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June 18, 2024

Mr. Cody Sisk, Planner II
City of Port St. Lucie
PLANNING & ZONING DEPT.
121 S.W. Port St. Lucie Blvd
Building B – 2nd Floor
Port St. Lucie, Florida 34984-5099

Re: Comprehensive Plan Amendment for 1915 SW Hayworth Ave

Dear Mr. Sisk,

This Firm serves as counsel for Economy Self Storage (“Applicant”) and we are seeking a comprehensive plan amendment (“Amendment”). The Amendment request for 1915 SW Hayworth Avenue (“Lot 14”) from RS-2 zoning to Service Commercial (CS) Zoning to allow for temporary storage of vehicles on the property. The City of Port St. Lucie, Code of Ordinances (“Code”) Section 158.126 (C) CS Zoning District allows for a vehicle storage yard as a principal use, provided that all open storage area is enclosed by and opaque fence having a minimum height of eight (8) feet.

The Applicant does not intend to build any structures on Lot 14 at this time. Economy is located to the north of Lot 14 and is a self-storage facility which rents U-Haul vehicles. The Applicant intends to use Lot 14 as temporary storage for rental vehicles.

EXISTING FUTURE LAND USE DESIGNATION

Lot 14 is surrounded by property with a CS Future Land Use designation. Gatlin Commons to the east is a Planned Unit Development (“PUD”) with a CS/CH FLU designation. Economy Self-storage to the north of Lot 14 has a CS Future Land Use designation. To the west is boat storage lot with a CS Future Land Use designation. Additionally, the property to the south has a CS Future Land Use designation. See the FLU map below.



Lot 14 is surrounded by property with a CS Future Land Use designation.

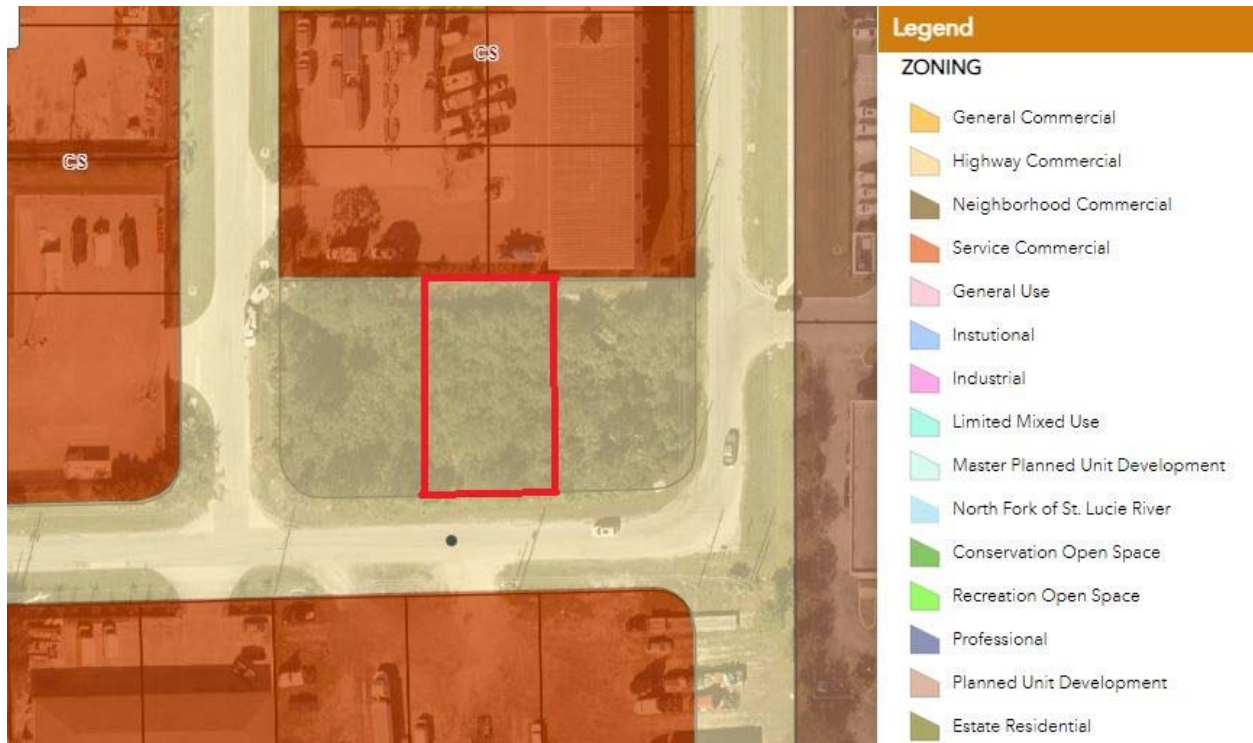
Surrounding Property Information:

	FUTURE LAND USE	ZONING
<i>SUBJECT SITE: VACANT</i>	RS-2	RS-2
<i>TO THE EAST : GATLIN COMMONS</i>	CS	PUD
<i>TO THE NORTH : EKONOMY SELF-STORAGE</i>	CS	CS
<i>TO THE WEST : BOAT STORAGE</i>	CS	CS
<i>TO THE SOUTH : VACANT</i>	CS	CS

REZONING

The applicant is simultaneously requesting to rezone the property to CS.

As indicated in the zoning map below, the Property to the north is zoned Service Commercial Zoning District (“CS”), the properties to the south are CS, to the west, the properties are zoned CS and to the east is Gatlin Commons a PUD.



NATURAL FEATURES OF THE ENVIRONMENT

There are no significant natural features on Lot 14 as the property is cleared, without wetlands. Shorelines, estuarine or riverine systems of any other significant resource.



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UTILITIES

Lot 14 is vacant and is not currently served by central water and sewer but, it is available.

EMERGENCY SERVICES

The nearest existing fire station is St. Lucie County Fire District Station 16 at 3910 SW Port St Lucie Blvd approximately 30 miles from Lot 14.

Since the majority of the surrounding properties have a CS FLU designation with CS zoning, granting FLU Amendment and the Rezoning request creates an orderly and logical development pattern that complies with the policies of the comprehensive plan.

Cordially,

A handwritten signature in blue ink, appearing to read 'L. Reves', is positioned above the printed name.

Lisa A. Reves
For the Firm