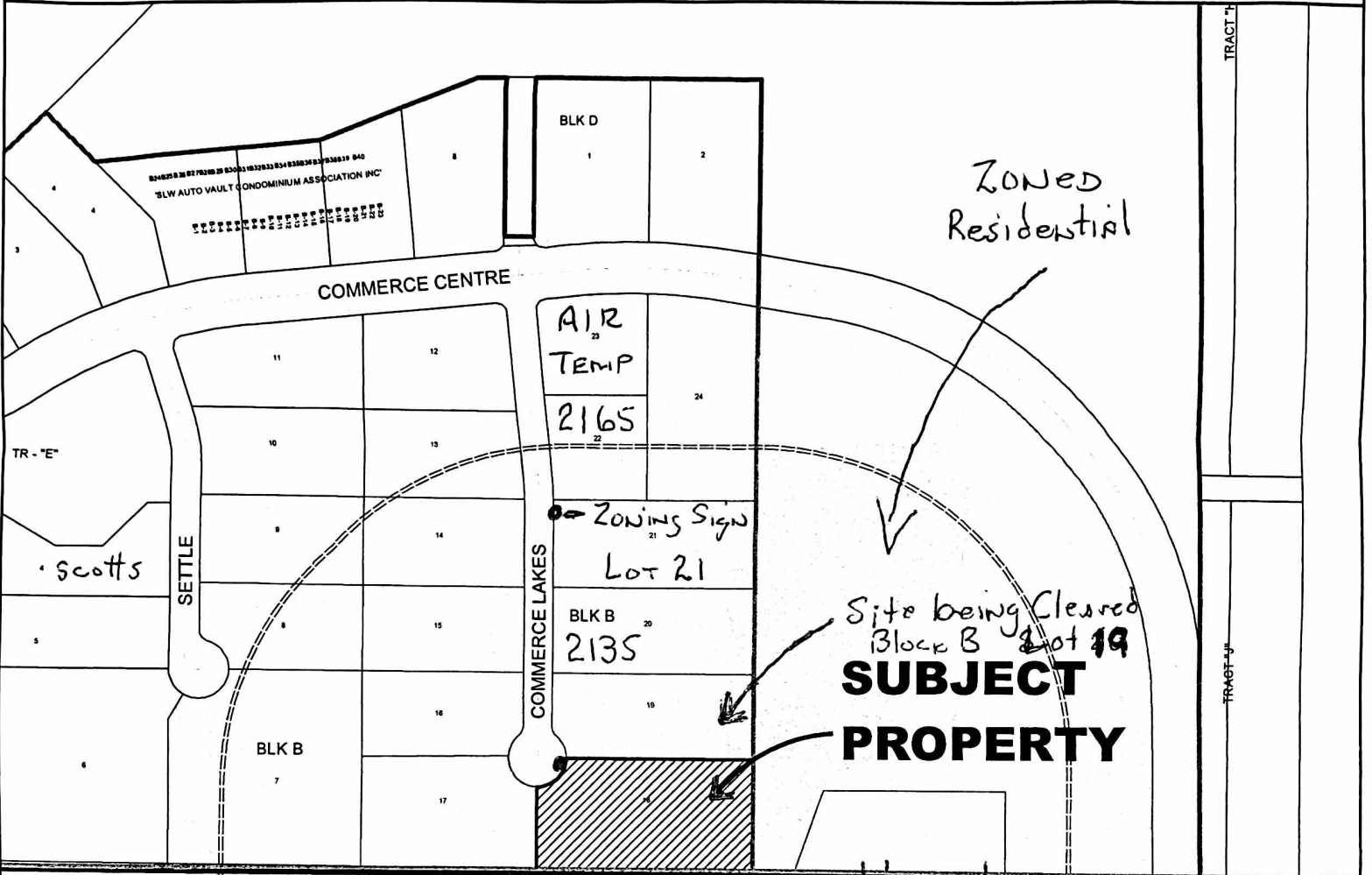
772-871-5213 • **P22-320**

NOTICE TO PROPERTY OWNERS MAP



Parcels within 750' of subject property to be notified

===== 750' buffer line



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

REZONING
A GREAT HOME, LLC
GO TEAM IND. PK., UNIT 3, BLOCK 'B', LOT 18

DATE: 11/7/2022

APPLICATION NUMBER:
P22-320

USER:
patricias

SCALE: 1 in = 400 ft

City of Port St. Lucie
Planning & Zoning Department
121 SW Port St. Lucie Blvd., Bldg B
Port St. Lucie, Florida 34984-5099
772.871.5213
www.cityofpsl.com



Bethany L. Grubbs
Planner III
772.344.4362
bgrubbs@cityofpsl.com

December 21, 2022

NOTICE TO PROPERTY OWNERS
REZONING APPLICATION
A Great Home, LLC (P22-320)

The City of Port St. Lucie has received a request from Abraham Chabab, P.E., acting as the agent for the property owner, A Great Home, LLC, to rezone 3.23 acres of land currently zoned Industrial (IN) to the following zoning districts: approximately 2.46 acres of Service Commercial (CS) and 0.77 acres of Open Space Conservation (OSC). The property is located south of NW Commerce Center Drive and at the southeast corner of NW Commerce Lakes Drive. The property is legally described as Go Team Industrial Park – Unit Three – Block B, Lot 18.

There will be a public hearing held by the Planning and Zoning Board at 6:00 p.m. on Tuesday, January 3, 2023, in the Council Chambers at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Building A, Port St. Lucie, Florida.

You may access the agenda materials related to this item about 5 days prior to each meeting by going to <https://psl.legistar.com/Calendar.aspx>. Select the Year and review Board, then select Agenda. You can find the item on the agenda by using the P number shown at the top of this letter, then select the blue numbers on the right to open all the materials for that item.

Please be aware that the action of the Planning and Zoning Board is advisory. Official action by the City Council is tentatively scheduled for the meetings of January 23, 2023, and February 13, 2023, at 6:30 p.m., at City Hall Council Chambers, with the public hearing held on February 13, 2023. Please contact the City Clerk's Office to confirm these meeting dates.

As you are an owner of real property located within 750 feet of the subject property, you may attend the meeting and express your views pro and con. If you do not wish to attend, you may file any comment you desire in writing. The Planning and Zoning Board shall consider such comment.

- **If you would like to speak on the item at the meeting and do not desire to attend in person, please contact the Clerk's Office at 772-871-5157 and TDD Number 772-873-6340 by 11:00 a.m. on the day of the meeting and a staff member will provide you with the required call-in information.**

If you have any questions regarding this petition, please contact Bethany Grubbs in the Planning and Zoning Department at (772) 344-4362 or by email at bgrubbs@cityofpsl.com.

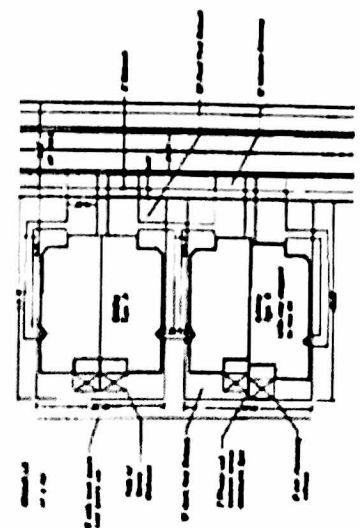
Site Data:

Lot Area: _____
 Building Area: _____
 Total Area: _____
 Total Building Area: _____
 Total Parking Area: _____
 Total Open Space: _____
 Total Land Area: _____
 Total Site Area: _____
 Total Site Area: _____
 Total Site Area: _____



General Notes:

- The site is to be developed as a multi-family residential community consisting of 100 units.
- Changes to the site plan are subject to the approval of the Planning Commission.
- The site is to be developed as a multi-family residential community consisting of 100 units.
- The site is to be developed as a multi-family residential community consisting of 100 units.
- The site is to be developed as a multi-family residential community consisting of 100 units.
- The site is to be developed as a multi-family residential community consisting of 100 units.
- The site is to be developed as a multi-family residential community consisting of 100 units.
- The site is to be developed as a multi-family residential community consisting of 100 units.
- The site is to be developed as a multi-family residential community consisting of 100 units.
- The site is to be developed as a multi-family residential community consisting of 100 units.
- The site is to be developed as a multi-family residential community consisting of 100 units.
- The site is to be developed as a multi-family residential community consisting of 100 units.
- The site is to be developed as a multi-family residential community consisting of 100 units.
- The site is to be developed as a multi-family residential community consisting of 100 units.
- The site is to be developed as a multi-family residential community consisting of 100 units.
- The site is to be developed as a multi-family residential community consisting of 100 units.



Recreation
ACSA

