

JAMES FREESE

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31 August 2022

Ms. Bethany Grubbs, Planner II
City of Port St. Lucie
Planning & Zoning Department
121 SW Port St. Lucie Blvd., Building B – 2d Floor
Port St. Lucie, Florida 34984-5099

Re: Revised Site Plan for 2732 SW Casella Street, PSL (Lot 12)

Dear Ms. Grubbs,

Thank you for responding to my conceptual site plan. I would like to have the zoning of my vacant Lot 12 changed from residential to commercial so I can resume parking commercial vehicles and storing equipment and materials. I do not intend to build any structure on Lot 12 at this time.

I reviewed the sample conceptual site plan submitted by Premier Management and have tried to convey similar information for my vacant lot. It became too confusing to try to show everything on one site plan so I prepared a series of documents as follows:

Maps from Google Maps showing commercial surrounding lots

Buffer and Set Backs Plan showing no changes to existing

Impervious Area Calculation:

7% concrete driveway

93% vacant lot

Parking Plan entire area inside fence

Storage Plan entire area inside fence

Drainage Plan no change to existing drainage which is primarily on site with excess storm water westerly into 85' drainage ditch or easterly into swale alongside Casella St. into storm grate

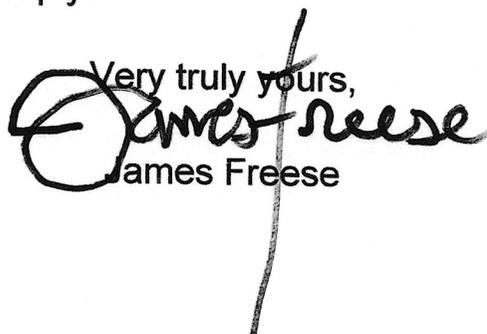
Landscape Plan maintain existing palm trees

Utilities Plan no utilities at this time

Wednesday, August 31, 2022
Page 2 of 2

As mentioned previously, the 7 foot tall chain link fence erected by Bush Construction on the northern side of Lot 12 is over 6 feet away from the northerly boundary line. I would like to move the northern chain link fence to the northern boundary line. Walgreen's already has a 5 foot chain link fence on my northern boundary line and I would like my 7 foot chain link fence to be as close as possible to my northern boundary line.

Also, there is a 7 foot tall chain link fence on the south boundary erected by Bush Construction. If they decided to remove this fence, then I would like to erect my own 7 foot tall chain link fence on my southern boundary line. Looking forward to your reply.

Very truly yours,

James Freese

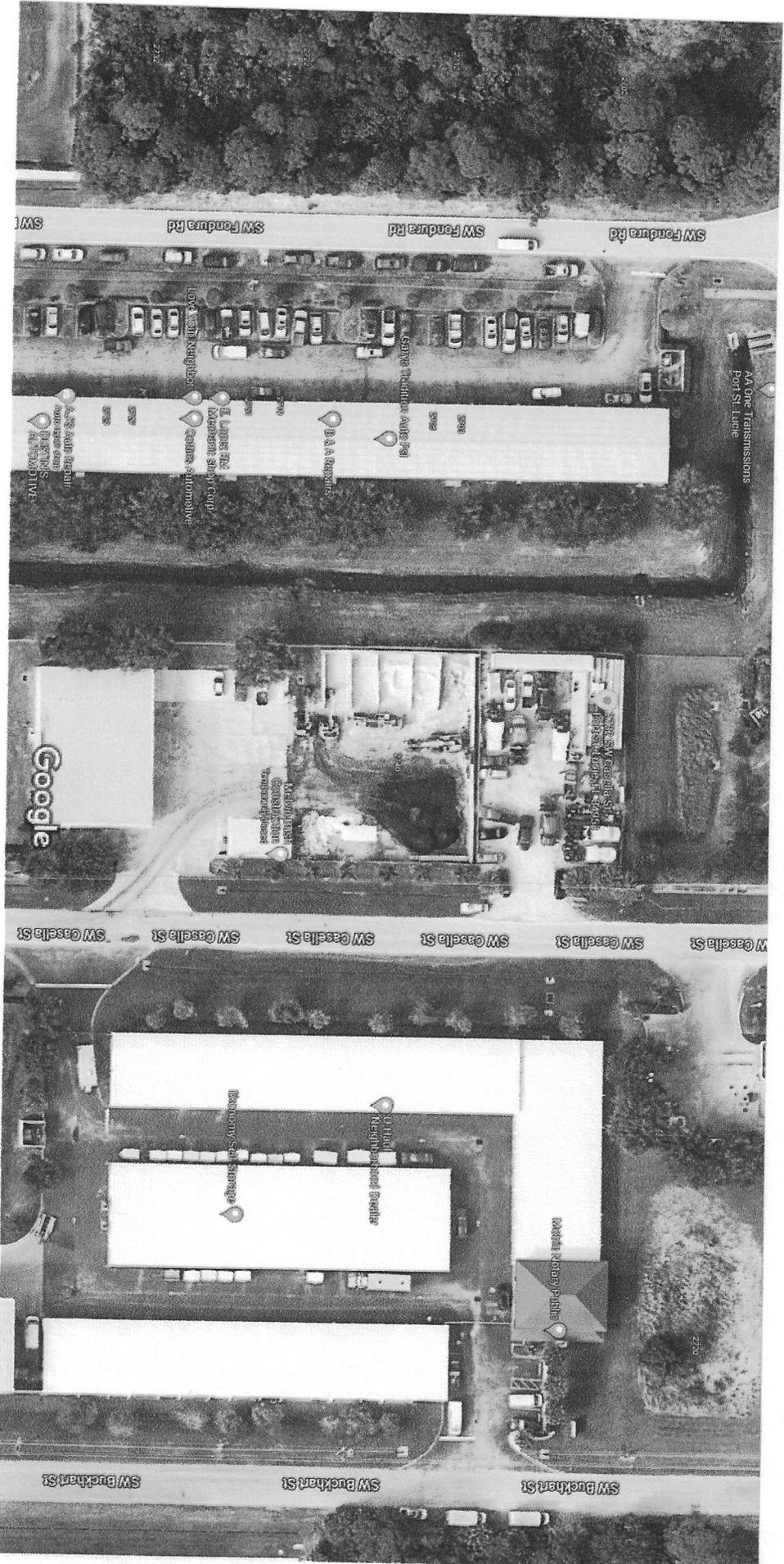
Attachments

Google Maps



Map data ©2022, Map data ©2022 20 ft

Google Maps



Map data ©2022, Map data ©2022 50 ft

Walgreens Pharmacy
Walgreens Photo
Walgreens

Small ATM
Quikrete

Primo's Hand Car Wash & Detail

SW Fondura Rd

AA One Transmissions
Port St. Lucie

SW Casella St

SW Casella St

2742 SW Casella St
Port St. Lucie, FL 34953

Mobile Notary Public

Gary's Tradition Auto Ps

U-Haul
Neighborhood Dealer

B & A Repairs

Melvin Bush
Construction

Colin's Automotive

Economy Self Storage

AJS Auto Repair
Auto repair shop

SW Fondura Rd

TNT Window Tint

SW Casella St

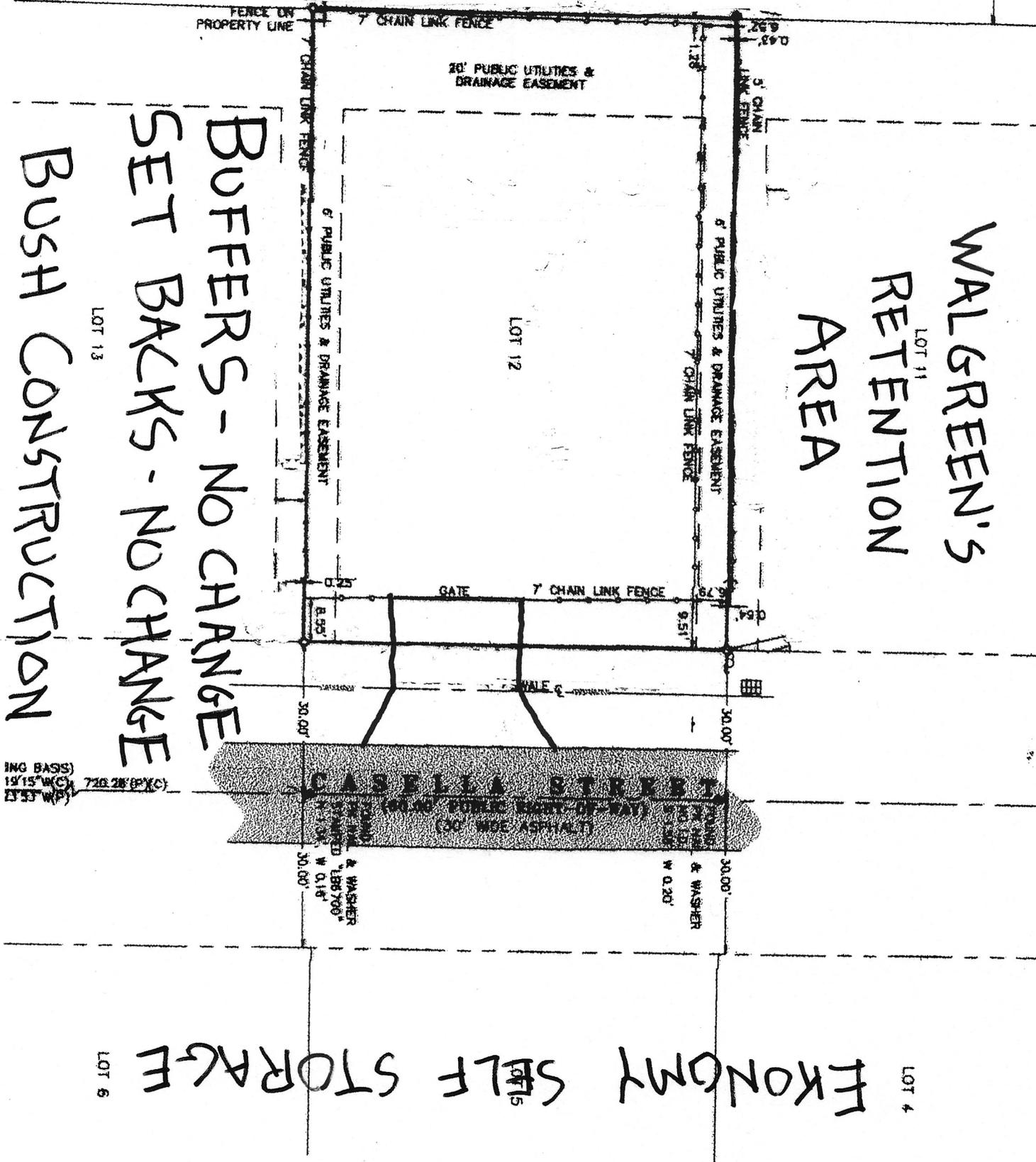
SW Casella St

SW Casella St

SW Casella St

SW

85 FOOT WIDE DRAINAGE DITCH



ING BASS)
19'15" W(C)
27'53" W(B)

LOT 13

LOT 12

LOT 11

LOT 4

LOT 6

EXISTING BUFFERS & SET BACKS



Walgreens Pharmacy
Walgreens Photo
Walgreens

Shell ATM

Dunkin'

Fumo's Hand Car Wash & Detail

AA One Transmissions
Port St. Lucie

Mobile Notary Public

U-Haul Neighborhood Dealer

Economy Self Storage

Melvin Elich Construction
Temporarily Closed

Collins Automotive

AJS Auto Repair
Auto repair shop

TNT Window Treat

SW Fondura Rd

SW Casella St

SW Fondura Rd

SW

TOP OF BANK

TOP OF BANK

FENCE ON PROPERTY LINE

7' CHAIN LINK FENCE

26.9
0.43

20' PUBLIC UTILITIES & DRAINAGE EASEMENT

1.28

5' CHAIN LINK FENCE

7' CHAIN LINK FENCE

6' PUBLIC UTILITIES & DRAINAGE EASEMENT

7' CHAIN LINK FENCE

LOT 12

6' PUBLIC UTILITIES & DRAINAGE EASEMENT

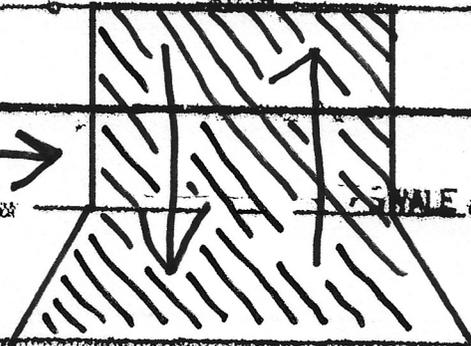
GATE

7' CHAIN LINK FENCE

9.51

8.95

IMPERVIOUS - ONLY DRIVEWAY
720 SQUARE FT. APPROX. OF CONCRETE
OUT OF 10,375 SQ. FT. TOTAL



30.00'

30.00'

30.00'

CABELLA STREET

TOP OF BANK TOP OF BANK

FENCE ON PROPERTY LINE

7' CHAIN LINK FENCE

5' CHAIN LINK FENCE

20' PUBLIC UTILITIES & DRAINAGE EASEMENT

PARKING - ENTIRE LOT

6' PUBLIC UTILITIES & DRAINAGE EASEMENT

6' PUBLIC UTILITIES & DRAINAGE EASEMENT

7' CHAIN LINK FENCE

LOT 12

GATE

7' CHAIN LINK FENCE

8.55'

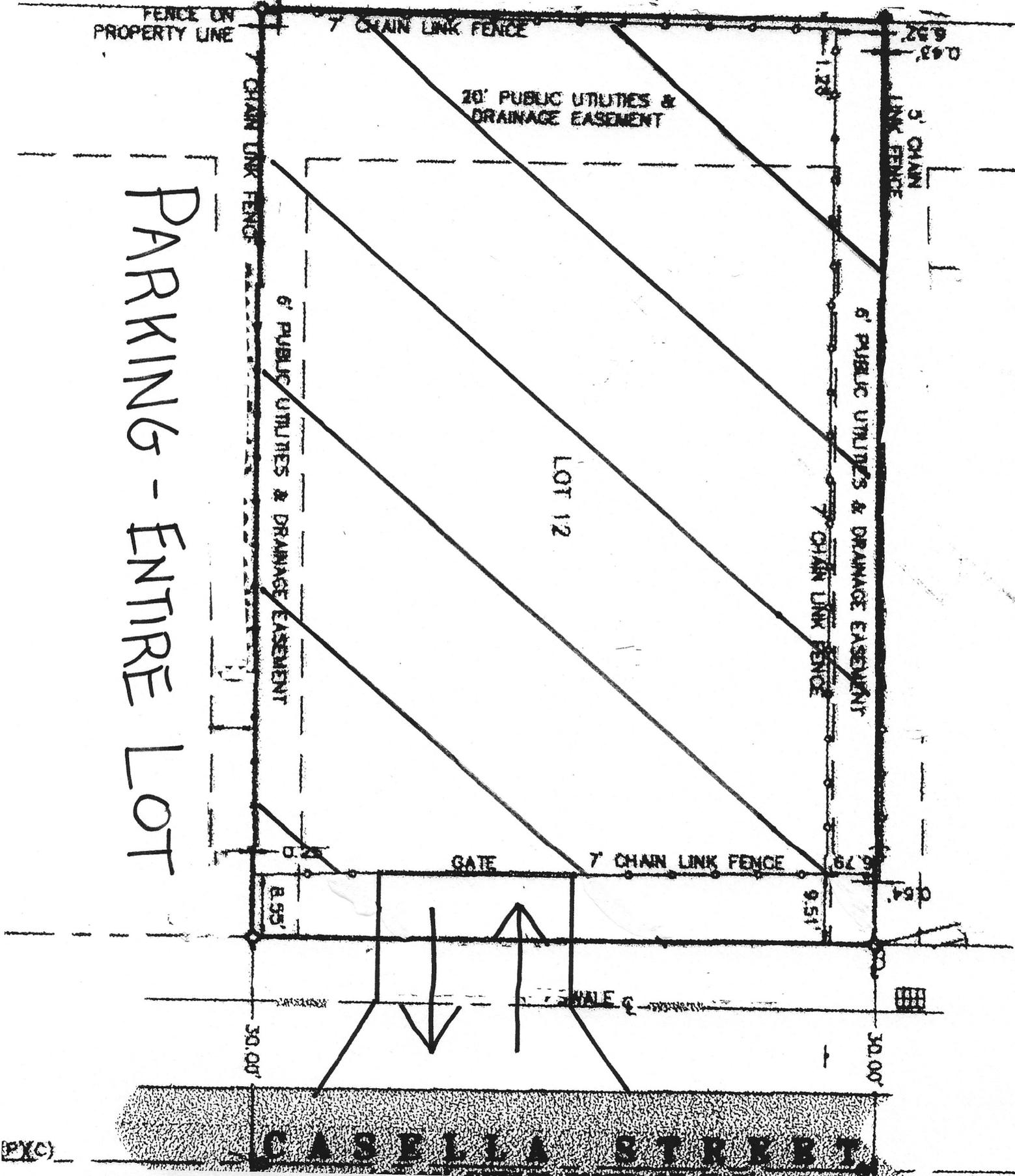
9.51'

30.00'

30.00'

(PXC)

CASELLA STREET



TOP OF BANK TOP OF BANK

FENCE ON PROPERTY LINE

7' CHAIN LINK FENCE

26.9
0.87

20' PUBLIC UTILITIES & DRAINAGE EASEMENT

1.28

5' CHAIN LINK FENCE

STORAGE - ENTIRE LOT

6' PUBLIC UTILITIES & DRAINAGE EASEMENT

LOT 12

6' PUBLIC UTILITIES & DRAINAGE EASEMENT

7' CHAIN LINK FENCE

GATE

7' CHAIN LINK FENCE

0.84

8.55'

9.51

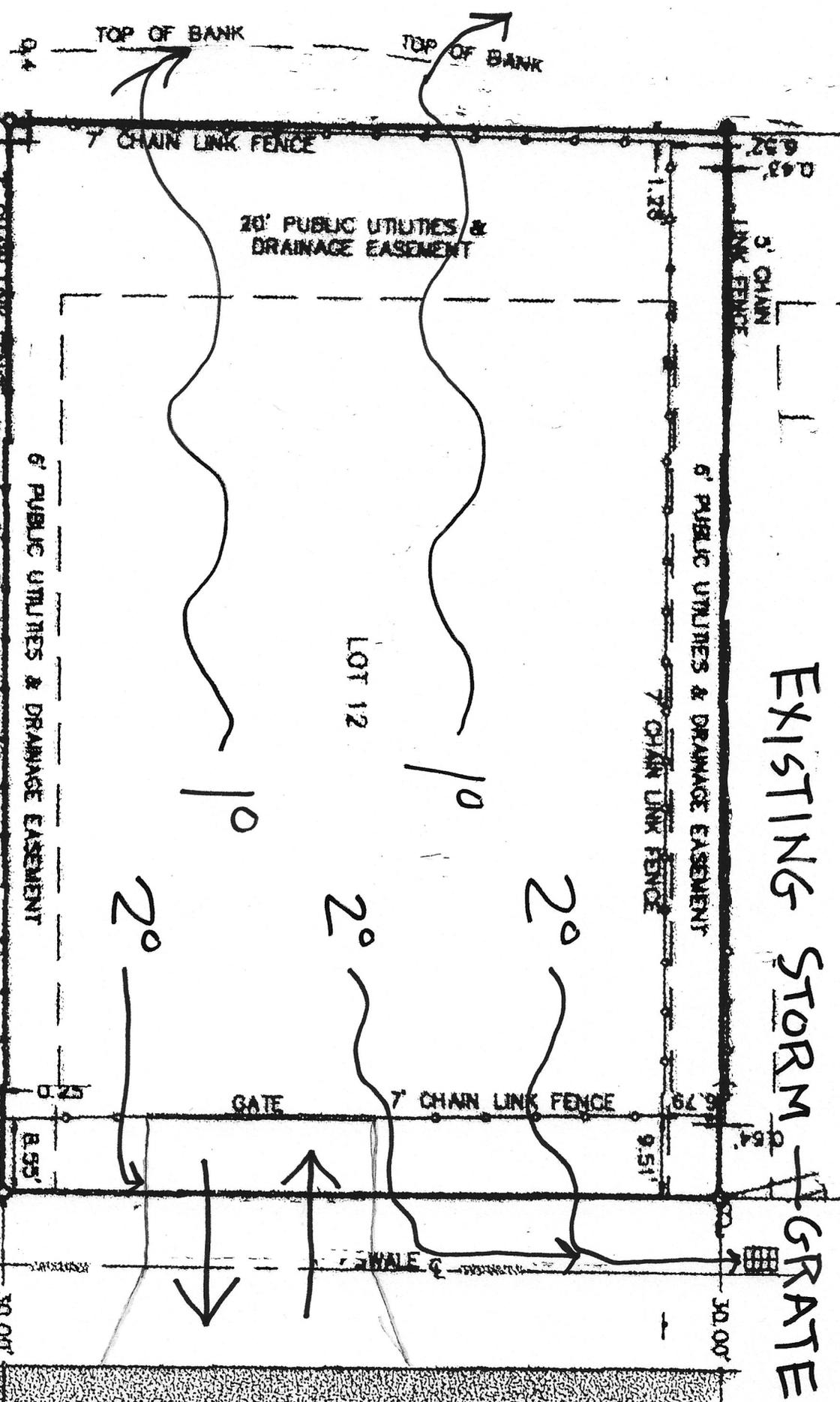
SWALE

30.00'

30.00'

(EXC)

CASELLA STREET



DRAINAGE PLAN:

10'-WEST INTO
85' DITCH
30'-EAST INTO
30' SWALE
INTO GRATE

EXISTING STORM GRATE

CASELLA STREET

(PXC)

TOP OF BANK TOP OF BANK

FENCE ON PROPERTY LINE

7' CHAIN LINK FENCE

0.43' 0.43' 0.43'

20' PUBLIC UTILITIES & DRAINAGE EASEMENT

1.28'

5' CHAIN LINK FENCE

LANDSCAPE - MAINTAIN PRESENT

6' PUBLIC UTILITIES & DRAINAGE EASEMENT

6' PUBLIC UTILITIES & DRAINAGE EASEMENT

7' CHAIN LINK FENCE

LOT 12

0.25'

GATE

7' CHAIN LINK FENCE

6.79'

0.64'

8.55'



9.51'

DATE PALM

30.00'

30.00'

CASELLA STREET

(PXC)

TOP OF BANK TOP OF BANK

FENCE ON PROPERTY LINE

7' CHAIN LINK FENCE

26'0" 26'0"

20' PUBLIC UTILITIES & DRAINAGE EASEMENT

1.78

5' CHAIN LINK FENCE

UTILITIES - NONE AT THIS TIME

7' CHAIN LINK FENCE

6' PUBLIC UTILITIES & DRAINAGE EASEMENT

LOT 12

6' PUBLIC UTILITIES & DRAINAGE EASEMENT

7' CHAIN LINK FENCE

0.25

GATE

7' CHAIN LINK FENCE

6.78

0.64

8.95'

9.51'

30.00'

30.00'

SHALE

PXC

CASELLA STREET