

City of Port St. Lucie

121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984



"A City for All Ages"

Meeting Agenda

Tuesday, October 4, 2022

6:00 PM

Council Chambers, City Hall

Planning and Zoning Board

1. Meeting Called to Order**2. Roll Call****3. Determination of a Quorum****4. Pledge of Allegiance****5. Approval of Minutes**

5.a Approval of Minutes - September 6, 2022

[2022-860](#)

6. Consent Agenda**7. Public Hearings - Non Quasi-Judicial****8. Public Hearing - Quasi-Judicial**

8.a P14-095-A1 Midway Business Park Master Sign Program
Amendment

[2022-826](#)

Location: South of Midway Road and just east of Interstate 95

Legal Description: Parcels of land lying within Sections 1, 2, and 11,
Township 36 South, Range 39 East, St. Lucie County, Florida.

This is a request from Trea Midway Road LLC to amend the Master Sign
Program for Midway Business Center. The proposed amendment to the
program is to provide updated criteria that will allow opportunity for new
and amended signage for existing and future parcel owners within the
Midway Business Park area.

8.b P22-131 John M. & Arlene Wangle - Variance

[2022-467](#)

Location: 140 SE Rio Angelica

Legal Description: Tesoro Plat No. 4, Lot 107

This is a request to grant a variance of 2.69 feet to allow a 0.31-foot
setback from the rear property line for an existing screen enclosure.

8.c P22-178 Up On Top Volleyball - Variance

[2022-545](#)

Location: The property is located at the southeast corner of NW East
Torino Parkway and NW Rabbit Run.

Legal Description: Winterlakes Tract F Replat, Tract F1.

This request is to grant a variance to the Citywide Design Standards
Section 5.4.1.1 to eliminate the requirement that buildings with flat
roofs have peaked or pitched roof elements along 25% of the front and
sides.

- 8.d** P22-267 - Reyes, Ismael & Mayerlyn Variance [2022-866](#)
Location: 2707 SW Onaway Ave.
Legal Description: A portion of Lot 16, Block 1814, Port St. Lucie Section 35
This is a request to grant a variance of 3.82 feet to allow a 6.18-foot setback from the west property line for a proposed single-family residence.
- 8.e** P22-271 460 Peacock Business Center @ St. Lucie West - Variance [2022-864](#)
Location: 460 NW Peacock Boulevard
Legal Description: Lots 1-3, Block 3, St. Lucie West Plat No. 1
The request is for a variance to allow 19 freestanding air conditioning condensing and compressor units to be located along the front of the building, facing NW Peacock Boulevard.
- 8.f** P22-272 Katz Residence at Vizcaya Falls - Pool Variance [2022-865](#)
Location: 1831 NW Cataluna Circle
Legal Description: Vizcaya Falls Plat 2, Block C, Lot 15
This is a request to grant a variance of two (2) feet to allow a rear yard setback of five (5) feet for the pool edge of water of a proposed pool.
The Villa Vizcaya PUD requires a rear yard setback of seven (7) feet to the pool edge of water.

9. New Business

10. Old Business

11. Public to be Heard

12. Adjourn

Notice: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal a decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at said meeting upon which any appeal is to be based.

Notice: In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's office at (772) 871-5157 for assistance.

As a courtesy to the people recording the meeting, please put your cell phone on silent.



Agenda Summary

2022-860

Agenda Date: 10/4/2022

Agenda Item No.: 5.a

Placement: Minutes

Action Requested: Motion / Vote

Approval of Minutes - September 6, 2022

Submitted By: Pat Shutt, Administrative Assistant, Planning & Zoning Department

Executive Summary: September 6, 2022 minutes attached.

Presentation Information: N/A

Staff Recommendation: Move that the Board approve the minutes.

Alternate Recommendations:

1. Move that the Board amend the recommendation and approve the minutes with changes.
2. Move that the Board not approve the minutes and provide staff direction.

Background: N/A

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: N/A

Attachments: September 6, 2022 minutes.

City of Port St. Lucie
Planning and Zoning Board
Meeting Minutes - Draft

121 SW Port St. Lucie
Blvd.
Port St. Lucie, Florida
34984

Deborah Beutel, Chair, Term 2 Expires 6/21/25
Alfreda Wooten, Vice Chair, Term 1 Expires 5/28/23
Carol Taylor-Moore, Secretary, Term 1 Expires 9/27/25
Peter Previte, At-Large, Term 1 Expires 7/12/25
Joseph Piechocki, At-Large, Term 1 Expires 7/12/25
Roberta Briney, At-Large, Term 1 Expires 7/12/25

Please visit www.cityofpsl.com/tv for new public comment options.

Tuesday, September 6, 2022

6:00 PM

Council Chambers, City Hall

1. Meeting Called to Order

A Regular and Virtual Meeting of the PLANNING AND ZONING BOARD of the City of Port St. Lucie was called to order by Chair Beutel at 6:02 PM, on September 6, 2022 at Port St. Lucie City Hall, Council Chambers, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida and via Zoom.

2. Roll Call

Members Present: Deborah Beutel, Chair
Alfreda Wooten, Vice Chair
Peter Previte, At-Large
Roberta Briney, At- Large
Joseph Piechocki, At- Large

Members Not Present: Carol Taylor-Moore, Secretary

Others Present: Mary Savage-Dunham, Director, Planning and Zoning
Bethany Grubbs, Planner, Planning and Zoning (via Zoom)
Bianca Lee, Planner, Planning and Zoning (via Zoom)
Anne Cox, Assistant Director, Planning and Zoning
Elizabeth Hertz, Senior Deputy City Attorney
Daisy Ruiz, Deputy City Clerk

3. Determination of a Quorum

Chair Beutel determined there was a quorum.

4. Pledge of Allegiance

Chair Beutel led the assembly in the Pledge of Allegiance.

5. Approval of Minutes**5.a** Approval of Minutes - August 2, 2022 [2022-758](#)

There being no corrections, Vice Chair Wooten moved to approve the minutes of the August 2, 2022, Planning and Zoning Board Meeting. Ms. Briney seconded the motion, which passed unanimously by roll call vote.

6. Consent Agenda**6.a** P21-270 Mansion Estates Preliminary & Final Subdivision Plat [2022-350](#)

Mr. Piechocki requested a presentation for this Item. Bethany Grubbs, Planner, appeared via Zoom and presented a PowerPoint Presentation to the Board.

There being no discussion, Mr. Previte moved to approve the Consent Agenda. Mr. Piechocki seconded the motion, which passed unanimously by roll call vote.

7. Public Hearings - Non Quasi-Judicial

There was nothing scheduled under this section.

8. Public Hearing - Quasi-Judicial

Elizabeth Hertz, Senior Deputy City Attorney, read the Quasi-Judicial Rules into the record for Items 8.a, 8.b, and 8.c.

The Deputy City Clerk administered the Oath of Testimony to staff, applicants, and the members of the audience present.

8.a P22-131 John M. & Arlene Wangle - Variance [2022-467](#)

Location: 140 SE Rio Angelica

Legal Description: Tesoro Plat No. 4, Lot 107

This is a request to grant a variance of 2.69 feet to allow a 0.31-foot setback from the rear property line for an existing screen enclosure.

Mr. Previte advised there was a request to table this Item and mentioned the Item has been tabled on multiple occasions. He inquired if there was a limit on the number of times an item can be tabled, to which the Senior Deputy City Attorney advised there was no limit to tabling an item and clarified the Board did not have to table the item.

Chair Beutel asked what the Board was waiting for on this Item, to which Mr. Previte stated the Applicant was traveling and unable to attend tonight's meeting. Chair Beutel suggested that the Applicant appear via Zoom as this would continue to be a hybrid meeting and

advised Mr. Previte that he may make a motion to table definitively to another meeting if he wished to. Mr. Piechocki inquired if there had been any remedial or follow up action taken to obtain a building permit in the interim, to which Mary Savage- Dunham, Planning and Zoning Director, indicated the City’s code allowed the Board to conclude an Application is inactive after a three-month period.

Mr. Piechocki moved to table P22-131 John M. & Arlene Wangle – Variance until the October 4, 2022 Planning and Zoning Meeting definitively, and requested the Applicant attend that meeting. Mr. Previte seconded the motion. The Board Members confirmed they did not have any Ex-Parte Communication on this Item. The motion passed unanimously by roll call vote.

8.b P22-178 Up On Top Volleyball - Variance [2022-545](#)

Location: The property is located at the southeast corner of NW East Torino Parkway and NW Rabbit Run.

Legal Description: Winterlakes Tract F Replat, Tract F1.

This request is to grant a variance to the Citywide Design Standards Section 5.4.1.1 to eliminate the requirement that buildings with flat roofs have peaked or pitched roof elements along 25% of the front and sides.

Chair Beutel indicated there was a request to table this Item.

There being no discussion, Mr. Previte moved to table P22-178 Up On Top Volleyball – Variance until October 4, 2022 Planning and Zoning Meeting. Ms. Briney seconded the motion. The Board Members confirmed they did not have any Ex-Parte Communication on this Item. The motion passed unanimously by roll call vote.

8.c P22-185 FPL Eden - Storage [2022-763](#)

Location: Northeast of the intersection of SE Jennings Rd. and SE Grand Dr.

Legal Description: St Lucie Gardens-Blk 4 - Lots 13 & 14

This is a request for a Special Exception Use for a semi-public facility or use to allow the storage of vehicles and equipment.

The Board Members confirmed they did not have any Ex-Parte Communication on this Item.

Bianca Lee, Planner, appeared via Zoom and presented a PowerPoint Presentation to the Board relating to the Special Exception Use. She explained the use of the land would be used to store Florida Power and Light (FP&L) vehicles or any of their affiliates. Ms. Lee provided the

location and an aerial map of the subject property. She informed the Board the subject property was zoned as General Commercial and showed the Site Plan and renderings provided by the Applicant. Ms. Lee advised the Board of Staff's recommendation for this Application.

Leo Giangrande, Giangrande Engineering & Planning Firm, appeared via Zoom and advised they did try to have a public meeting to discuss with neighbors; however no one showed up to the meeting. He confirmed FP&L was not sure on the type of use for the location or who the end-user would be for the storage.

Mr. Previte inquired if the storage facility could be leased out to a finite number of users, to which Mr. Giangrande answered in the affirmative. Mr. Giangrande stated the location would be very secure. Mr. Previte asked if FP&L would be leasing out their property to generate revenue, or if it had anything to do with the operation of the substation, or any of the electrical facilities, to which Mr. Giangrande responded in the negative and confirmed it had nothing to do with the expansion of the substation. Mr. Previte inquired if something similar has been done in other locations in Florida, to which Mr. Giangrande responded in the affirmative and mentioned the St. Lucie County Fairgrounds as a similar example.

Chandler Morelli, FP&L Construction Manager, appeared via Zoom and confirmed the location would not be 100% revenue generating and would help to preposition supplies and resources in the event of a storm.

Mr. Piechocki inquired if someone would be able to describe the number of companies to whom the property would be leased to, to which Ms. Morelli stated she did not have a list of individuals but could provide the examples of how the property has been used. She stated it has been used as construction prestaging, car dealers, and churches.

Chair Beutel asked the Applicant for the date of the Public Meeting, to which Ms. Morelli stated it was done on July 8th and held virtually. She inquired for an explanation as to how this would be beneficial for the residents of the nearby area, to which Mr. Giangrande stated it would increase security and would keep the area cleaner.

Chris Miller, FP&L Construction Project Manager, appeared via Zoom and explained that in many instances the property is leased to a single

entity and in turn they rent parking spaces out to Boat, RV or RV Storage. He stated it may also include construction equipment storage or reserve an area for electrical subcontractors to store equipment and materials.

Mr. Previte stated this would be a location that would be an asset management property, so FP&L would develop the property and lease out various entities for storage. He stated he originally liked the idea because he thought it would house FP&L vehicles to be deployed shortly after a storm. Chair Beutel inquired as to how there would be room for FP&L vehicles to fit in the property if it would be leased out to a different vendor.

Vice Chair Wooten stated she previously worked for FP&L and was now retired from the company. She stated that FP&L has many properties such as these and they can lease it to various sources such as police, fire departments and clarified it was not a money-making move for FP&L. Vice Chair Wooten indicated FP&L has done this from St. Augustine through Miami; however it was the first property in the City of Port St. Lucie.

Director Savage-Dunham indicated that was not the Planning and Zoning Department understanding of the usage. She asked that the Board table the Item due to a potential change in Staff's recommendations or may not have been in support of the usage. Director Savage-Dunham stated it was the Department's understanding it would be an extension of the utility use to allow staging for storms. She explained what she heard today was not what was said in the office and respectfully requested the Board not take final action on this Item.

Chair Beutel opened Public Comment for this Item.

Steven Carroll, 5421 NW Bolin Street, spoke in opposition of the usage of the property.

Nicole Farro, 2078 SE Fern Park Drive, spoke in opposition of the usage of the property.

Andrea Wikso, 2065 SE Avon Park Drive, spoke in opposition of the usage of the property.

Emily Smith, 2081 SE Avon Park Drive, spoke in opposition of the usage of the property.

Chair Beutel closed Public Comment for this Item.

Mr. Piechocki indicated he would be willing to motion to table the Item. Chair Beutel inquired if Mr. Piechocki would be willing to table the Item and advising the Applicant to rescheduling a Neighborhood Meeting, to which he responded in the affirmative.

Chair Beutel asked Director Savage-Dunham if it was allowable to give the Applicant sufficient time to reschedule a new Neighborhood Meeting and table the Item until November, to which Director Savage-Dunham responded in the affirmative.

There being no further discussion, Mr. Piechocki moved to table P22-185 FPL Eden – Storage to the November 8, 2022 Planning and Zoning Meeting with the stipulation that the FP&L reconcile the Application language with Staff and rescheduling an additional Neighborhood Meeting. Mr. Previte seconded the motion. The motion passed unanimously by roll call vote.

(Clerk's Note: This Item was discussed after Section 10. Public to be Heard to amend the Planning and Zoning Meeting date of November 1, 2022.)

9. New Business

(Clerk's Note: This section of the Agenda was heard after to Section 10. Old Business.)

(Clerk's Note: There was nothing discussed under this item.)

10. Old Business

(Clerk's Note: This section of the Agenda was heard prior to Section 9. New Business.)

Mr. Piechocki provided a report to the Board regarding the number of projects approved and denied during the City's Site Plan Review Committee held since the last Planning and Zoning Meeting.

Mr. Previte spoke on his attendance of the Planning and Zoning Training opportunity recently held in Jupiter.

Chair Beutel asked the Senior Deputy City Attorney if she had an update regarding Patti Tobin, to which she responded in the negative.

11. Public to be Heard

Chair Beutel opened Public to be Heard.

Steven Carroll, 5421 NW Bolin Street, discussed the Traffic Study held for Torino Park Townhouses and stated the traffic study results were skewed due to COVID, Easter and children being out of school.

Anne Cox, Assistant Director, advised that for Item 8.c , P22-185 FPL Eden – Storage was tabled to the incorrect date and should be tabled to the November 1, 2022 Planning and Zoning Meeting. Chair Beutel advised she would have the Board restate the motion after Public to be Heard.

Nicole Farro, 2078 SE Fern Park Drive, spoke about the future Neighborhood Meeting for Item 8.c, P22-185 FPL Eden – Storage and suggested the Applicant work with the HOA to schedule a new neighborhood meeting.

Chair Beutel closed Public to be Heard.

(Clerk’s Note: At this time, Chair Beutel requested to correct the new Planning and Zoning Meeting date for Item 8.c, P22-185 FPL Eden – Storage.)

12. Adjourn

There being no further business the meeting adjourned at 7:00 PM.

 Carol Taylor-Moore, Secretary

 Daisy Ruiz, Deputy City Clerk



Agenda Summary

2022-826

Agenda Date: 10/4/2022

Agenda Item No.: 8.a

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P14-095-A1 Midway Business Park Master Sign Program Amendment

Location: South of Midway Road and just east of Interstate 95

Legal Description: Parcels of land lying within Sections 1, 2, and 11, Township 36 South, Range 39 East, St. Lucie County, Florida.

This is a request from Trea Midway Road LLC to amend the Master Sign Program for Midway Business Center. The proposed amendment to the program is to provide updated criteria that will allow opportunity for new and amended signage for existing and future parcel owners within the Midway Business Park area.

Submitted By: Daniel Robinson, Planner III

Executive Summary: This is a request from Trea Midway Road LLC to amend the Master Sign Program for Midway Business Center. The proposed amendment to the program is to provide updated criteria that will allow opportunity for new and amended signage for existing and future parcel owners within the Midway Business Park area.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval of the Mason Toscana Master Sign Program amendment.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval.
2. Move that the Board recommend denial and provide explanation of recommendation.

Background: The project was reviewed by the Planning and Zoning Board on August 2, 2022. The Planning Board recommended approval with the condition that the proposed "Business Interstate Identification Monument Sign" be removed from the document. The recommendation was presented to City Council for first reading on August 22, 2022. On August 31, 2022, the applicant requested to go back to the Planning and Zoning Board with a revised master sign program amendment. Staff has placed the project back on the Planning and Zoning Board agenda to be reviewed at the October 4, 2022 meeting. For more detailed information on the application, please see attached staff report.

Issues/Analysis: N/A

Special Consideration: N/A

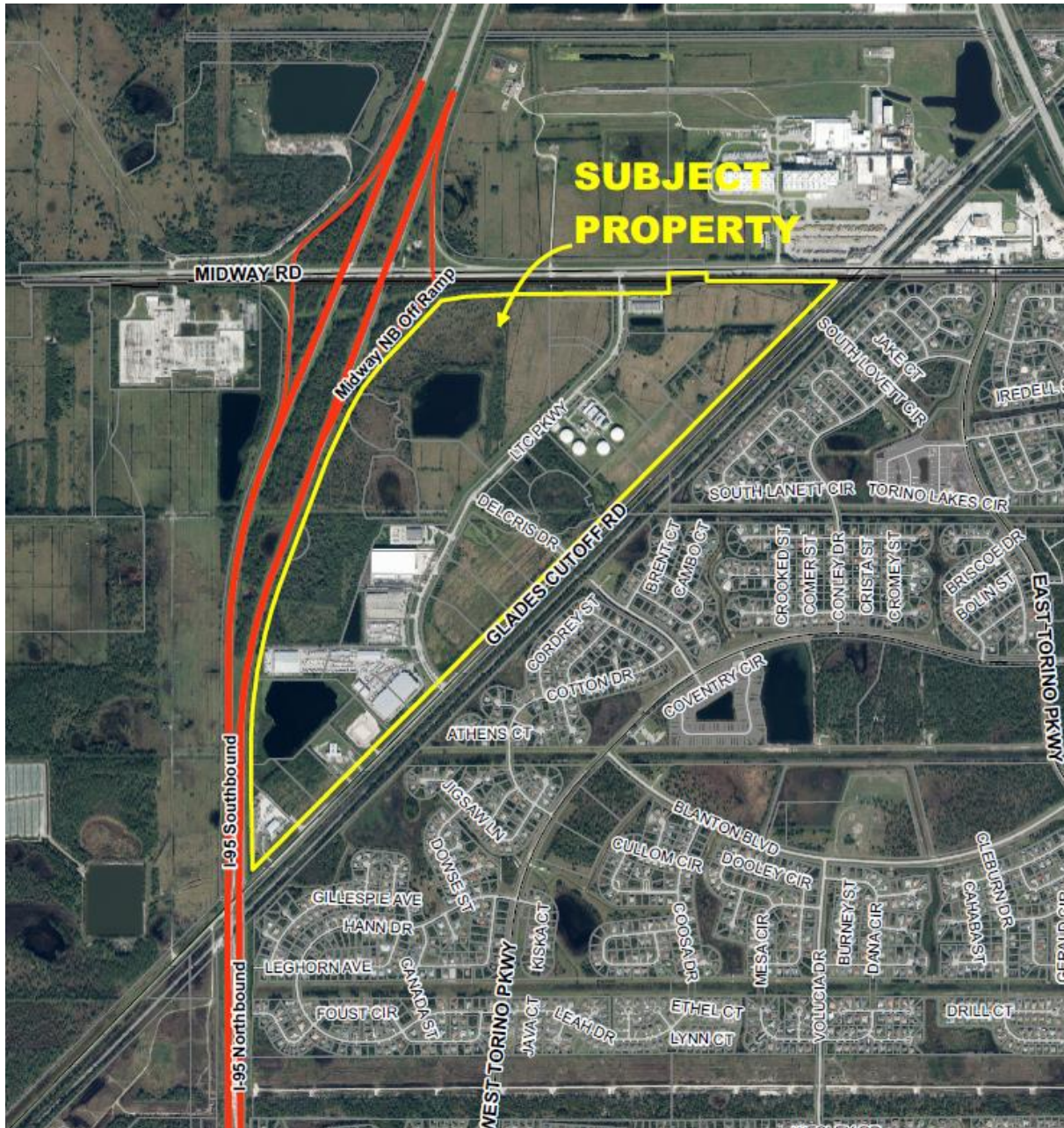
Location of Project: South of Midway Road and just east of Interstate 95

Attachments:

- Staff report
- Sign program amendment
- Application
- Staff presentation



Midway Business Park Master Sign Program (MSP)
Master Sign Program Application
P14-095-A1



Project Location Map

SUMMARY

Applicant's Request:	This is a request from Trea Midway Road LLC to amend the Master Sign Program for Midway Business Center (LTC PUD).
Applicant:	Liam Sargent
Property Owner:	Trea Midway Road LLC
Location:	The project is located south of Midway Road and just east of Interstate 95. (LTC PUD)
Project Planner:	Daniel Robinson, Planner III

Project Description

The proposed amendment to the program is to provide updated criteria that will allow opportunity for new and amended signage for existing and future parcel owners within the Midway Business Park area.

The amendment includes the following:

- **Removal of the development's review board as the City will review all applications for compliance with the sign program.**
- **Update of Sign area calculation method for clarity.**
- **Removal of address requirements so that City Code will be followed.**
- **Removal of signs from prohibited signs list that are considered content based.**
- **Removal of any copy limitations (letter heights).**
- **Addition of off premises signage permitted only on Interstate Identification Signs and limited to 50% of the signs permitted square footage.**
- **Removal of temporary sign regulations so that City Code will be followed.**
- **Updated comparison chart.**
- **Updated Signage Map.**

Location and Site Information

Property Size:	381.71 acres
Legal Description:	Parcels of land lying within Sections 1, 2, and 11, Township 36 South, Range 39 East, St. Lucie County, Florida.
Future Land Use:	Heavy Industrial, Light Industrial, Residential/Office/Institutional, Utility, Service Commercial, Open Space Conservational, & General Commercial (HI, LI, ROI, U, CS, OSC, & CG)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Industrial, Commercial, and Warehouse.

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	N/A	N/A	St. Lucie County
South	RL	RS-2	Residential
East	RL	RS-2	Residential
West	ROI	PUD	I-95, vacant land, and FPL sub station

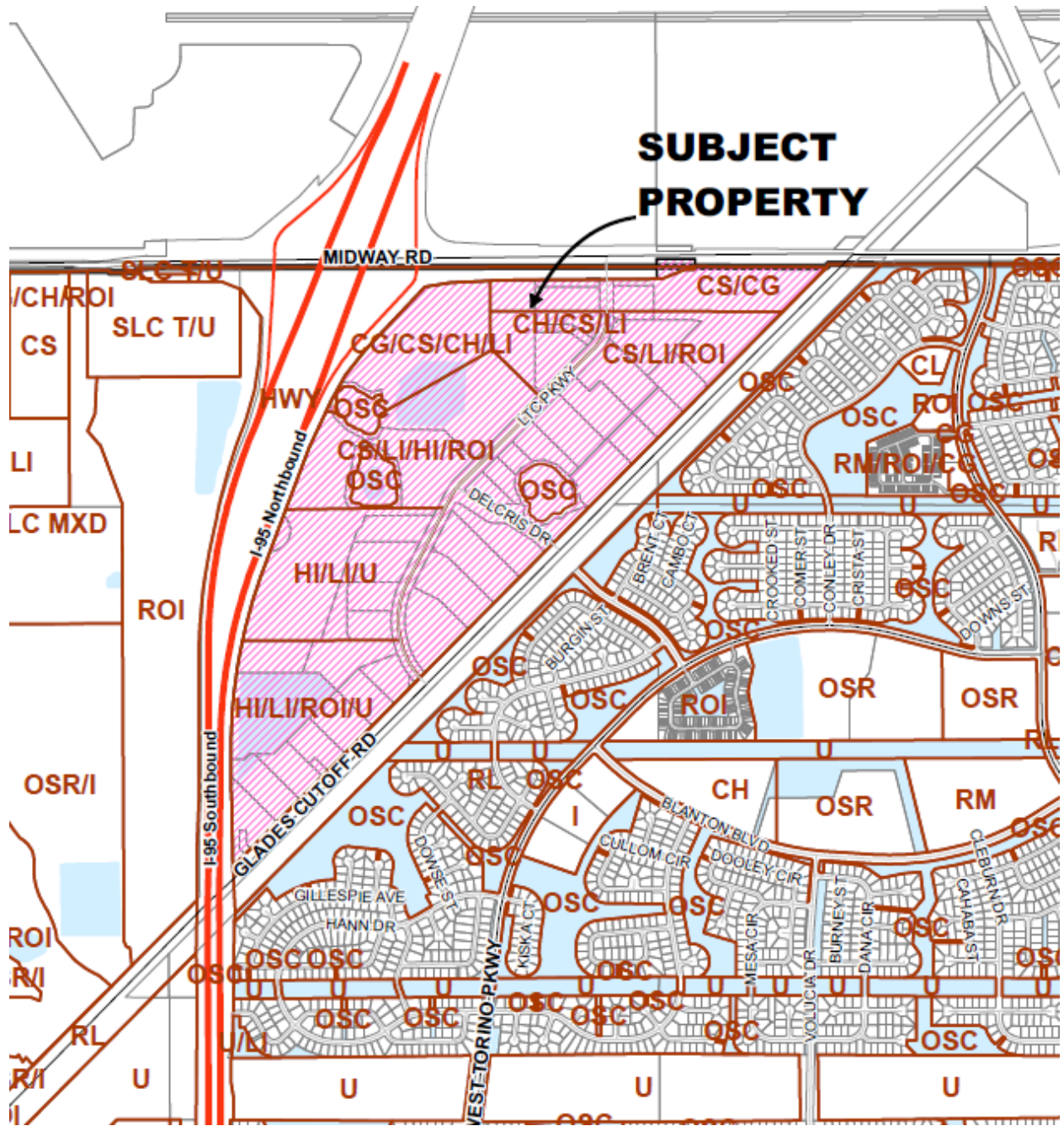
Background

The original MSP within the Midway Business Park was only for the LaMesa site. The LaMesa RV Master Sign Program (P13-147) proposed an Interstate Identification Sign (monument sign) with a height of 45 feet. It was approved with the condition that the maximum height would be 30 feet as proposed by the Planning and Zoning Department Staff.

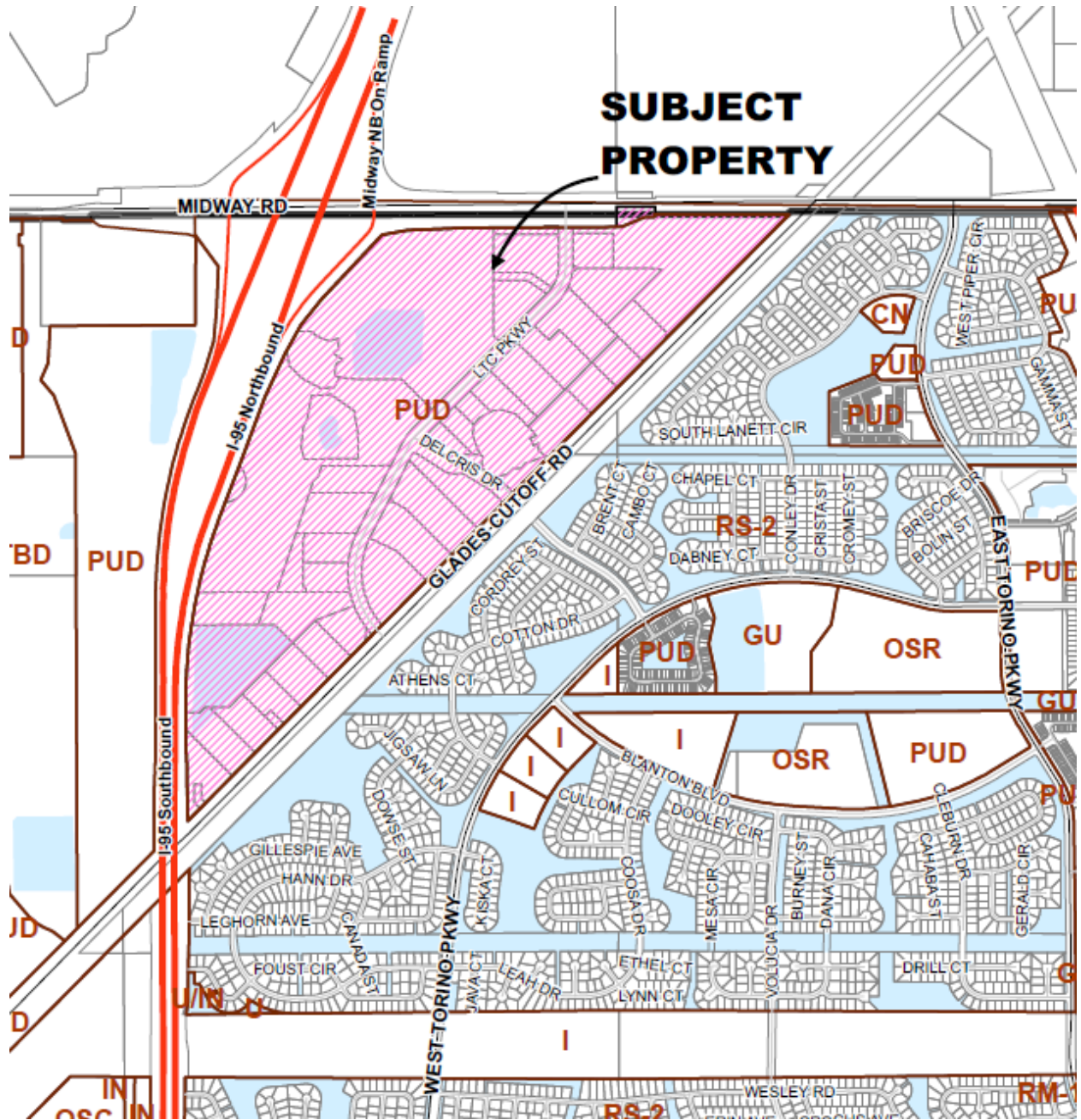
The Midway Business Park proposed a sign program for the entire area (LTC Ranch Industrial PUD). This program superseded the LaMesa RV MSP. The new program (P14-095) permitted all properties abutting the I-95 to have an Interstate Identity Sign. There is potential for additional or reduced number of such signs depending on how the I-95 parcels are platted. Additional sign regulations were added for all other parcels and rights-of-way within the LTC Ranch Industrial PUD.

Staff Analysis

The current sign program allows the maximum height of 30 feet for the Interstate Identification Signs. This update will allow the I-95 parcels the ability to share their permitted Interstate Identification Signs with an abutting property. The off- premises signage would be limited to a maximum of 50% of the Interstate Identity Sign's permitted square footage. This update also brings the sign program into compliance with the Reed Case requirements concerning content - based regulations for sign codes. The City's Sign Code was updated to remove the development review board requirement and this update will bring the program into compliance with that update.



Future Land Use



Zoning Map

STAFF RECOMMENDATION

Staff does find the proposed amendment to the approved sign program to be consistent with the direction and intent of the City's Land Development Regulations and complies with the requirements of Section 155.03(H) and recommends approval.

PLANNING AND ZONING BOARD ACTION OPTIONS

- Motion to recommend approval as proposed
- Motion to recommend approval with the recommended condition
- Motion to recommend approval with an amended condition
- Motion to recommend denial

Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to table or continue the hearing or review to a future meeting.

Midway Business Park

Master Sign Program

City of Port St. Lucie project number: P14-095-A1

Applicant:

Trea Midway Road LLC, 730 Third Avenue
New York, NY 10017

Property Owners Association:

LTC Joint Venture 700 Island Landing Drive
Saint Augustine, FL 32095-9638

~~Consultants:~~

~~Lucido & Associates
701 East Ocean Blvd.
Stuart, FL 34994
1-772-220-2100
Contact: Steve Garrett~~

Kimley Horn & Associates
1615 South Congress Avenue, Suite 201
Delray Beach, FL 33445
(561) 484-5257
Contact: Liam Sargent

Revision / Approval Timeline:

Date:	Action:
06/18/2014	Initial Submittal
07/14/2014	2nd Submittal
07/28/2014	3rd Submittal- P& Z

(Images and specific signs shown in this document have been prepared by Lucido & Associates and other consultants employed by the developer/ owner)

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Introduction

We are pleased to submit this master sign program to address the specific needs of identification, wayfinding and to some degree highlighting an existing business park and economic jewel located within the city. A master sign program is critical to the continued success of Midway Business Park due primarily to the location of the property. Although immediately adjacent to Interstate 95, Midway Business Park is somewhat remote and accessed only from Midway Road or Glades Cut- off Road. Location coupled with the fact that the property has current businesses (such as La Mesa RV) whose success is drive directly from convenient access and customers being able to easily navigate to their business, clear signs and coherent wayfinding is crucial.

This Master Sign Program provides a comprehensive overview of all signs within the Midway Business Park. The Program is composed of one major section - Proposed Signs. The guidelines are not intended to restrict imagination, innovation or variety, but to assist in creating a consistent, well-planned solution for identification throughout the project.

Procedure

All proposed signs will follow the City of Port St. Lucie sign permitting procedures in place at the time of permitting. ~~All applicants/ businesses will be required to obtain Midway Business Park written design approval and a set of stamped approved sign plans to accompany any formal sign permit request submitted to the City.~~

Background

The sign guidelines in this manual supersede existing City of Port St Lucie codes and ordinances. ~~and any adopted citywide design standards.~~ Existing city codes shall be used for sign criteria not addressed in this program.

General Requirements (Apply to all categories within this master sign program)

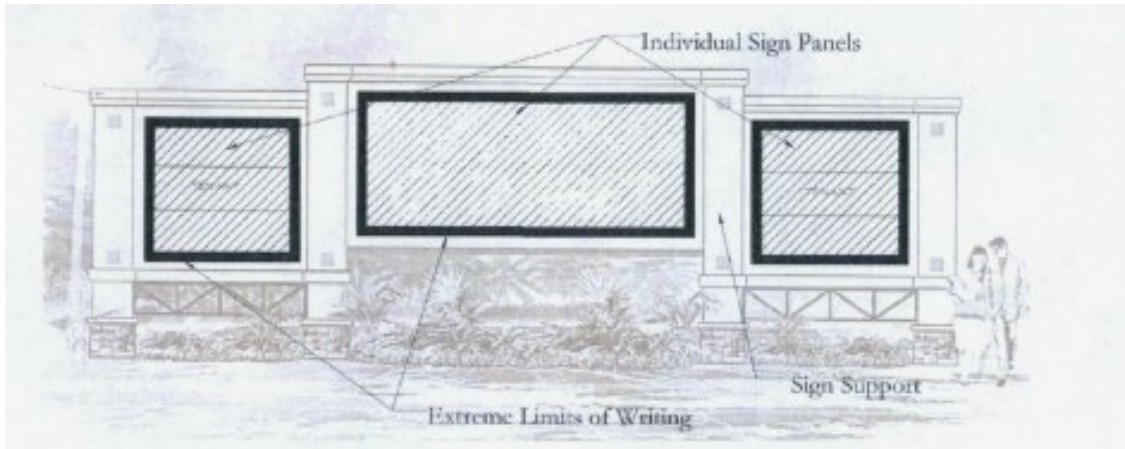
Utility Setbacks:

All structures, including signs, shall be installed a minimum of 10 feet horizontally from all mains (water, gravity, sewer, force and City owned reclaimed water). The 10-foot horizontal setback shall be as measured from the outside edge of the pipe to the nearest point of the structure, including underground (footers for example) or above ground (roof overhangs for example) features. Single or double post directional and/or informative signs occurring within the rights-of-ways may encroach within these setbacks with Utility Department and Public Works Department approval. Those mains installed between structures shall have a 15-foot setback on each side. Additionally, where deep mains are installed, those greater than 9 feet, between structures, the Utility and City may, at its discretion, require additional horizontal setback.

Sign Area Calculations:

"Midway Business Park" is the brand identity and logo and shall be used and defined throughout the sign program. This brand identity/logo shall not be counted in allowable square-footage or sign face square footage calculations if used with other marketing, directional or messaging components. If the brand identity/logo is used by-itself (as in facade signage), it shall be counted towards the allowable sign area. ~~The "allowable sign area" shall include the entire area within a circle, rectangle or triangle enclosing the extreme limits of writing, forming an integral part of the display or used to differentiate the sign from the background against which it is placed; excluding the necessary supports or uprights on which such sign is placed (See diagram below).~~ The "allowable sign area" shall include the entire area within each clearly denoted individual sign panel on upon a monument sign when provided. Each panel on a single sign face will be added together for proposed sign area. (See example below) For all monument signs that do not have clearly denoted sign panels and any façade signs the "allowable

sign area” shall include the entire area within a circle, rectangle, or triangle enclosing the extreme limits of writing, representation, or character, together with any other material or color forming an integral part of the display or used to differentiate the sign from the background or structure against which it is placed; excluding the necessary supports or uprights on which such sign is placed.



Example 1 (One Sign Face; Sign Area to be totaled between the three panels)

Allowable Sign Area

- Maximum allowable sign areas are per face
- Maximum allowable sign faces are (2) two.

Sign Setback:

All signs shall maintain a 10' setback from rights-of-way with the exception of those signs specifically designed to occur within road rights-of-way. Signs shall meet FDOT standards. Any sign located within the road rights-of-way will require approval from the Public Works Department and signs located within Midway Road and Glades Cut-Off-Road may require approval from St. Lucie County and Florida Department of Transportation.

Height:

All signs are limited to both placement height (façade signs) and overall height per each sign design criteria listed within this document. Maximum height described within each section shall not be exceeded. Sign locations (as shown on the sign location plan) are conceptual. A specific sign elevation and/or plan will be provided at time of permitting.

Size:

The dimensions used under the "size" category are meant as a general size range for the actual sign including all posts, supports, etc. necessary for the sign element. Signs may exceed these dimensions based on the final sign design and in an effort to allow creativity and flexibility in the sign program, however "allowable sign area" may not be altered.

Lighting:

Any proposed lighting will be designed to not adversely affect the community aesthetics, create an unsafe driving condition or project lighting into adjacent residential area.

Address Incorporation:

The following section is from the City of Port St. Lucie Sign Code and is provided as a convenience. Applicants must refer to the latest adopted City of Port St. Lucie Sign Code.

~~Address to be incorporated in the sign design. Helvetica Medium typeface for address numbers.~~

~~All new freestanding signs shall have an address incorporated in the sign design. Where applicable a range of numbers shall be shown e.g., 2840—2910. Existing signs shall be required to include this numbering upon applying for any change. All other existing signs shall be replaced or changed to include this information as of January 1, 2004. Numbering will not be included as part of the allowed square footage. It shall be composed of numbers six (6) inches in height. Notification of this requirement to all existing businesses shall be included upon renewal of business tax.~~

Inappropriate Sign Materials:

- Exposed Plywood
- Galvanized Sheet Metal

Prohibited Signs:

~~—Church Directional Sign~~

- Flashing Sign
- Roof Sign

~~—Credit Card Sign~~

~~—Fraternal Organizations~~

- Bench Signs

~~—Portable Signs~~

- Snipe Signs

- Sign with temporary, plastic, changeable letters ~~Permanent come on sign (sale today)~~

- Sign on vehicle parked permanently or overnight near a business Traffic sign replica

~~—Human Sign" Any individual or group of persons actively marketing a product, service and/or event by way of handheld/portable signs at intersections or along roadways~~

Temporary Signs:

Temporary signs including balloons and inflatable signs, will be allowed. For other temporary signs, please refer to current applicable City of Port St. Lucie sign code for criteria.

Proposed Signs

Throughout the project, a series of sign types occur that each function in a unique and different capacity, yet all are tied together through a common aesthetic.

Property Identification

- Primary
- Secondary

Property Directional

Parcel

Interstate Identity

Directional/Informational

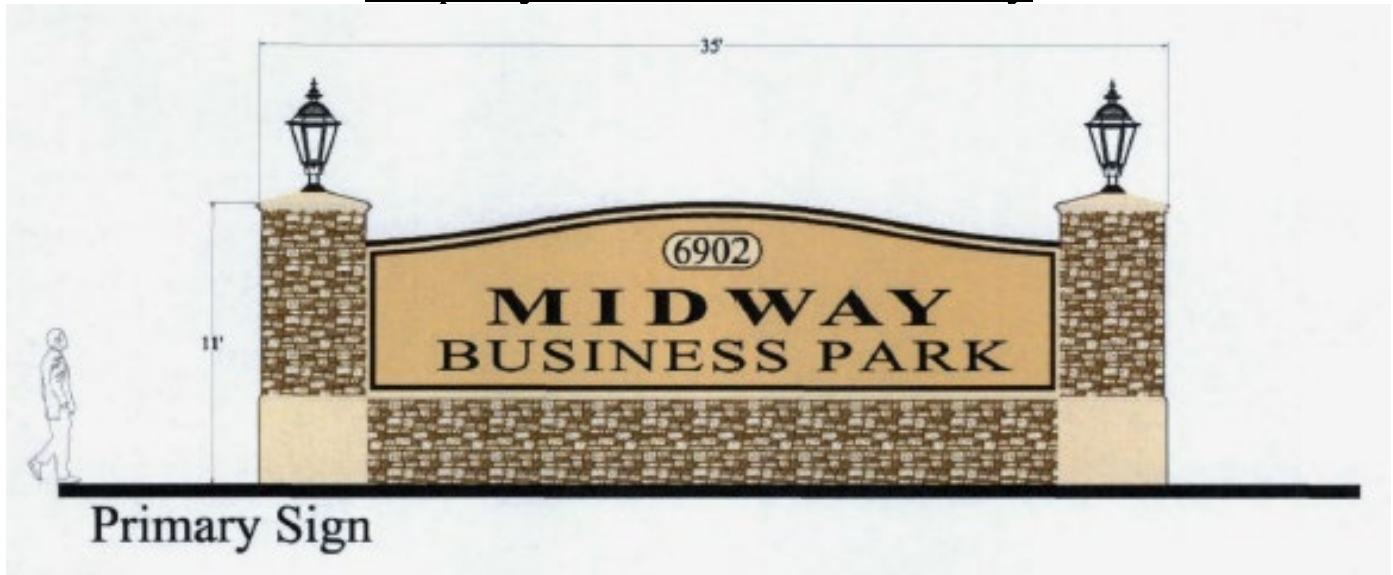
~~Sales / Event~~ Banner Sign

Decorative Standards

~~Temporary Informational~~

~~Temporary Mini Directional/Informationa~~

Property Identification: Primary



Use:

Identifies the property and location to customers traveling on Midway Road and Glades Cut-off Road.

Locations:

Adjacent to Midway Road and Glades Cut-off Road. *Adjacent to LTC Parkway (at North and South locations).*

Quantity:

Three (3)

Size:

15' height x 45' width.

Maximum Height:

20'

Allowable Sign Area:

200 SF (per face) -Maximum two (2) faces

Materials:

CMU, Metal Cabinet, Decorative Posts and Panels, architectural foam or other materials not prohibited through this document.

Colors:

As shown on permitting drawings. ~~and compatible with Midway Business Park brand identity and/or building colors, extremely intense colors that may distract drivers are prohibited.~~

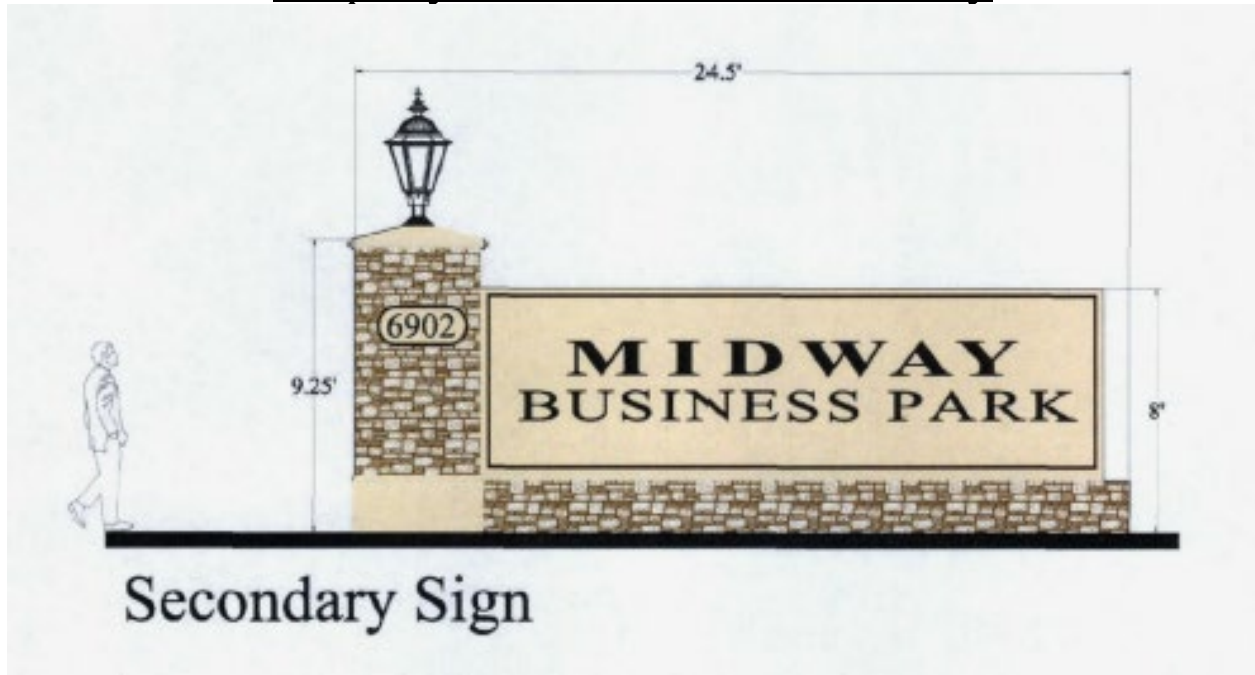
Copy:

~~48" Maximum copy height~~

Miscellaneous:

Sign Illumination may be either ground lit or internal depending on sign construction methods,

Property Identification: Secondary



Use:

Identifies the property and service entrance location to customers traveling on Midway Road and Glades Cut-Off Road. Identifies the property and service entrance location for service trucks from I-95 along Midway Road to the truck access and LTC Parkway connector road prior to LTC Parkway and Midway Road Intersection.

Locations:

Midway Road and Glades Cut-Off Road within entrance drive median or adjacent to entrance. Adjacent to Midway Road on truck access and LTC Parkway connector road.

Quantity:

Two (2)

Size: (refer to page 2)

10' height x 25' wide.

Maximum Height:

10'

Allowable Sign Area:

100 SF (per face) - Maximum two (2) faces

Materials:

CMU, Metal Cabinet, Decorative Posts and Panels, architectural foam or other materials not prohibited through this document.

Colors:

As shown on permitting drawings. ~~and compatible with Midway Business Park brand identity and/or building colors, extremely intense colors that may distract drivers are prohibited.~~

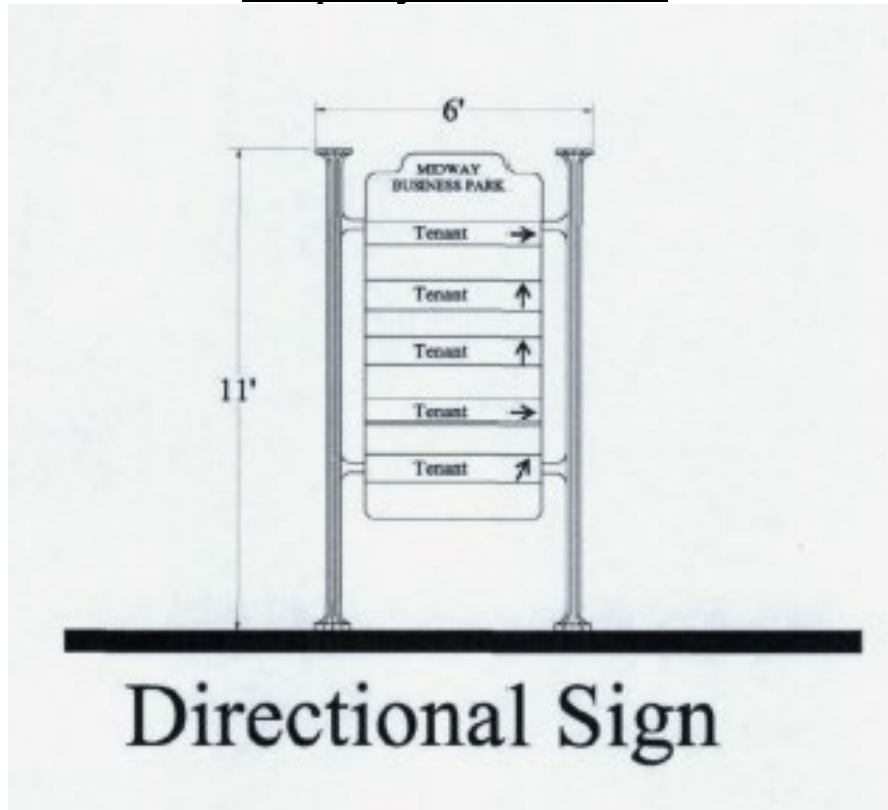
Copy:

~~36" Maximum copy height~~

Miscellaneous:

Sign Illumination may be either ground lit or internal depending on sign construction methods.

Property Directional



Use:

Provides directional information throughout the project.

Locations:

Within LTC Parkway, Delcris Road and Midway Road right-of-way.

Quantity:

At the discretion of each parcel owner / tenant, not to exceed 12

Size: (refer to page 2)

11' height x 6' width.

Maximum Height:

12'

Allowable Sign Area:

48 SF

Materials:

Architectural foam, decorative aluminum posts, or other materials not prohibited through this document.

Colors:

As shown on permitting drawings. ~~and compatible with Midway Business Park brand identity and/or building colors. extremely intense colors that may distract drivers are prohibited.~~

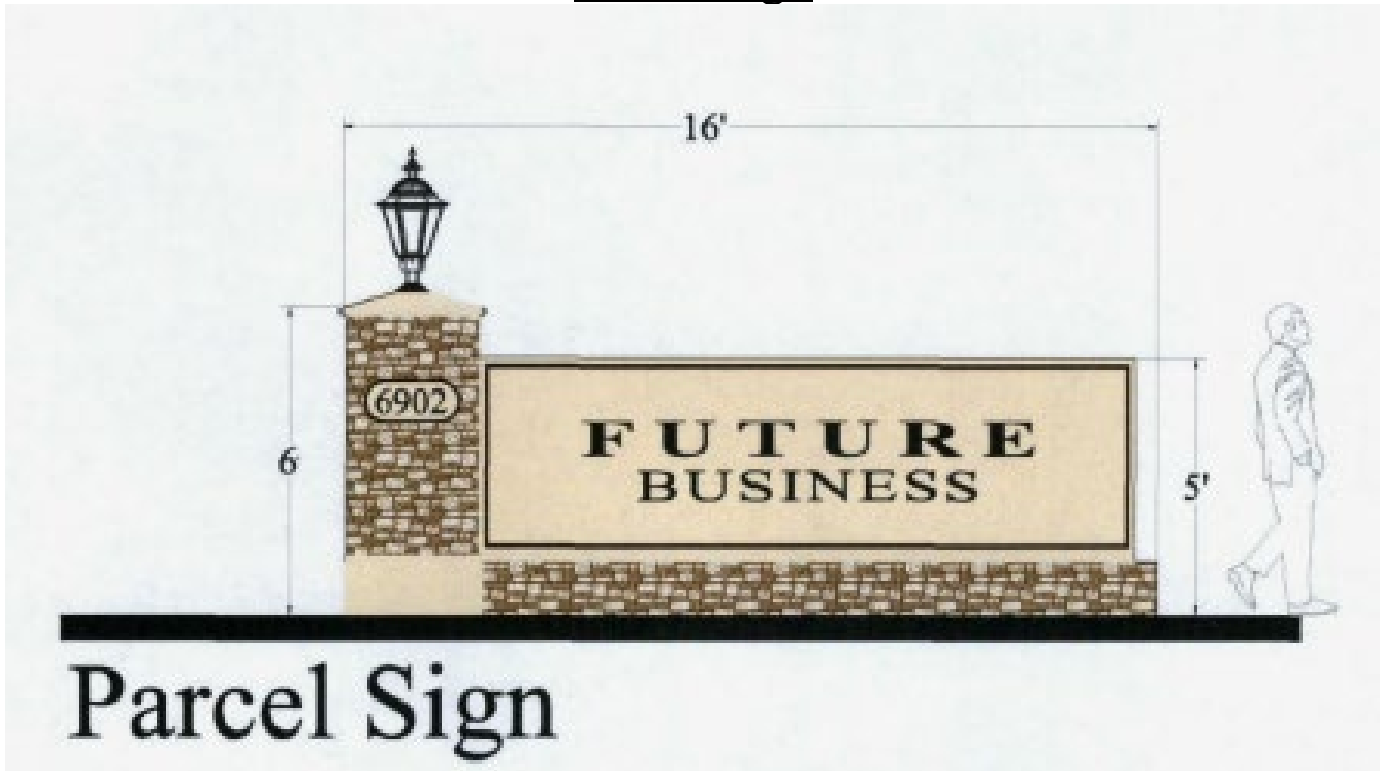
Copy:

~~12" maximum copy height~~

Miscellaneous:

LTC P.O.A. ~~Midway Business Park~~ will be responsible for each sign. Sign illumination may be ground or internal and determined by master developer.

Parcel Sign



Use:

Identifies individual properties within Midway Business Park from LTC Parkway, Delcris, Midway Road, and Glades Cut- off Road.

Locations:

Adjacent to primary roadway on each individual property

Quantity:

~~One (1)~~ Two (2) per parcel/individual property.

Design:

~~Signs must be professionally designed and made by a sign contractor. Overall design is to be consistent with the Midway Business Park parcel sign standards of appeal by master developer.~~

Allowable Sign Area:

60 SF

Maximum Height:

8' Height

Fabrication:

~~Industry standards fabrication methods allowed. Use of internal illumination through LED or fluorescent is acceptable. Halo lighting with pin-mounted letters is acceptable.~~

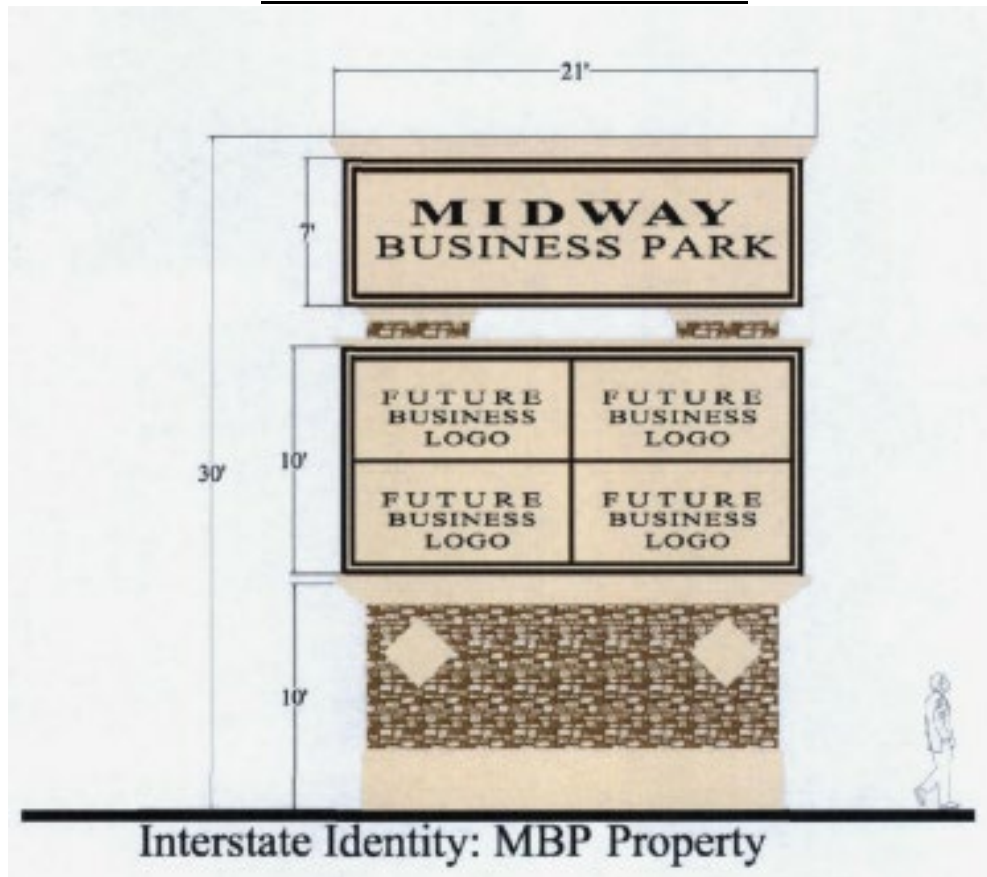
Colors:

~~As shown on permitting drawings. and compatible with Midway Business Park brand identity and/or building colors, extremely intense colors that may distract drivers are prohibited.~~

Miscellaneous:

Parcel sign to be maintained by individual property owners

Interstate Identification



Use:

Identifies Midway Business Park and select tenants to customers traveling on I-95. Provides an opportunity to showcase and identify the City of Port St. Lucie along I-95.

Locations:

On ~~property~~ parcels adjacent to I-95 frontage.

Quantity:

One (1) per parcel with I-95 frontage.

Size (refer to page 2):

30' Height

Maximum Height of 30'

Allowable Sign Area:

500 SF (per face) maximum two (2) faces.

50% of the total SF is permitted for off-site signage. Off-site signage shall be for a single parcel with a shared property line of the parcel adjacent to I-95. No additional square footage or signs are permitted.

Materials:

~~(same as page 6)~~ LED Changeable Copy Display.

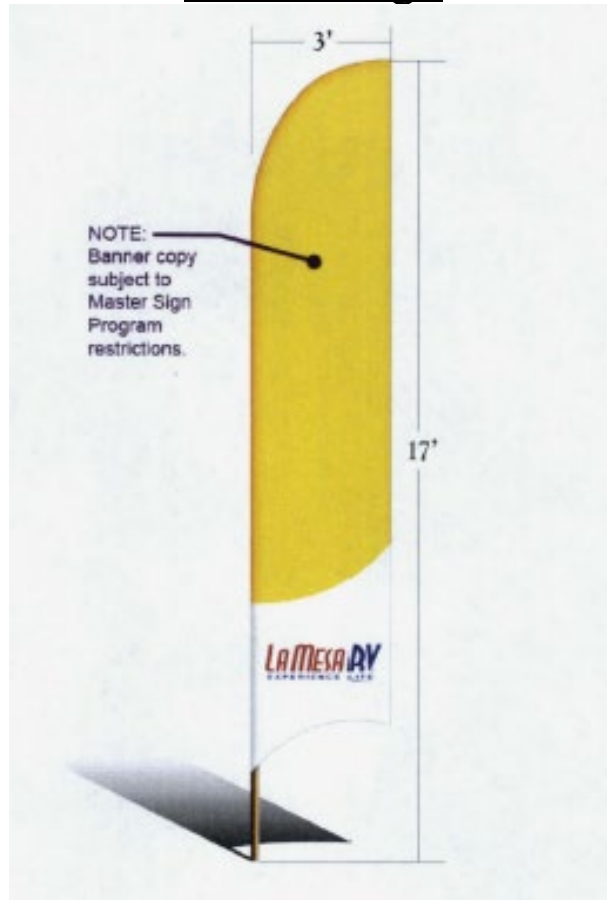
Colors:

As shown on permitting drawings. ~~and compatible with Midway Business Park brand identity and/or building colors. extremely intense colors that may distract drivers are prohibited~~

Miscellaneous:

Sign illumination may either be ground lit or internal depending on sign construction methods.

Banner Sign



Use:

Identifies and markets individual properties within Midway Business Park and/or Midway Business Park sales opportunities while providing way-finding and directional guidance.

Locations:

Adjacent to and within LTC Parkway, Glades Cut-off Road, Delcris and Midway Road.

Quantity:

To be determined by Midway Business Park. Individual properties shall not exceed four (4).

Size: *(refer to page 2)*

20' height pole x 3' width (maximum)

Allowable Sign Area:

45 SF (maximum)

Materials:

High grade products such as fiberglass or aluminum poles or approved alternate.

Colors:

As shown above.

Miscellaneous:

Signs must be removed nightly.

Decorative Standard



Use:

Decorative element.

Locations:

Attached to project light poles throughout the project.

Quantity:

At property owner's / tenant's discretion, Maximum two (2) per light pole. No more than 50% of all streetlights can have them.

Size: ~~(refer to page 2)~~

30" wide x 60" long (represents banner size - not element banner is attached to)

Maximum Height:

30"

Allowable Sign Area:

12.5 SF (30" x 60") per face/side.

Materials:

Fabric panels, metal mounting structure

Colors:

Varies.

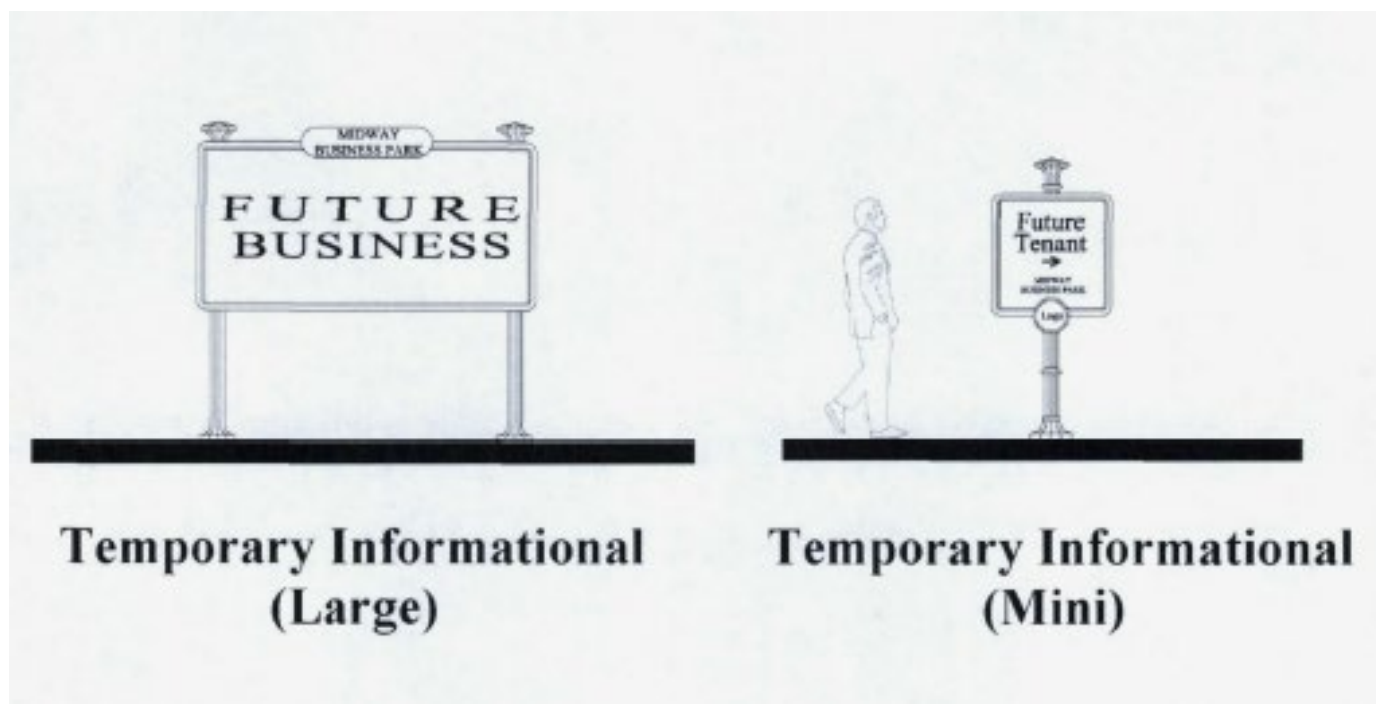
Copy:

~~Brand or company identity/logo, promotional sales information and/or seasonal events.~~

Miscellaneous:

~~Midway Business Park will maintain installed banners and will remove all banners in the event of hurricane or other inclement weather at their expense. Midway Business Park may re-install after the threat of storm has passed~~

Temporary Informational



Use:

Identifies individual builders or locations within Midway Business Park providing vehicular direction to those destinations.

Locations:

On individual parcels.

Quantity:

To be approved by Midway Business Park two (2) per parcel.

Size: (refer to page 2)

15' height x 8' width (large)

6-8' height x 3' width (mini)

Allowable Sign Area:

32 SF (large)

12 SF (mini)

Materials:

High grade wood products or approved alternate.

Colors:

To be approved by Midway Business Park

Copy:

4-6" letter size and style to be approved by Midway Business Park.

Miscellaneous:

Individual Property Owner's will be responsible for the maintenance. Sign illumination may be determined by Midway Business Park.

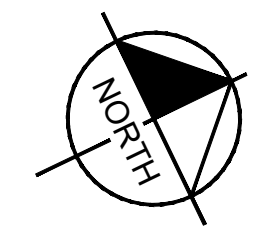
Proposed Sign Type	Current Code Sign Type	Code	Proposed	Comments
Primary Identification	Midway Business Park MSP.	Up to 200 SF (Over 20 Acres)	200 SF 20' Height	
Secondary Identification	No Comparison		125 SF 10' Height	
Façade Signs	Façade (Commercial) Per Façade.	Up to 200 SF 1 Sign	1,000 SF	
Directional	No Comparison Exists		48 SF	This request is consistent with other MSP in providing clear, unified directional signage where and when needed within a large property with multiple destinations.
Parcel Sign	Free Standing (Commercial)	Up to 100 SF (5 to 9.9 Acres)	60 SF 6' Height	
Interstate Identity	LaMesa RV MSP			This sign type was allowed within the LaMesa RV MSP (Which is within the Midway Business Park)
Event/Sales Banner	Model Home Flag / Other MSP			This request is consistent with other MSP
Decorative Standards	No Comparison Exists		12.5 SF Max No More than 50% of Street Lights.	There are decorative banners attached to streetlights throughout the project, used to denote special events, sales promotions and / or seasonal items.
Temporary Informational	Temporary Signs			Consistent with code and other MSP
Temporary Mini Directional / Informative / Environmental	Approved MSPS		9 SF (Single) 12 SF (Multiple)	This request is consistent with other MSP in providing clear, unified signage where and when needed.

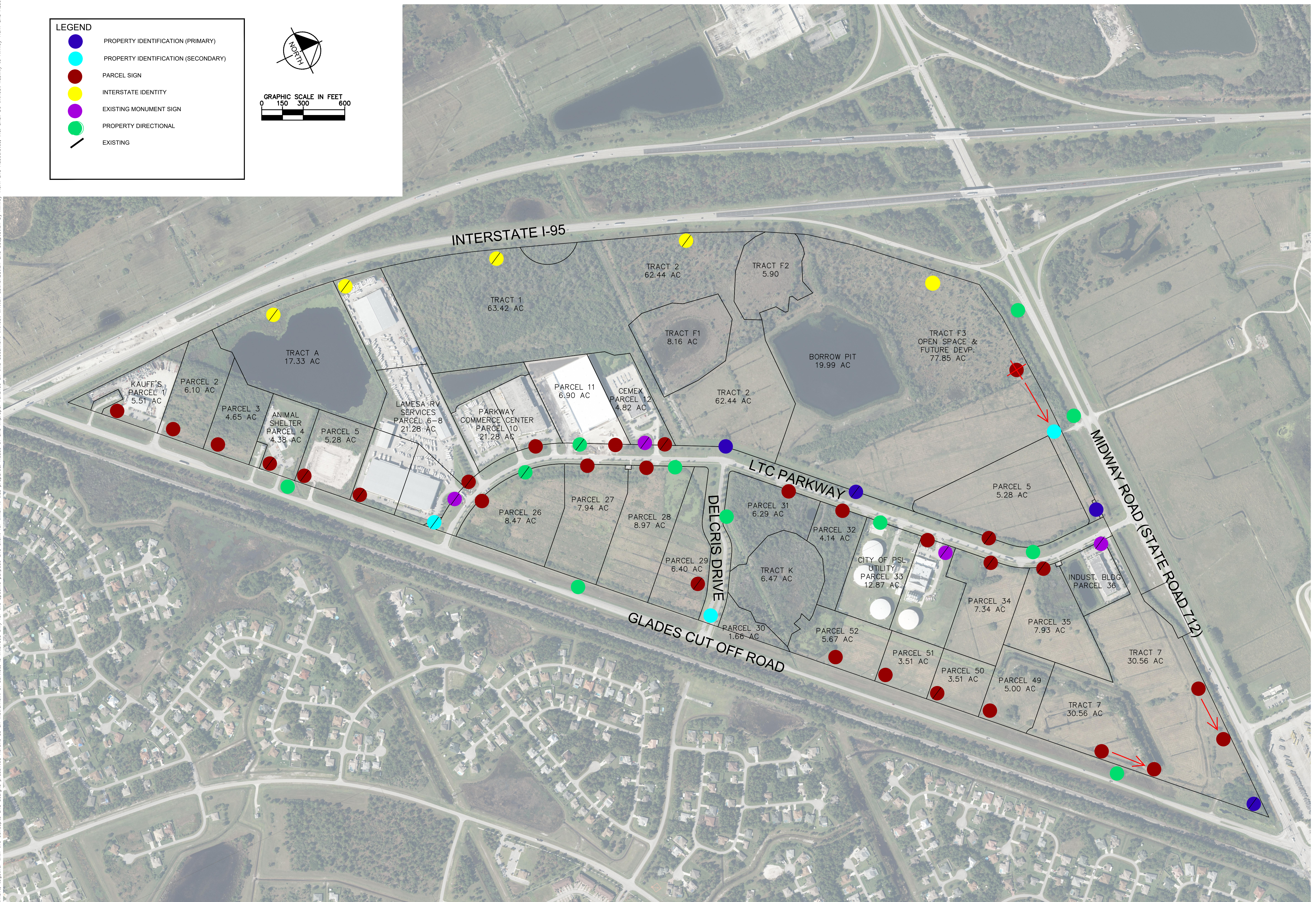
Sign Type	Prior Approved Master Sign Plan	City Code	Proposed	Comments
Property Identification: Primary	200 SF 20' max height 3 signs total	N/A	200 SF 20' Height 15' x 45' Dimension	
Property Identification: Secondary	100 SF 10' max height 2 signs total	N/A	100 SF 10' Height 10' x 25' Dimension	
Property Directional	48 SF	N/A	48 SF	
Parcel Sign	60 SF 8' max height	32 SF each street frontage 10' Height	60 SF 8' Height	
Interstate Identification	500sf 30' Height max	N/A	500sf 30' Height max	
Event/Sales Banner	45 SF (maximum) 20' Height	N/A	45 SF (maximum) 20' Height	This request is consistent with other MSP
Decorative Standards	12 SF 30" Height	N/A	12.5 SF per 30" Height	There are decorative banners attached to streetlights throughout the project, used to denote special events, sales promotions and / or seasonal items.

Plotted By: Lisa-Baquero, Bryan Sheet Set: PROJECT MIDWAY Aerial Site Plan July 14, 2022 10:44:16am K:\VAK_Civil\046265018 - Port St. Lucie\CADD\EXHIBITS\SIGNAGE PLAN EXHIBIT.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse or improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

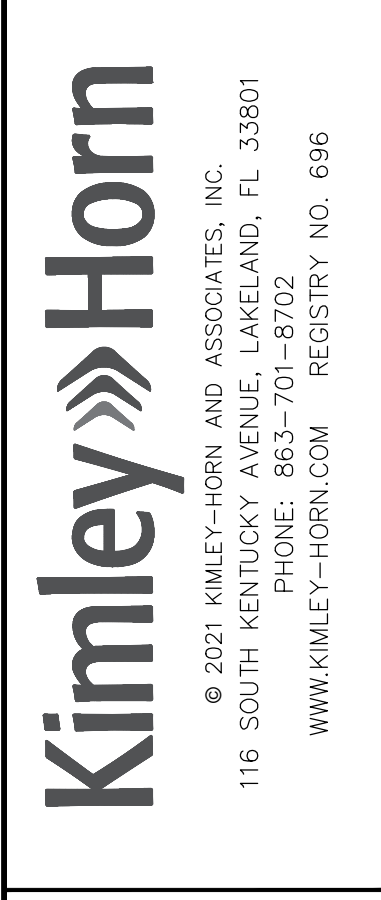
LEGEND

- PROPERTY IDENTIFICATION (PRIMARY)
- PROPERTY IDENTIFICATION (SECONDARY)
- PARCEL SIGN
- INTERSTATE IDENTITY
- EXISTING MONUMENT SIGN
- PROPERTY DIRECTIONAL
- EXISTING


 GRAPHIC SCALE IN FEET
 0 150 300 600



No.	REVISIONS	DATE	BY



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 116 SOUTH KENTUCKY AVENUE, LAKELAND, FL 33801
 PHONE: 863-701-8702
 WWW.KIMLEY-HORN.COM REGISTRY NO. 696

KHA PROJECT	046265018
DATE	DECEMBER 2021
SCALE	AS SHOWN
DESIGNED BY/BRD	JORDAN L. HAGGERTY, P.E. FLORIDA LICENSE NUMBER 62572
DRAWN BY/BRD	80511
CHECKED BY/JAL	DATE: 07/21/2021

MIDWAY BUSINESS
 SIGNAGE MAP

PROJECT MIDWAY

FLORIDA

Midway Business Park Master Sign Program Amendment

TYPE	STATUS	BUILDING TYPE
MSP	CUSTOMER RESPONDED	

ASSIGNED TO

Daniel Robinson; Breanna Vasquez; Michele Holler; Public Works Engineering

ADDRESS

SECTION	BLOCK	LOT
	LTCRanch	PUD #2, Tr. 1 & F1

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SECTION 2 AND 11, TOWNSHIP 36 SOUTH, RANGE 39 EAST BEING ALL OF TRACT F2, AND TRACT 1 AND A PORTION OF TRACT F1, L. T.C. RANCH P.U.D. #2. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGES 2 THROUGH 9 AND ALL OF TRACT 3, TRACT F3, I.T.C. RANCH P.U.D. #2 1ST REPLA T, ACCORDING TO 11-FE PLAT 11-FEREOF AS RECORDED IN PLAT BOOK 68, PAGES 1 AND 2 ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHEAST CORNER OF SAID TRACT 3, TRACT F3, I.T.C. RANCH P.U.D. #2 1ST REPLAT,· THENCE RUN ALONG 11-FE EAST LINE OF SAID TRACT 3 11-FE FOLLOWING COURSES: SOUTI-f 00"22'00" EAST, 90.97 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY,· THENCE RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE HAVING A RADIUS OF 35. 00 FEET, A CENTRAL ANGLE OF 90V5'39'; AN ARC LENGTH OF 55.04 FEET, A CHORD LENGTH OF 49.54 FEET AND A CHORD BEARING OF NORTH 45"22'11" WEST,· THENCE RUN SOUTH 89"42'34" WEST, NON-TANGENT TO SAID CURVE, 667.16 FEET,· THENCE RUN SOUTH 0078'01" EAST, 1095.64 FEET,· THENCE RUN SOUTH 4574'52" EAST, 39.56 FEET TO A POINT ON A NON-TANGENT CURVE CONCA VE NORTHWESTERLY,· THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90V8'36: AN ARC LENGTH OF 55.07 FEET, A CHORD LENGTH OF 49.56 FEET AND A CHORD BEARING OF NORTH 89"47'14" EAST,· THENCE RUN SOUTH 44'45'18" WEST, CONTINUING ALONG SAID EAST LINE AND ALONG THE EAST LINE OF SAID TRACT 1, NON-TANGENT TO SAID CURVE, A DISTANCE OF 1362.24 FEET TO A POINT ON A NON-TANGENT CURVE CONCA VE SOUTHEASTERLY,· THENCE RUN SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE HA VING A RADIUS OF 555.00 FEET, A CENTRAL ANGLE OF 77-44'33: AN ARC LENGTH OF 171.86 FEET, A CHORD LENGTH OF 171.18 FEET AND A CHORD BEARING OF SOUTH 35'54'12" WEST,· THENCE RUN ALONG SAID EAST LINE OF TRACT 1 THE FOLLOWING COURSES: SOUTH 27'02'13" WEST, NON-TANGENT TO SAID CURVE, 188.21 FEET THENCE RUN SOUTH 26'59'55" WEST, 90.41 FEET,· THENCE RUN SOUTH 89"23'47" WEST, 743.04 FEET,· THENCE RUN SOUTH 18"24'04" WEST. 113.96 FEET,· THENCE RUN SOUTH 46V4'21" WEST. 75.37 FEET,· THENCE RUN SOUTH 18"24'04" WEST, 1258. 79 FEET TO THE SOUTH LINE OF SAID TRACT 1; THENCE RUN SOUTH 89'52'41" WEST, ALONG SAID SOUTH LINE, 849.17 FEET TO THE WEST LINE OF SAID TRACT 1 AND A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE HAVING A RADIUS OF 5555.58 FEET, A CENTRAL ANGLE OF 08"27'50: AN ARC LENGTH OF 820.70 FEET, A CHORD LENGTH OF 819.94 FEET AND A CHORD BEARING OF NORTH 16"25'49" EAST,· THENCE RUN ALONG SAID WEST LINE AND ALONG THE WEST LINE OF SAID TRACT F2 AND TRACT 3, THE FOLLOWING COURSES: NORTH 20'38'35" EAST, NON-TANGENT TO SAID CURVE, 198.93 FEET TO A POINT ON A NON-TANGENT CURVE CONCA VE NORTHWESTERLY,· THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE HAVING A RADIUS OF 221.80 FEET, A CENTRAL ANGLE OF 137'42'52□ AN ARC LENGTH OF 533.11 FEET, A CHORD LENGTH OF 413. 74 FEET AND A CHORD BEARING OF NORTH 20'38'35" EAST,· THENCE RUN NORTH 20'38'35" EAST, NON-TANGENT TO SAID CURVE, 71.63 FEET,· THENCE RUN NORTH 20'41'57" EAST, 717.78 FEET,· THENCE RUN NORTH 24'37'26" EAST, 520.09 FEET,· THENCE RUN NORTH 29'19'36" EAST, 354.50 FEET,· THENCE RUN NORTH 38'31'56" EAST, 354.54 FEET,· THENCE RUN NORTH 4370'41" EAST, 943.25 FEET TO THE NORTHWEST CORNER OF SAID TRACT 3,· THENCE RUN ALONG THE NORTH LINE OF SAID TRACT 3, THE FOLLOWING COURSES: NORTH 80'36'18" EAST, 282.10 FEET,· THENCE RUN NORTH 87'18'57" EAST, 599. 72 FEET,· THENCE RUN NORTH 89'41'29" EAST, 883.19 FEET,· THENCE RUN SOUTH DOV8'36" EAST, 23.99 FEET,· THENCE RUN NORTH 89'42'15" EAST, 140.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT OF LAND LIES IN ST. LUCIE COUNTY, FLORIDA AND CONTAINS 132.528 ACRES MORE OR LESS.

SITE LOCATION

NW LTC PKWY

PARCEL #

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
----------------	------------------------------------	---------------------------------

NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
------------------------------	------------------------------

0	0
---	---

UTILITY PROVIDER**DESCRIBE REQUEST**

A proposed amendment to the existing approved Master Signage Plan that designates specific new signage regulations for several new proposed sign types for the upcoming Industrial and Gas Station projects located off LTC Parkway.

Primary Contact Email

liam.sargent@kimley-horn.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
-------------------	------------------

Liam	Sargent
------	---------

Business Name**ADDRESS**

1615 South Congress Avenue, Suite 201

CITY	STATE	ZIP
Delray Beach	FL	33445

EMAIL	PHONE
liam.sargent@kimley-horn.com	5614845257

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	LAST NAME
-------------------	------------------

ADDRESS

CITY	STATE	ZIP
-------------	--------------	------------

EMAIL	PHONE
--------------	--------------

PROJECT ARCHITECT/ENGINEER

FIRST NAME	LAST NAME
-------------------	------------------

Business Name**ADDRESS**

CITY	STATE	ZIP
-------------	--------------	------------

EMAIL	PHONE
--------------	--------------

PROPERTY OWNER

Business NameTREA MIDWAY ROAD LLC

ADDRESSNW LTC PKWY

CITY

Port Saint Lucie

STATE

FL

ZIP34981

EMAIL

liam.sargent@kimley-horn.com

PHONE

(561) 484-5257

Midway Business Park Master Sign Program Amendment

Planning and Zoning Board Meeting of October 4, 2022
P14-095-A1

CityofPSL.com



Summary:

The proposed amendment to the program is to provide updated criteria that will allow opportunity for new and amended signage for existing and future parcel owners within the Midway Business Park area.



Summary:

The Midway Business Park Master Sign Program was approved by City Council in 2014. This amendment provides the following updates:

- Removal of a review board and prior MSP review for submittal to the City.
- Update of Sign area calculation for clarity.
- Removal of address requirements so that City Code will be followed.
- Removal of language that is content based.
- Removal of any copy limitations within the allowable square footage.
- Addition of shared interstate identification regulations.
- Removal of temporary sign regulations so that City Code will be followed.
- Updated comparison chart.



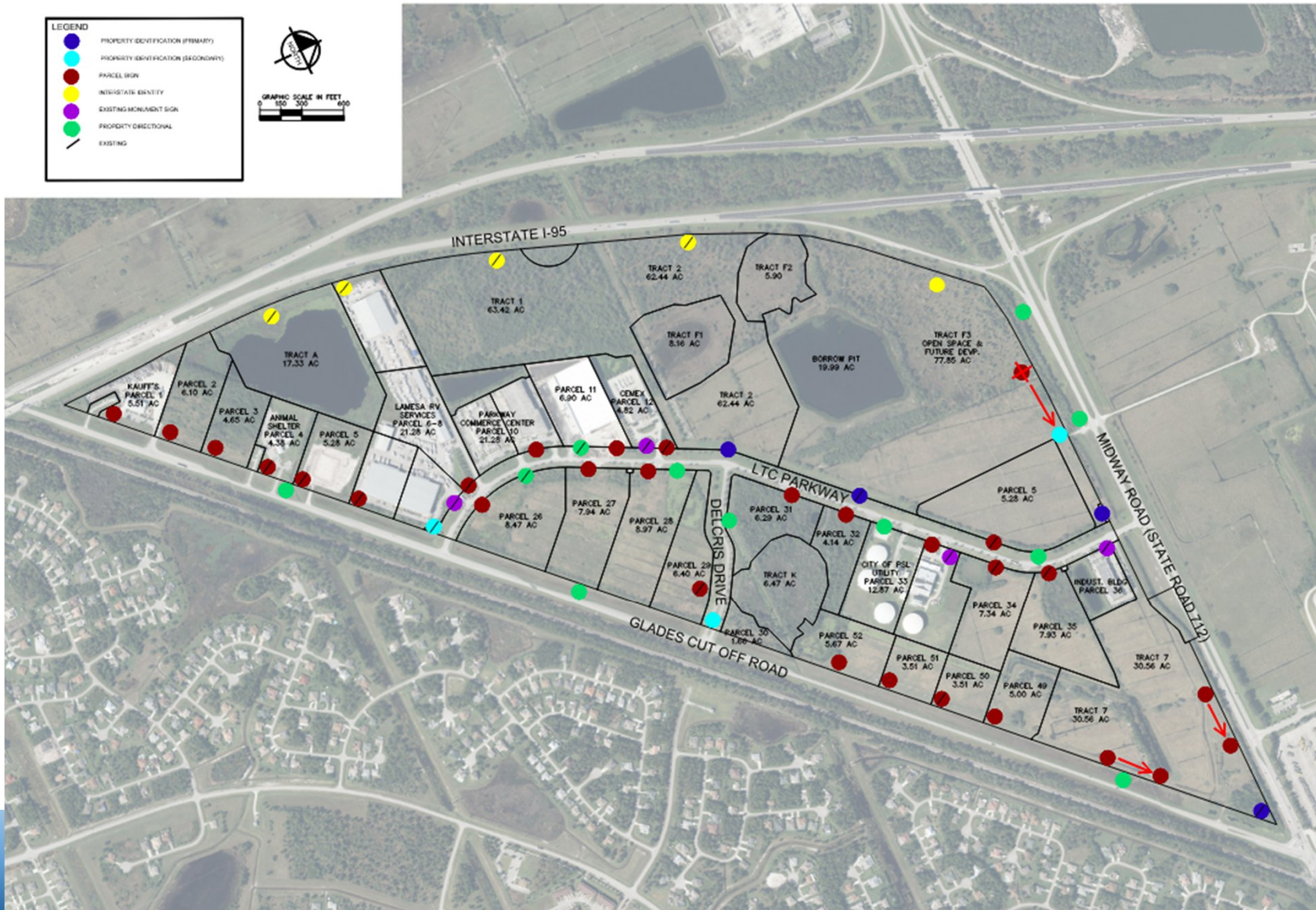
Regulations Table

Sign Type	Prior Approved Master Sign Plan	City Code	Proposed	Comments
Property Identification: Primary	200 SF 20' max height 3 signs total	N/A	200 SF 20' Height 15' x 45' Dimension	
Property Identification: Secondary	100 SF 10' max height 2 signs total	N/A	100 SF 10' Height 10' x 25' Dimension	
Property Directional	48 SF	N/A	48 SF	
Parcel Sign	60 SF 8' max height	32 SF each street frontage 10' Height	60 SF 8' Height	
Interstate Identification	500sf 30' Height max	N/A	500sf 30' Height max	
Event/Sales Banner	45 SF (maximum) 20' Height	N/A	45 SF (maximum) 20' Height	This request is consistent with other MSP
Decorative Standards	12 SF 30" Height	N/A	12.5 SF per 30" Height	There are decorative banners attached to streetlights throughout the project, used to denote special events, sales promotions and / or seasonal items.



LEGEND

- PROPERTY IDENTIFICATION (PRIMARY)
- PROPERTY IDENTIFICATION (SECONDARY)
- PARCEL SIGN
- INTERSTATE IDENTITY
- EXISTING MONUMENT SIGN
- PROPERTY DIRECTIONAL
- EXISTING



Recommendation:

Staff does find the proposed amendment to the approved sign program to be consistent with the direction and intent of the City's Land Development Regulations and complies with the requirements of Section 155.03(H) and recommends approval.





Agenda Summary

2022-467

Agenda Date: 10/4/2022

Agenda Item No.: 8.b

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-131 John M. & Arlene Wangle - Variance

Location: 140 SE Rio Angelica

Legal Description: Tesoro Plat No. 4, Lot 107

This is a request to grant a variance of 2.69 feet to allow a 0.31-foot setback from the rear property line for an existing screen enclosure.

Submitted By: Bianca Lee, Planner I, Department of Planning & Zoning

Executive Summary: The Tesoro PUD requires a minimum setback of three (3) feet from the rear property line for accessory uses or structures for single-family homes, whereas the applicant has constructed a screen enclosure that encroaches into the 3' rear setback.

Presentation Information: Bianca Lee, Planner I

Staff Recommendation: Move that the Board review the variance application and vote to approve, approve with conditions, or deny the variance request.

Background: The Planning & Zoning Board tabled the application on June 7, 2022 to the August 2, 2022 meeting to allow the applicant time to respond. The applicant requested that the application be moved to the September 6, 2022 Planning & Zoning Board meeting and subsequently entered a second request to move the item to the October 4, 2022 meeting.

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: 140 SE Rio Angelica

Attachments: 1. Staff report, 2. Applicant response to variance questions, 3. Screen enclosure survey, 4. Tesoro PUD Section, 5. Warranty Deed, 6. Building Department review, 7. POA Letter, 8. Public Comment, 9. Staff presentation



Wangle, John M. & Arlene
Variance: Screen Enclosure
Project Number: P22-131



Project Aerial Map

SUMMARY

Applicant's Request:	To grant a variance of 2.69 feet to allow a 0.31-foot setback from the rear property line for an existing screen enclosure & pool deck.
Applicant:	John M. Wangle
Property Owner:	John M. & Arlene Wangle
Location:	140 SE Rio Angelica
Application Type: (Identify if quasi-judicial)	Variance, Quasi-Judicial
Project Planner:	Bianca Lee

Project Description

The applicant is requesting a variance of 2.69 feet to allow a 0.31-foot setback from the rear property line for an existing screen enclosure and pool deck. The Tesoro PUD requires a minimum setback of three (3) feet from the rear property line for accessory uses or structures for single-family homes.

Background

The owner applied for a screen enclosure permit with the Building Department in June of 2021; the plan subsequently failed plan review because the accessory structure encroaches into the 3' rear setback. The screen enclosure was built before the plans were reviewed by the Building Department, currently the screen enclosure plans are in a failed review status pending plan revision or an approved variance.

Review Criteria

An application for a variance is reviewed for consistency with Article XV of the Zoning Code, Sections 158.295 through 158.299. Final action on the application (approval or denial) is in the form of an Order of the Planning and Zoning Board following a quasi-judicial public hearing. A vote of approval by five (5) members of the Planning and Zoning Board is required to grant a variance.

Public Notice Requirements (Section 158.298 (B))

Public notice was mailed to owners within 750 feet and the file was included in the ad for the Planning & Zoning Board's agenda.

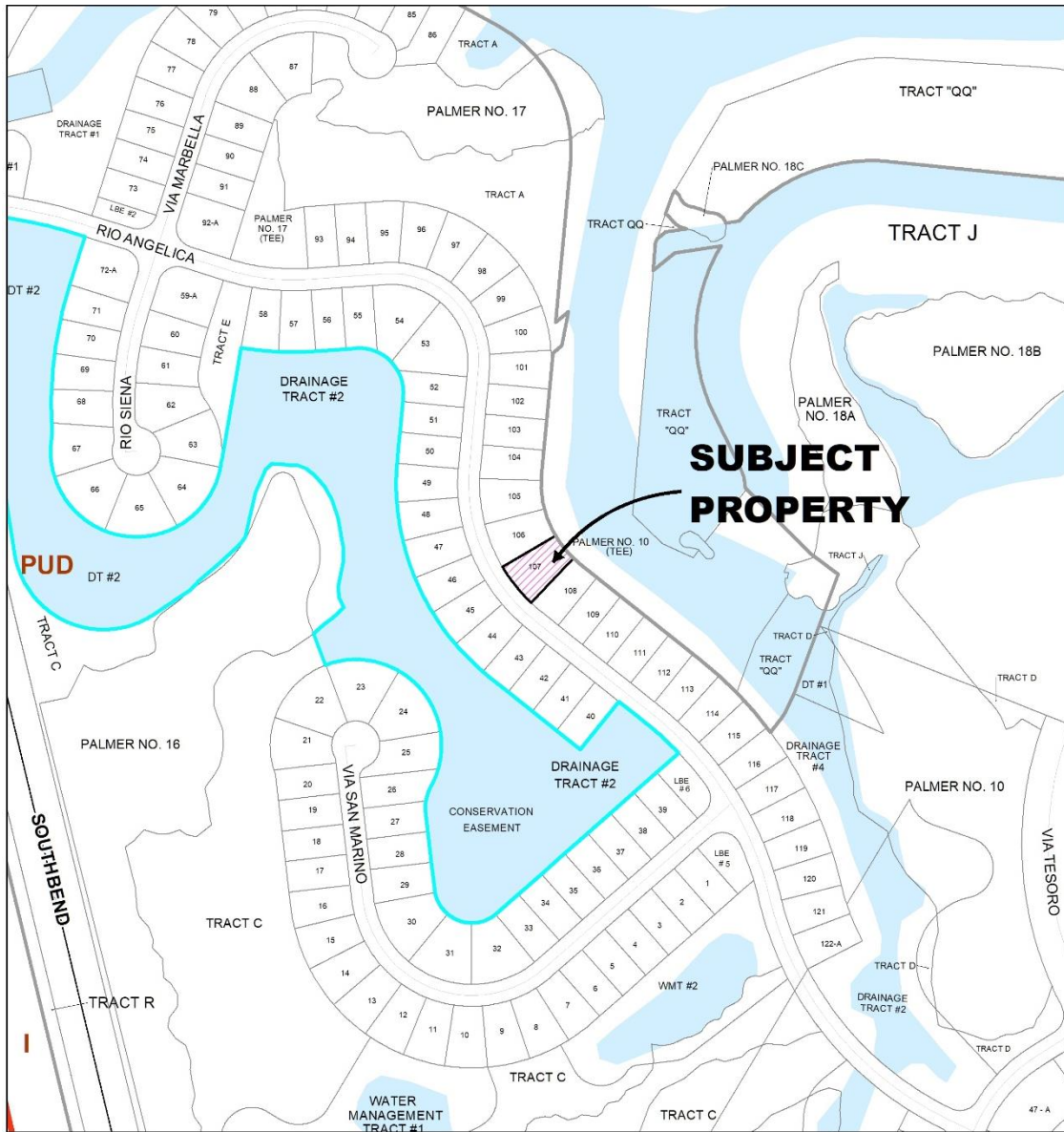
Location and Site Information

Parcel Number:	4421-800-0125-000-3
Property Size:	0.28 AC/ 11,979 SF
Legal Description:	Tesoro Plat NO. 4, Lot 107
Address:	140 SE Rio Angelica
Future Land Use:	Open Space-Recreation (OSR)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Single-Family Residential

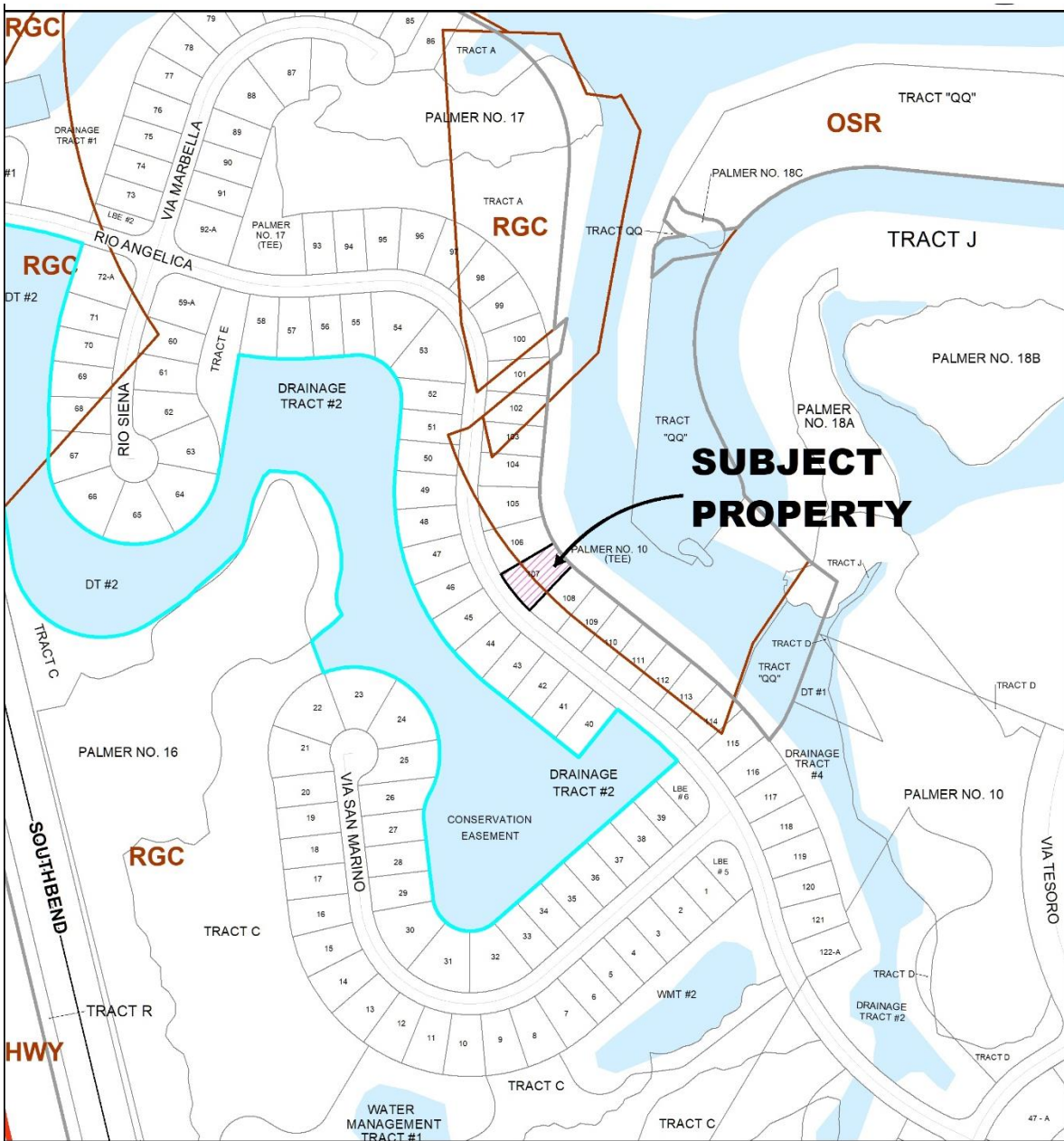
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	OSR	PUD	SFH
South	OSR	PUD	SFH
East	OSR	PUD	SFH
West	OSR	PUD	SFH

OSR-Open Space-Recreation, and PUD- Planned Unit Development

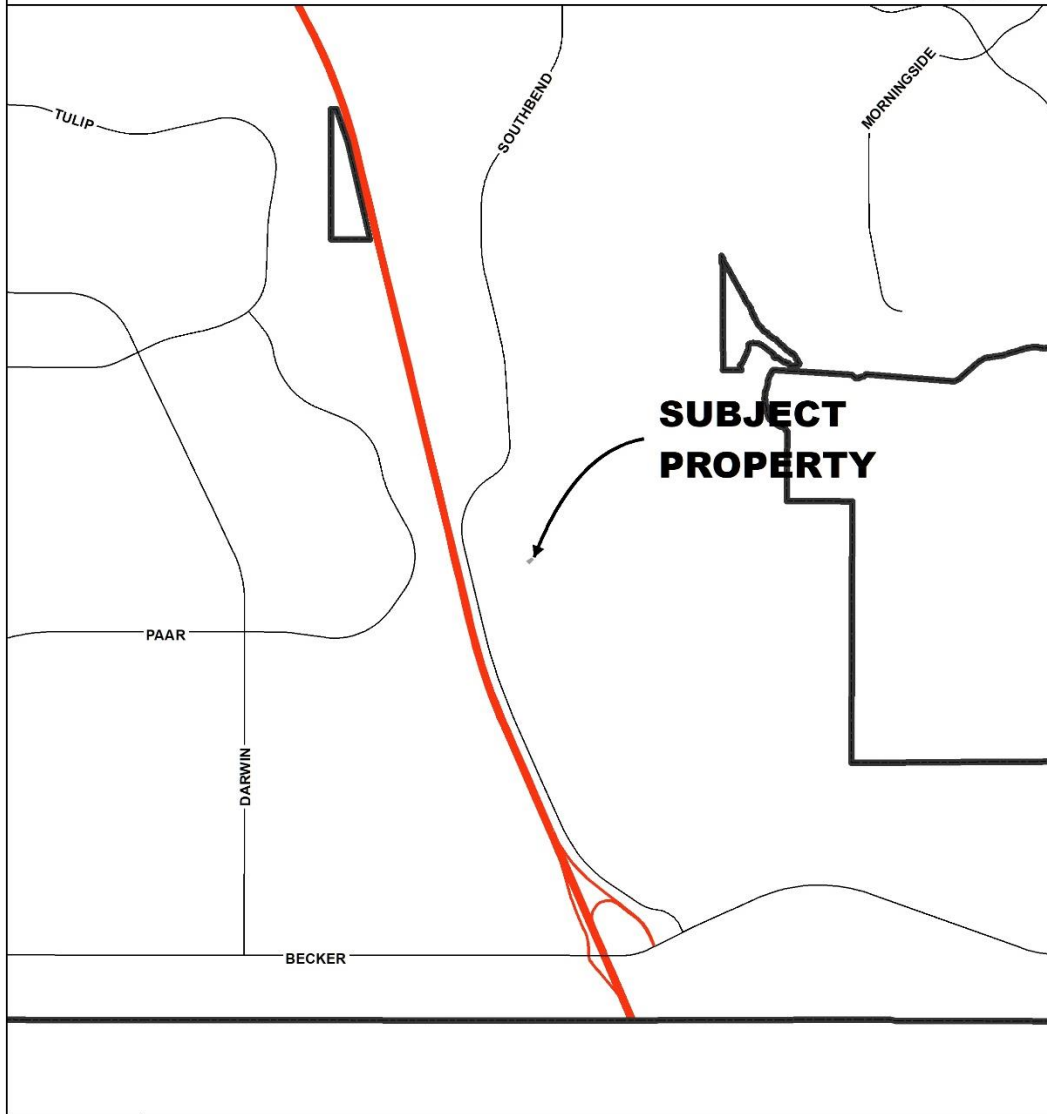


Zoning Map



Project Land Use Map

GENERAL LOCATION



Location Map

IMPACTS AND FINDINGS

Section 158.295 (B) of the Zoning Code establishes the duties of the Planning and Zoning Board in authorizing a variance. The Planning and Zoning Board may authorize a variance from the provisions of the Zoning Code as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. Pursuant to Section 158.296, a variance is authorized only for height, area, and size of structure, yard size, building setback, lot size requirements, and other applicable development regulations, excluding use. To authorize a variance, the Planning and Zoning Board should consider the criteria listed under Section 158.295 (B) (1) through (7) of the Zoning Code. The applicant's response to this criterion is attached to the application. Staff's review is provided below:

Compatibility with variance criteria Section 158:295 (B).

- 1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
 - *Staff Findings: Special conditions and circumstances do not exist, which are peculiar to the land, structure, or building involved. The pool also defined as an accessory structure was constructed within the required setback. The pool deck was later extended to include posts and a screen enclosure which encroach into the 3' rear setback. The screen enclosure was built prior to plans being submitted to the Building Department for review. A building permit has not been approved.*
- 2) That the special conditions and circumstances do not result from any action of the applicant.
 - *Staff Findings: See No. 1 above.*
- 3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district.
 - *Staff Findings: Special privileges would be conferred upon the applicant, a 3 ft. rear setback is a regulatory standard applied to other lands, buildings, and structures; specifically accessory uses within the Tesoro PUD.*
- 4) That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant.
 - *Staff Findings: Literal interpretation of the provisions of the chapter would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district or introduce unnecessary and undue hardships on the applicant.*
- 5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
 - *Staff Findings: The existing structure encroaches into the rear setback set forth by Amendment No.8 of the Tesoro PUD. The Tesoro PUD development standards can be reviewed and/or revised to better align with the expectations and future development plans for the community.*

6) That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

- *Staff Findings: See No. 5 above.*

7) That there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

- *Staff Findings: The applicant has acknowledged this.*

PLANNING AND ZONING BOARD ACTION OPTIONS

The Board may choose to approve, deny or table the proposed variance. If the Board finds that the variance application is consistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code (listed above), then the Board may:

- Motion to approve
- Motion to approve with conditions

If the Board finds that the variance application is inconsistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code, then the Board may:

- Motion to deny

Should the Board need further clarification or information from either the applicant and/or staff, the Board may:

- Motion to table or continue the hearing or review to a future meeting

(NOTE TO APPLICANTS: Any request for a variance that is denied by the Planning and Zoning Board may be appealed to the Board of Zoning Appeals. Appeal applications are made through the City Clerk's office and must be submitted within 15 days after the Planning and Zoning Board hearing).

VARIANCE APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984
(772)871-5213

FOR OFFICE USE ONLY

Planning Dept _____
Fee (Nonrefundable) \$ _____
Receipt # _____

Refer to "Fee Schedule" for application fee. Make check payable to the "City of Port St. Lucie. Fee is nonrefundable unless application is withdrawn prior to advertising for the Planning and Zoning Board meeting. **Attach two copies of proof of ownership (e.g.: warranty deed, affidavit), a copy of recent survey and a statement addressing each of the attached criteria.**

PRIMARY CONTACT EMAIL ADDRESS: MIKE WANGLE @ GMAIL.COM

PROPERTY OWNER:

Name: JOHN M WANGLE
Address: 140 SE RIO ANGELICA, P.S.L. 34984
Telephone No. 850.368.3000

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: _____
Address: _____
Telephone No. _____ Email _____

SUBJECT PROPERTY:

Legal Description: LOT 107 TESCO PLAT #4
Parcel I.D. Number: _____
Address: 140 SE RIO ANGELICA, P.S.L. 34984
Current Zoning Classification _____

Description of requested variance and applicable conditions/circumstances justifying request (continue on separate sheet, if necessary): Provide documentation that the attached variance criteria have been met.

THE ORIGINAL FENCE LINE WAS WHERE THE RED DOTTED LINE IS ON THE ATTACHED SURVEY (#1) WE WERE 3' OFF OF THE FENCE LINE.. ALSO ATTACHED IS A PICTURE SHOWING (2) THAT WE HAVE NO BUILDABLE PROPERTY BEHIND US TO ENCROACH ON... WE HAVE CONTACTED ALL OF OUR NEIGHBORS AND THEY HAVE NO PROBLEM WITH OUR FOST BEING LESS THAN 5' FROM THE PROPERTY LINE.

J. M. Wangle
Signature of Applicant

J M WANGLE
Hand Print Name

12/21/21
Date

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

03/02/20

VARIANCES

The Planning and Zoning Board and Zoning Administrator may authorize the variance from the provisions of this chapter as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. In order to authorize any variance from the terms of this chapter, the Planning and Zoning Board or Zoning Administrator will consider the variance criteria in § 158.295 (C) 1-7 and consider your responses to the following when making a determination.

(1) Please explain special conditions and circumstances that exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

NONE, JUST A MISTAKE

(2) Please explain if these conditions and circumstances result from actions by the applicant;

The original fence line was where the red dotted line is on the attached survey, that is what caused the confusion. We were 3' off of the fence line. Also attached is a picture showing that we have no buildable property behind us to encroach on... We have contacted all of our neighbors and they have no issue with the post being less than 3 feet from the property line.

(3) Please explain how granting the variance requested will not confer on the applicant special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district;

WE ARE ASKING FOR 18" OF MY OWN PROPERTY, NOTHING CAN BE BUILT BEHIND MY PROPERTY

(4) Please explain how a literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant;

NONE

(5) Please illustrate and explain if the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure;

PLEASE SEE ^{#1} SURVEY + PICTURE #2

(6) Please indicate how granting variance will be in harmony with the general intent and purpose of the chapter and that granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

There is no buildable property beyond my property

(7) Please indicate that there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

yes!

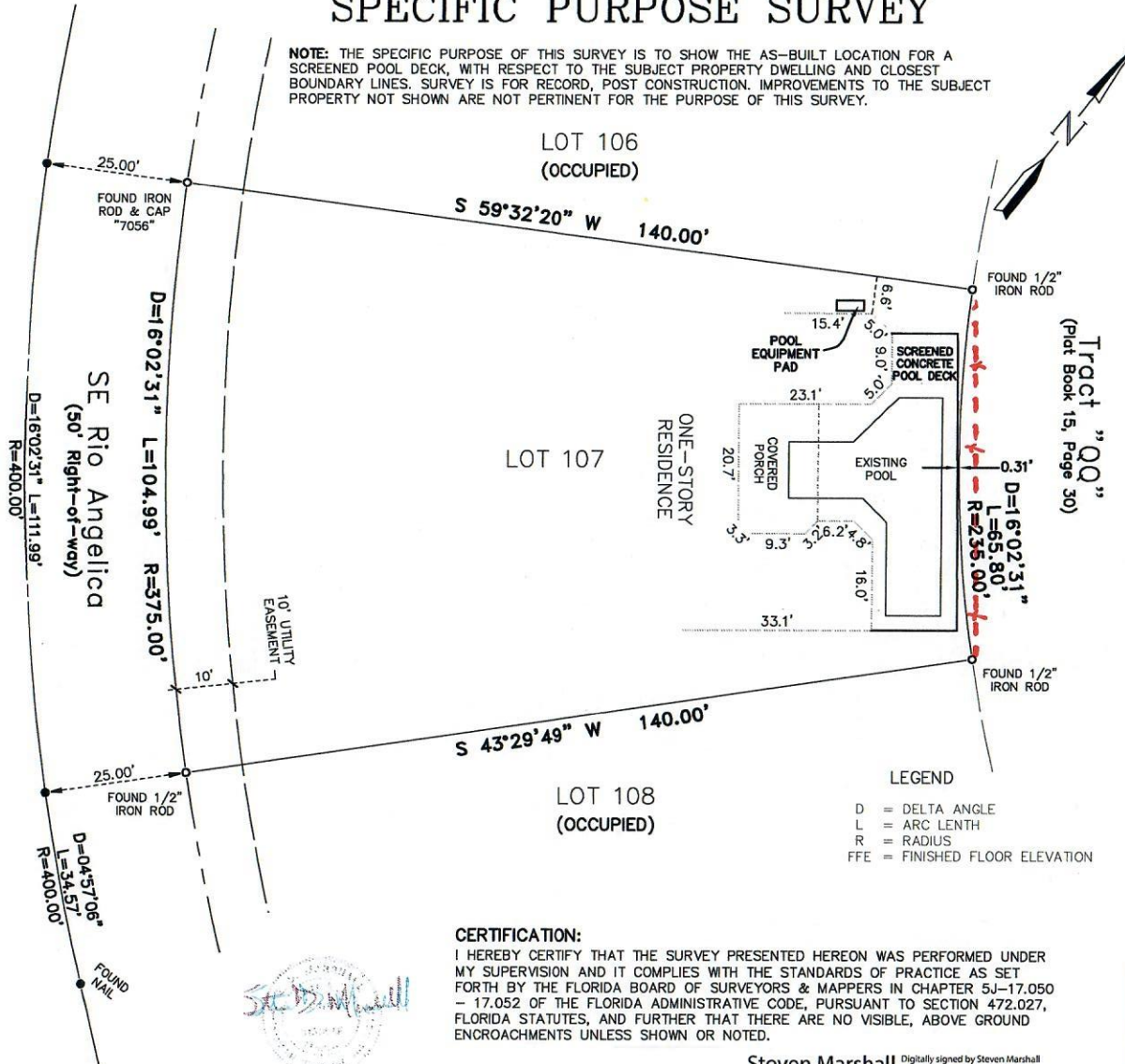

Signature of Applicant

John M. Wangle
Hand Print Name

4-13-22
Date

SPECIFIC PURPOSE SURVEY

NOTE: THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SHOW THE AS-BUILT LOCATION FOR A SCREENED POOL DECK, WITH RESPECT TO THE SUBJECT PROPERTY DWELLING AND CLOSEST BOUNDARY LINES. SURVEY IS FOR RECORD, POST CONSTRUCTION. IMPROVEMENTS TO THE SUBJECT PROPERTY NOT SHOWN ARE NOT PERTINENT FOR THE PURPOSE OF THIS SURVEY.



LEGAL DESCRIPTION:

LOT 107, TESORO PLAT NO. 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 20, 20A TO 20E, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LOT AREA: 11,979 Sq. Ft.; 0.28 Acres±

STREET ADDRESS: 140 SE RIO ANGELICA, PORT ST. LUCIE, FLORIDA 34984.

SURVEYORS' NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWEST LINE OF LOT 107 AS PLATTED AND BEARS S 59°32'20" W.
2. THE EXPECTED USE OF THE SURVEY AND MAP IS FOR CONSTRUCTION PERMITTING.
3. ALL DISTANCES AND BEARINGS ARE AS FIELD MEASURED AND ARE COINCIDENT WITH "PLAT" AND DESCRIPTION DATA UNLESS OTHERWISE NOTED.
4. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
5. THIS SURVEY IS BASED UPON A DESCRIPTION FURNISHED BY THE CLIENT, THERE HAS BEEN NO EXTENSIVE SEARCH OF THE PUBLIC RECORDS BY THIS OFFICE.
6. NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND IMPROVEMENTS.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. PROPERTY HEREON LOCATED IN FLOOD ZONE "X" PER F.I.R.M. 12111C0402K, DATED 02-16-12.
9. THE TRAVERSE CLOSURE FOR THE SUBJECT PROPERTY EXCEEDS 1:10,000'.
10. PARCEL IDENTIFICATION NUMBER: 4421-800-0125-000-3.
11. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD IN FEET DECIMALS.

CERTIFIED TO: JOHN M WANGLE

LEGEND
 D = DELTA ANGLE
 L = ARC LENGTH
 R = RADIUS
 FFE = FINISHED FLOOR ELEVATION

CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY PRESENTED HEREON WAS PERFORMED UNDER MY SUPERVISION AND IT COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS & MAPPERS IN CHAPTER 5J-17.050 - 17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND FURTHER THAT THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS UNLESS SHOWN OR NOTED.

Steven Marshall Digitally signed by Steven Marshall
 Date: 2021.11.18 01:13:29 -0500
 STEVEN D. MARSHALL LS6376

Date of Last Field Work: 11-18-21

Marshall Surveying & Mapping 321 Holly Ave Port St. Lucie, Florida 34952 tel: (772) 940-1382 email: marshall0153@hotmail.com		SPECIFIC PURPOSE SURVEY	
		Prepared on the order of: John M. Wangle	
Field: SM/LM	Job No.: 20:0819	Drawn: LDM	Date: 8-28-20
Scale: 1"=20'	Sheet: 1 of 1		

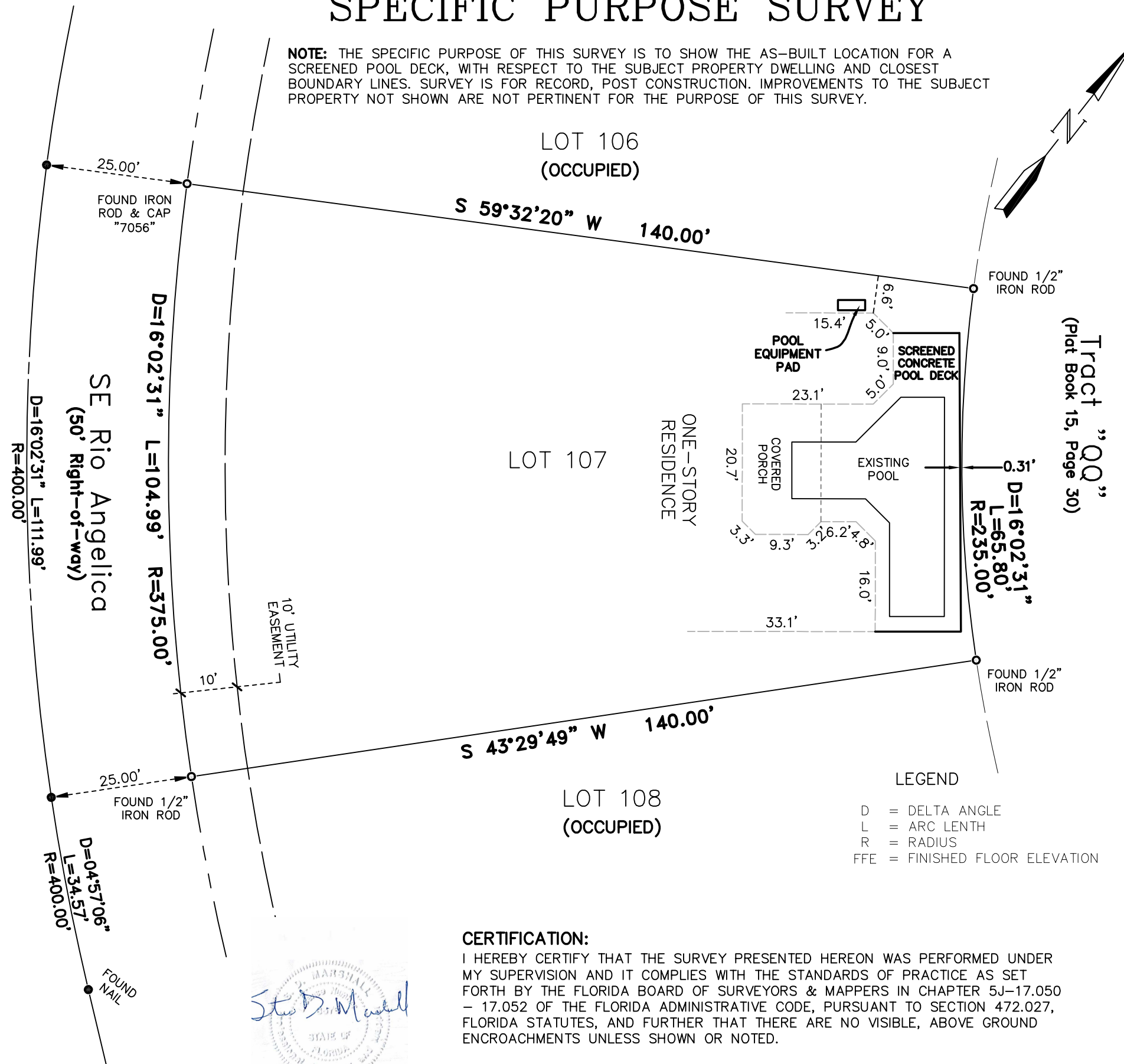
#1



#2

SPECIFIC PURPOSE SURVEY

NOTE: THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SHOW THE AS-BUILT LOCATION FOR A SCREENED POOL DECK, WITH RESPECT TO THE SUBJECT PROPERTY DWELLING AND CLOSEST BOUNDARY LINES. SURVEY IS FOR RECORD, POST CONSTRUCTION. IMPROVEMENTS TO THE SUBJECT PROPERTY NOT SHOWN ARE NOT PERTINENT FOR THE PURPOSE OF THIS SURVEY.



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LOT AREA: 11,979 Sq. Ft.; 0.28 Acres±

STREET ADDRESS: 140 SE RIO ANGELICA, PORT ST. LUCIE, FLORIDA 34984.

SURVEYORS' NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWEST LINE OF LOT 107 AS PLATTED AND BEARS S 59°32'20" W.
2. THE EXPECTED USE OF THE SURVEY AND MAP IS FOR CONSTRUCTION PERMITTING.
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10. PARCEL IDENTIFICATION NUMBER: 4421-800-0125-000-3.
11. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD IN FEET DECIMALS.

CERTIFIED TO: JOHN M WANGLE

CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY PRESENTED HEREON WAS PERFORMED UNDER MY SUPERVISION AND IT COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS & MAPPERS IN CHAPTER 5J-17.050 - 17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND FURTHER THAT THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS UNLESS SHOWN OR NOTED.

Steven D. Marshall

STEVEN D. MARSHALL LS6376

Date of Last Field Work: 11-18-21

Marshall

Surveying & Mapping
 321 Holly Ave
 Port St. Lucie, Florida 34952
 tel: (772) 940-1382
 email: marshall0153@hotmail.com

SPECIFIC PURPOSE SURVEY

Prepared on the order of:
John M. Wangle

Field: SM/LM	Job No.: 20:0819
Drawn: LDM	Date: 8-28-20
Scale: 1"=20'	Sheet: 1 of 1

AN ORDINANCE FOR THE TESORO PUD AMENDMENT NO. 8, AMENDING THE EXISTING PUD LOCATED ON THE NORTH SIDE OF BECKER ROAD EAST OF THE FLORIDA TURNPIKE; THE LEGAL DESCRIPTION IS GENERALLY DESCRIBED AS A PORTION OF TESORO PLAT NO. 1 AS RECORDED IN PLAT BOOK 40, PAGES 29, 29A-29C, ST. LUCIE COUNTY, FOR A PROJECT KNOWN AS TESORO PUD AMENDMENT NO. 8 (P05-512); PROVIDING FOR THE APPROVAL AND ADOPTION OF AN AMENDED PUD DOCUMENT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Klein and Dobbins, P.L., acting as agent for Ginn-LA St. Lucie, LLLP, owner, hereinafter referred to as the Applicant, requested an amendment of the PUD zoning for Tesoro known as Tesoro Amendment No. 8 located east of the Florida Turnpike, north of Becker Road, in the City of Port St. Lucie, and more particularly described in the composite exhibit attached hereto and by reference incorporated herein; and

WHEREAS, the Applicant has presented firm evidence of unified control of the subject property, as shown on the composite exhibit attached hereto and by reference incorporated herein; and

WHEREAS, the subject property is of such a size to permit its design and development as a cohesive unit fulfilling the purpose of a PUD District; and

WHEREAS, the subject property is located so as to provide suitable access without generating traffic along minor streets in residential areas; and

WHEREAS, the Applicant will either provide private facilities, utilities and services for the subject property or obtain such facilities, utilities or services without creating a burden on the City; and

WHEREAS, the proposed amended PUD zoning is consistent with all applicable elements of the City's adopted Comprehensive Plan; and

WHEREAS, the subject property is suitable for development in the proposed manner

**TESORO
PUD DEVELOPMENT STANDARDS**

1. General Theme Conveyance

Tesoro (the "PUD") is a planned residential golf course community. The PUD's theme is focused around 45 holes of championship golf, a 16+/-acres practice facility, country club facility, pool and racquet club. The emphasis is placed on a unique golfing experience with home sites enjoying the amenities afforded by their proximity to the golf courses.

2. Development Continuity and Concept Implementation

It is the intent of Ginn - LA St. Lucie, Ltd., LLLP, (the "Developer") to develop all the residential pods in Tesoro and sell developed lots to quality, experienced builders (custom and/or production). Continuity of theme, neighborhood integrity, and PUD concept, followed through to fruition will be assured, through covenants and deed restrictions.

SIDEYARDS & SETBACKS TABLE DEVELOPMENT STANDARDS TABLE

Lot Type	Min. Lot Square Footage	Minimum Lot Width at Bldg Line	Front	Rear	Side	Street side (1)(7)	Max. Impervious Area (2) (5)	Max. Building Coverage (3)	Min. Living Area
A	5,400	45	20	10	6	15	80%	70%	1,200 s.f.
B	7,150	55	20	10	6	15	80%	70%	1,500 s.f.
C	9,100	70	25	10	6	15	80%	70%	2,000 s.f.
D	10,400	80	25	10	6	15	80%	70%	2,500 s.f.
E	14,300	110	25	10	10	15	80%	70%	3,500 s.f.
F	14,000	100	25	10	6	15	80%	70%	3,500 s.f.
G	6,000	50	20	10	6(6)	12	80%	70%	1,350 s.f.
Villas	3,000	20	15	10	6	15	80%	70%	1,200 s. t.
Condos	20,000	100	15	10	6	15	80%	70%	1,200 s.f.
Accessory Uses	n/a	n/a	n/a	3	6 (4)	15	n/a	n/a	n/a

Footnotes:

- (1) Sideyard setback for corner lot of single family units.
- (2) The impervious listed in this column is based on the impervious area within the individual lot or parcel boundary for multi-family development.
- (3) Maximum building coverage includes all areas under roof, including but not limited to garages and a lanai on individual lots or parcel boundary for multi-family development.
- (4) Accessory use setback for the 110 foot product is 10-feet.
- (5) Impervious areas are defined as pools, pool decks regardless of the materials, walks, driveways etc.
- (6) Side yard setback on the 50-foot lot is either zero and 12 feet for zero lot line, or 6-feet each side for conventional lot development.
- (7) Where a driveway and/or garage entrance occurs on the street side of single family units, the minimum street side setback shall be 20 feet.



Prepared by
Pamela Coleman, an employee of
First American Title Insurance Company
729 South Federal Highway, Ste 103
Stuart, Florida 34994
(772)286-0850

Return to: Grantee

File No.: 2071-2552442
Consideration: \$550,000.00

WARRANTY DEED

Made this July 27, of 2018 by and between

Marshall Brothers and Myrna Brothers, husband and wife

whose address is: **140 SE Rio Angelica, Port St Lucie, FL 34984**
hereinafter called the "grantor", to

John M. Wangle and Arlene Wangle, husband and wife

whose post office address is: **140 SE Rio Angelica, Port St Lucie, FL 34984**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **St.**

Lucie County, Florida, to-wit:

Lot 107, TESORO PLAT NO. 4, according to the plat thereof, as recorded in Plat Book 41, at Pages 20, 20A through 20E, of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: **4421-800-0125-000/3**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2017.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Marshall Brothers
Marshall Brothers

Myrna Brothers
Myrna Brothers

Signed, sealed and delivered in the presence of these witnesses:

Pamela G. Coleman
Witness Signature
Pamela G. Coleman
Print Name: _____

Kimberly A. Douglas
Witness Signature
Kimberly A. Douglas
Print Name: _____

State of Florida

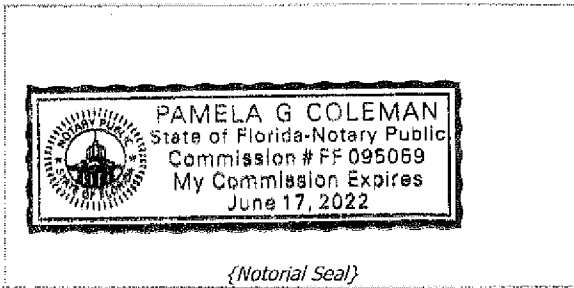
County of Martin

The Foregoing Instrument was Acknowledged before me on July 10, 2018 by **Marshall Brothers and Myrna Brothers, husband and wife** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Pamela G. Coleman
Notary Public

Pamela G. Coleman
(Printed Name)

My Commission expires: _____



{Notarial Seal}

**CITY OF PORT ST. LUCIE
BUILDING DEPARTMENT
PLAN REVIEW DIV.**

Re-Review Fees

Residential Re-Review Fee 50.00

Commercial Re-Review Fee 75.00 Per Trade

DATE: 11/19/2021

REVIEWED BY: Mark Tyson, 772-871-5039, mtyson@cityofpsl.com

CONTRACTOR: JOHN WANGLE

FAX:

ADDRESS: 140 SE RIO ANGELICA

PERMIT# 2128809

PROJECT NAME / MODEL:

-PLEASE ADDRESS / REVISE THE FOLLOWING ITEMS ON YOUR PLANS-

*****NO FEE*****

1. Per amendment #8 of the Tesoro PUD dated 03/13/2006 the rear yard set back for accessory structures is three (3) feet. Based on the site plan shown on page S1 of the plan submitted, the structure is encroaching into the set back. Please provide a survey showing the structure is clear of the set back and or apply for and receive a variance from Planning and Zoning. FBC 107.2.6

CONTRACTOR:

IN ORDER TO EXPEDITE THE PLAN REVISION REVIEW PROCESS, A COVER LETTER FROM THE ARCHITECT OR ENGINEER OF RECORD ADDRESSING EACH REVISION MUST ACCOMPANY ALL REVISIONS SUBMITTED FOR PLAN REVIEW. THE COVER LETTER MUST:

1. ANSWER EACH PLAN REVIEW COMMENT.
2. INDICATE THE SHEET THAT THE REVISION IS ON.
3. ALL REVISIONS MUST BE ON ORIGINAL PLAN SIZE PAGES. LETTER, LEGAL, OR LEDGER PAGES WILL NOT BE ACCEPTED.
4. THE REVISED SHEETS THAT ARE RE-SUBMITTED FOR PLAN REVIEW MUST HAVE THE REVISIONS CLOUDED. ANY STRUCTURAL CHANGES ON PLANS MUST BE REVIEWED, SIGNED, DATED AND SEALED BY ENGINEER OF RECORD (HAND WRITTEN STRUCTURAL CHANGES APPLY AS WELL).
5. RECORD (HAND WRITTEN STRUCTURAL CHANGES APPLY AS WELL).
6. REMOVE ONLY THE OBSOLETE PAGES AND INSERT REVISED PAGES TO PLAN SETS.

PLANS EXAMINERS ARE AVAILABLE AT THE COUNTER FROM 2PM TO 4PM (M-F)

THANK YOU IN ADVANCE FOR HELPING US CUT DOWN THE TURN AROUND TIME IN THE PLAN REVISIONS REVIEW.

ALBERT B. MOORE, P.A.
130 S. INDIAN RIVER DRIVE, SUITE 202
FORT PIERCE, FL 34950
almoore@almoorelaw.com
(772) 919-2542

June 6, 2022

Bianca Lee
City of PSL Planning and Zoning Dept.
blee@cityofpsl.com

Re: Objection to Variance Application of John & Arlene Wangle P22-131.

Dear Ms. Lee:

Please be advised that I represent Tesoro Property Owners Association, Inc. ("Tesoro"). On behalf of Tesoro, I am objecting to the Wangles' request for a variance for their screen enclosure. The reasons for the objection are straightforward: (1) The enclosure violates the setback requirements of Tesoro's governing documents; and (2) The Wangles violated the governing documents by not presenting any application to the Architectural Control Board of Tesoro ("ACB").

I have attached the relevant portions of the last two approved sets of the ACB indicating the setback requirements and the requirements that any screen enclosure be approved by the ACB of Tesoro.

Also, I have filed a statutory demand for mediation to the Wangles' and will be filing suit for injunctive relief to obtain a Court Order for the removal of the screen enclosure.

Sincerely,

/s/ Albert Moore
Albert B. Moore, Esq.

Cc: Tesoro POA

ABM
Enclosure

Bianca Lee, Planner I
(772) 871-5149
blee@cityofpsl.com



City of Port St. Lucie
Planning & Zoning Department
 121 S.W. Port St. Lucie Blvd., Bldg B
 Port St. Lucie, Florida 34984-5099
 TDD (772) 873-6339
 (772) 871-5213
www.cityofpsl.com

NOTICE TO PROPERTY OWNERS
VARIANCE APPLICATION

Wangle, John M. & Arlene P22-131

The City of Port St. Lucie has received a request from John M. Wangle, owner, to grant a variance of 2.69 feet to allow a 0.31-foot setback from the rear property line for an existing screen enclosure. The Tesoro PUD requires a minimum setback of three (3) feet from the rear property line for accessory uses or structures for single-family homes. The property of this variance is located at 140 SE Rio Angelica, and legally described as TESORO PLAT NO. 4 (PB 41-20) LOT 107.

There will be a public hearing held by the Planning and Zoning Board at 6:00 p.m. on Tuesday June 7, 2022, in the Port St. Lucie City Hall Council Chambers, 121 SW Port St. Lucie Boulevard, Building A at the corner of Airoso and Port St. Lucie Boulevards, Port St. Lucie, Florida.

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 June 7, 2022 and a staff member will provide you with the required call-in information.**

The Board will vote to approve or deny the variance request. If denied, an appeal may be filed within fifteen (15) days to be heard by the City Council, which acts as the Board of Appeals.

If you have any questions regarding this petition, please contact Bianca Lee in the Planning and Zoning Department at (772) 871-5149 or by email at blee@cityofpsl.com.

May 26, 2022

Return to: (enclose self-addressed stamped envelope)

(6)
Name: *Cameron Davis & Gonzalez*
250 S. Australian Ave #1601
Address: *WPB, FL 33401*
P.O. Box 1900
Fort Lauderdale, Florida 33302

This Instrument Prepared by:

M. Maxine Hicks, Esq.
Epstein Becker and Green, P.C.
Resurgens Plaza
945 E. Paces Ferry Road, Suite 2700
Atlanta, Georgia 30326

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

**SECOND AMENDED AND RESTATED
DECLARATION OF COVENANTS, RESTRICTIONS
AND EASEMENTS FOR TESORO**

JOANNE HELMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE CO
File Number: 2274864 OR BOOK 1803 PAGE 898
Recorded: 09/19/03 15:19

which failure continues for a period in excess of thirty (30) days after the POA's giving notice thereof, then the POA may, but shall not be required to, assume such duties. In such event, the Neighborhood Association shall not perform such duties unless and until such time as the POA directs it to once again do so.

E. Collection of Assessments by POA. Notwithstanding the foregoing, with respect to Lots that are not subject to the jurisdiction of a Neighborhood Association, the POA shall collect all Assessments and other sums due the POA from the Owner(s) of such Lots.

Section 16. WAIVER OF USE. No Owner, other than Declarant, may exempt himself from personal liability for Assessments duly levied by the POA or Neighborhood Association. No Owner may release the Lot owned by him from the liens and charges hereof either by waiver of the use and enjoyment of the POA Property and the facilities thereon or by abandonment of his or her Lot or Home.

ARTICLE VII
ARCHITECTURAL CONTROL COMMITTEE

Section 1. MEMBERS OF THE COMMITTEE. The Architectural Control Committee, sometimes referred to in this Master Declaration as the "Committee," shall be comprised of three (3) members. The initial members of the Committee shall consist of persons designated by Declarant. Declarant shall have the right to appoint the members of the Committee and to change the number of members on the Committee. Persons appointed by the Declarant may be removed and replaced by the Declarant in its sole discretion. Unless removed by Declarant, such persons shall hold office until all Lots have completed Homes thereon and have been conveyed to Owners other than Builders or at such earlier time as the Declarant may, at its sole option, elect. Thereafter, each new member of the Committee shall be appointed by the Board and shall hold office until such time as he has resigned or has been removed or his successor has been appointed, as provided herein. The Board shall have the sole right to appoint and remove all members of the Committee after the expiration of such rights of the Declarant.

Section 2. REVIEW OF PROPOSED CONSTRUCTION.

A. No Improvements, including, by way of example and not of limitation, accessory structures, exterior lighting fixtures, brick pavers, stamped concrete, concrete flatwork, basketball goals, buildings, fences, walls, pools, roofs, gutters or rain spouts, antennae, aerials, microwaves, reception devices, mailboxes, external enclosures (including entry screen and patio screen enclosures), or landscaping (including hedges and massed plantings) shall be commenced, erected, installed, altered, modified, painted, planted, or maintained on the Committed Property, including the Lots, nor shall any canopy, shutters, or window coverings be attached to or placed upon outside walls or roofs of any Home or building by any Owner other than Declarant, unless such Improvements have been reviewed by and received the written approval of the Committee (not the POA) in accordance with Paragraph B hereinbelow. Any Owner desiring to make Improvements shall submit plans and specifications prepared by an architect, landscape architect, engineer or other person determined by the Committee to be qualified, showing the nature, dimensions, materials and location of the same.

DR BOOK 1803 PAGE 944

B. The Committee shall approve proposed plans and specifications submitted for its approval only if it deems that the construction, alterations or additions contemplated will not be detrimental to the appearance of the surrounding area of the Total Property as a whole, and that the appearance of any structure affected thereby will be in harmony with the surrounding structures and is otherwise desirable. In reviewing each submission, the Committee may consider the quality of workmanship and design, harmony of external design with existing structures, and location in relation to surrounding structures, topography, and finish grade elevation, among other considerations. Decisions may be based solely on aesthetic considerations. Each Owner acknowledges that opinions on aesthetic matters are subjective and may vary over time. In reviewing and acting upon request for approval, the Committee shall be acting solely in Declarant's interest and shall owe no duty to any other person. Each Owner acknowledges that opinions on aesthetic matters are subjective and may vary over time. The Committee shall have the sole discretion to make final, conclusive, and binding determinations on matters of aesthetic judgment and whether proposed improvements are consistent with Design Guidelines. If the proposed construction, alterations or additions are to a portion of the Improvements which the POA is obligated to maintain, said approval shall also be subject to approval by the Board. The Committee may condition its approval of proposed plans and specifications in such a manner as it deems appropriate and may require the submission of additional information prior to approving or disapproving such plans.

The Committee may adopt Design Guidelines to assist it and the Owners in establishing a uniform standard for review and approval. The Design Guidelines may contain rules and provisions for submitting plans and specifications and general provisions applicable to all of the Committed Property, as well as specific provisions which vary according to land use and from one (1) portion of the Committed Property to another depending upon the location, unique characteristics, and intended use. For example, by way of illustration but not limitation, the Design Guidelines may impose stricter requirements on those portions of the Committed Property adjacent to or visible from the Country Club Property or any Lake, pond, stream or other body of water. The Design Guidelines are intended to provide guidance to Owners and Builders regarding matters of particular concern to the Committee in considering applications hereunder. The Design Guidelines are not the exclusive basis for decisions of the Committee and compliance with the Design Guidelines does not guarantee approval of any application.

The Committee shall have sole and full authority to amend Design Guidelines, and any amendments shall be prospective only. There shall be no limitation on the scope of amendments to the Design Guidelines except that no amendment shall require the modification or removal of any structure previously approved once the approved construction or modification has commenced. The Committee is expressly authorized to amend the Design Guidelines to remove requirements previously imposed or otherwise to make the Design Guidelines less restrictive.

The Committee shall make the Design Guidelines available to Owners and Builders who seek to engage in development or construction within the Committed Property.

C. Each application to the Committee shall contain a representation and warranty by the Owner that use of the plans submitted does not violate any copyright associated with the plans. Neither the submission of the plans to the Committee, nor the distribution and review of the plans by the Committee shall be construed as publication in violation of the designer's copyright, if any. Each Owner submitting plans to the Committee shall hold the members of the Committee,

DR BOOK 1803 PAGE 945

TESORO

DESIGN GUIDELINES, RULES AND REGULATIONS

November 17, 2005
Revised June 5, 2006
Effective Date: July 11, 2006

Changes Made to Pages: 6, 8, 9, 10, 11, 18, Exhibit "A" and "K"
Added Exhibits "M", "N", "O", "P"

Revised November 13, 2007
Changes made to pages: 9, 30, 31, 32, A-31, H-1, and Exhibit "N"

Exhibit "D"

Residential Lot Information



Lot Size	Front	Side	Rear	Accessories	Street Side (1)(6)	Total Area	Coverage	Bldg. Area AC
						(2), (5)	(3)	
45	20'	6'	10'	3'	15'	80%	70%	2000 sf
55	20'	6'	10'	3'	15'	80%	70%	2500 sf
70	25'	6'	10'	3'	15'	80%	70%	3000 sf
80	25'	6'	10'	3'	15'	80%	70%	3500 sf
110	25'	10' (4)	10'	3"	15'	80%	70%	4000 sf

Footnotes:

- (1) Verify Side yard Setbacks for corner lots.
- (2) The impervious listed in this column is based on the impervious area within the individual lot.
- (3) Maximum building coverage includes all area under roof, including garages and a lanai.
- (4) Accessory use setback for the 110 foot product is 10 feet (for the side setbacks).
- (5) Impervious areas are defined as pools, pool decks, regardless of the materials, walks, driveways, etc. (by the City).

NOTE: The City of Port St. Lucie considers brick pavers to be impervious, except for grass-crete blocks which are open blocks filled with sod.
- (6) Where a driveway and/or garage entrance occurs on the street side the minimum street side setback shall be 20 feet.

* Lot depth size may vary depending on location.



TESORO
DESIGN GUIDELINES, RULES AND REGULATIONS
Updated: March 2022

common sidewalk located within the right-of-way must be terminated at the driveway entrance to maintain consistent use of materials throughout the driveway. When curbs and/or sidewalks are required to be broken for driveway entrances, the curb shall be repaired in a manner acceptable to the ACB. Driveway reflectors are not permitted.

Driveways shall have a three (3) foot by six (6) foot flare to accommodate full size vehicle turning radius and must be constructed of paved concrete over the easement from the sidewalk to the street. Acceptable paver materials shall be as determined by the ACB.

F. Swimming Pools, Spas, and Decks

Any swimming pool, spa, or deck, to be constructed upon any Home Lot must be approved by the ACB, with the Final Plans depicting any such improvement(s) in sufficient detail as to include all design components including materials, finishes and colors, pool deck, fencing, additional landscape, pool equipment or any other requested element. Pool equipment must be sound-reduced, and landscaped so as to not be visible from the front or rear of the lot.

 Screen enclosures are not allowed on any Home Lot in the Development.

F. Swimming Pools, Decks and Pool Enclosures

Any swimming pool, deck or enclosure to be constructed upon any Home Lot must be approved by the ACB, with the Final Plans depicting any such improvement(s) in sufficient detail as to include all design components including materials, finishes and colors, pool deck, fence, additional landscape, pool equipment or any other requested element.

Screen enclosures are strongly discouraged on any Home Lot in the Development. Where permitted, screened enclosures shall be (i) consistent with the architectural design, materials and roofline of the Home, (ii) a mansard style, and (iii) include frames that are either white or match the color of the exterior window trim or perimeter fence. Screened enclosures shall in no event extend beyond the side plane of the structures.

No rear loaded pools will be allowed in homes abutting the golf course unless the owner executes a recordable indemnification and hold harmless agreement prepared by the Developer. No above ground pools or spas will be allowed.

V. STREET FRONT IMPROVEMENTS

A. Streetscape

Owner shall landscape the area between the roadway curbing and the right-of-way. The POA will own and maintain these improvements. During construction, special care shall be taken to minimize the disturbance to this area. At the time of the landscape construction of the Home Lot, this area shall be restored to its original condition. Existing irrigations system must continue to operate during construction.

B. Lighting

All exterior lighting shall be consistent with the character established in the Development and be limited to the minimum necessary for safety, identification, and decoration. If required by the ACB, Home address numbers shall be lighted. Exterior lighting of Homes shall be limited to concealed fixtures with bulbs not visible from adjacent properties; provided, however, the ACB may require, in its sole discretion, a front yard post light continuously powered by photocell. Lighting will be designed in such a manner to prevent the spill of light onto adjacent properties. Soffit mounted or floodlights are not allowed on the Home Lot. Lighting of outdoor recreational facilities is not permitted, except swimming pool lighting specifically approved by the ACB. Special site conditions may be considered by the ACB.

C. Signage

All signs are prohibited on a Home Lot, including without limitation "For Sale" or "For Rent" signs, unless otherwise approved by the ACB in writing. Notwithstanding such prohibition, Builder shall place one (1) sign on its Home Lot related to identification of the Home Lot, Featured Builder and other permitted information that has been

**EXHIBIT "B" (continued)
RESIDENTIAL LOT INFORMATION**

Lot Width	Front S.B.	Side S.B.	Rear S.B.	Accessories S.B.	Street Side S.B. (1)(6)	Imp.
		(1)				(2), (5)
45	20'	6'	10'	3'	15'	80%
55	20'	6'	10'	3'	15'	80%
70	25'	6'	10'	3'	15'	80%
80	25'	6'	10'	3'	15'	80%
110	25'	10'	10'	3' (4)	15'	80%

Lot Width	Lot Depth	Lot S.F.	Maximum Bldg S.F.	Minimum Bldg S.F. (1 Story)	Minimum Bldg S.F. (2 Story)	Maximum Impervious S.F.
			(3) 70%			(2), (5) (80%)
45'	120'	5,400	3,780	2,000		4,320
45'	140'	6,300	4,410	2,000		5,040
55'	130'	7,150	5,005	2,500	2,750	5,720
55'	140'	7,700	5,390	2,500	2,750	6,160
70'	130'	9,100	6,370	3,200	3,500	7,280
70'	140'	9,800	6,860	3,200	3,500	7,840
70'	150'	10,500	7,350	3,200	3,500	8,400
80'	130'	10,400	7,280	3,500		8,320
80'	160'	12,800	8,900	3,500		10,240
110'	130'	14,300	10,010	4,000		11,440
110'	140'	15,400	10,780	4,000		12,320

Footnotes:

- (1) Verify side yard setbacks for corner lots.
- (2) The impervious listed in this column is based on the impervious area within the individual lot.
- (3) Maximum building square footage includes all first and second floor square footage under roof, including garages and covered porches.
- (4) Accessory use setback for the 110 foot product is 10 feet (for the side setbacks).
- (5) Impervious areas are defined as pools, pool decks regardless of the materials, walks, driveways, etc. (by the City).
NOTE: The City of Port St. Lucie considers brick pavers to be impervious, except for grass-crete blocks which are open blocks filled with sod. (%) + -
- (6) Where a driveway and/or garage entrance occurs on the street side the minimum street side setback shall be 20 feet.

To: City of Port St. Lucie Planning & Zoning Department
 121 SW Port St. Lucie Blvd., Building B
 Port St. Lucie, FL 34984

RECEIVED

JUL 14 2022

PLANNING DEPARTMENT
 CITY OF PORT ST. LUCIE, FL

Dear Committee Chair Ms. Beutel and members,

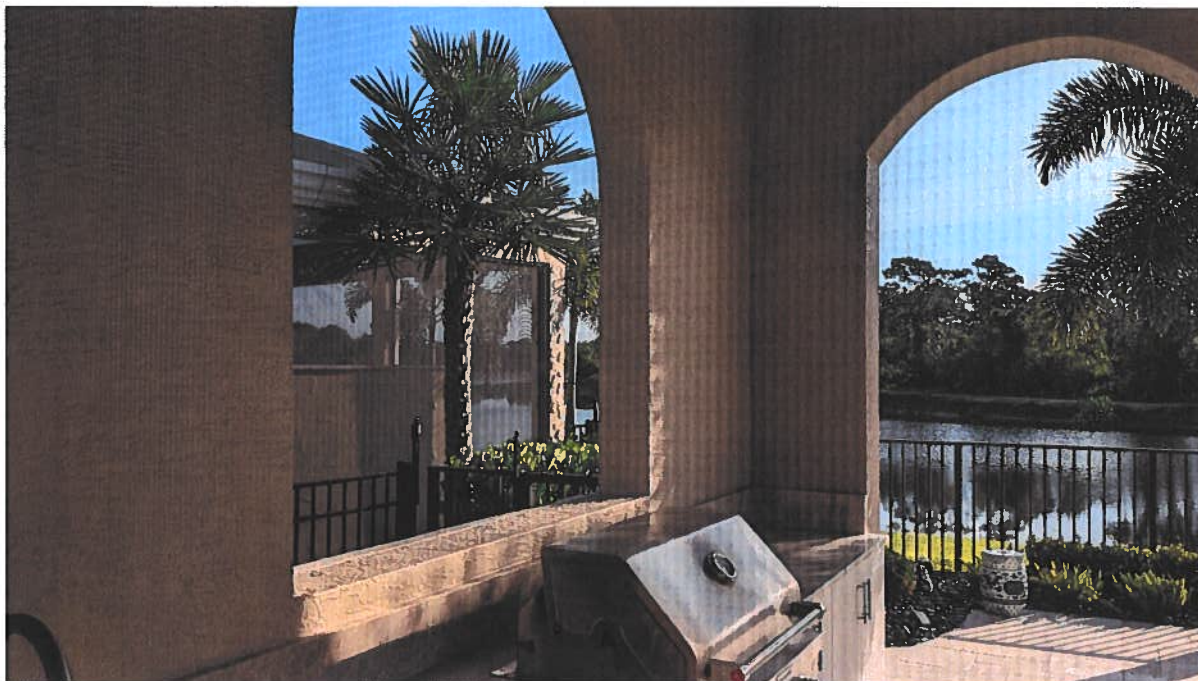
I watched the recording for the Planning & Zoning Committee meeting dated 06/7/2022, and the exposition of the variance application for P22-131 John M. & Arlene Wangle. Normally, I would stay neutral on matters concerning my neighbors and let the appropriate authorities handle it, but Mr. Wangle made me, his next-door neighbor, additionally uncomfortable through harassing emails, after I chose not to sign an affidavit in favor of his variance. Signing this document presented a conflict, as I am a voting member of the Tesoro POA Appeals Hearing Committee that denied his appeal for a fine last year, for the structure subject of this hearing. In addition, as his immediate neighbor, I am NOT in favor of the variance, unlike what he might have implied.

Respectfully, I ask this committee to vote against granting the variance Mr. Wangle applied for, given the following reasons:

1. Mr. Wangle stated he is within his property line and the unpermitted and unapproved enclosure doesn't block anyone's view. As you can see below, the structure DOES block my view. (Picture below of current view from my dining table), where I used to look at the lake and bridge behind our property. I am within my right as a property owner to protect and defend the value of my home, as it is also this committee's responsibility to protect our property rights.



Here is a closer view from my family room. It used to be open view:



2. Mr. Wangle did not make a mistake and it wasn't an oversight. He had been warned by me and other neighbors, prior to and during the DIY construction project that the enclosure wasn't allowed under POA architectural committee guidelines and covenants, but he proceeded to build the structure anyway and purposely did not seek prior city or county permits, nor POA approval. He didn't follow proper procedure, because he knew the proposal would get rejected, like it has been for the people who have sought approval for the similar enclosures in the past. Had he followed the same procedure for approval as he did for his pool (which was approved), the POA would've advised him to not build at all or how to build a compliant structure, and therefore, would not need this variance in the first place.
3. I challenge the integrity of the structure. It wasn't built by a licensed professional contractor, and I fear that during a storm, my property may suffer damages from the unpermitted, uninspected and possibly unsafe structure.
4. I've been a resident of Tesoro longer than Mr. & Mrs. Wangle, and most share my views that one of the great features of Tesoro real estate is that screen cages are not allowed, and unobstructed views from common areas

and from our properties only improve the quality of living and property values. I assume most, if any, of the affidavits Mr. Wangle gather in favor of this variance are residents that don't have to look at the structure every day, and possibly don't live in or near our section.

5. Approving this variance sets a precedence that residents can use the City to overrule in-force POA PUD and Covenants, and diminishes the validity of future claims of individuals who truly have made an honest mistake or oversight. Also, approving this variance is not fair to the other residents who's request to build a similar structure has been previously declined. Not to mention, this committee's decision could potentially negatively affect the value of my property.

Sincerely,

Emmelis Keaney

138 SE Rio Angelica

Wangle, John M. & Arlene
140 SE Rio Angelica
VARIANCE
Project: P22-131

Planning and Zoning Board Meeting
Bianca Lee, Planner I
October 4, 2022, Meeting



PROJECT SUMMARY

- A variance to the setback requirements of the Tesoro PUD
- The existing pool deck & screen enclosure sit at a 0.31 ft. setback



APPLICANT AND OWNER

- John M. & Arlene Wangle, property owners

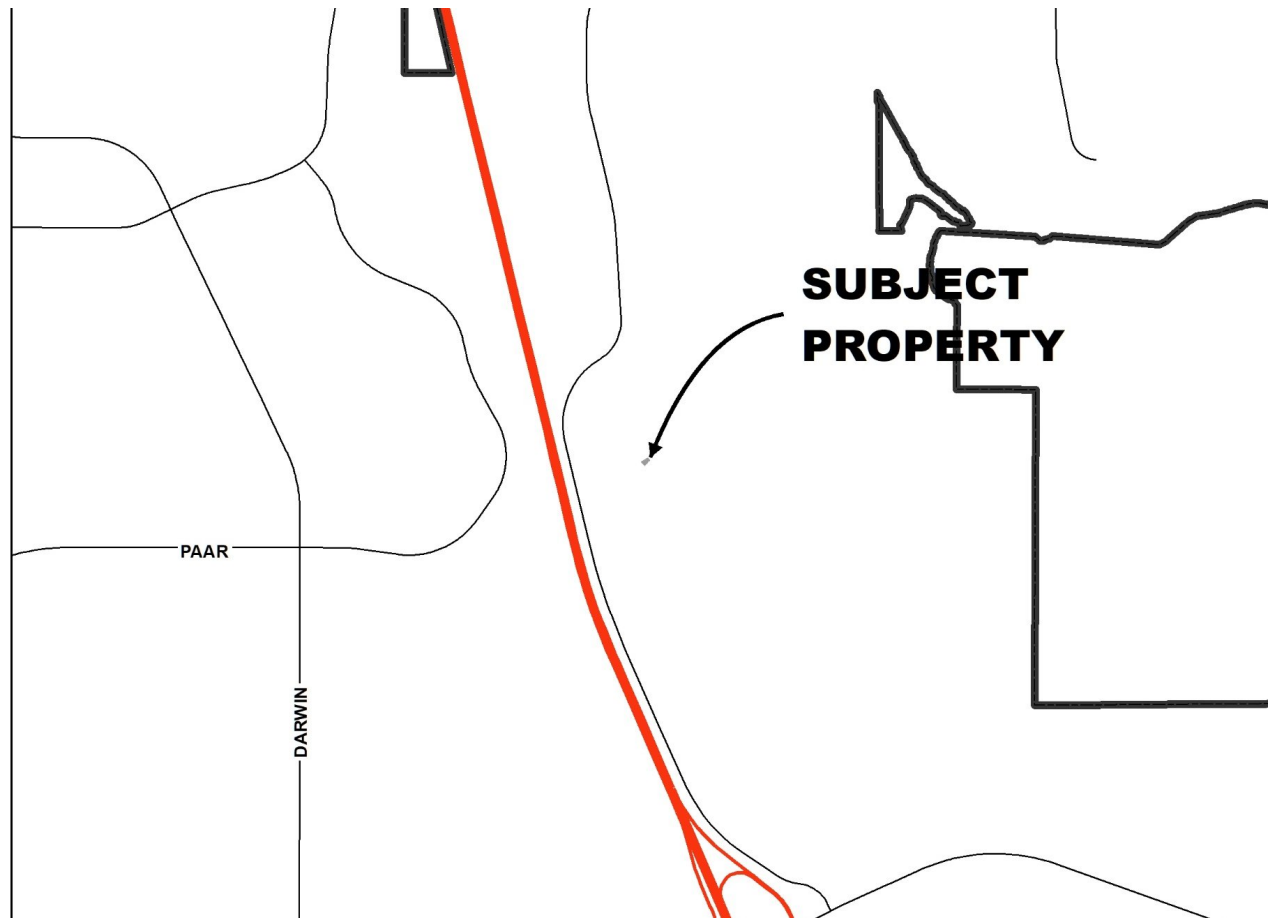


VARIANCE REQUEST

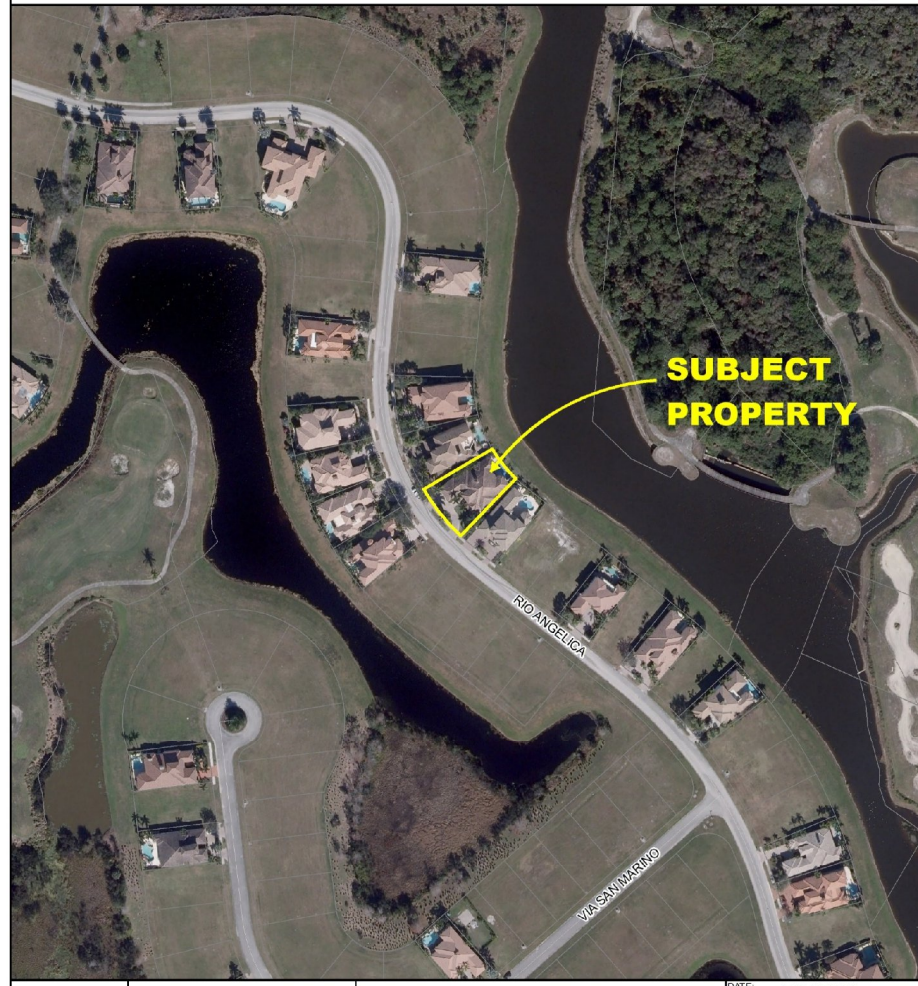
- A variance of 2.69 feet to allow a 0.31-foot setback from the rear property line for a pool deck and screen enclosure.
- The Tesoro PUD requires a minimum setback of three (3) feet from the rear property line for accessory uses or structures.



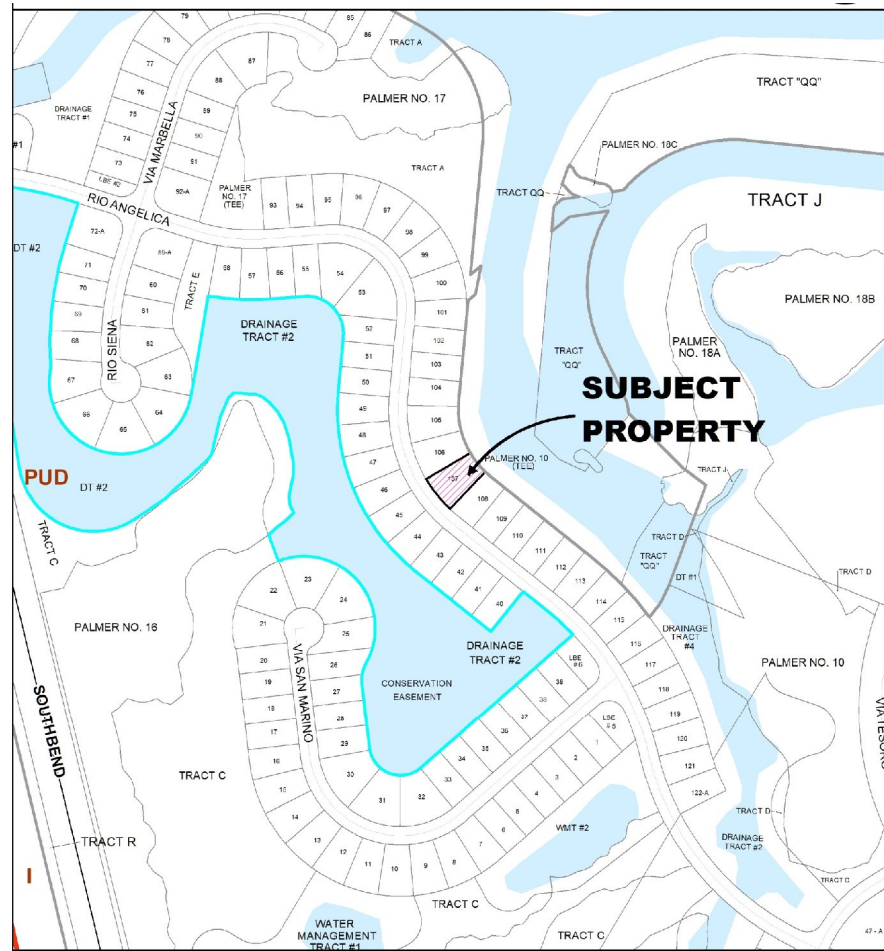
LOCATION



AERIAL MAP

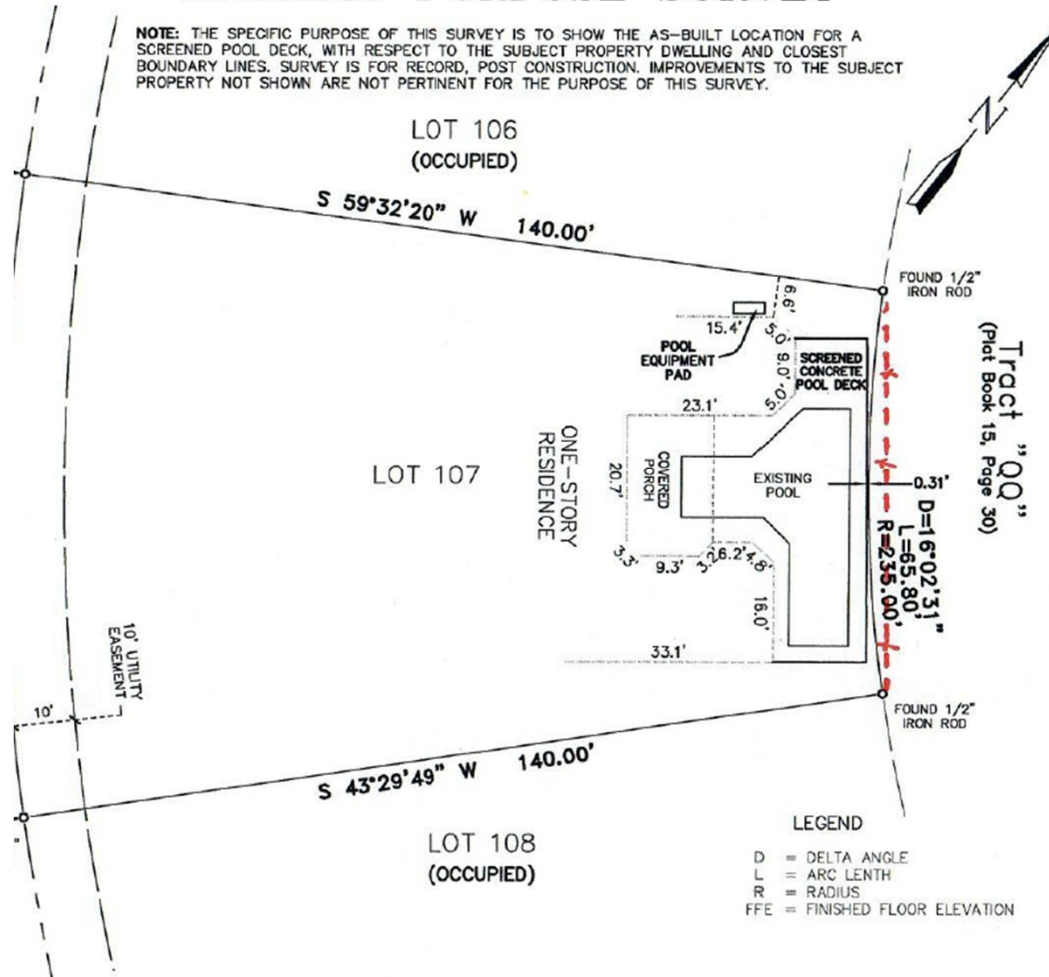


Zoning Map



SPECIFIC PURPOSE SURVEY

NOTE: THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SHOW THE AS-BUILT LOCATION FOR A SCREENED POOL DECK, WITH RESPECT TO THE SUBJECT PROPERTY DWELLING AND CLOSEST BOUNDARY LINES. SURVEY IS FOR RECORD, POST CONSTRUCTION. IMPROVEMENTS TO THE SUBJECT PROPERTY NOT SHOWN ARE NOT PERTINENT FOR THE PURPOSE OF THIS SURVEY.



LEGAL DESCRIPTION:

LOT 107, TESORO PLAT NO. 4, ACCORDING TO THE AS RECORDED IN PLAT BOOK 41, PAGE 20, 20A TO 2 THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LOT AREA: 11,979 Sq. Ft.; 0.28 Acres±

STREET ADDRESS: 140 SE RIO ANGELICA, PORT ST. LUCIE, FLORIDA 34984.

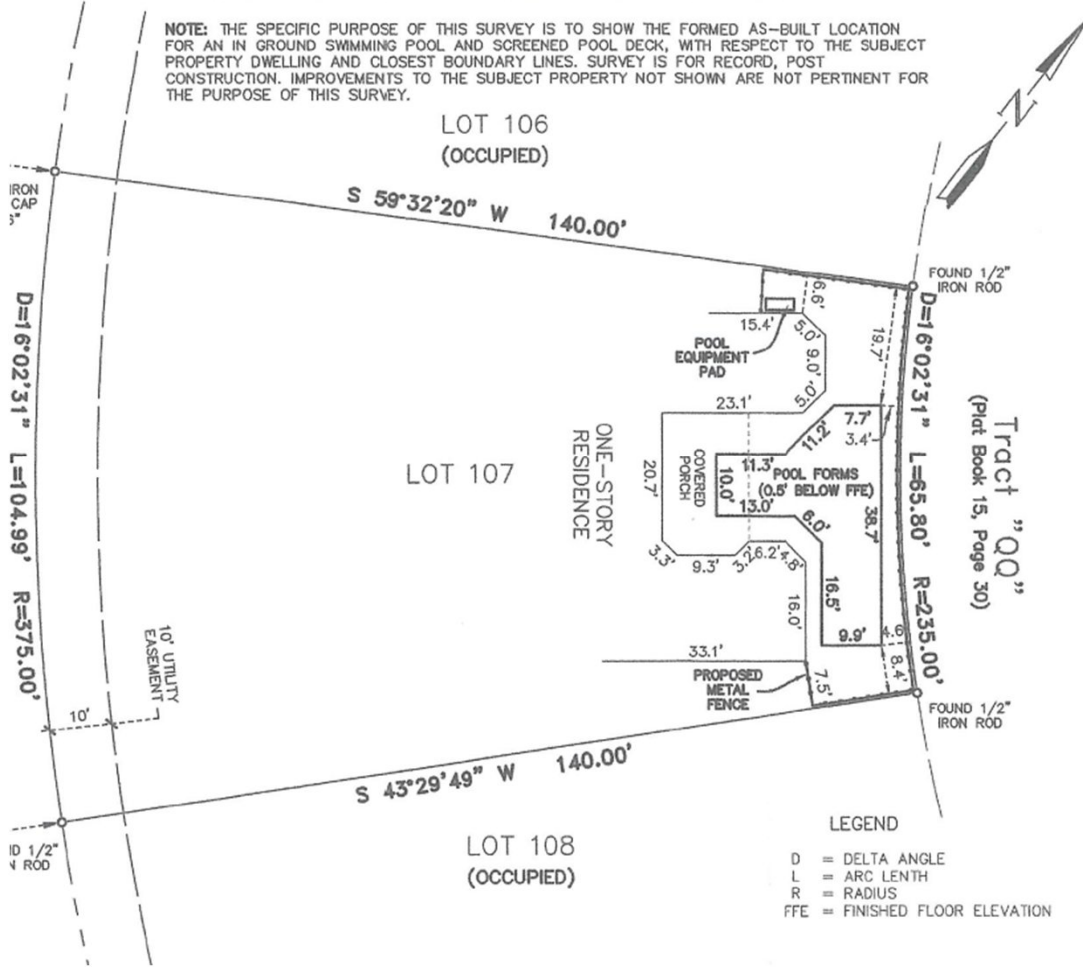
SURVEYORS' NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 107 AS PLATTED AND BEARS S 59°32'20" W.
- THE EXPECTED USE OF THE SURVEY AND MAP IS FOR RECORDING PURPOSES.
- ALL DISTANCES AND BEARINGS ARE AS FIELD MEASUREMENTS AND COINCIDENT WITH "PLAT" AND DESCRIPTION DATA UNLESS NOTED.
- THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAP MAKER.
- THIS SURVEY IS BASED UPON A DESCRIPTION FURNISHED BY THE CLIENT. THERE HAS BEEN NO EXTENSIVE SEARCH OF THE PUBLIC RECORDS BY THIS OFFICE.
- NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND UTILITIES OR IMPROVEMENTS.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPLICAS WITHOUT THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE CONSENT OF THE SIGNING PARTY OR PARTIES.
- PROPERTY HEREON LOCATED IN FLOOD ZONE "X" PER FEMA FLOOD ZONE MAP 12111C0402K, DATED 02-16-12.
- THE TRAVERSE CLOSURE FOR THE SUBJECT PROPERTY IS 1:10,000".
- PARCEL IDENTIFICATION NUMBER: 4421-800-0125-001.
- ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE STANDARD IN FEET DECIMALS.

CERTIFIED TO: JOHN M WANGLE

Screen Enclosure & Pool Deck Boundary Survey

SPECIFIC PURPOSE SURVEY



LEGAL DESCRIPTION:

LOT 107, TESORO PLAT NO. 4, ACCORDING TO PLAT AS RECORDED IN PLAT BOOK 41, PAGE 20, 20A, 1 THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLO

LOT AREA: 11,979 Sq. Ft.; 0.28 Acres±

STREET ADDRESS: 140 SE RIO ANGELICA, POB 34984.

SURVEYORS' NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE LOT 107 AS PLATTED AND BEARS S 59°32'20" W.
2. THE EXPECTED USE OF THE SURVEY AND MAP PERMITTING.
3. ALL DISTANCES AND BEARINGS ARE AS FIELD MEASUREMENTS COINCIDENT WITH "PLAT" AND DESCRIPTION DATA UNLESS NOTED.
4. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
5. THIS SURVEY IS BASED UPON A DESCRIPTION PROVIDED BY THE CLIENT, THERE HAS BEEN NO EXTENSIVE SEARCH OF THE PUBLIC RECORDS BY THIS OFFICE.
6. NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND UTILITIES OR IMPROVEMENTS.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR PLATS WITHOUT THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE CONSENT OF THE SIGNING PARTY OR PARTIES.
8. PROPERTY HEREON LOCATED IN FLOOD ZONE "X" (FEMA FIRM NO. 12111C0402K, DATED 02-16-12).
9. THE TRAVERSE CLOSURE FOR THE SUBJECT PROPERTY IS 1:10,000'.
10. PARCEL IDENTIFICATION NUMBER: 4421-800-0
11. ALL MEASUREMENTS ARE IN ACCORDANCE WITH STANDARD PRACTICE IN FEET DECIMALS.

CERTIFIED TO: JOHN M WANGL

Form Board Survey



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





Agenda Summary
2022-545

Agenda Date: 10/4/2022

Agenda Item No.: 8.c

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-178 Up On Top Volleyball - Variance

Location: The property is located at the southeast corner of NW East Torino Parkway and NW Rabbit Run.

Legal Description: Winterlakes Tract F Replat, Tract F1.

This request is to grant a variance to the Citywide Design Standards Section 5.4.1.1 to eliminate the requirement that buildings with flat roofs have peaked or pitched roof elements along 25% of the front and sides.

Submitted By: Holly F. Price, Senior Planner

Executive Summary: REQUEST TO TABLE - This application is requesting approval of a variance to the Citywide Design Standards, Section 5.4.1.1, which requires for buildings with flat roofs, peaked or pitched roof elements shall extend at least 25% of the length of the front and two sides of a building located on a property having a General Commercial (CG) future land use designation. The applicant is requesting a variance to eliminate the requirement to have peaked or pitched roof elements on the building. The property is proposed to be developed as a private sports facility to play volleyball. The Up On Top Volleyball Site Plan (P22-107) is currently under review.

Presentation Information: N/A

Staff Recommendation: REQUEST TO TABLE - Move that the Board table this application to a date uncertain.

Background: N/A .

Issues/Analysis: N/A .

Special Consideration: N/A

Location of Project: SE corner of NW East Torino Parkway and NW Rabbit Run.

Attachments:

1. Staff Memo to Table

Legal: #8557

CITY OF PORT ST. LUCIE
Planning and Zoning Department
121 S.W. Port St. Lucie Blvd., Building B
Port St. Lucie, FL 34984-5099
www.cityofpsl.com



MEMORANDUM

TO: Planning and Zoning Board Members

FROM: Holly Price, Senior Planner *HFP*

DATE: September 21, 2022

RE: Planning and Zoning Board Meeting- October 4, 2022
Request to Table to Date Uncertain –
Up On Top Volleyball Variance (P22-178)

- **At the applicant's request, the Planning and Zoning Department is requesting to table the Up On Top Volleyball Variance (P22-178) to a date uncertain.**

cc: Elizabeth L. Hertz, Deputy City Attorney



Agenda Summary

2022-866

Agenda Date: 10/4/2022

Agenda Item No.: 8.d

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-267 - Reyes, Ismael & Mayerlyn Variance

Location: 2707 SW Onaway Ave.

Legal Description: A portion of Lot 16, Block 1814, Port St. Lucie Section 35

This is a request to grant a variance of 3.82 feet to allow a 6.18-foot setback from the west property line for a proposed single-family residence.

Submitted By: Francis Forman, Planner II, Planning and Zoning Department

Executive Summary: To grant a variance of 3.82 feet to allow a 6.18-foot setback from the west property line for a proposed single-family residence.

Presentation Information: Staff will make a presentation.

Staff Recommendation: Move that the Board review the variance application and vote to approve, approve with conditions, or deny the variance request.

Background: See attached staff report.

Issues/Analysis: See attached staff report.

Special Consideration: N/A

Location of Project: South of SW Fairgreen Rd and east of SW Salvatierra Blvd.

Attachments: Staff Report, Site Plot Plan & Survey, Survey of Lots 16 & 17, Warranty Deed, Staff Presentation



**Reyes, Ismael & Mayerlyn
 Variance (Side Setback Reduction)
 P22-267**



Figure 1. Aerial Map

SUMMARY

Applicant’s Request:	To grant a variance of 3.82 feet to Section 158.073(H)(2) Side Yard Requirements and Landscaping to allow a 6.18-foot setback from the west side property line for a proposed home.
Application Type:	Variance, Quasi-Judicial
Applicant:	Mayerlyn Reyes
Property Owner:	Mayerlyn Reyes
Address:	2707 SW Onaway Avenue
Location:	South of SW Fairgreen Rd and east of SW Salvatierra Blvd.
Project Planner:	Francis Forman, Planner II

Project Description

Variance Requested: The applicant is requesting a variance 3.82 feet to allow a 6.18-foot setback from the west side property line for the construction of a single-family structure.

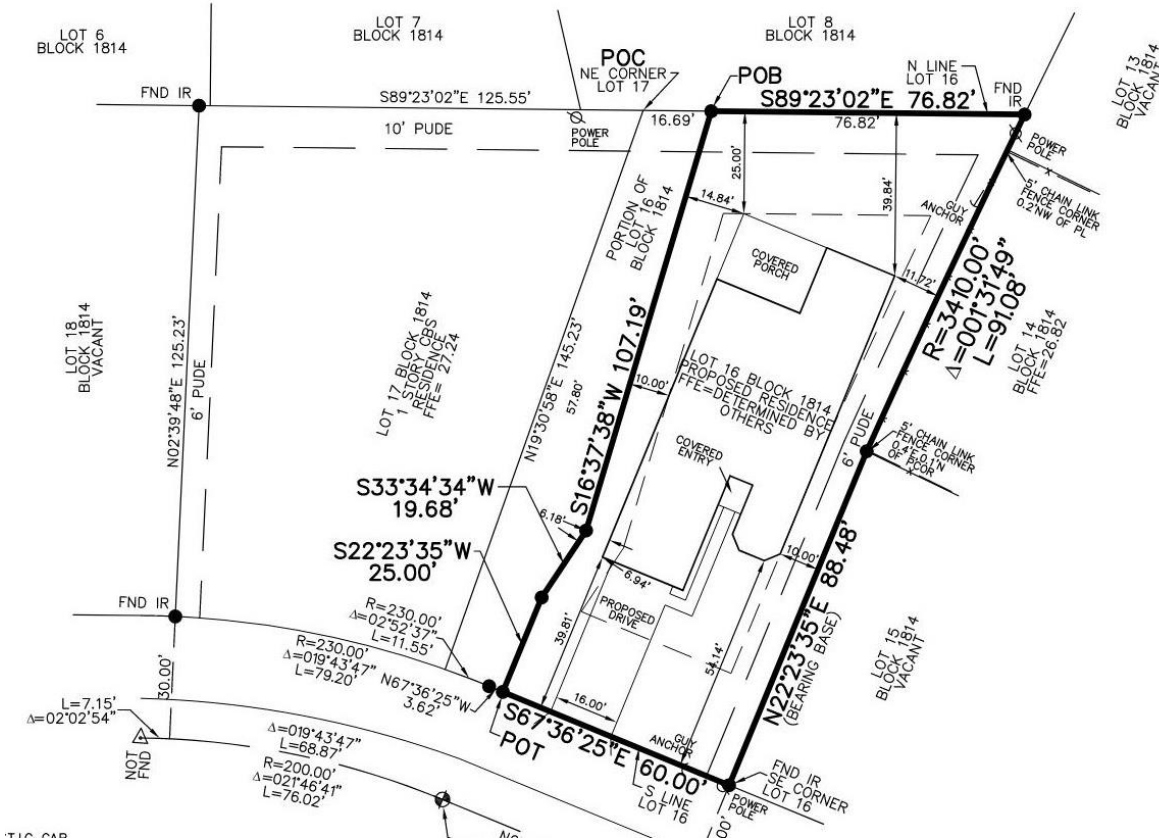


Figure 2. Subject Site Survey

Background: The owners of lots 16 and 17 constructed the existing 2,600 square foot single-family home in 2003 (as shown is Figure 3 below) over the property line, which combined the two lots. In December of 2020, the applicant applied for an “exemption from platting,” per section 156.022 of the City’s Subdivision Regulations, to have the previous lot line separating the two lots moved so that the existing home would be on its own lot and meet the 10-foot side yard setback. This would also allow for lot 16 to be sold and developed later.

Lot 16 is still a conforming and legal lot that meets all code requirements of the RS-2 single-family zoning district in accordance with minimum width frontage and overall square footage for the site. However, once the two properties were separated, an irregular side property line was created that was located on the west side of lot 16, past the 25-foot building setback which intrudes into the site. Due to this intruding side property line, the overall width of the site in this area has been reduced and limits the possible size and orientation of any structure located on this site. This irregular side property line that was created from the moving of the lot line is the reason for this variance.

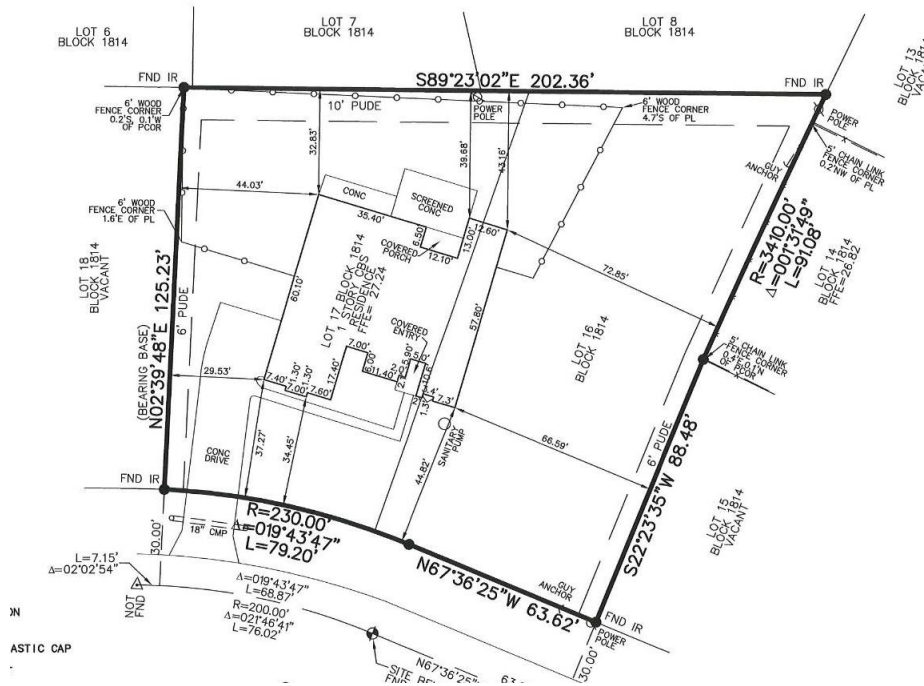


Figure 3. Previously combined Lot 17 & Lot 16

Review Criteria

An application for a variance is reviewed for consistency with Article XV of the Zoning Code, Sections 158.295 through 158.299. Final action on the application (approval or denial) is in the form of an Order of the Planning and Zoning Board following a quasi-judicial public hearing. A vote of approval by five (5) members of the Planning and Zoning Board is required to grant a variance.

Public Notice Requirements

Public notice was mailed to owners within 750 feet and the file was included in the ad for the Planning & Zoning Board’s agenda.

Location and Site Information

Parcel Number:	3420-670-1671-010-2
Property Size:	0.236 acres
Legal Description:	A portion of Lot 16 - Block 1814 - Port St. Lucie – Section 35
Future Land Use:	RL (Low Density Residential)
Existing Zoning:	RS-2 (Single-Family Residential)
Existing Use:	Vacant Land

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single-Family Residence
South	RL	RS-2	Single-Family Residence
East	RL	RS-2	Single-Family Residence/Vacant
West	RL	RS-2	Single-Family Residence

RL, Low Density Residential – RS-2, Single Family Residential



Figure 4. Land Use Map

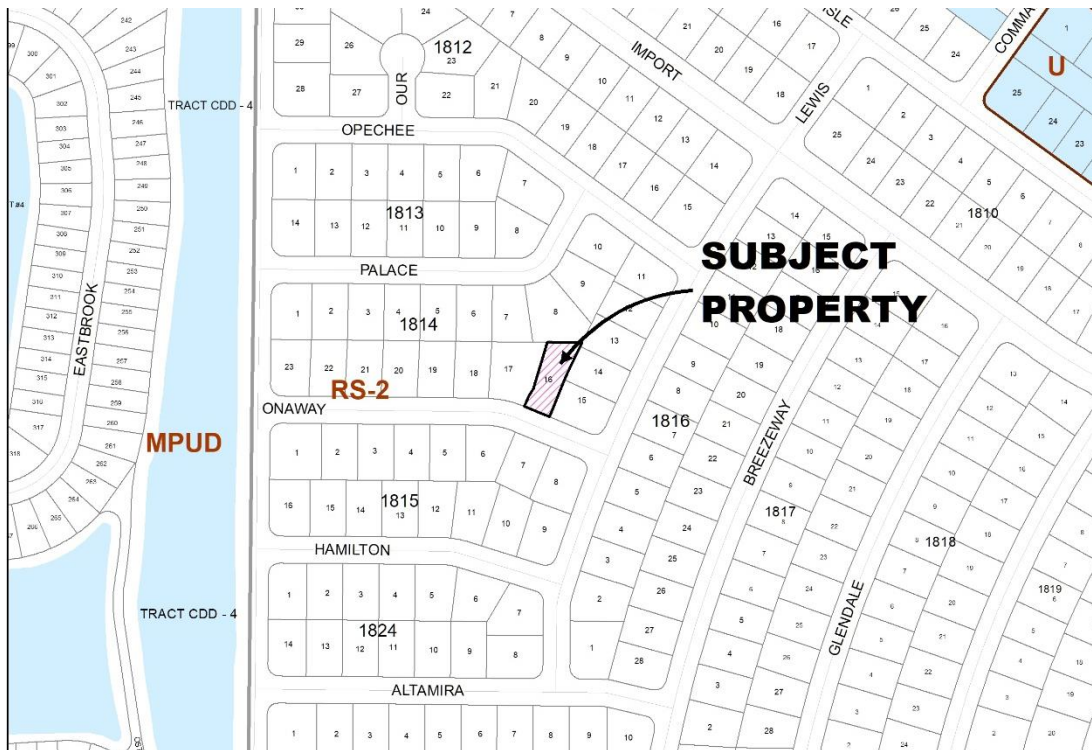


Figure 5. Zoning Map

IMPACTS AND FINDINGS

Section 158.295 (B) of the Zoning Code establishes the duties of the Planning and Zoning Board in authorizing a variance. The Planning and Zoning Board may authorize the variance from the provisions of the Zoning Code as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. Pursuant to Section 158.296, a variance is authorized only for height, area, and size of the structure, yard size, building setback, lot size requirements, and other applicable development regulations, excluding use. To authorize a variance, the Planning and Zoning Board should consider the criteria listed under Section 158.295 (B) (1) through (7). The applicant's response to this criterion is attached to the application. Staff's review is provided below.

See the applicant's responses that are included in the Variance application.

Compatibility with variance criteria Section 158:295 (B).

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
 - *Staff Findings: The applicant created the need for this variance by moving the property line through the "exemption from platting" process back in December of 2020. The western property line was created in such a way that a portion of the line intrudes into the site to make room for the existing structure on lot 17, causing a portion of the subject site to be smaller and leading the proposed single-family residence to be too close to meet the required 10-foot building setback.*
2. That the special conditions and circumstances do not result from any action of the applicant.
 - *Staff Findings: See comment #1. The variance is self-imposed by the applicant through the previous "exemption from platting" process creating a unique lot.*
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district.
 - *Staff Findings: See comment #1. The variance is self-imposed by the applicant through the previous "exemption from platting" process.*
4. That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant.
 - *Staff Findings: See comment #1. The variance is self-imposed by the applicant through the previous "exemption from platting" process.*
5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
 - *Staff Findings: The variance granted is the minimum variance that will make possible the reasonable use of the proposed single-family structure, given that the structure is stated to be only 40 feet wide. A regular 80 foot wide by 125 foot deep lot would accommodate a 60-foot wide house.*
6. That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise

detrimental to the public welfare.

- *Staff Findings: See comment #1. The variance is self-imposed by the applicant through the previous “exemption from platting” process.*
7. That there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.
- *Staff Findings: Acknowledged.*

PLANNING AND ZONING BOARD ACTION OPTIONS

The Board may choose to approve, deny or table the proposed variance. If the Board finds that the variance application is consistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code (listed above), then the Board may:

- Motion to approve
- Motion to approve with conditions

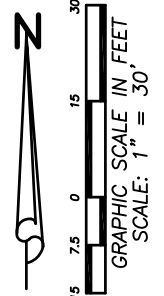
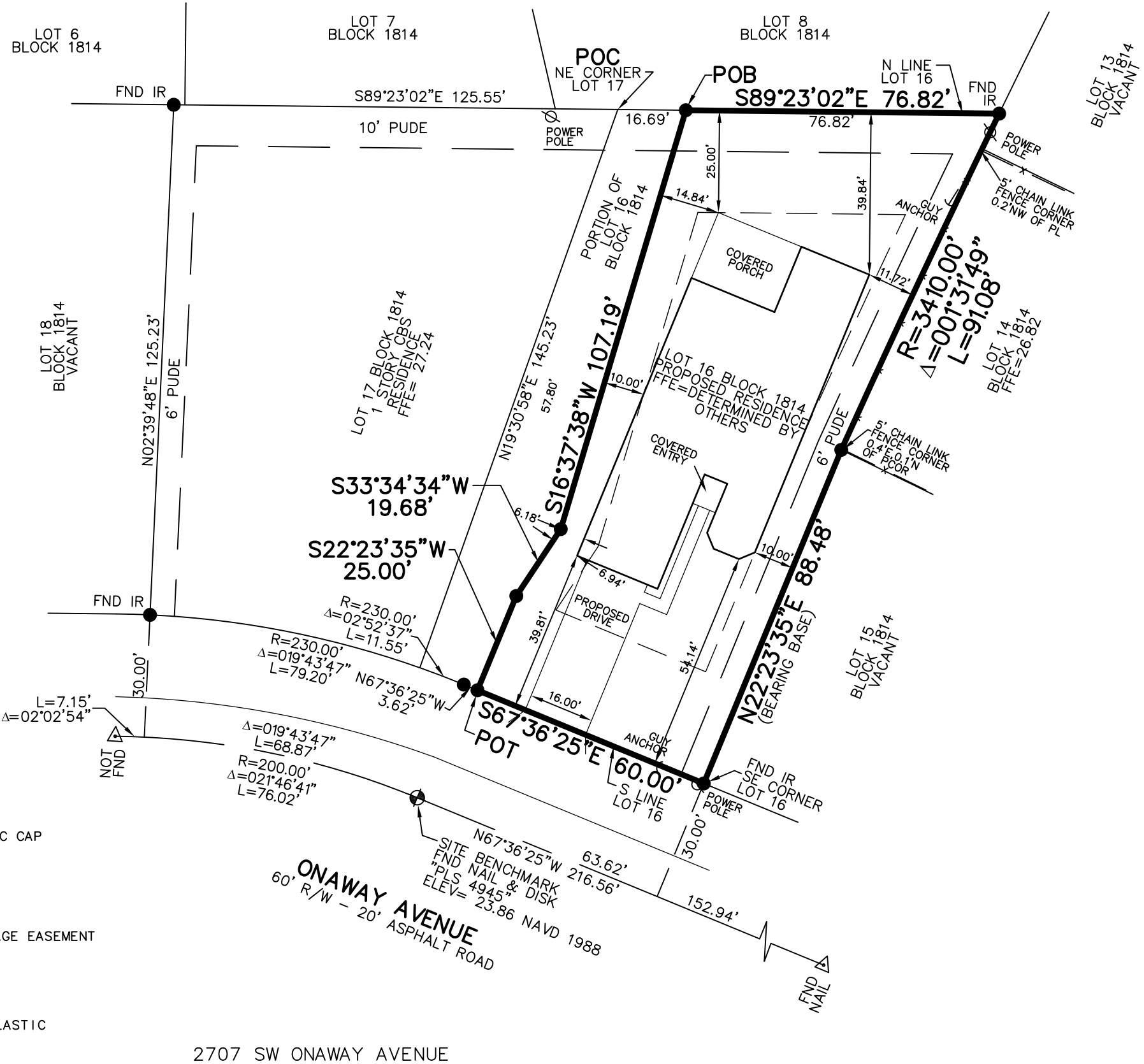
If the Board finds that the variance application is inconsistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code, then the Board may:

- Motion to deny

Should the Board need further clarification or information from either the applicant and/or staff, the Board may:

- Motion to table or continue the hearing or review to a future meeting

(NOTE TO APPLICANTS: Any request for a variance that is denied by the Planning and Zoning Board may be appealed to the Board of Zoning Appeals. Appeal applications are made through the City Clerk’s office and must be submitted within 15 days after the Planning and Zoning Board hearing).



LEGAL DESCRIPTION:
 LOT 16 IN BLOCK 1814 OF PORT ST. LUCIE - SECTION THIRTY FIVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 10, PAGES 10A THROUGH 10P, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 17; THENCE SOUTH 89°23'02" EAST, ALONG THE NORTH LINE OF SAID LOT 16, A DISTANCE OF 16.69 FEET; THENCE SOUTH 16°37'38" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 107.19 FEET; THENCE SOUTH 33°34'34" WEST, A DISTANCE OF 19.68 FEET; THENCE SOUTH 22°23'35" WEST, A DISTANCE OF 25.00 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT 16, SAID POINT ALSO BEING THE POINT OF TERMINUS.

CONTAINING 10,260 SQUARE FEET OR 0.2355 ACRES, MORE OR LESS.

- SURVEY NOTES:**
1. UNLESS OTHERWISE NOTED ONLY PLATTED EASEMENTS ARE SHOWN HEREON.
 2. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
 3. THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0275 J, EFFECTIVE DATE FEBRUARY 16, 2012.
 4. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
 5. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LOT 16 ASSUMED TO BEAR N22°23'35"E.
 6. ALL LOT DIMENSIONS SHOWN ARE PER PLAT UNLESS OTHERWISE NOTED. ALL SURVEY MEASUREMENTS ARE IN FEET.
 7. ALL MAPPED FEATURES SHOWN HEREON ARE UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF ALEXANDER J. PIAZZA PSM, INC.
 8. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 9. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT CONSENT OF THE SIGNING PARTY OR PARTIES.

- LEGEND:**
- (C) = CALCULATED
 - (D) = DEED
 - (M) = MEASURED
 - (P) = PLATTED
 - CMP = CORRUGATED METAL PIPE
 - CNS = COULD NOT SET
 - CONC = CONCRETE
 - FFE = FINISHED FLOOR ELEVATION
 - FND = FOUND
 - IR = 5/8" IRON REBER
 - IRC = 5/8" IRON REBAR WITH PLASTIC CAP
 - PCOR = PROPERTY CORNER
 - PCP = PERMANENT CONTROL POINT
 - PL = PROPERTY LINE
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - POT = POINT OF TERMINUS
 - PUDE = PUBLIC UTILITIES AND DRAINAGE EASEMENT
 - R/W = RIGHT-OF-WAY
 - R = RADIUS OF CURVE
 - L = LENGTH OF CURVE
 - SF = SQUARE FOOT
 - Δ = DELTA OF CURVE
 - = SET 5/8" IRON REBAR WITH PLASTIC CAP "AJP PSM 6330"

2707 SW ONAWAY AVENUE

TYPE OF SURVEY:	BOUNDARY	PLOT PLAN	U/C TIE IN	FINAL	TOPOGRAPHIC
COMPLETED ON:	5-09-22	5-10-22			

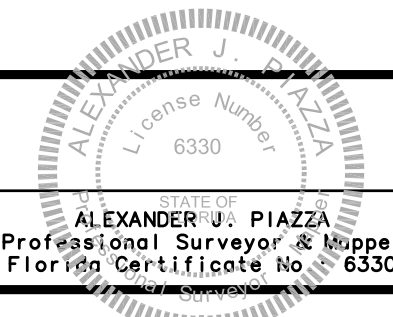
LAST FIELD DATE: 5-06-22

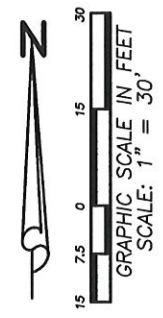
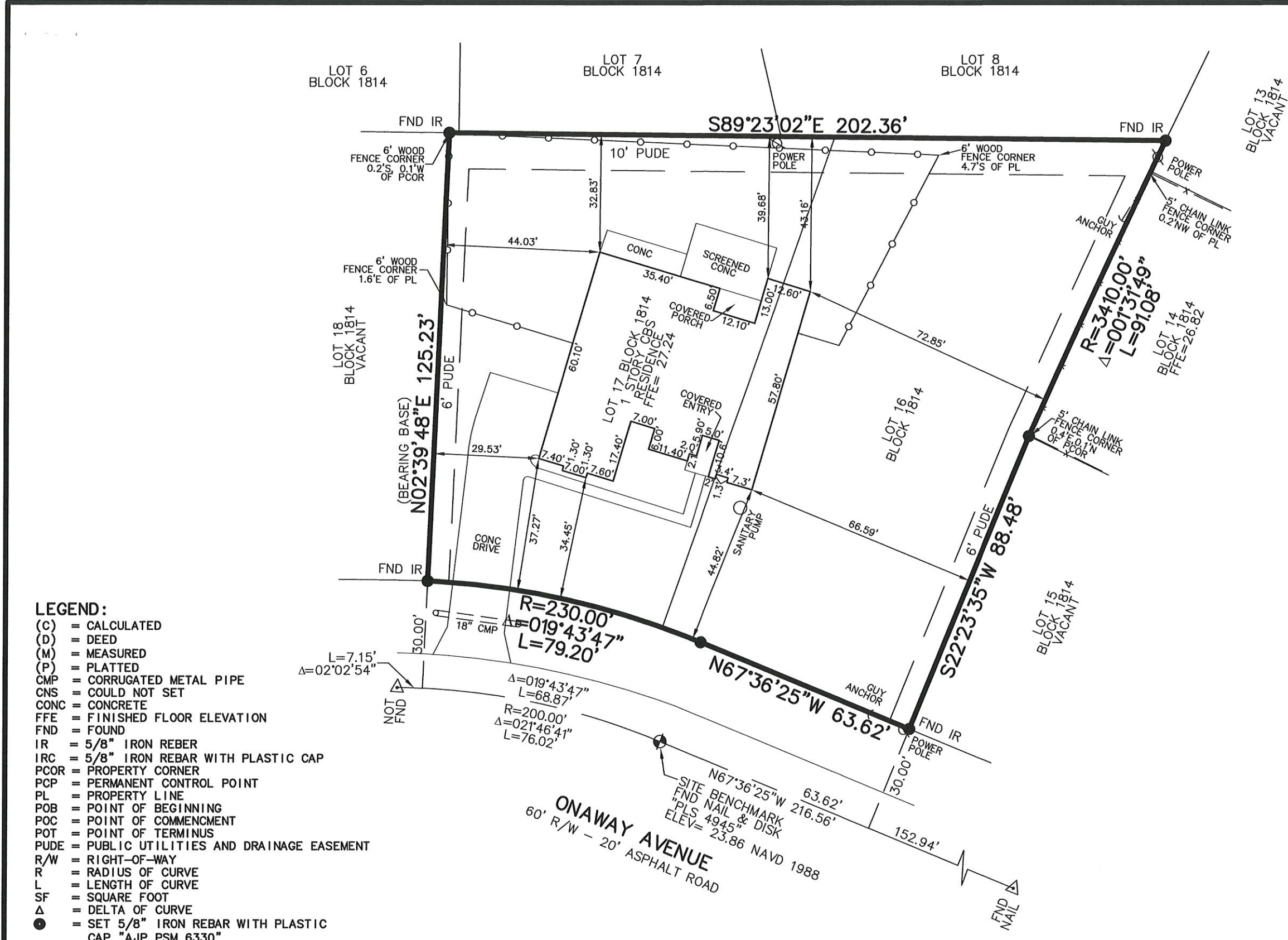
DATE:	REVISIONS:	BY:

ALEXANDER J. PIAZZA PSM, INC.
 Surveying • Mapping • Consulting
 619 SW Biltmore Street
 Port St. Lucie, Florida 34983
 Phone: (772) 340-7770
 Fax: (772) 340-2250
 LB#7280

CAD	K:\BUILDERS\DWG2022\22-8938.DWG				
REF	K:\				
FLD	BF/DG	FB.	PG.	JOB 22-8938	
OFF	AJP			DATE 5-10-22	
CKD	AJP	SHEET	1 OF 1	DWG C-1712	

CERTIFIED TO:
 ISMAEL & MAYERLYN REYES
 GROZA BUILDERS, INC.





- LEGEND:**
- (C) = CALCULATED
 - (D) = DEED
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LEGAL DESCRIPTION:
 LOTS 16 & 17 IN BLOCK 1814 OF PORT ST. LUCIE – SECTION THIRTY FIVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 10, PAGES 10A THROUGH 10P, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 24,488 SQUARE FEET OR 0.5621 ACRES, MORE OR LESS.

- SURVEY NOTES:**
1. UNLESS OTHERWISE NOTED ONLY PLATTED EASEMENTS ARE SHOWN HEREON.
 2. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
 3. THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0275 J, EFFECTIVE DATE FEBRUARY 16, 2012.
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CERTIFIED TO:
 ISMAEL REYES

TYPE OF SURVEY:	BOUNDARY	PLOT PLAN	U/C TIE IN	FINAL	TOPOGRAPHIC
COMPLETED ON:	9-17-20				

LAST FIELD DATE: 9-17-20

ALEXANDER J. PIAZZA PSM, INC.
 Surveying • Mapping • Consulting
 619 SW Biltmore Street
 Port St. Lucie, Florida 34983
 Phone: (772) 340-7770
 Fax: (772) 340-2250
 LB#7280

CAD	K:\BUILDERS\DWG2020\20-6060.DWG				
REF	K:\				
FLD	CJM / RP	FB. 000	PG. 00	JOB	20-6060
OFF	AJP			DATE	9-17-20
CKD	AJP	SHEET	1 OF 1	DWG	C-1049

This Instrument Prepared by and Return to:

Anchor Land Title, Inc.

710 SW Port St. Lucie Blvd., Suite A
Port St. Lucie, FL 34953
(772) 621-8255

Lawana M. Brown, CLC
13-3174
Parcel ID No.: 3420-670-1672-000/6

Warranty Deed

18.50 1393.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made and executed the 21 day of February, ~~2012~~^{2013 sub} by

JP Loan Services Investments Inc., a Florida Corporation a/k/a JP Loan Services and Investments, Inc. a Florida Corporation

whose post office address is: **5970 NW Baynard Drive, Port St. Lucie, FL 34986**, herein called the grantor, to

Ismael Reyes and Mayerlyn M. Reyes, husband and wife

whose post office address is: **2713 SW Onaway Avenue, Port St. Lucie, FL 34987**, hereinafter called the Grantee:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in St. Lucie County, State of Florida, viz:

Lots 16 and 17, Block 1814, PORT ST. LUCIE SECTION THIRTY FIVE, according to the Plat thereof, as recorded in Plat Book 15, at Pages 10, 10A through 10P, of the Public Records of St. Lucie County, Florida.

Subject to easement, restrictions, and reservations of record and to taxes for the year 2013 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

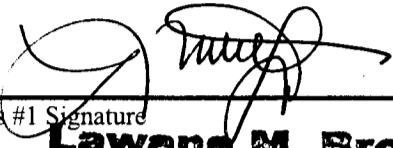
TO HAVE AND TO HOLD, the same in fee simple forever.

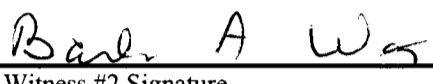
AND, the grantor hereby covenants with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all parties whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.


IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

JP Loan Services Investments Inc., a Florida Corporation


Witness #1 Signature
Lawana M. Brown

Printed Witness #1

Witness #2 Signature
BARBARA A. WATKINS
Printed Witness #2

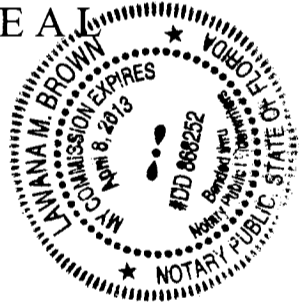
By: 
Jan-Paul Brolmann, President

STATE OF FLORIDA

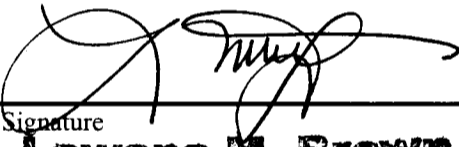
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 21 day of February, ²⁰¹³~~2012~~, by **Jan-Paul Brolmann, President, of JP Loan Services Investments Inc., a Florida Corporation** on behalf of the corporation who is personally known to me or who has produced Driver's License or _____ as identification and who did not take an oath.

SEAL



My Commission Expires:


Notary Signature
Lawana M. Brown
Printed Notary Name

Reyes, Ismael & Mayerlyn

2707 SW Onaway Ave.

VARIANCE

Project: P22-267

Planning and Zoning Board Meeting

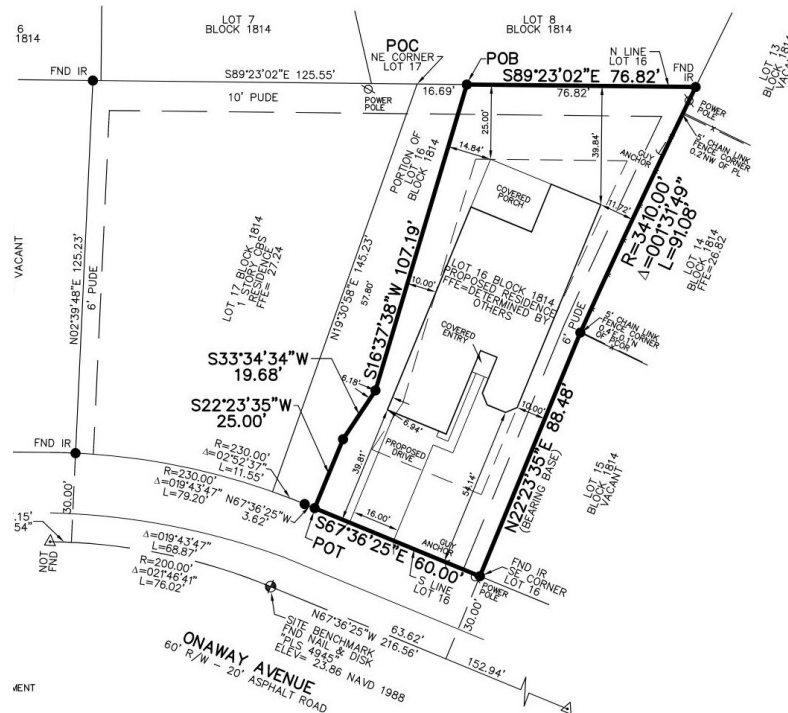
Francis Forman, Planner II

October 4, 2022



PROJECT SUMMARY & VARIANCE REQUEST

- A variance of 3.82 feet to allow a 6.18-foot setback from the western property line for a future single-family residence.
- The RS-2 zoning district requires a minimum setback of ten (10) feet from the side property lines for any structures.

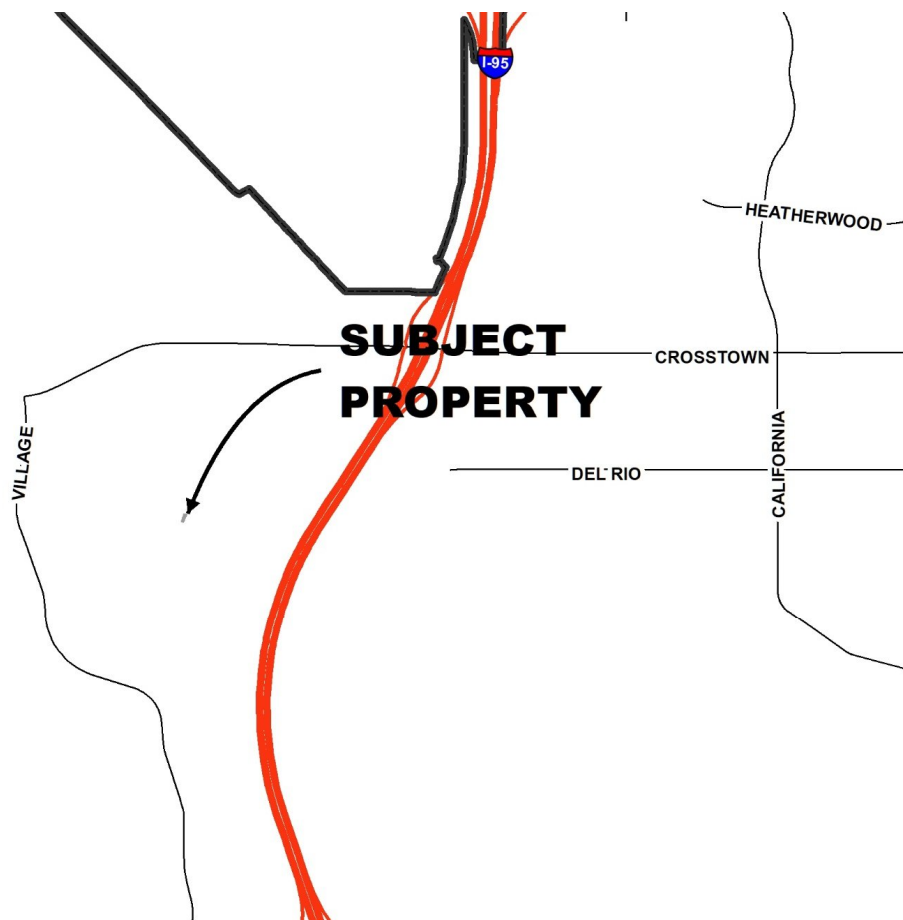


APPLICANT AND OWNER

- Ismael & Mayerlyn Reyes, property owners



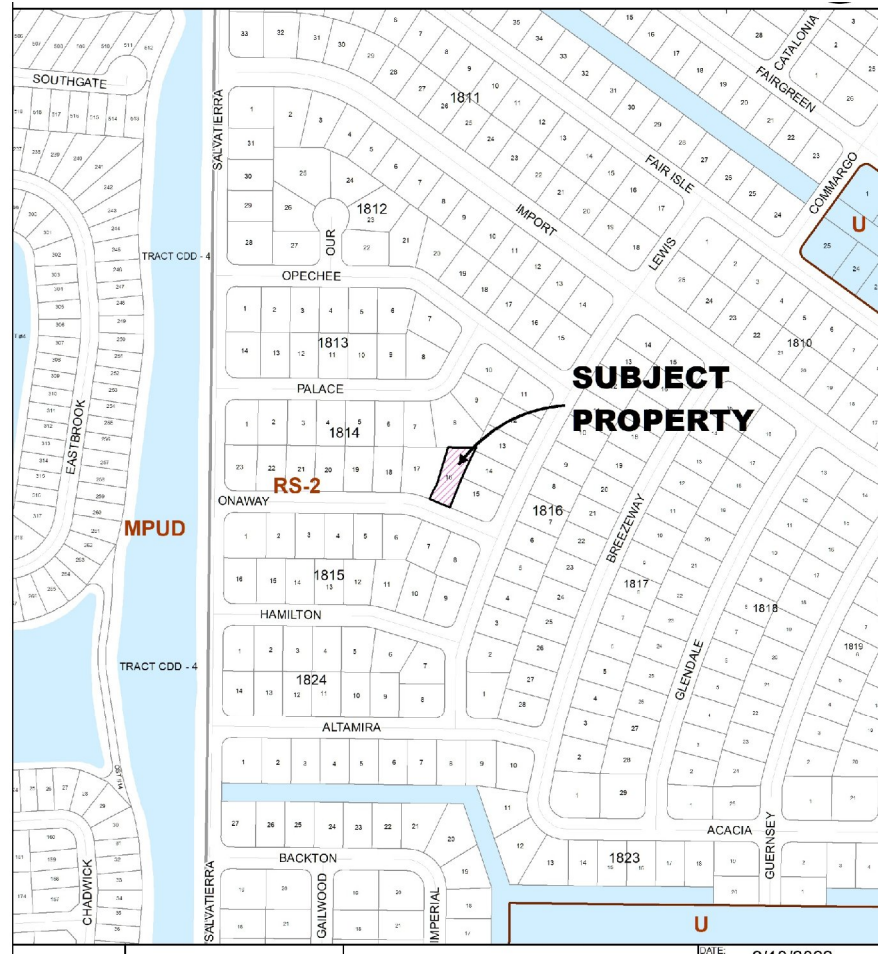
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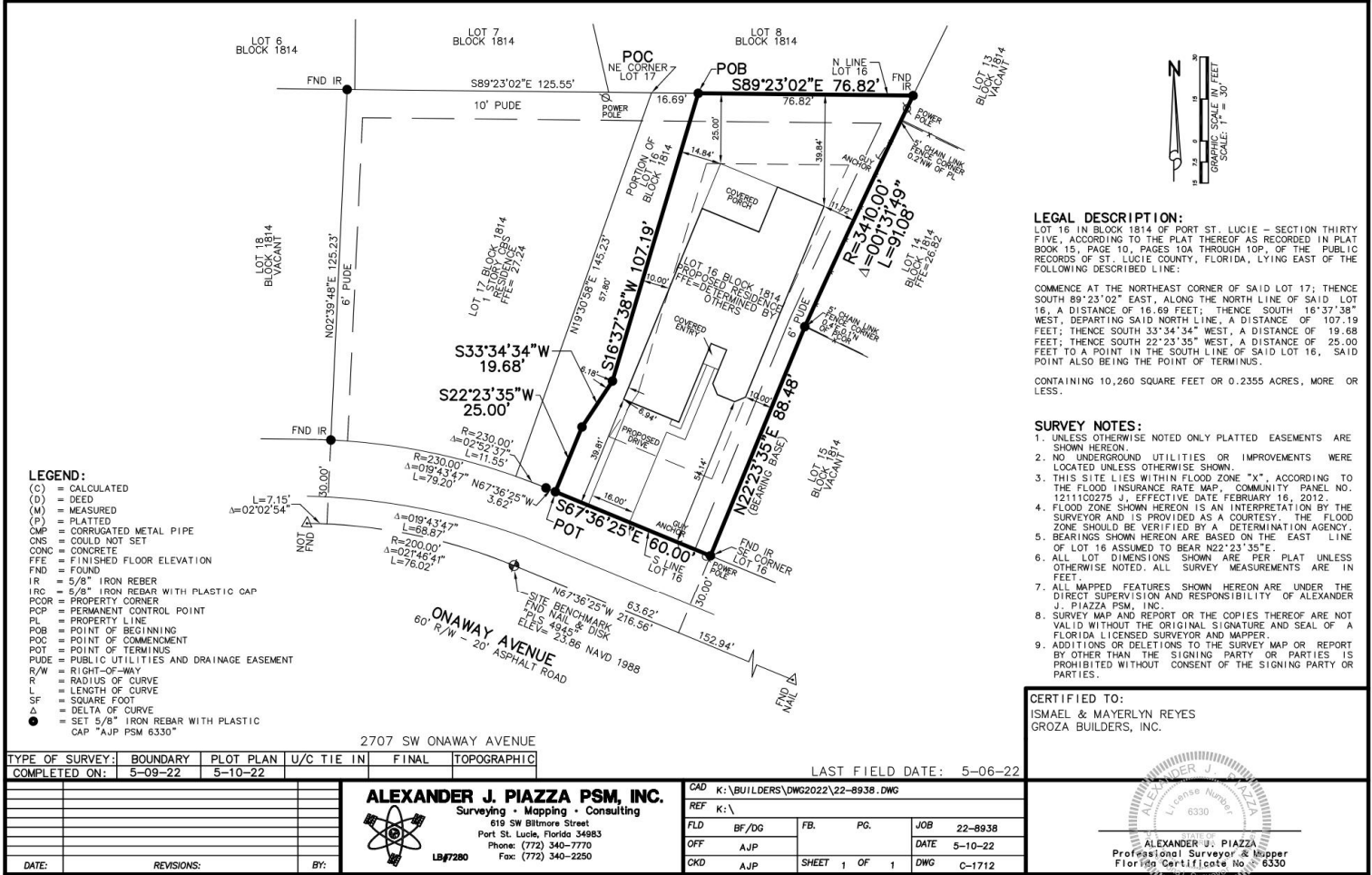


AERIAL MAP



Zoning Map





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Subject Site Plot Plan & Boundary Survey

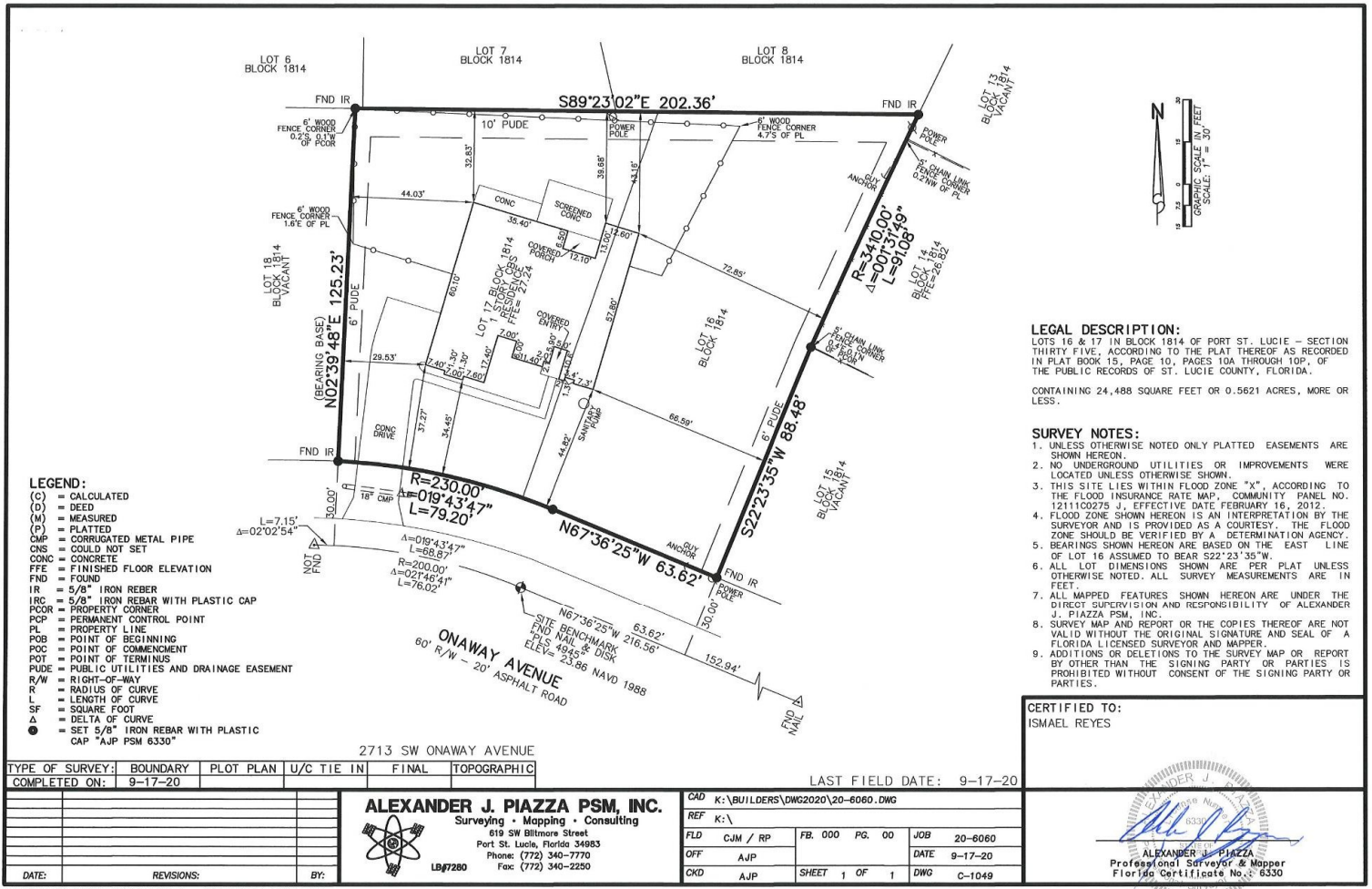


CityofPSL.com

Background

- In 2003 a 2,600 s.f. single-family residence was constructed over the property line separating lots 16 & 17, combining the lots.
- An exemption from platting was applied for per Section 156.022 of the City Code in December of 2020 to move the separating property line.
- The exemption from platting allowed for the separating lot line to be moved east into lot 16 to provide a 10-foot side yard setback for the existing home creating an irregular property line past the standard 25-foot building setback.
- The resulting overall width of the subject site limits the possible size and orientation of any structure on the site.





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Lot 16 & 17 Survey



Staff Findings

- The applicant created the need for this variance by moving the separating property line through the “exemption from platting” process back in December of 2020. The western property line was created in such a way that a portion of the line intrudes into the site to make room for the existing structure on lot 17, causing a portion of the subject site to be smaller and leading the proposed single-family residence to be too close to meet the required 10-foot building setback.
- The variance granted is the minimum variance that will make possible the reasonable use of land, given that the structure is stated to be only 40 feet wide, compared to a 60-foot-wide home on a standard 80-foot by 120-foot lot.



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





Agenda Summary

2022-864

Agenda Date: 10/4/2022

Agenda Item No.: 8.e

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-271 460 Peacock Business Center @ St. Lucie West - Variance

Location: 460 NW Peacock Boulevard

Legal Description: Lots 1-3, Block 3, St. Lucie West Plat No. 1

The request is for a variance to allow 19 freestanding air conditioning condensing and compressor units to be located along the front of the building, facing NW Peacock Boulevard.

Submitted By: Stephen Mayer, Planner III

Executive Summary: The applicant is proposing to build two one-story office warehouse (flex space) buildings with 19 flex space units in each building. The units are aligned so that loading bay doors face a common alley way at the rear of each unit. The applicant is requesting a variance to allow 19 freestanding air conditioning condensing and compressor (A/C) units to be located along the front of building #2, which is facing and visible from NW Peacock Boulevard. See attached Site Plan. Section 154.03(F) of the City's Landscaping and Land Clearing Code states that air condensing and compressor units may not be located on the side of a building that faces a street.

Presentation Information: Staff will make a brief presentation.

Staff Recommendation: Move that the Board review the variance application and vote to:

1. Approve the variance request.
2. Approve with the condition that the applicant shall maintain the viburnum hedges at the height of the AC units (27") or some other condition(s).
3. Deny the variance request, or
4. Table the variance request.

Background: See attached staff report.

Issues/Analysis: See attached staff report.

Special Consideration: N/A

Location of Project: Southwest corner of NW Peacock Boulevard and NW Stadium Drive.

Attachments: 1. Staff Report, 2. Applicant's Response to Criteria, 3. Site Plan, 4. Landscape Plan, 5. Staff Presentation



**460 Peacock Business Center @ St. Lucie West
Variance
P22-271**



Aerial Map

SUMMARY

Applicant's Request:	A variance request to allow freestanding air conditioning condensing and compressor units to be located on the front side of building that faces NW Peacock Boulevard. See applicant's comments that are attached to the Variance Application.
Application Type:	Variance, Quasi-Judicial
Applicant:	Engineering Design & Construction, Inc; Bradley J. Currie, AICP
Property Owner:	460 Peacock Business Center, LLC
Address:	460 NW Peacock Boulevard
Location:	Southwest corner of NW Peacock Boulevard and NW Stadium Drive.
Project Planner:	Stephen Mayer, Planner III

Project Description

The applicant is proposing to build two one-story office warehouse (flex space) buildings with 19 flex space units in each building. The units are aligned so that loading bay doors face a common alley way at the rear of each unit. The applicant is requesting a variance to allow 19 freestanding air conditioning condensing and compressor (A/C) units to be located along the front of building #2, which is facing and visible from NW Peacock Boulevard. See attached Site Plan.

Section 154.03(F) of the City's Landscaping and Land Clearing Code states that air condensing and compressor units may not be located on the side of a building that faces a street.

Review Criteria

An application for a variance is reviewed for consistency with Article XV of the Zoning Code, Sections 158.295 through 158.299. Final action on the application (approval or denial) is in the form of an Order of the Planning and Zoning Board following a quasi-judicial public hearing. A vote of approval by five (5) members of the Planning and Zoning Board is required to grant a variance.

Public Notice Requirements

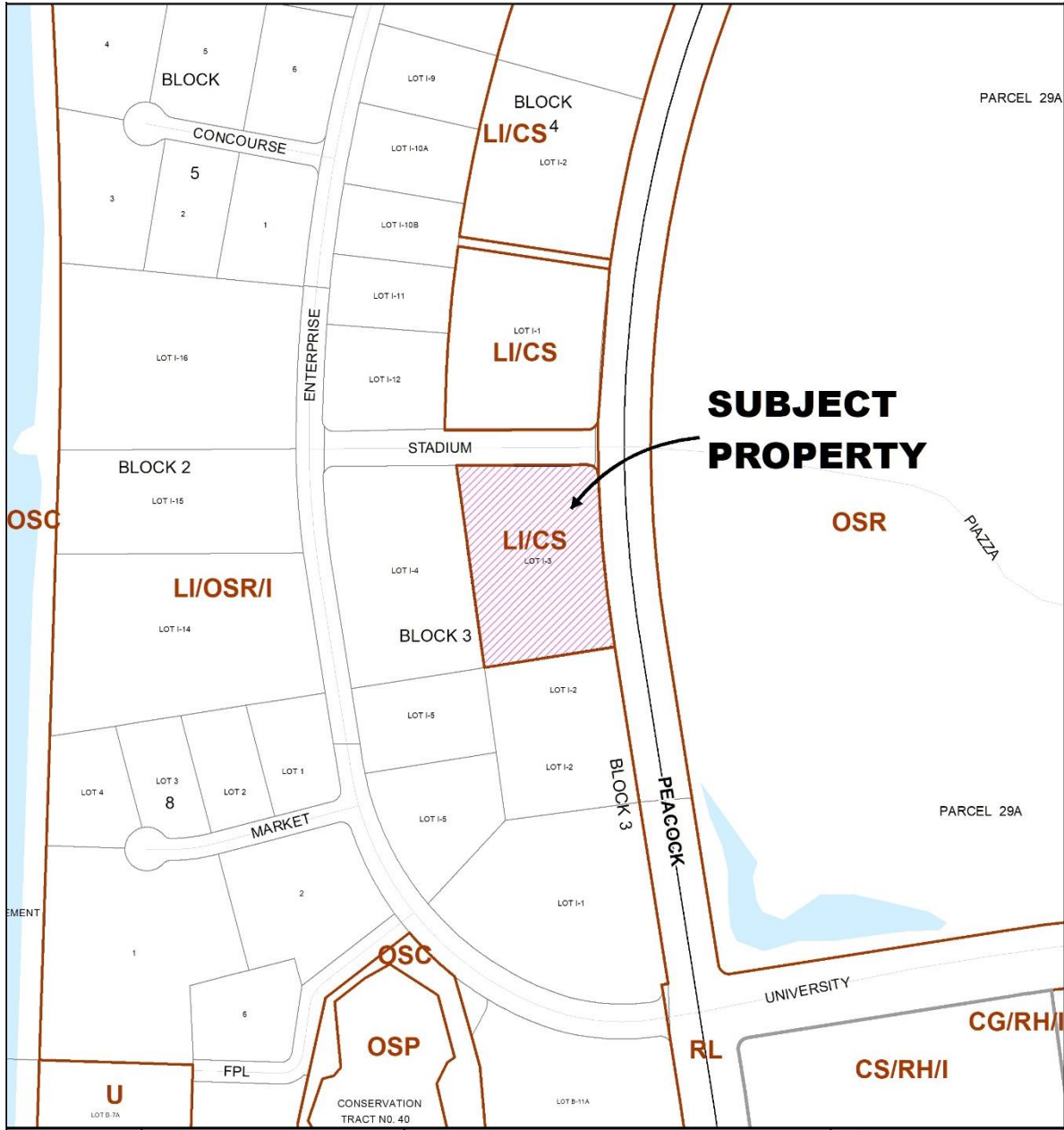
Public notice was mailed to owners within 750 feet and the file was included in the ad for the Planning & Zoning Board’s agenda.

Location and Site Information

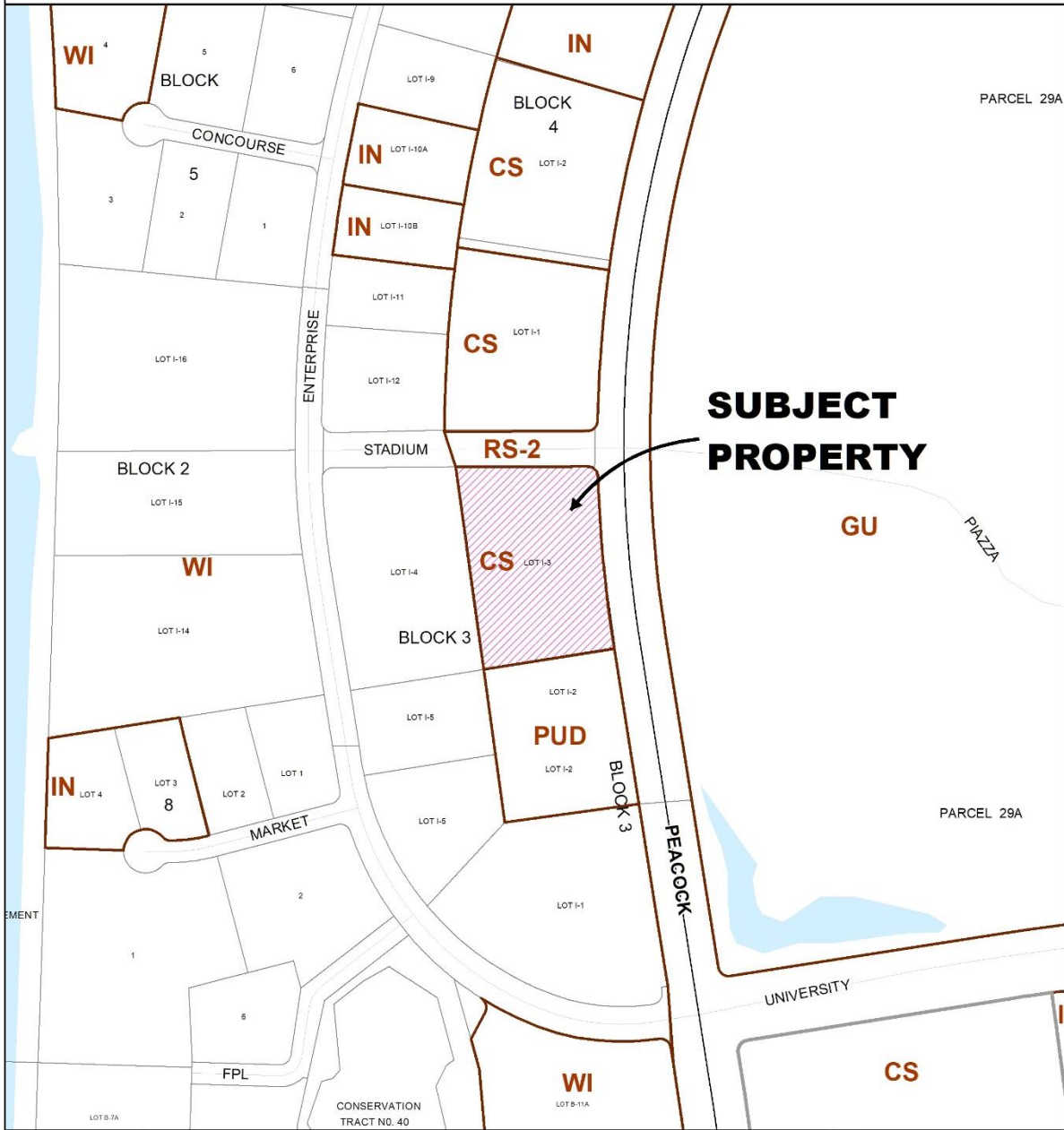
Parcel Number:	3323-500-0025-000-7
Property Size:	3.12-acres
Legal Description:	Lot 1-3, Block 3, Parcel 28, St. Lucie West Plat Number 1, Prima Vista Boulevard, Plat Book 26, Page 8.
Future Land Use:	Light Industrial/Commercial Service (LI/CS)
Existing Zoning:	Service Commercial (CS)
Existing Use:	Vacant

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	Light Industrial/Service Commercial (LI/CS)	Service Commercial (CS)	Vacant
South	Light Industrial/ Open Space – Recreation/ Institutional (LI/OSR/I)	Planned Unit Development (PUD)	Flying Panda Commercial Property
East	Open Space Recreation (OSR)	General Use (GU)	Mets Stadium
West	Light Industrial/ Open Space – Recreation/ Institutional (LI/OSR/I)	Warehouse Industrial (WI)	Vacant



Land Use Map



Zoning Map

IMPACTS AND FINDINGS

Section 158.295 (B) of the Zoning Code establishes the duties of the Planning and Zoning Board in authorizing a variance. The Planning and Zoning Board may authorize the variance from the provisions of the Zoning Code as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. Pursuant to Section 158.296, a variance is authorized only for height, area, and size of the structure, yard size, building setback, lot size requirements, and other applicable development regulations, excluding use. To authorize a variance, the Planning and Zoning Board should consider the criteria listed under Section 158.295 (B) (1) through (7). The applicant's response to this criterion is attached to the application. Staff's review is provided below.

See the applicant's responses that are included in the Variance application.

Compatibility with variance criteria Section 158:295 (B).

- 1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
 - *Staff Findings: All lots zoned Commercial Service (CS) are subject to the same zoning regulations. The A/C units could be located in places other than the front of the buildings:*
 - 1) *The backs of the warehouse buildings are proposed to have a 32-foot-wide alley with loading zones for the back of each building. Locating bollards in front of the A/C units could protect the A/C units from being hit by vehicles. The A/C units also could be elevated on the back wall of the building and screened with fencing.*
 - 2) *Many warehouse and commercial buildings are designed with flat roofs so that the A/C equipment can be located on the roof. The two approved building elevations have been approved with a flat roof, so staff notes that the A/C units could potentially be located on the roof.*
- 2) That the special conditions and circumstances do not result from any action of the applicant.
 - *Staff Findings: See #1.*
- 3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district.
 - *Staff Findings: See #1.*
- 4) That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant.
 - *Staff Findings: See #1.*
- 5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
 - *Staff Findings: See #1.*
- 6) That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

- *Staff Findings: The purpose of the City code regarding the placement of A/C units is to foster the development of visually attractive streets and sites by not allowing A/C units to face the street. The applicant is proposing to locate 19 A/C units at the front entrances of building #2, facing a collector street (Peacock Boulevard). The proposed 24" high viburnum hedges placed in front of the units would minimize, but not prevent, the view of the units from the streets or entrances. In order to minimize the view, the applicant should maintain them at the height of the AC units (27").*

7) That there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

- *Staff Findings: Acknowledged.*

PLANNING AND ZONING BOARD ACTION OPTIONS

The Board may choose to approve, deny or table the proposed variance. If the Board finds that the variance application is consistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code (listed above), then the Board may:

- Motion to approve
- Motion to approve with the condition that the applicant shall maintain the viburnum hedges at the height of the AC units (27").

If the Board finds that the variance application is inconsistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code, then the Board may:

- Motion to deny

Should the Board need further clarification or information from either the applicant and/or staff, the Board may:

- Motion to table or continue the hearing or review to a future meeting

(NOTE TO APPLICANTS: Any request for a variance that is denied by the Planning and Zoning Board may be appealed to the Board of Zoning Appeals. Appeal applications are made through the City Clerk's office and must be submitted within 15 days after the Planning and Zoning Board hearing).

**LETTER OF JUSTIFICATION
460 Peacock Business Center**

Variance Application
August 22, 2022

REQUEST

On behalf of the Petitioner, Engineering, Design, & Construction, Inc. (EDC) is requesting approval of a variance application for a project to be known as Peacock Business Center. The subject property totals 3.12 acres. The property is generally located on the west side of NW Peacock Boulevard and south of NW Stadium Drive in St. Lucie West. The petitioner is requesting relief from the requirement of City of Port St. Lucie Landscape Code, Section 154.03(F) which restricts air conditioning condensing and compressor units from facing a street right-of-way.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject properties are located on the south side of NW Stadium Drive and west of Peacock in St. Lucie West. The Parcel ID number associated with this application is # 3323500-0025-000-7.

The subject property has a Future Land Use designation of Light Industrial / Commercial Service (LI/CS) and is located in the Commercial General (CG) Zoning district. The petitioner is requesting relief from the requirement of City of Port St. Lucie Landscape Code, Section 154.03(F) which restricts air conditioning condensing and compressor units from facing a street right-of-way.

To the north of the subject property is the Right-of-Way of NW Stadium Drive. North of the Right-of-Way is an undeveloped commercial parcel. This parcel has a Future Land Use designation of Light Industrial / Service Commercial (LI/CS) and is located in the Service Commercial (CS) Zoning district

To the south of the subject property lies a developed commercial parcel known as Flying Panda. This parcel has a Future Land Use designation of Light Industrial / Open Space – Recreation / Intuitional (LI/OSR/I) and an underlying Zoning category of Planned Unit Development (PUD).

To the east of the subject parcel is the Right-of-Way of NW Peacock Blvd. followed by the Mets Stadium. The Mets Stadium has a Future Land Use Designation of Open Space – Recreation (OSR) and an underlying Zoning designation of General Use (GU).

West of the subject property is an undeveloped industrial parcel. This parcel has a Future Land Use designation of Light Industrial / Open Space – Recreation / Intuitional (LI/OSR/I) and a Zoning designation of Warehouse Industrial (WI).

VARIANCE REQUIREMENTS

Section 158.295 of the Port St. Lucie Zoning Code identifies the requirements for a Variance Submittal. The attached variance application package meets all of the requirements of Section 158.295.

As noted in section 158.295 of the City of Port St. Lucie Zoning Code, the below criteria are considered when making a determination:

1. Please explain the special conditions and circumstances that exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

RESPONSE: The subject property is located adjacent to two (2) street rights-of-way making it difficult to meet the intent of this code. NW Stadium Drive is located north of the subject property and NW Peacock Boulevard is located east of the subject property. The proposed use is flex space which incorporates bay doors at the rear of each unit. Placing the a/c units in the rear of the building hinders the ingress / egress to the bay doors. The applicant is requesting a variance to allow for installation of the mechanical equipment at the front of the buildings with appropriate screening.

2. Please explain if these conditions are circumstances result from actions by the applicant.

RESPONSE: The conditions of the site are not a result of actions by the applicant. Restrictions on this site are present due adjacent rights-of-way. See below aerial.



3. Please explain how granting the variance requested will not confer on the applicant special privilege that is denied by this chapter on other lands, buildings or structures in the same zoning.

RESPONSE: The parcel is a corner lot adjacent to two (2) public rights-of-way. There is a proposed landscape buffer along NW Stadium Drive and NW Peacock Boulevard which will screen the proposed a/c units from view by the public rights-of-way. The mechanical equipment will also be screen as required in Section 154.03(F) of the City of Port St. Lucie Landscape and Land Clearing Code. This is necessary due to existing site conditions.

4. Please explain how a literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship

on the applicant.

RESPONSE: *Due to the drive-aisle proposed for access to the rear of the building and being that the site is adjacent to two (2) rights-of-way at the northern and eastern property lines, design to include a/c pads that are not located on a side of a building facing a street right-of-way is difficult.*

5. Please illustrate and explain if the variance request is the minimum variance that will make possible for reasonable use of the land, building or structure.

RESPONSE: *The proposed a/c pads are not located immediately adjacent to the rights-of-way. The mechanical equipment will also be screened from view by the landscape buffers at the northern and eastern property line along with screening around said mechanical equipment. This is the minimum variance that will make it possible for the construction of the proposed development.*

6. Please indicate how granting variance will be in harmony with the general intent and purpose of the chapter and that granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

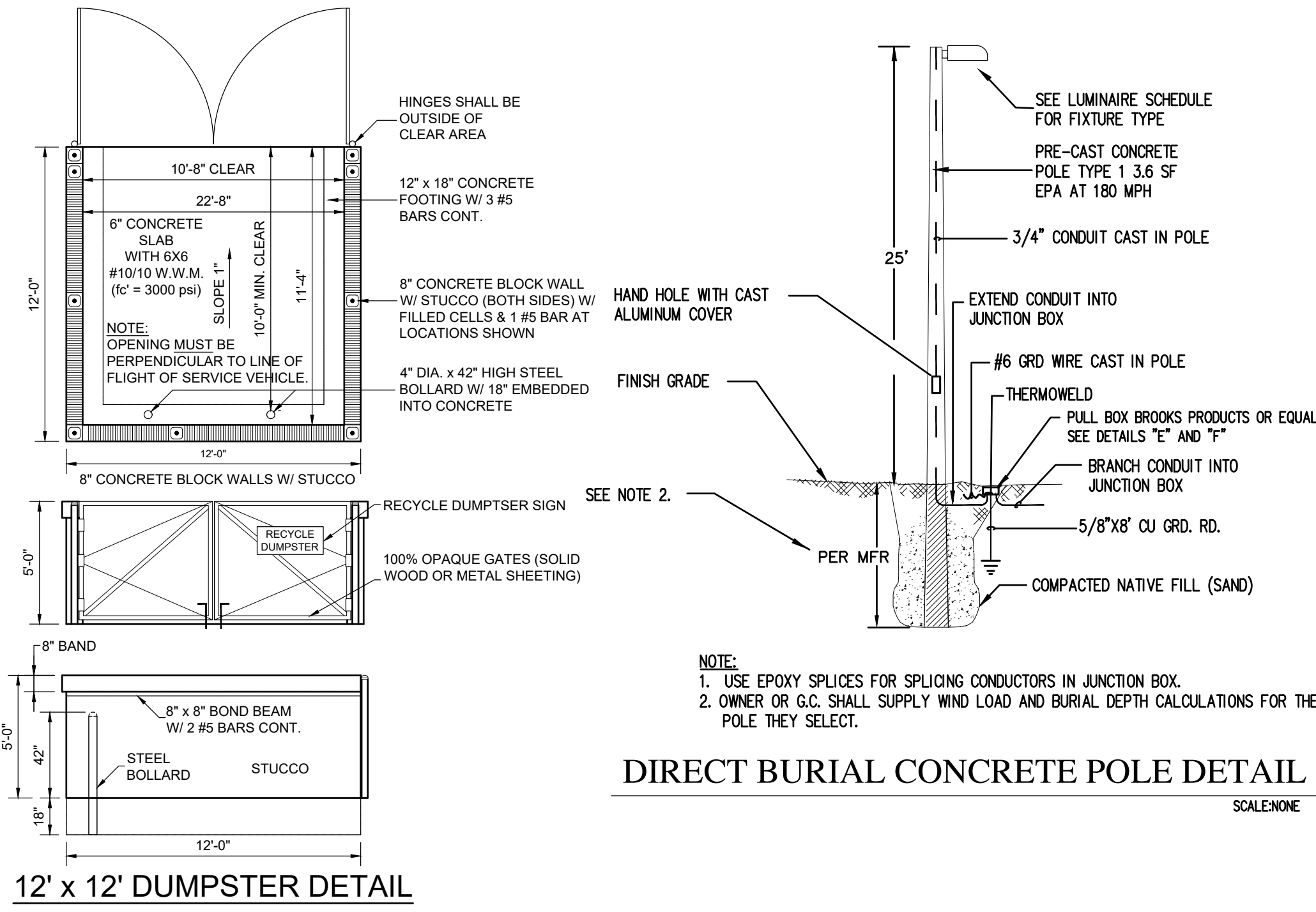
RESPONSE: *The proposed a/c pads are not located immediately adjacent to the rights-of-way and are set back in the proposed development. The mechanical equipment will also be screened from view by the landscape buffers at the northern and eastern property line along with screening around said mechanical equipment. This is the minimum variance that will make it possible for the construction of the proposed development.*

7. Please indicate that there will be full compliance with any additional comments and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits which the action for which variance is required shall be begun or completed, or both.

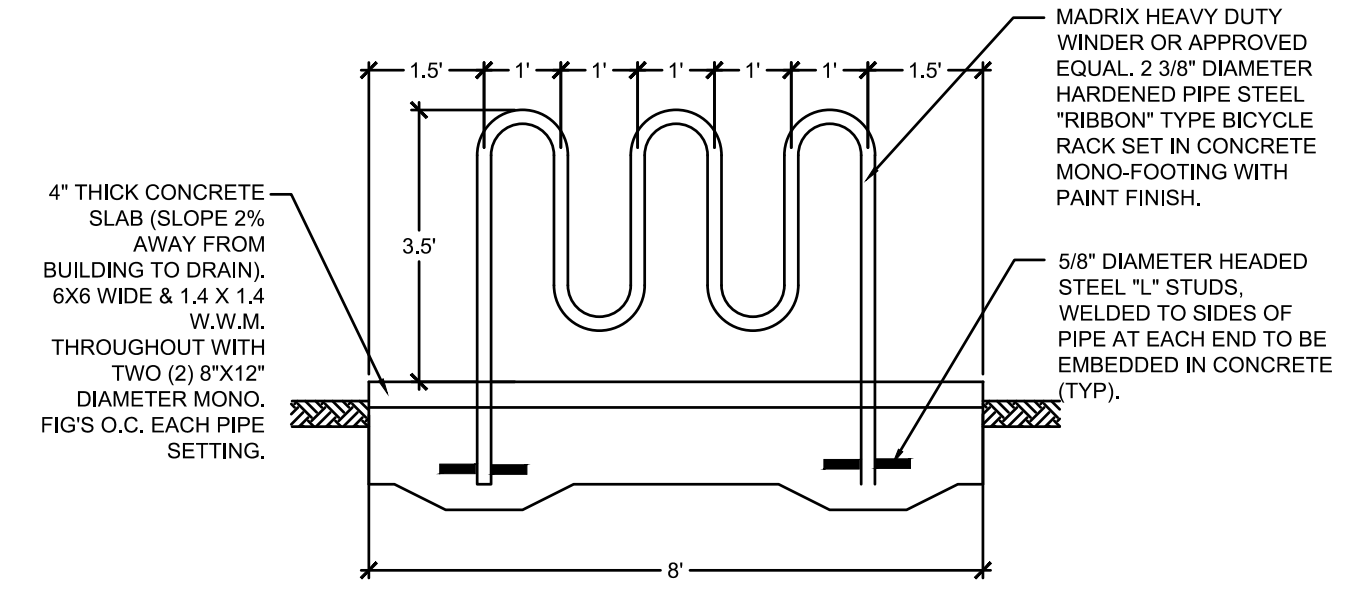
RESPONSE: *Acknowledged.*

Based on the above and attached information, the applicant respectfully requests approval of the proposed applications.

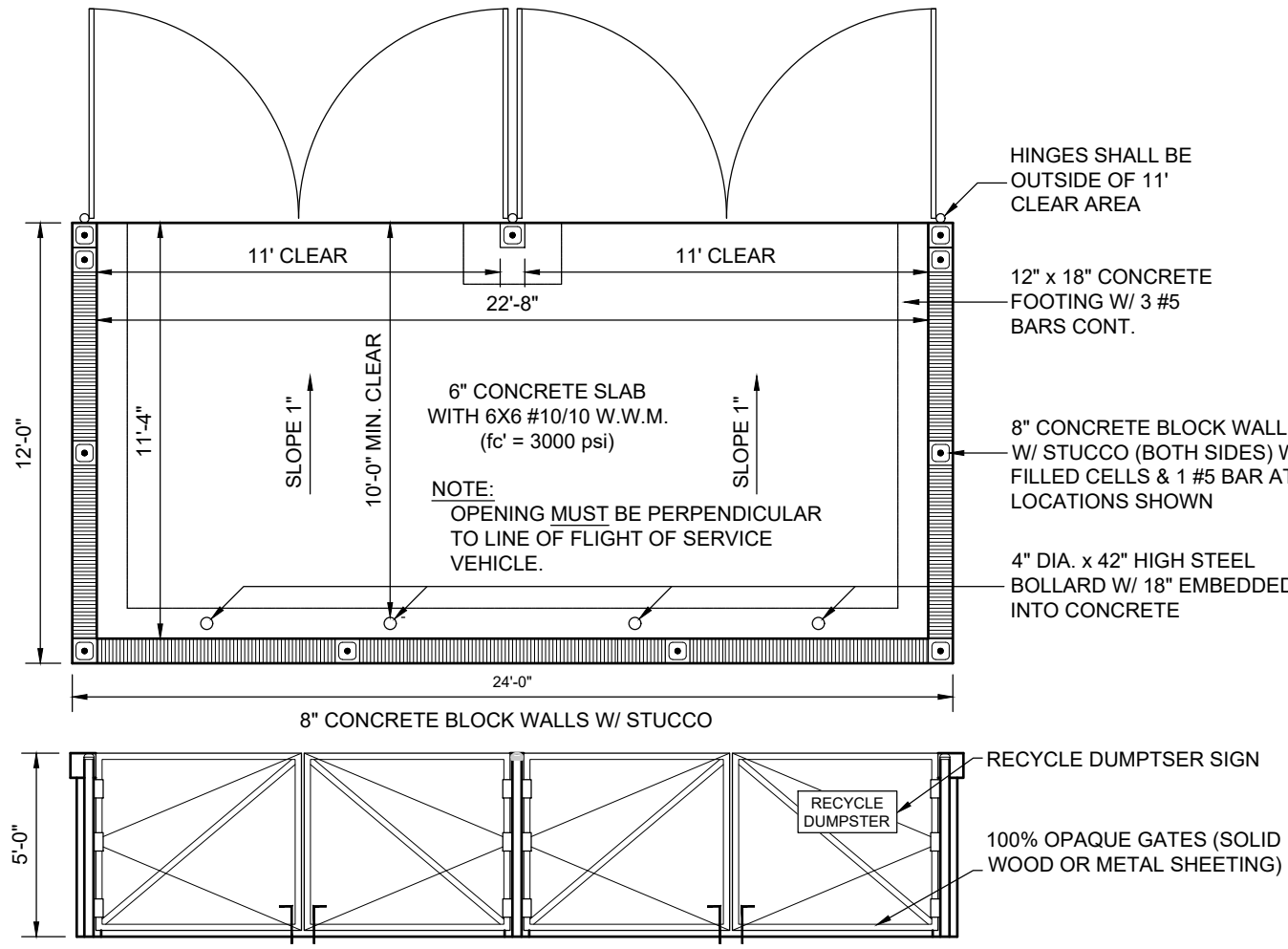
Z:\EDC-2021\21-250 - Kelly - 460 NW Peacock\ENGINEERING\Documents\Submittal Documents\Justification Statement\2022-08-22_460_Peacock_Variance_Mechanical_Equipment_ROW_Justification_Stmt_21-250.docx



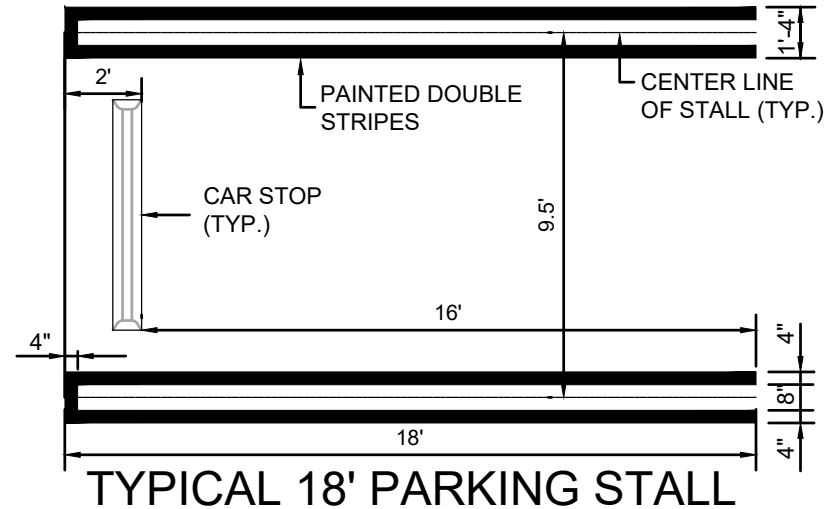
12' x 12' DUMPSTER DETAIL



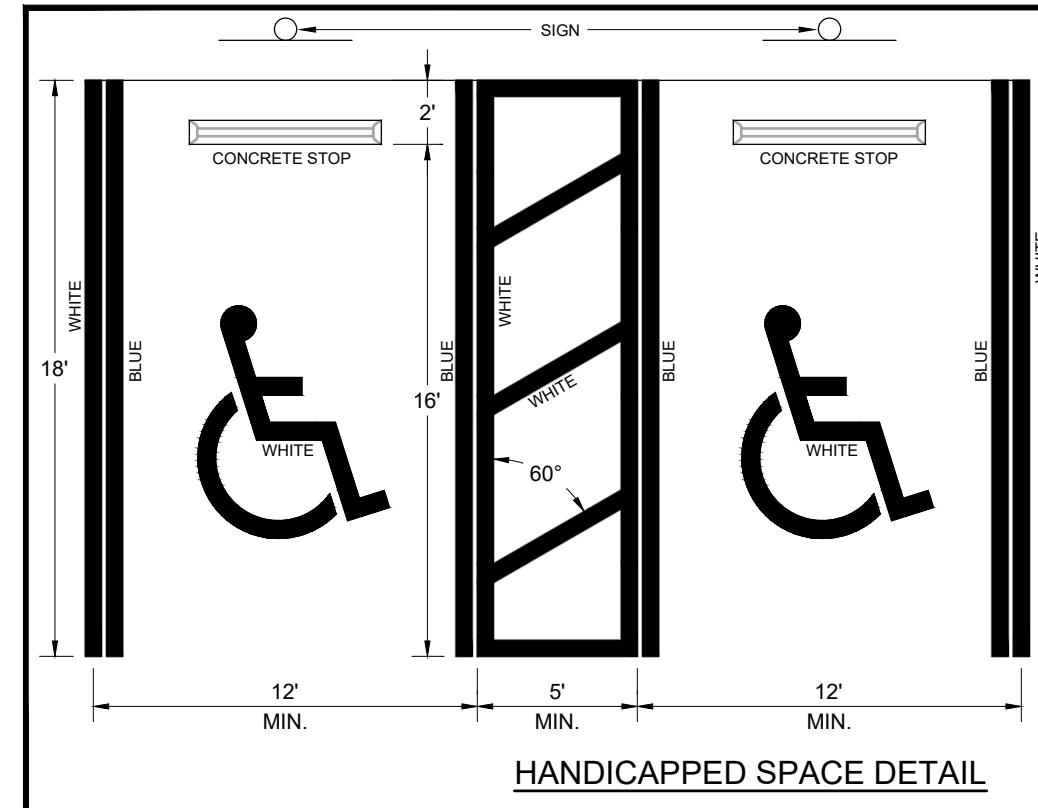
TYPICAL BIKE RACK DETAIL



24' x 12' DUMPSTER DETAIL



TYPICAL 18' PARKING STALL



HANDICAPPED SPACE DETAIL

UPLAND PRESERVE REQUIREMENTS

PROJECT AREA:	135,910 S.F. (3.12 AC.)
UPLAND AREA:	130,680 S.F. (3.00 AC.)
PER EDC ENVIRONMENTAL ASSESSMENT	
MITIGATION REQUIRED:	49,005 S.F. (1.125 AC.) (3.00 x 25% = 0.75 ACRES x 1.5 = 1.125 ACRES)

ENVIRONMENTAL SITE ASSESSMENT STATEMENT
(PER REPORT BY EDC, INC., JUNE 07, 2021)

DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES OR NO)	RELOCATION PLAN (YES OR NO)
WETLANDS	NO	N/A	N/A	N/A
RARE SPECIES	NO	N/A	N/A	N/A
THREATENED SPECIES	NO	N/A	N/A	N/A
ENDANGERED SPECIES	NO	N/A	N/A	N/A
LISTED SPECIES	NO	N/A	N/A	N/A
INVASIVE/EXOTIC VEGETATION	N/A	N/A	N/A	N/A

- SITE PLAN NOTES:**
- THIS APPLICATION IS NOT VESTED FOR ANY MUNICIPAL FEES. ALL FEES ARE CALCULATED AT TIME OF PAYMENT. THIS INCLUDES SPECIFICALLY IMPACT FEES, UPLAND PRESERVE FEES, AND ANY ADMINISTRATIVE REVIEW FEES FOR CITY DEPARTMENTS. NO FEES ARE VESTED BASED ON DATE OF CITY COUNCIL APPROVAL.
 - LIGHTS SHALL BE SHIELDED TO DIRECT ANY GLARE AWAY FROM ADJACENT PROPERTIES OR STREETS & WILL CONFORM WITH CHAPTER 158.221 OF THE PSL CITY CODE.
 - TREES WILL BE PRESERVED AND/OR MITIGATED IN ACCORDANCE WITH SEC. 153.16 OF THE LANDSCAPE CODE.
 - AIR CONDITIONING CONDENSING AND COMPRESSOR UNITS SHALL BE FULLY SCREENED FROM VIEW FROM RESIDENTIAL PROPERTIES OR STREET RIGHTS-OF-WAY AT GROUND LEVEL ON THE PROPERTY LINE. SCREENING SHALL CONSIST OF AN OPAQUE FENCE AND A HEDGE OF SHRUBS AT LEAST 24 INCHES IN HEIGHT WHEN PLANTED AND SPACED AT LEAST 24 INCHES ON CENTER AROUND THE ENTIRE AC UNIT OR COMPRESSOR. EXCEPT WHERE ACCESS TO THE EQUIPMENT IS NECESSARY. SCREENING MUST BE INSTALLED AND MAINTAINED IN A MANNER CONSISTENT WITH THE ARCHITECTURAL STYLE, COLOR, AND MATERIALS OF THE PRINCIPAL USE AND THE SHRUBS PLANTED IN A MANNER THAT IS CONSISTENT WITH THE APPROVED LANDSCAPING PLAN, IN ACCORDANCE WITH PSL CITY CODE, SECTION 154.03(F).
 - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PROPERTY ZONED RESIDENTIAL. THIS SCREENING SHALL BE DESIGNED AS BOTH A VISUAL BARRIER AND A NOISE BARRIER. SECT. 158.126(J)(4).
 - 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 41.98(g).
 - ALL PERMANENT MONUMENT SIGNS SHALL BE REVIEWED SEPARATELY AND RECEIVE PLAN APPROVAL BY THE PLANNING AND ZONING AND BUILDING DEPARTMENTS PER CHAPTER 155.

NEAREST FIRE HYDRANT LOCATIONS WITHIN 1,000 FT. OF SITE

THERE ARE NO EXISTING FIRE HYDRANTS WITHIN 1,000 FEET TO THE SITE. A FIRE HYDRANT WILL BE INSTALLED IN FRONT OF THE SITE ON SW STADIUM DRIVE.

STORMWATER DRAINAGE BASIN INFORMATION

BASIN 7B-1 (SFWMD PERMIT #56-00573-S)

CONTROL ELEVATION	= 21.52 NAVD (22.00 NGVD)
MIN ROAD CROWN ELEVATION	= 23.62 NAVD (25.10 NGVD)
MIN FINISHED FLOOR ELEVATION	= 26.02 NAVD (27.50 NGVD)
PERIMETER GRADE ELEVATION	= 23.82 NAVD (25.30 NGVD)

ALL ELEVATIONS SHOWN OR REFERENCED WITHIN THESE PLANS ARE BASED UPON N.A.V.D. '88. TO CONVERT FROM N.A.V.D. '88 TO N.G.V.D. '29, ADD 1.48' TO N.A.V.D. '88 ELEVATIONS TO GET N.G.V.D. '29 ELEVATIONS.

TRAFFIC STATEMENT
INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 10th EDITION

	AVERAGE RATE	PROJECT S.F.	TRIPS
WAREHOUSING (150)	1.74/1,000 S.F.	22,528 S.F.	= 39
GENERAL OFFICE (710)	11.03/1,000 S.F.	7,296 S.F.	= 80
TOTAL TRIPS			= 119
A.M. PEAK HOUR OF ADJACENT STREET TRAFFIC TRIPS:			
WAREHOUSING (150)	0.17/1,000 S.F.	22,528 S.F.	= 4
GENERAL OFFICE (710)	1.56/1,000 S.F.	7,296 S.F.	= 11
TOTAL TRIPS			= 15
P.M. PEAK HOUR OF ADJACENT STREET TRAFFIC TRIPS:			
WAREHOUSING (150)	0.19/1,000 S.F.	22,528 S.F.	= 4
GENERAL OFFICE (710)	1.49/1,000 S.F.	7,296 S.F.	= 11
TOTAL TRIPS			= 15

DRAINAGE SYSTEM:
DRAINAGE SYSTEM WILL CONSIST OF EXFILTRATION TRENCHES WITH THE DISCHARGE TO THE EXISTING MASTER DRAINAGE SYSTEM TO THE WEST OF THE PROPERTY TO THE EXISTING DRAINAGE DITCH. SFWMD CRITERIA FOR WATER QUALITY AND QUANTITY TREATMENT WILL BE PROVIDED. A MODIFICATION TO SFWMD PERMIT GP 56-00573-S WILL BE OBTAINED.

HAZARDOUS WASTE:
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.

EDC ENGINEERS & SURVEYORS ENVIRONMENTAL

10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	21-250 (04-13-2021).dwg
DRAWN BY	FILE NAME
DATE	21-250 SITE PLAN - 2
SCALE	1" = 30'
DATE	01 JUNE 2021

NO.	REVISION	DATE	REVISION COMMENTS
04-13-2021	ISSUED FOR PERMIT REVIEW		
04-13-2021	REVISIONS TO PERMIT COMMENTS (04-13-2021)		
07-27-2021	REVISED SITE PLAN PER PERM COMMENTS (07-14-2021)		

460 PEACOCK BUSINESS CENTER

460 NW PEACOCK BLVD.

SITE DETAILS

PORT ST. LUCIE FLORIDA

PSL PROJECT NO. P21-135

10250 SW VILLAGE PARKWAY - SUITE 201
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772-462-2455

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2 OF 2

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Z:\EDC\2021\21-250 - Kelly - 460 NW Peacock\ENGINEERING\AutoCAD\DWG\21-250 (04-13-2021).dwg 21-250 SITE PLAN - 2, 4/13/2021 10:34:00 AM Bob Frost, EDC, Inc., EDC, Inc.

Landscape Legend:

Qty	Symb	Name
10	AR	Red Maple (Native)
		Acer Rubrum 'Florida Flame', FG, 2.5" cal, 12' Ht, 4' spr
4	BB	Honkong Orchid
		Bauhinia blakeana, FG, 2.5" cal, 12' Ht, 4' spr
26	LI	Crape Myrtle ' Tuscarora' (count 2 for 1)
		Lagerstromia indica, FG, 2.5" cal, total 12' Ht, 4' spr, multi
9	LI2	Crape Myrtle, 'Red Rocket'
		Lagerstromia indica, FG, 2.5" cal, total 12' Ht, 4' spr, multi
15	SP	Cabbage Palm (Native)
		Sabal palmetto, FG, 18' OA, slicked
32	QV	Live Oak (Native)
		Quercus virginiana, FG, 2.5" cal, 12' Ht, 4' spr
Shrubs:		
416	HAM	Dwarf Firebush
		Hamelis patens compacta, 3 gal, 24" ht, 24" oc
100	VIB	Sweet Viburnum
		Viburnum odoratissimum, 7 gal, 24" ht x 18", 24" o.c.
157	VIO	Dwarf Walters Viburnum
		Viburnum obovatum 'Ms Shiller', 3 gal, 18" ht, 24" oc
77	MUH	Muhly Grass
		Muhlenbergia capillaris, 1 gal, 24" oc
379	MYR	Simpson's Stopper
		Myrcianthes fragrans, 3 gal, 24" ht, 24" oc
Groundcover:		
28	LAN	Pineland Lantana
		Lantana depressa, 1 gal, 36" oc

Landscape Data:

Trees

Exterior Buffer
 Minimum Buffer width: 15', 1 tree/30 lf
 North: 319' - 52' driveway = 267lf 9 trees
 East: 414 - 37' driveway = 377 lf 13 trees
 South: 302 lf 10 trees
 West: 466 16 trees

Interior Landscape:
 Parking Islands, 1 tree/islands 12 trees
 Building perimeter, 1 tree/30 lf
 Building #1: 444' - 100' entrances 11 trees
 Building #2: 416 - 95' entrances 11 trees
Total Trees required: 82 trees
Total Trees provided: 82 trees

Shrubs

Exterior Buffer
 1 shrub/2 lf
 North: 319' - 52' driveway = 267lf 134 shrubs
 East: 414 - 37' driveway = 377 lf 189 shrubs
 South: 302 lf 151 shrubs
 West: 466 233 shrubs

Interior Landscape:
 Building perimeter, 1 shrub/2 lf
 Building #1: 444' - 100' entrances 172 shrubs
 Building #2: 416 - 95' entrances 161 shrubs
Total shrubs required: 1039 shrubs
Total shrubs provided: 1051 shrubs

PSLUSD Notes:

- No landscape materials other than sod grasses may be planted within a 5' radius maintenance area of any PSLUSD facility such as water meters, backflow devices, fire hydrants, sanitary sewer cleanouts, and manholes, air release valves, etc.
- All landscaping within PSLUSD utility easements and within ten (10) feet of PSLUD infrastructure shall comply with Chapter 154 of the City's Code of Ordinances and PSLUSD Utility Standards.
- No landscaping shall be planted in a manner that would adversely affect utility easements. Landscaping shall be in compliance with Chapter 153 of the City of Port S. Lucie Code of Ordinances, PSLUSD technical specifications and policies.

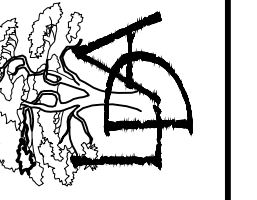
General Notes:

- All landscape material to be Florida No.1
- All landscaping meets FDOT clearzone and sight distance criteria.
- All trees installed within 4' of a hard surface such as sidewalk, curb or building to be installed with 24" rootbarrier per detail on sheet LD-06. Rootbarrier to extend 5' in each direction, measured from center of trunk.
- Quantities are given for contractor convenience only. In case of discrepancy between tags and plant list, the plant list shall prevail.
- All sweet viburnum screening A/C units to be maintained at 30" ht.

Notes:

- Less than 50% of the required trees are palm trees.
- 70% of the required trees are native
- 30% of the required trees are flowering trees
- 100% of the required trees located within landscape Islands are shade trees.
- 100% of the required trees are low water use.
- 100% of the required shrubs are moderate to low water use.
- All sod to be St. Augustine 'Floritam', weed free and laid tight, unless otherwise noted.
- Areas behind and between A/C Units to be mulched. Area between curb and shrub line to receive mulch. All other areas to be sodded

Landscape Design Associates
 2510 NW 182nd Ave
 High Springs, FL 32643
 352-210-5765 ph. www.landscape.com

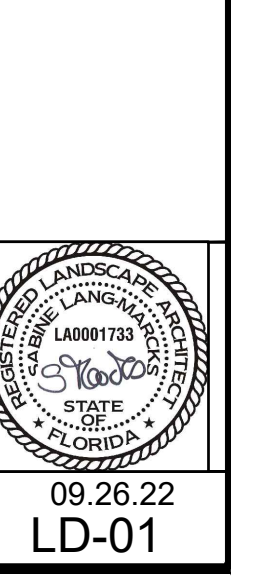


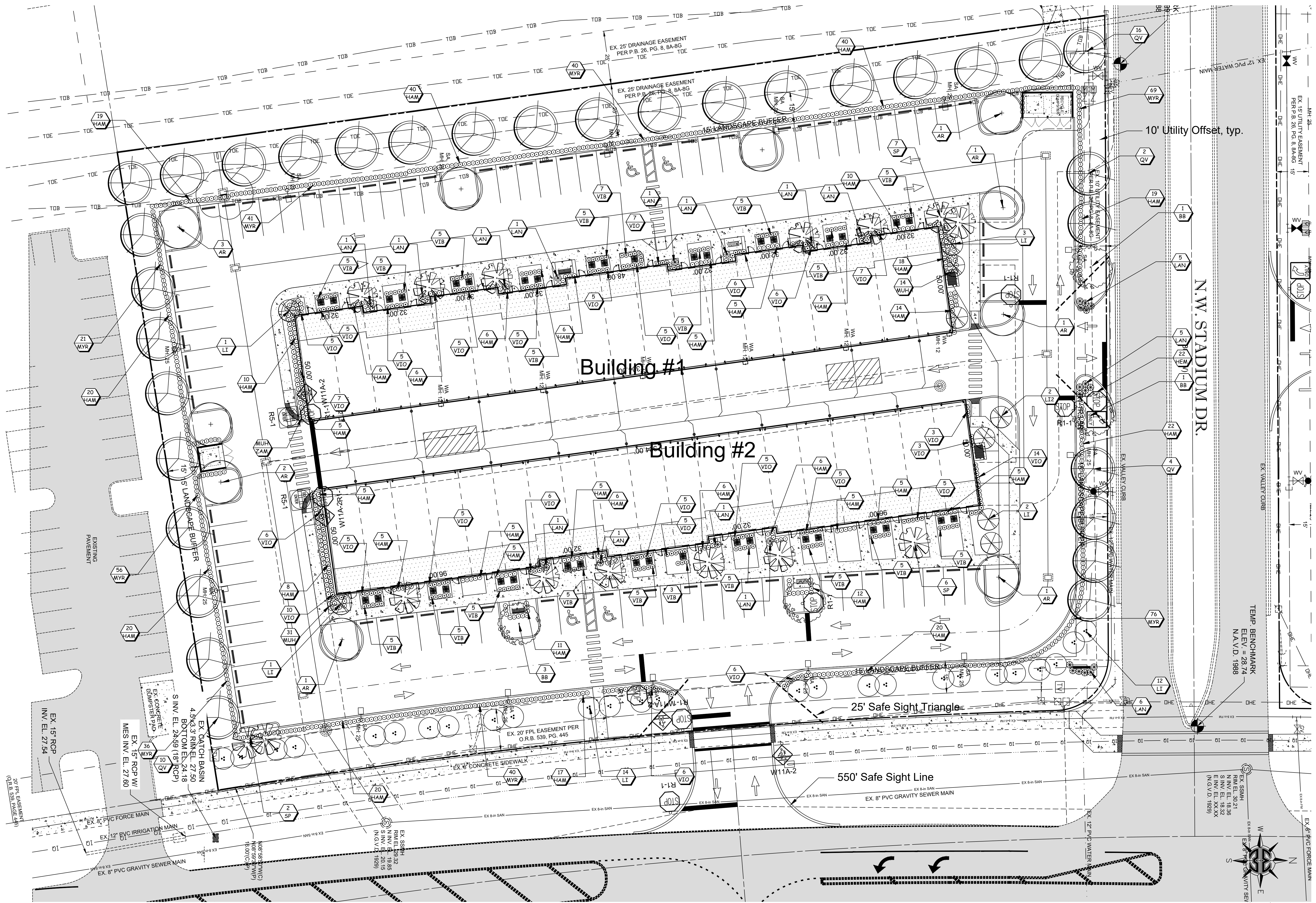
Revisions	Scale	NTS
Date	Drawn by:	SM
8-02-21	Checked by:	SM
3-1-22	CADD No.:	21-048 lp.dwg
5-31-22	Date:	6.16.2021
9-26-22		

Revisions	Comments
8-02-21	per staff comments
3-1-22	Review plans & Tags
5-31-22	Revised Landscaping
9-26-22	Revised L.P. per comments

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 OF PSLUSD AND THE CITY OF
 PORT ST. LUCIE.

Peacock Blvd Business Center
 City of Port St. Lucie
Landscape Plan





Landscape Design Associates
 25110 NW 182nd Ave
 High Springs, FL 32643
 352-210-5765 ph. www.landscape.com



Revisions	Date	Comments
	8.02.21	See staff comments
	3.1.22	Revised plantings & tags
	5.31.22	Revised Landscape
	9.26.22	Revised L.P. per comments

Scale: 1" = 20'
 Drawn by: SM
 Checked by: SM
 CADD No.: 21-048 lp.dwg
 Date: 6.16.2021

Professional Engineer Seal for Lucie St. Lucie
 City of Port St. Lucie Project No: P21-135
 09.26.22
 LD-02

PLANTING NOTES:

FERTILIZER

FERTILIZERS SHALL BE SLOW RELEASE, UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THE FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURERS STATEMENT OF ANALYSIS AND SHALL MEET THE FOLLOWING REQUIREMENTS: SIX (6) PERCENT NITROGEN, SIX (6) PERCENT PHOSPHOROUS AND SIX (6) PERCENT POTASSIUM. FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB PER 3 GAL POT, 1/4 LB PER 1 GAL POT) AND GROUNDCOVER. THE SOD STARTER FERTILIZER MIXTURE SHALL BE A 5-10-10 ANALYSIS. A 14-14-14 FERTILIZER ANALYSIS IS REQUIRED ON ALL TREES AND SHRUBS OVER 5' IN HEIGHT (1/2 LB PER 5' OF SPREAD). AGRIFORM TABLETS WITH TWENTY (20) PERCENT NITROGEN, TEN (10) PERCENT PHOSPHOROUS, FIVE (5) PERCENT POTASSIUM IN 21 GRAM SIZES SHALL BE APPLIED ALONG WITH THE FERTILIZER PROCESS (1 WITH 1 GAL PLANTS, 2 WITH 3 GAL PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER). MAGNESIUM SULFATE SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB PER INCH OF TRUNK CALIPER. MANGANESE SHALL BE APPLIED AT THE SAME RATE.

MULCH

MULCH MATERIAL SHALL BE COLORED 'A' GRADE CERTIFIED RECYCLED MULCH AND MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT. MULCH SHALL BE APPLIED TO A MINIMUM OF 3" DEPTH IN PLANTING BEDS. MULCH SHALL NOT BE PLACED WITHIN 6" OF TREE OR PALM TRUNKS.

SOD

THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

SUBSTITUTIONS

NO SUBSTITUTION OF PLANT MATERIAL TYPES OR SIZES WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT OF RECORD. CONTAINER GROWN MATERIAL WILL NOT BE ACCEPTED AS A SUBSTITUTE FOR B & B MATERIAL UNLESS PREVIOUSLY APPROVED. INTENDED SUBSTITUTIONS SHALL BE SPELLED OUT IN BID.

MEASUREMENTS

SHADE TREES: HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.

SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENT AREA NOT TO INCLUDE ANY TERMINAL GROWTH.

PALMS: CLEAR TRUNK SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE POINT WHERE THE MATURE AGED TRUNK JOINS THE IMMATURE OR GREEN PORTION OF THE TRUNK OR HEAD.

GREY WOOD (G.W.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO TOP OF THE HARDENED TRUNK.

OVERALL HEIGHT (O.A.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE AVERAGE FROND HEIGHT.

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

PLANTING SOIL AND BACKFILL

PLANTING SOIL SHALL BE RECYCLED TOPSOIL. RECYCLED TOPSOIL SHALL CONSIST OF A STABILIZED MIXTURE OF GROUND YARD TRIMMINGS AND POSSIBLY BIOSOLIDS PROCESSED ACCORDING TO STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GUIDELINES FOR THE PROCESSING AND DISTRIBUTION OF SEWAGE SLUDGE COMPOST. RECYCLED TOPSOIL SHALL ONLY BE OBTAINED FROM A STATE PERMITTED RECYCLING FACILITY WHICH IS ALSO D.O.T. CERTIFIED AND STORES PRODUCT ON A PAD WITH A CURRENT NEMATODE CERTIFICATION FROM FLORIDA DEPARTMENT OF AGRICULTURE. RECYCLED TOPSOIL SHALL HAVE THE FOLLOWING CHARACTERISTICS:

- WEED FREE
- MOISTURE CONTENT 50% BY WEIGHT MAXIMUM
- WATER HOLDING CAPACITY 200% BY WEIGHT MINIMUM
- CARBON TO NITROGEN RATIO LESS THAN 25 TO 1
- ORGANIC MATTER CONTENT 40% BY DRY WEIGHT MINIMUM
- SOLUBLE SALTS LESS THAN 3 MMHOS/CM
- PH RANGE 7.0 - 7.9
- MINIMUM NUTRIENT LEVELS AS FOLLOWS:
 - MACRO NUTRIENTS: NITROGEN (N) - 1% MINIMUM, WATER INSOLUBLE NITROGEN 90% MINIMUM, PHOSPHORUS (P) - 0.5% MINIMUM, POTASSIUM (K) - 0.2% MINIMUM AND OTHER MACRO AND MICRO NUTRIENTS. THE RECYCLED TOPSOIL SHALL CONTAIN LEVELS OF THOSE MICRO NUTRIENTS NECESSARY FOR PLANT GROWTH. THESE INCLUDE CALCIUM, MAGNESIUM, SULFUR, BORON, COPPER, IRON, MANGANESE AND MOLYBDENUM. RECYCLED TOPSOIL NOT MEETING THESE REQUIREMENTS WILL NOT BE ACCEPTED.

BACKFILL:

ALL NEW AND TRANSPLANTED PLANT MATERIAL (INCLUDING NEW SOD) SHALL BE PLANTED ONLY AFTER PREPARATION OF EXISTING SOIL AS FOLLOWS:
SPREAD A LAYER OF 3" DEPTH OF RECYCLED TOPSOIL (AS DEFINED ABOVE) OVER THE ENTIRE PLANTING AREA. THE TOPSOIL SHALL THEN BE UNIFORMLY DISKED, TILLED OR AERIFIED INTO THE EXISTING SOIL TO A DEPTH OF 12" UNDERNEATH SHRUBS AND GROUNDCOVERS, 6" UNDERNEATH SOD AND TO A DEPTH OF 36" FOR THE TREE PITS, WITH THE FOLLOWING EXCEPTION: NO ROTOTILLING OR DISKING SHALL OCCUR CLOSER TO THE TRUNKS OF ESTABLISHED PLANTS THAN ONE HALF (1/2) THE DISTANCE OF THE CANOPY FURTHER OUT FROM THE DRIP LINE OF THE EXISTING PLANT CANOPY. ALL PLANTS, INCLUDING HEDGES AND GROUND COVER SHALL BE PLANTED IN INDIVIDUALLY DUG HOLES AND THE MATERIAL DUG FROM THE HOLES SHALL THEN BE FURTHER MIXED WITH THE PREPARED SITE SOIL PRIOR TO BACKFILLING OF THE PLANTING HOLES AROUND THE ROOT BALLS. NO ADDITIONAL BACKFILL SOIL SHALL BE USED.

AN EXCEPTION ARE PLANTING PITS FOR CABBAGE PALMS, WHICH SHALL BE BACKFILLED WITH CLEAN NATIVE SAND ONLY.

REMOVE EXCESS MATERIAL TO PROVIDE PROPER FINISHED GRADE.

ALL PLANTING PITS AND PLANTING AREAS SHALL BE AMENDED WITH AGRODIAMONDS PER MANUFACTURERS SPECIFICATIONS.

PLANT MATERIALS

TREES, PALMS, SHRUBS, GROUND COVERS:

PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED IN THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE NORMAL FOR THE VARIETY AND FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

SPECIMEN MEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE, AND IT IS OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY.

ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT, WHERE REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN HEALTHY GROWING CONDITION. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

GENERAL NOTES:

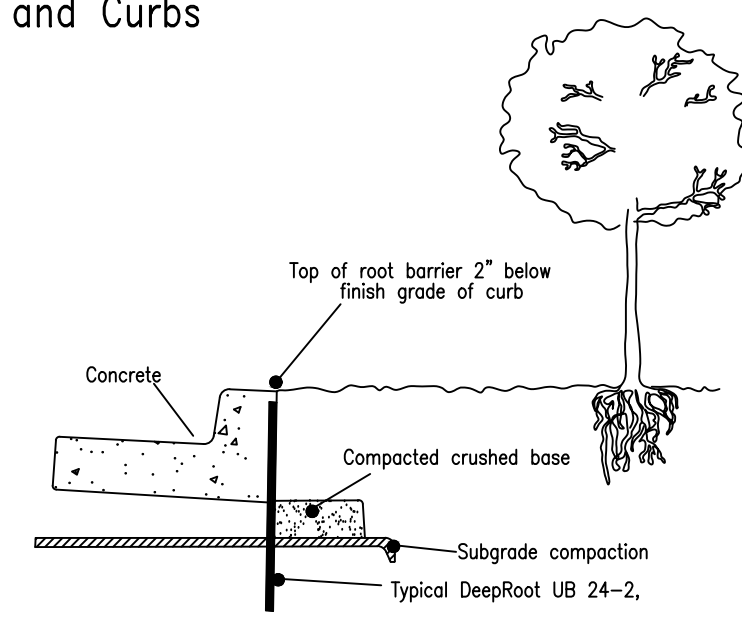
- THE CONTRACTOR SHALL PERSONALLY ACQUAINT HIM/HER SELF WITH THE EXISTING SITE CONDITIONS AND THE EXTENT AND SCOPE OF WORK REQUIRED.
- THE PLANT LIST INDICATES THE NAMES, SIZES AND SPACING OF SPECIFIC PLANT MATERIALS. QUANTITIES HAVE BEEN PROVIDED TO THE CONTRACTOR AS A CONVENIENCE, THE CONTRACTOR IS RESPONSIBLE FOR HIS/HER OWN QUANTITY COUNT. IN CASE OF DISCREPANCIES BETWEEN THE DRAWINGS AND PLANT LIST, THE QUANTITIES ON THE DRAWINGS SHALL PREVAIL.
- NO SUBSTITUTES ON VARIETIES LISTED WILL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT.
- PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.
- THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD.
- ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.
- ALL TREES MUST BE STAKED AS SHOWN ON THE LANDSCAPE DETAIL SHEET WITHIN 24 HRS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 12 MONTH BUT NO LONGER THAN 18 MONTH. CONTRACTOR RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.
- ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT DIRECTION.
- ALL SOD EDGES SHALL BE TRIMMED AS PER THE LANDSCAPE ARCHITECTS DIRECTION.
- ALL SHRUBS, TREES, GROUNDCOVERS, SOD AND WILDFLOWER AREAS SHALL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES.
- DO NOT ALLOW AIR POCKETS TO FROM WHEN BACKFILLING.
- SOAK PLANTS IMMEDIATELY WITH WATER FOLLOWING PLANTING.
- MAINTAIN THE ORIGINAL GRADE OF THE TREE BASE.
- DO NOT BREAK ROOTBALL.
- ALL PLANT SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE ON LOCALITY OF THE PROJECT.
- THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF THE CONTRACT OR ACCEPTANCE BY THE LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.
- THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY THE CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.
- UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR REPRESENTATIVE SHALL BE PROMPTLY CORRECTED BY THE LANDSCAPE CONTRACTOR.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF FINAL ACCEPTANCE THE ONE (1) YEAR PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR IN THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM LIGHTNING, VANDALISM, AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS DURING THE GUARANTEE PERIOD UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.
- ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION AS WELL AS ALL COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL SHALL BE INCLUDED IN THE CONTRACTORS BID TO PERFORM THE WORK PRESENTED IN THIS PLAN SET.
- NO LANDSCAPING ADDED UNDER THIS PROJECT SHALL BE LOCATED SUCH THAT SAID LANDSCAPING OBSCURES MOTORIST'S VISIBILITY OF ANY EXISTING SIGN(S).

Linear Application of DeepRoot Tree Root Barriers at Time of Installing Concrete Sidewalks and Curbs

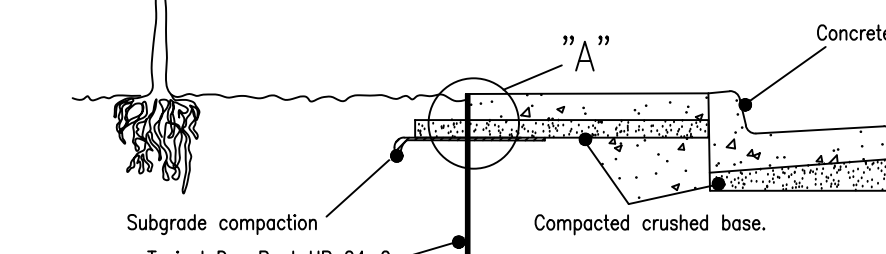
TYPICAL SECTION OF CURB AND GUTTER WITH DEEPROOT TREE ROOT BARRIER INSET INTO CONCRETE. BARRIER INSTALLED IN A TRENCH IN SUBGRADE WHICH IS THEN COMPACTED. BARRIER IS SET SO THAT TOP EDGE WILL BE 2" BELOW FINISH GRADE OF CURB, AND SET FLUSH WITH EDGE OF CURB. BARRIER RIBS FACE TOWARD TREE ROOTS.

INSTALLATION SEQUENCE:

- Prepare base and subgrade
- Trench to appropriate depth for installation of root barrier so that top of barrier is 2" below finish grade of top of curb.
- Place root barrier in trench, vertical ribs must face toward tree roots.
- Backfill and compact to requirements.
- Place form material against barrier (it may be nailed from the outside of the form)

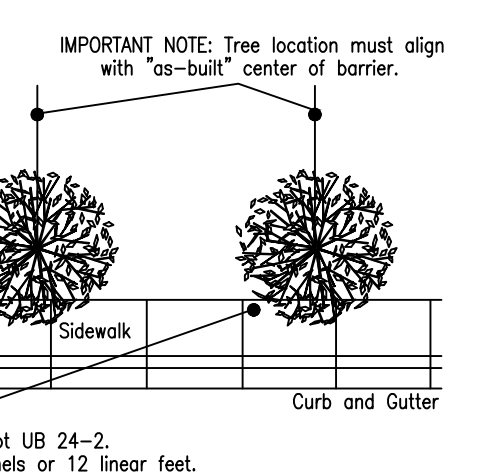
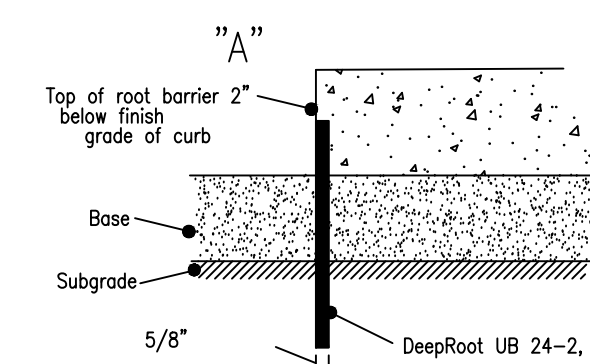
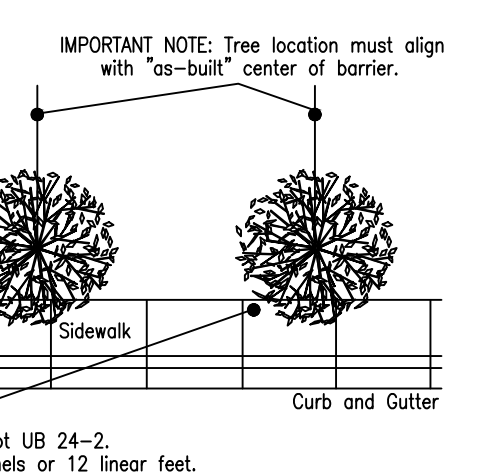


TYPICAL SECTION OF CURB, GUTTER AND SIDEWALK WITH DEEPROOT TREE ROOT BARRIER INSET INTO CONCRETE. BARRIER INSTALLED IN A TRENCH IN SUBGRADE WHICH IS THEN COMPACTED. BARRIER IS SET SO THAT TOP EDGE WILL BE 2" ABOVE COMPACTED BASE (OR HALFWAY BETWEEN BASE AND FINISH GRADE OF SW). BARRIER RIBS FACE TOWARD TREE ROOTS.



INSTALLATION SEQUENCE:

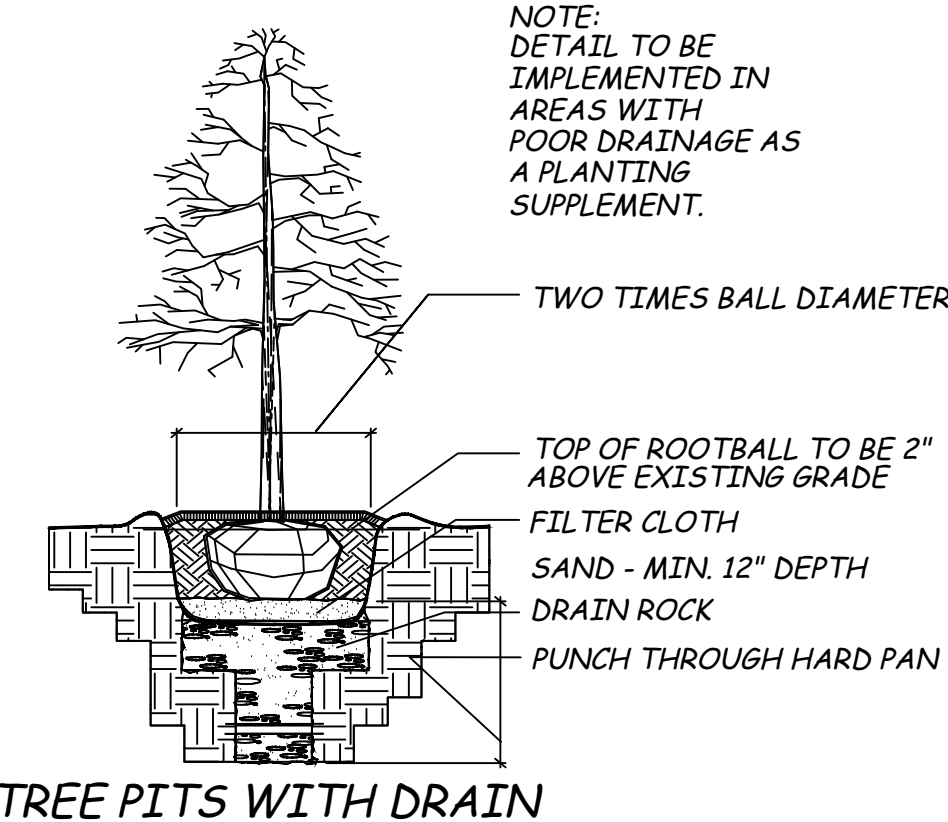
- Prepare base and subgrade
- Trench to appropriate depth for installation of root barrier so that top of barrier is 2" (5cm) below finish grade of top of sidewalk (or halfway between top of compacted base and finish grade of SW)
- Place root barrier in trench, vertical ribs must face toward tree roots.
- Backfill and compact to requirements.
- Place form material against barrier (it may be nailed from the outside of the form)



WATERING SCHEDULE

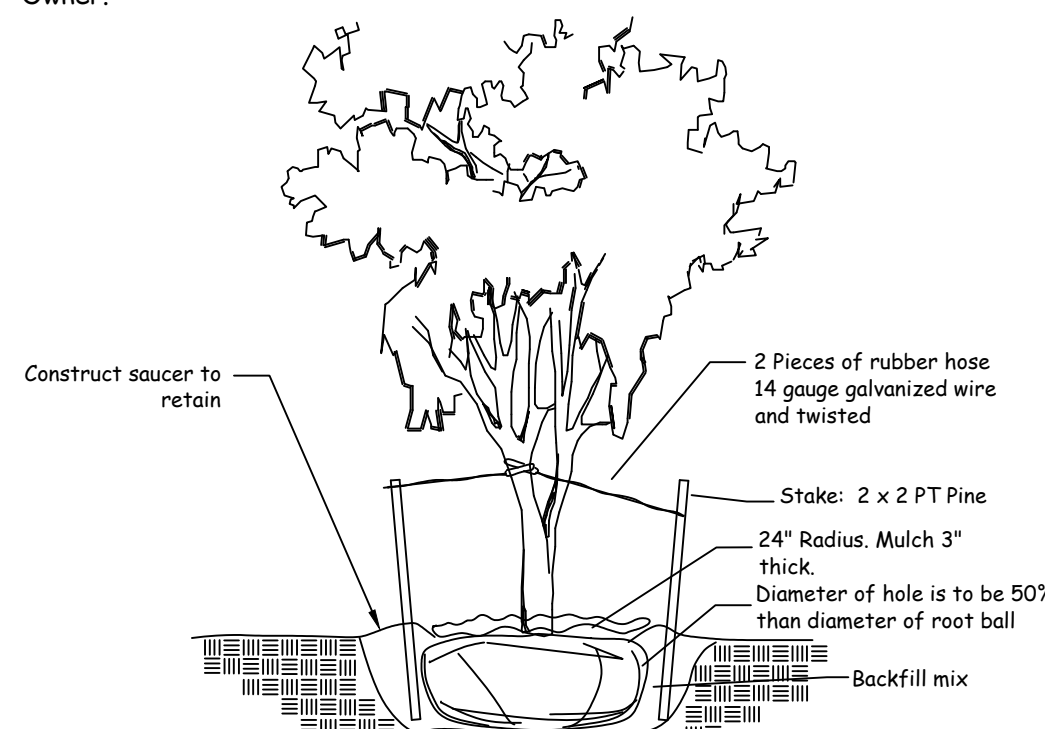
APPLICATION SCHEDULE	
PALM TREES	20 GAL/APPLICATION/PLANT
LARGE TREES	30 GAL/APPLICATION/PLANT
SMALL TREES	20 GAL/APPLICATION/PLANT
LARGE SHRUBS	10 GAL/APPLICATION/PLANT
SMALL SHRUBS	5 GAL/APPLICATION/PLANT
GROUNDCOVER	5 GAL/APPLICATION/PLANT
APPLICATION AMOUNT	
MONTH 1	12 APPLICATIONS
MONTH 2	12 APPLICATIONS
MONTH 3	8 APPLICATIONS
MONTH 4	8 APPLICATIONS
MONTH 5	5 APPLICATIONS
TOTAL:	45 APPLICATIONS

ABBREVIATIONS: C.T.- CLEAR TRUNK
Ht.- HEIGHT
O.C.- ON CENTER
Spr.- SPREAD



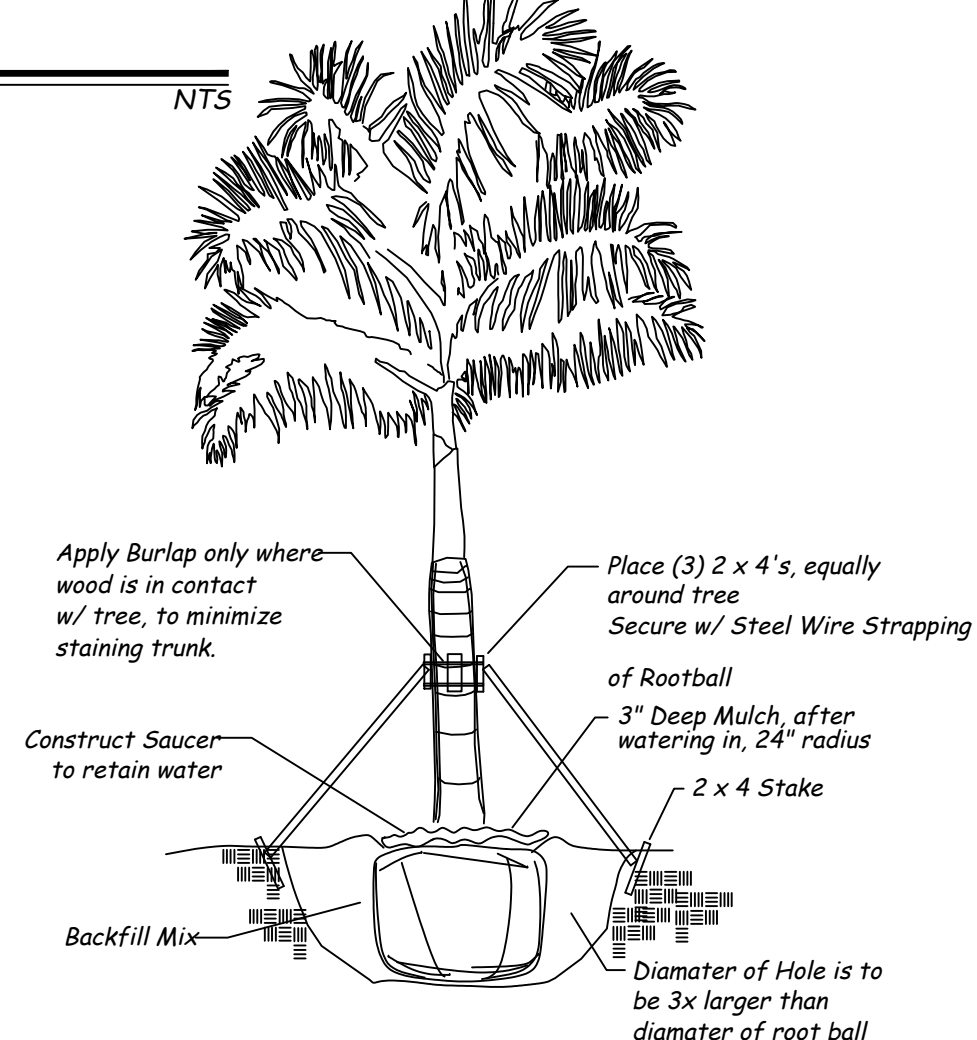
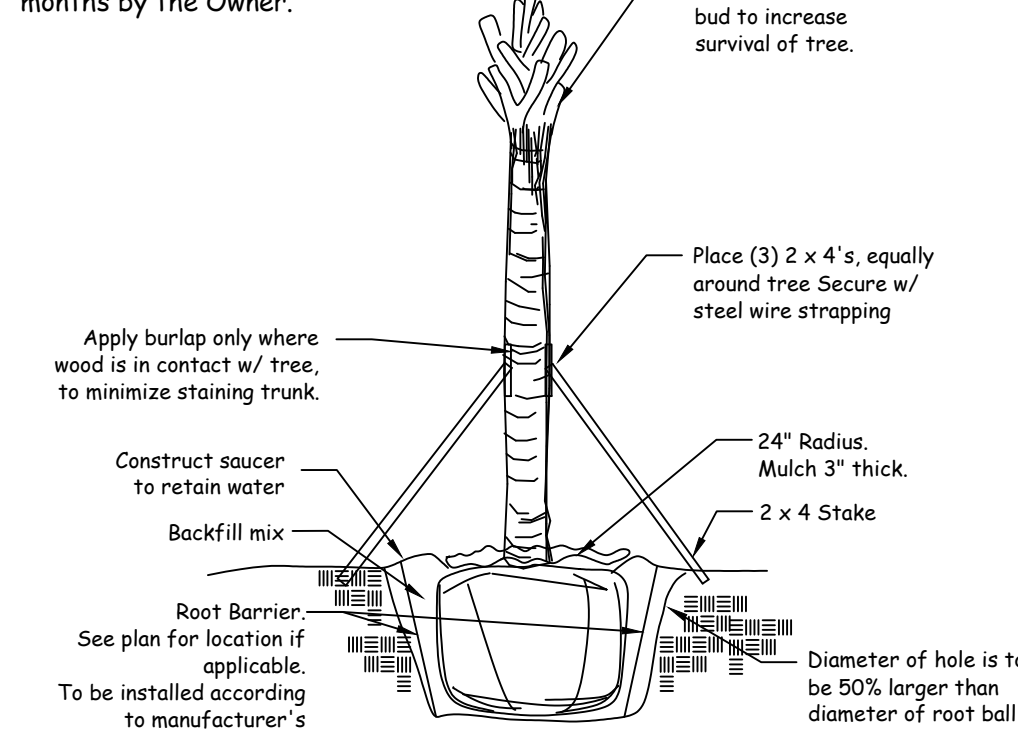
Tree Planting Detail

Tree Stakes are to be removed between 6-12 months by the Owner. NTS



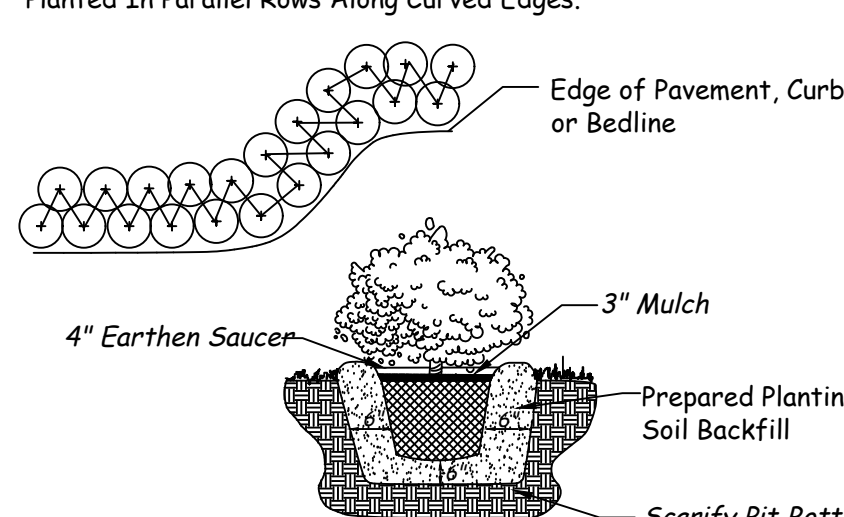
Palm Planting Detail

Tree Stakes are to be removed between 6-12 months by the Owner. NTS

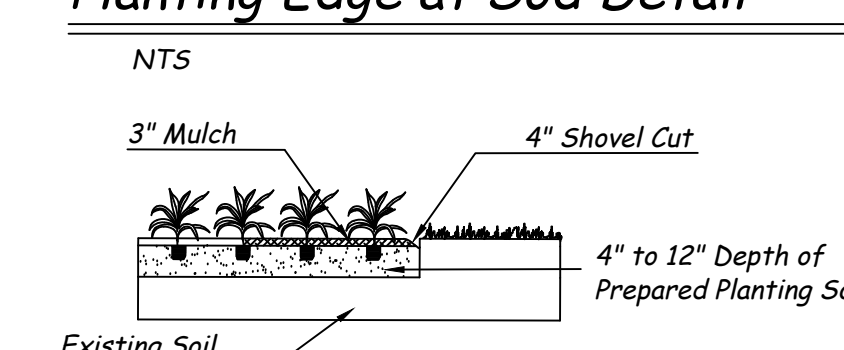


Shrub & Groundcover Planting Detail

Note: All Shrubs And Groundcover Shall Be Triangular Spaced Along Straight Edges And Will Be Planted In Parallel Rows Along Curved Edges. NTS

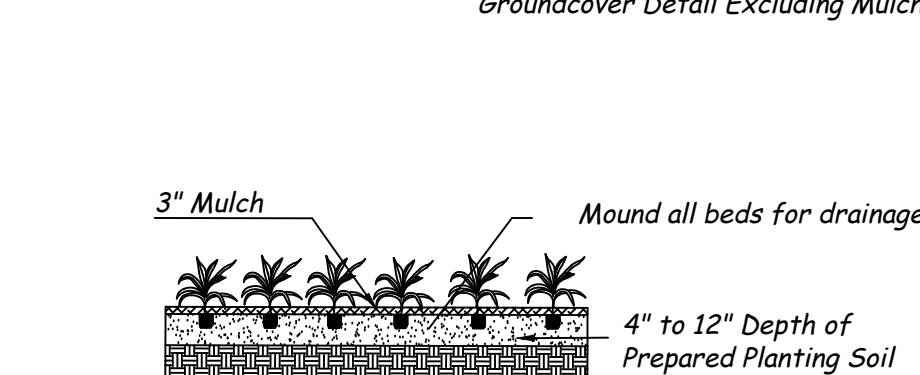


Planting Edge at Sod Detail

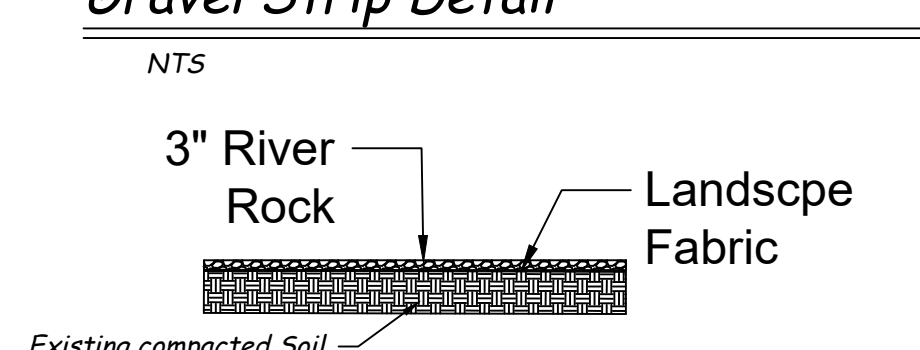


Groundcover & Annual Detail

NOTE: Annuals Are To Be Planted As Per Groundcover Detail Excluding Mulch. NTS

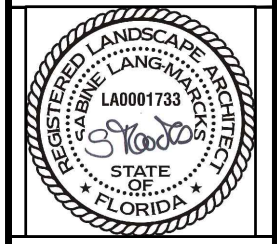


Gravel Strip Detail



PSLUD #
City of Port St. Lucie Project No:P21-135
09.26.22
LD-02

Landscape Design Associates
 25110 NW 182nd Ave
 High Springs, FL 32643
 352-210-5765 ph. www.landscapea.com
 Scale: NTS
 Drawn by: SM
 Checked by: SM
 CAD No.: 21-048 lp.dwg
 Date: 6.16.2021
 Revisions:
 Date Comments
 7.30.21 See staff comments
 8.1.22 Review plants & Tags
 5.31.22 Review Landscape
 9.26.22 Review L.P. per comments
 City of Port St. Lucie
 Peacock Blvd Business Center
 Landscape Notes & Details



460 Peacock Business Center @ St. Lucie West
Variance Application

Project No. P22-271



CityofPSL.com



Request Summary

Owner: 460 Peacock Business Center, LLC

Address: 460 NW Peacock Boulevard

Request: To grant a variance to allow 19 freestanding air conditioning condensing and compressor (A/C) units to be located along the front of building #2, which is facing and visible from NW Peacock Boulevard.



Aerial

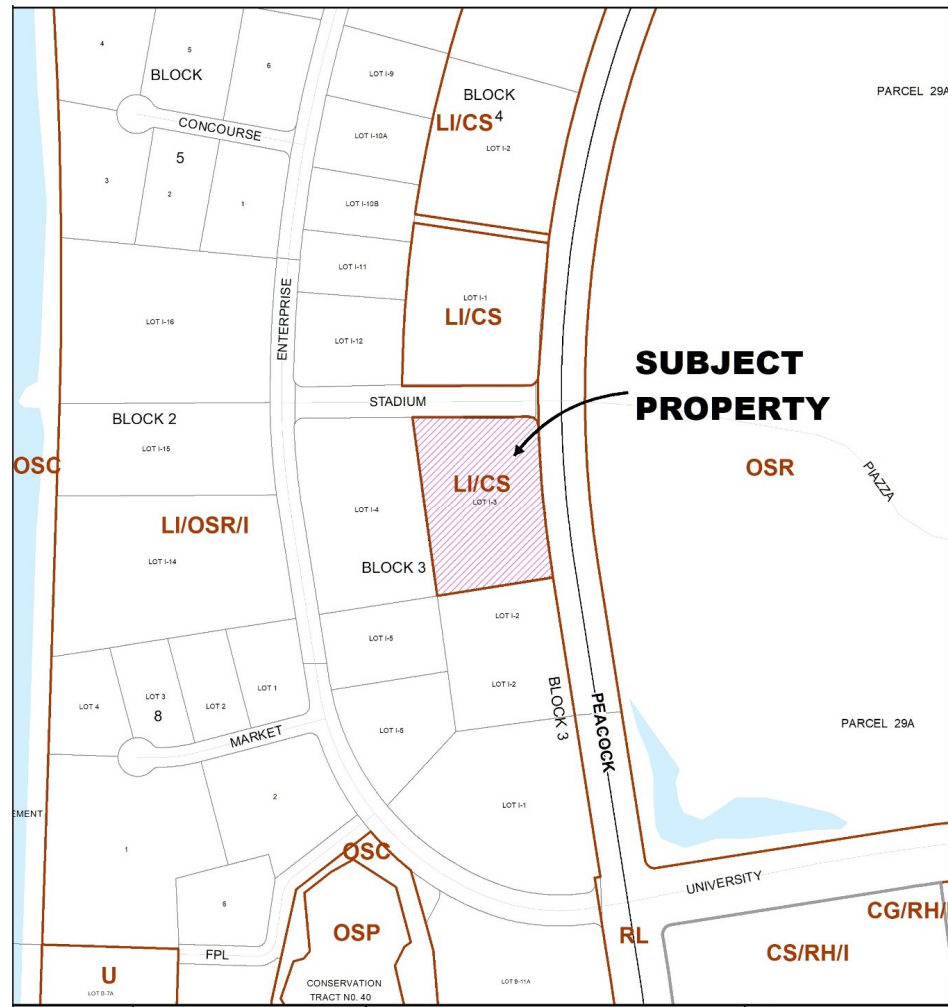
Direction	Future Land Use	Zoning	Existing Use
North	Light Industrial/Service Commercial (LI/CS)	Service Commercial (CS)	Vacant
South	Light Industrial/ Open Space – Recreation/ Institutional (LI/OSR/I)	Planned Unit Development (PUD)	Flying Panda Commercial Property
East	Open Space Recreation (OSR)	General Use (GU)	Mets Stadium
West	Light Industrial/ Open Space – Recreation/ Institutional (LI/OSR/I)	Warehouse Industrial (WI)	Vacant



Land Use

Light Industrial/Commercial Service (LI/CS)

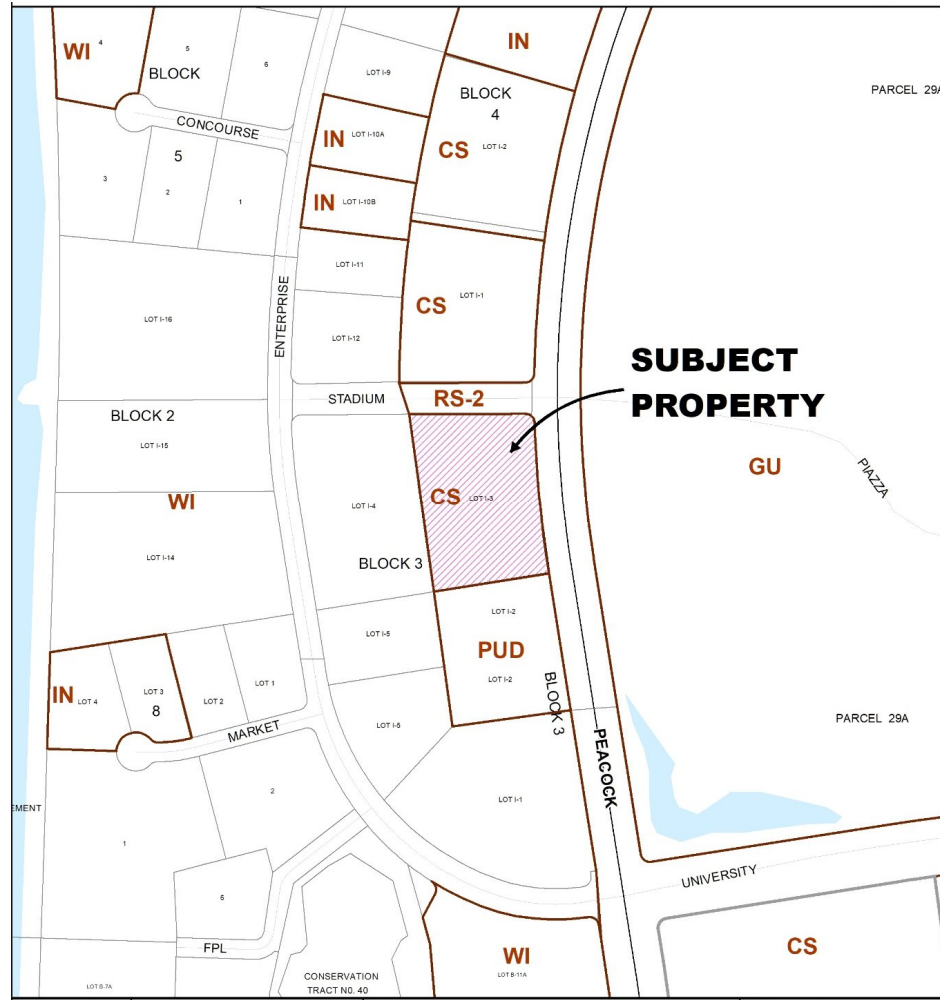
Direction	Future Land Use	Zoning	Existing Use
North	Light Industrial/Service Commercial (LI/CS)	Service Commercial (CS)	Vacant
South	Light Industrial/ Open Space – Recreation/ Institutional (LI/OSR/I)	Planned Unit Development (PUD)	Flying Panda Commercial Property
East	Open Space Recreation (OSR)	General Use (GU)	Mets Stadium
West	Light Industrial/ Open Space – Recreation/ Institutional (LI/OSR/I)	Warehouse Industrial (WI)	Vacant



Zoning

CS (Service Commercial)

Direction	Future Land Use	Zoning	Existing Use
North	Light Industrial/Service Commercial (LI/CS)	Service Commercial (CS)	Vacant
South	Light Industrial/ Open Space – Recreation/ Institutional (LI/OSR/I)	Planned Unit Development (PUD)	Flying Panda Commercial Property
East	Open Space Recreation (OSR)	General Use (GU)	Mets Stadium
West	Light Industrial/ Open Space – Recreation/ Institutional (LI/OSR/I)	Warehouse Industrial (WI)	Vacant



Staff Findings

- 1) All corner lots zoned Commercial Service (CS) are subject to the same zoning regulations. The A/C units could be located in places other than the front of the buildings:
 - The backs of the warehouse buildings are proposed to have a 32-foot-wide alley with loading zones for the back of each building. Locating bollards in front of the A/C units could protect the A/C units from being hit by vehicles. The A/C units also could be elevated on the back wall of the building and screened with fencing.
 - Many warehouse and commercial buildings are designed with flat roofs so that the A/C equipment can be located on the roof. The two approved building elevations have been approved with a flat roof, so staff notes that the A/C units could potentially be located on the roof.

- 2) The purpose of the City code regarding A/C units is to foster the development of visually attractive streets and sites by not allowing A/C units to face the street. The applicant is proposing to locate 19 A/C compressors at the front entrances of building #2, facing a collector street (Peacock Boulevard). The proposed 24" viburnum hedges placed in front of the units would minimize, but not prevent, the view of the units from the streets or entrances. In order to minimize the view, the applicant should maintain them at the height of the AC units (27").

Planning and Zoning Board Action Options:

If the Board finds that the variance application is consistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code, then the Board may:

- Motion to approve.
- Motion to approve with the condition that the applicant shall maintain the viburnum hedges at the height of the AC units (27").

If the Board finds that the variance application is inconsistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code, then the Board may:

- Motion to deny.

Should the Board need further clarification or information from either the applicant and/or staff, the Board may:

- Motion to table or continue the hearing or review to a future meeting.





Agenda Summary

2022-865

Agenda Date: 10/4/2022

Agenda Item No.: 8.f

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-272 Katz Residence at Vizcaya Falls - Pool Variance

Location: 1831 NW Cataluna Circle

Legal Description: Vizcaya Falls Plat 2, Block C, Lot 15

This is a request to grant a variance of two (2) feet to allow a rear yard setback of five (5) feet for the pool edge of water of a proposed pool. The Villa Vizcaya PUD requires a rear yard setback of seven (7) feet to the pool edge of water.

Submitted By: Stephen Mayer, Planner III

Executive Summary: This is a request to reduce the rear setback to the pool edge of water by two (2) feet, from seven (7) feet to five (5) feet. The proposed pool will not have a screen enclosure, which is required to have a setback of five (5) feet.

Presentation Information: Staff will make a presentation.

Staff Recommendation: Move that the Board review the variance application and vote to approve, approve with conditions, or deny the variance request.

Background: See attached staff report.

Issues/Analysis: see attached staff report.

Special Consideration: N/A

Location of Project: 1831 NW Cataluna Circle

Attachments: 1. Staff Report, 2. Applicant's Response to Criteria, 3. Conceptual Pool Plan, 4. Vizcaya Falls PUD Setbacks, 5. Residence Plot Plan, 6. Staff Presentation.



Dennis & Roberta Katz Residence @ Vizcaya Falls PUD
1831 Cataluna Circle
Variance
P22-272



Aerial Map

SUMMARY

Applicant's Request:	To grant a variance of two (2) feet to allow a rear yard setback of five (5) feet for the pool edge of water of a proposed pool. The Villa Vizcaya PUD requires a rear yard setback of seven (7) feet to the pool edge of water. The proposed pool will not have a screen enclosure.
Application Type:	Variance, Quasi-Judicial
Applicant's Agent:	Dan Sorrow, Cotleur and Hearing
Property Owner:	Dennis & Roberta Katz
Address:	1831 NW Cataluna Circle
Location:	Lot 15 of Vizcaya Falls
Project Planner:	Stephen Mayer, Planner III

Project Description

This application is to reduce the rear setback to the pool edge of water by two (2) feet, from seven (7) feet to five (5) feet. The proposed pool will not have a screen enclosure, which has a required setback of five (5) feet. The Vizcaya Falls PUD setbacks were established by Ordinance 15-63, the fourth amendment of the Vizcaya Falls PUD, which state that the rear setbacks for pool edge of water is seven (7) feet, and when within screen enclosures, the screen enclosure setback (which is five feet), plus two.

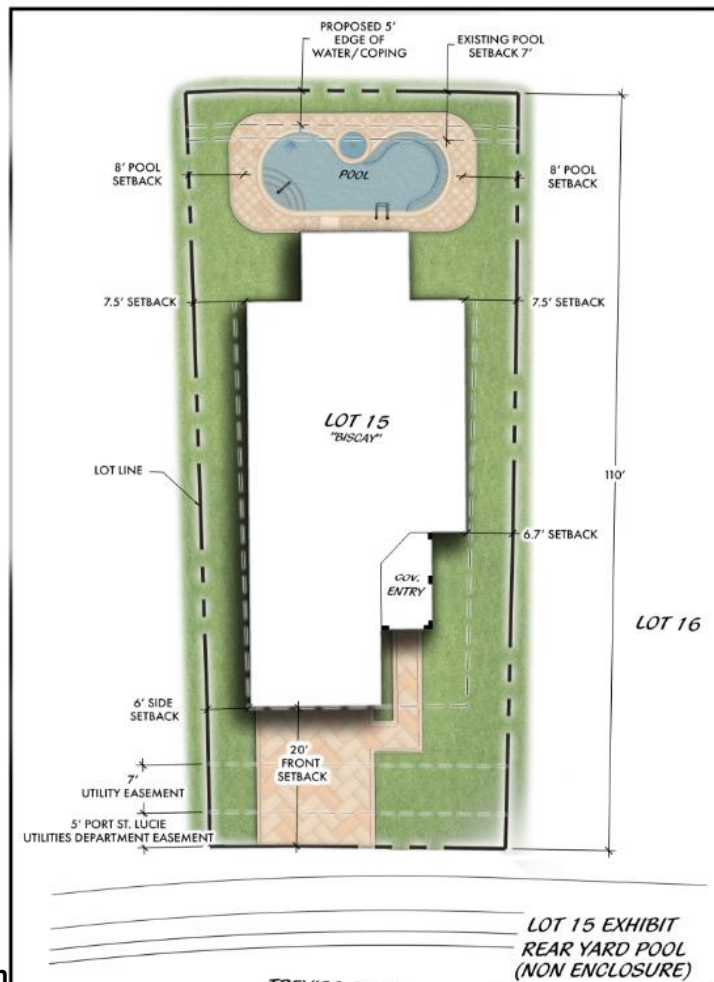


Exhibit 1: Clip of Proposed Site Plan

Review Criteria

An application for a variance is reviewed for consistency with Article XV of the Zoning Code, Sections 158.295 through 158.299. Final action on the application (approval or denial) is in the form of an Order of the Planning and Zoning Board following a quasi-judicial public hearing. A vote of approval by five (5) members of the Planning and Zoning Board is required to grant a variance.

Public Notice Requirements

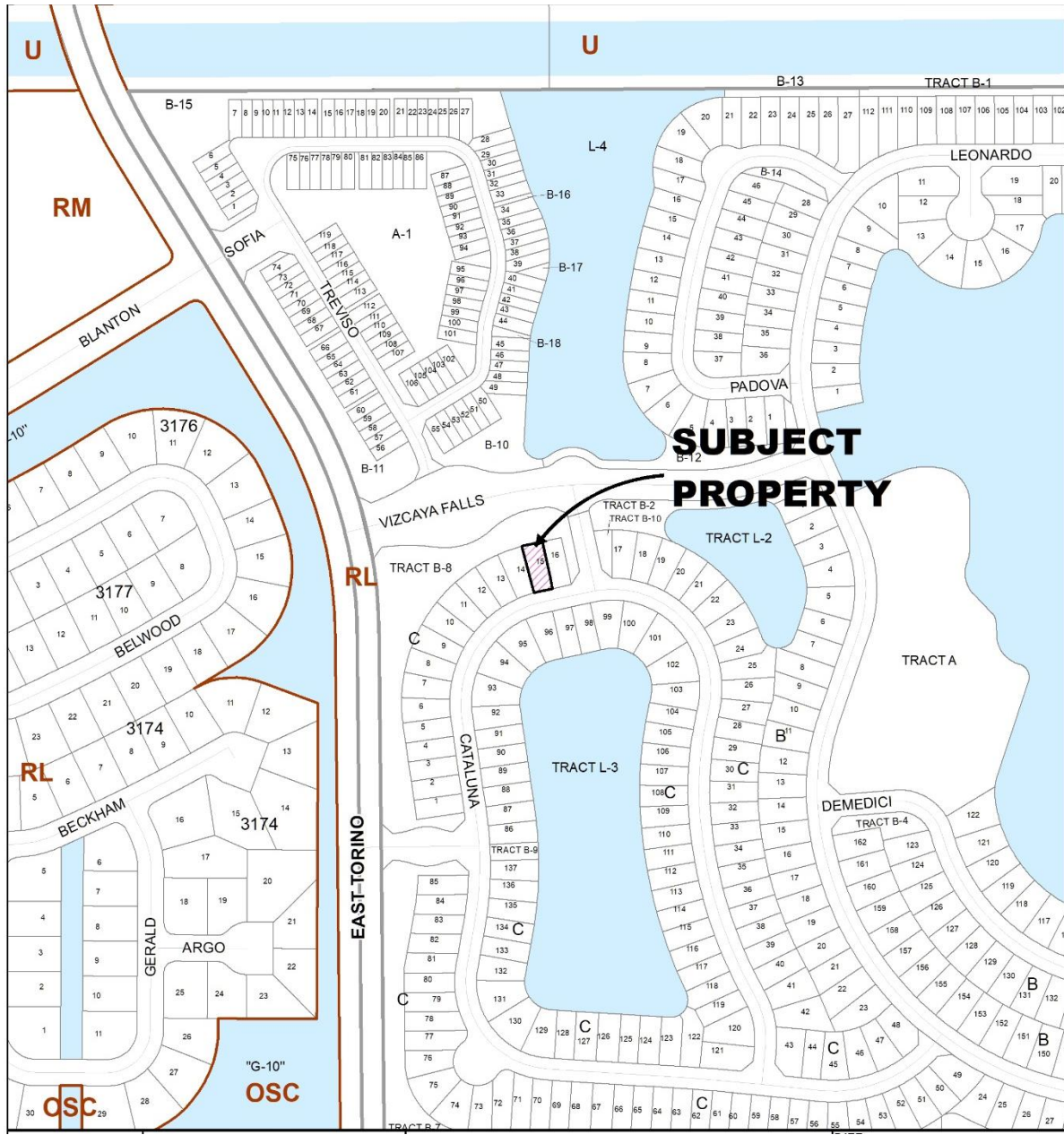
Public notice was mailed to owners within 750 feet and the file was included in the ad for the Planning & Zoning Board’s agenda.

Location and Site Information

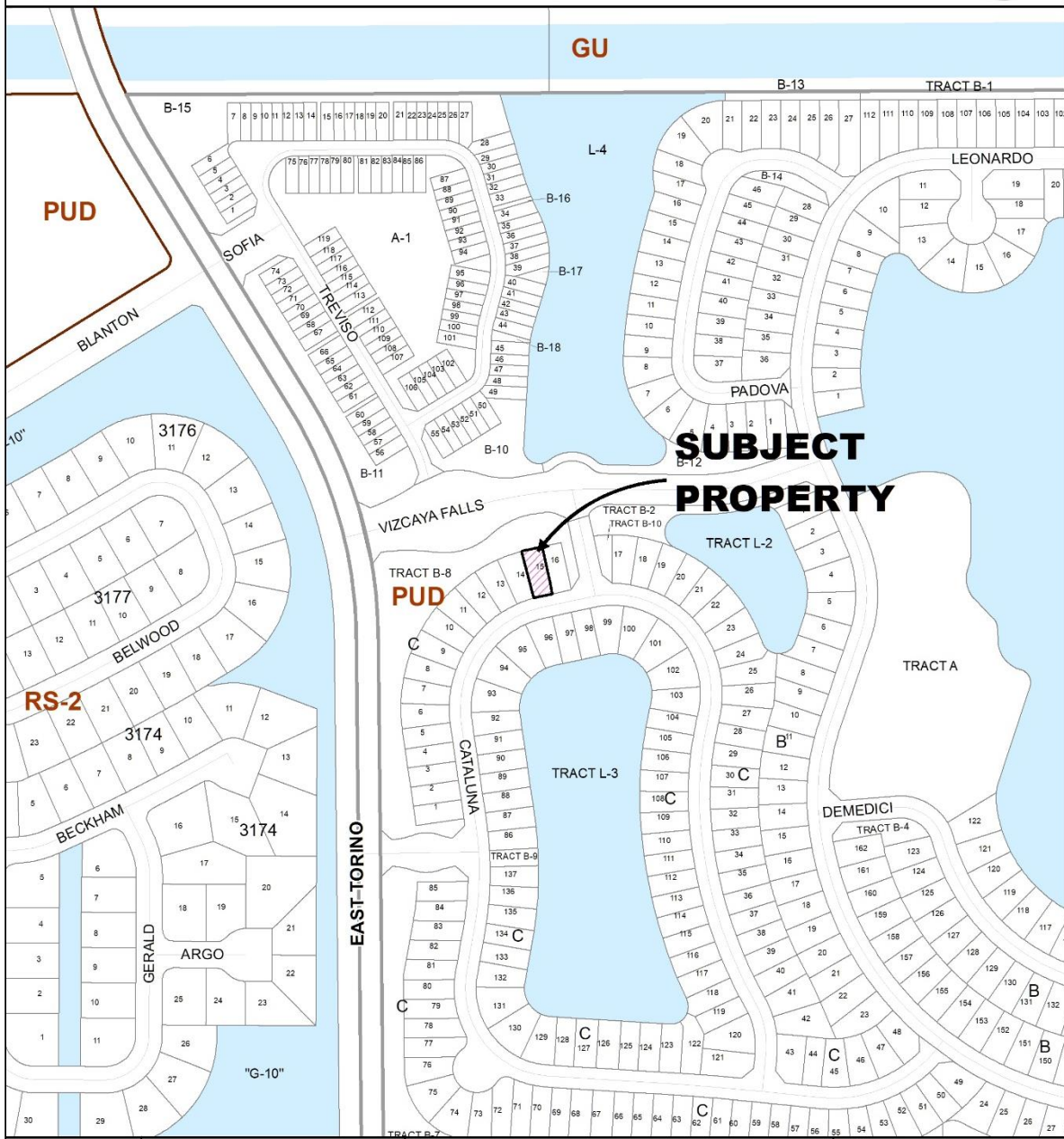
Parcel Number:	3312-701-0021-000-5
Property Size:	5,037 Square feet
Legal Description:	VIZCAYA FALLS PLAT 2 (PB 47-15) BLOCK C LOT 15
Future Land Use:	Residential Low (RL)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Proposed Single Family Residential

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	Residential Low (RL)	Planned Unit Development (PUD)	Tract B-8, Vizcaya Falls
South	RL	PUD	Proposed Single Family Residential
East	RL	PUD	Proposed Single Family Residential
West	RL	PUD	Proposed Single Family Residential



Land Use Map



Zoning Map

IMPACTS AND FINDINGS

Section 158.295 (B) of the Zoning Code establishes the duties of the Planning and Zoning Board in authorizing a variance. The Planning and Zoning Board may authorize the variance from the provisions of the Zoning Code as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. Pursuant to Section 158.296, a variance is authorized only for height, area, and size of the structure, yard size, building setback, lot size requirements, and other applicable development regulations, excluding use. To authorize a variance, the Planning and Zoning Board should consider the criteria listed under Section 158.295 (B) (1) through (7). The applicant's response to this criterion is attached to the application. Staff's review is provided below.

See the applicant's responses that are included in the Variance application.

Compatibility with variance criteria Section 158:295 (B).

- 1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
 - *Staff Findings: There are no special conditions and circumstances that exist with the residential lot. However, the rear of the lot does border a Vizcaya Falls Master HOA open space tract, separating the lot from the community entrance. The open space tract will not be developed. It serves as a buffer and therefore would create a unique circumstance to the rear of the subject lot.*
- 2) That the special conditions and circumstances do not result from any action of the applicant.
 - *Staff Findings: see finding for #1.*
- 3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district.
 - *Staff Findings: All residential lots within the Vizcaya Falls PUD are required to provide a minimum setback of 7 feet from the edge of water of a pool to the rear property line. The applicants are proposing a pool without a screen enclosure. If the applicants or a subsequent property owner wish to add a pool enclosure in the future, a variance would be required.*
- 4) That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant.
 - *Staff Findings: see finding for #3.*
- 5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
 - *Staff Findings: Granting this variance would allow the applicants to construct the pool as proposed. A smaller pool or one with a different configuration would fit within the required setback.*
- 6) That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

- *Staff Findings: Any public comment that is received will be forwarded to the Board.*
- 7) That there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.
- *Staff Findings: Acknowledged.*

PLANNING AND ZONING BOARD ACTION OPTIONS

The Board may choose to approve, deny or table the proposed variance. If the Board finds that the variance application is consistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code (listed above), then the Board may:

- Motion to approve
- Motion to approve with conditions

If the Board finds that the variance application is inconsistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code, then the Board may:

- Motion to deny

Should the Board need further clarification or information from either the applicant and/or staff, the Board may:

- Motion to table or continue the hearing or review to a future meeting

(NOTE TO APPLICANTS: Any request for a variance that is denied by the Planning and Zoning Board may be appealed to the Board of Zoning Appeals. Appeal applications are made through the City Clerk's office and must be submitted within 15 days after the Planning and Zoning Board hearing).

Vizcaya Falls Lot 15

VARIANCE REQUEST

August 29, 2022

Port St. Lucie Planning Department
City of Port St. Lucie
Planning and Zoning Department
121 S.W. Port St. Lucie Blvd.
Port St. Lucie, Florida 34984-5099

Re: Project Name: Vizcaya Falls Plat 2, Lot 15
Application Description: Variance Request
CH Project No.: 15-0405.01

Dear Staff,

On behalf of Roberta Katz, the Applicant, please find our attached application for a variance request to the Villa Vizcaya PUD. The Applicant is requesting a 2' variance to the rear setback from the pool edge of water without an enclosure, decreasing the minimum setback from 7' to 5'. Other than the rear setbacks from the pool edge of water, the construction of this property would adhere to all city codes.

Vizcaya Falls Plat 2, Lot 15

Variance Request

August 29, 2022

VARIANCES

The Planning and Zoning Board and Zoning Administrator may authorize the variance from the provisions of this chapter as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. In order to authorize any variance from the terms of this chapter, the Planning and Zoning Board or Zoning Administrator will consider the variance criteria in **§ 158.295 (C) 1-7 and consider your responses to the following when making a determination.**

- (1) Please explain special conditions and circumstances that exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;**

The rear of Lot 15 borders property owned by the Vizcaya Falls Master HOA, which separates it from NW Vizcaya Falls Blvd. The HOA property is designated as open space and will not be developed. It has a variety of trees and shrubs that provide a boundary between the roadway and Lot 15.

- (2) Please explain if these conditions and circumstances result from actions by the applicant;**

These conditions were not a result of actions by the applicant. The property was recorded in PB 47, Pg. 15-48 in Saint Lucie County on 06/23/2005.

- (3) Please explain how granting the variance requested will not confer on the applicant special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district;**

Granting the variance request for this lot will not confer any special privilege. The lot is unique in its nature of bordering HOA property, which separates it from a private roadway.

- (4) Please explain how a literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant;**

The proposed 2' variance to the pool edge of water setback without an enclosure does not impact the property owner or POA. The property owner and POA have provided a signed letter of approval.

- (5) Please illustrate and explain if the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure;**

The proposed 2' variance to the pool edge of water setback without an enclosure is the absolute minimum variances necessary to allow for the reasonable development of a pool within the Villa Vizcaya PUD.

Vizcaya Falls Plat 2, Lot 15

Variance Request

August 29, 2022

- (6) Please indicate how granting variance will be in harmony with the general intent and purpose of the chapter and that granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;**

The granting of the proposed variances will be in harmony with the general intent of the chapter and will not be injurious to the area involved or detrimental to the public welfare. All code requirements for this lot are being met, except the rear pool edge of water setbacks. From the front and sides of the property, there will be no difference from the rest of the community.

- (7) indicate that there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.**

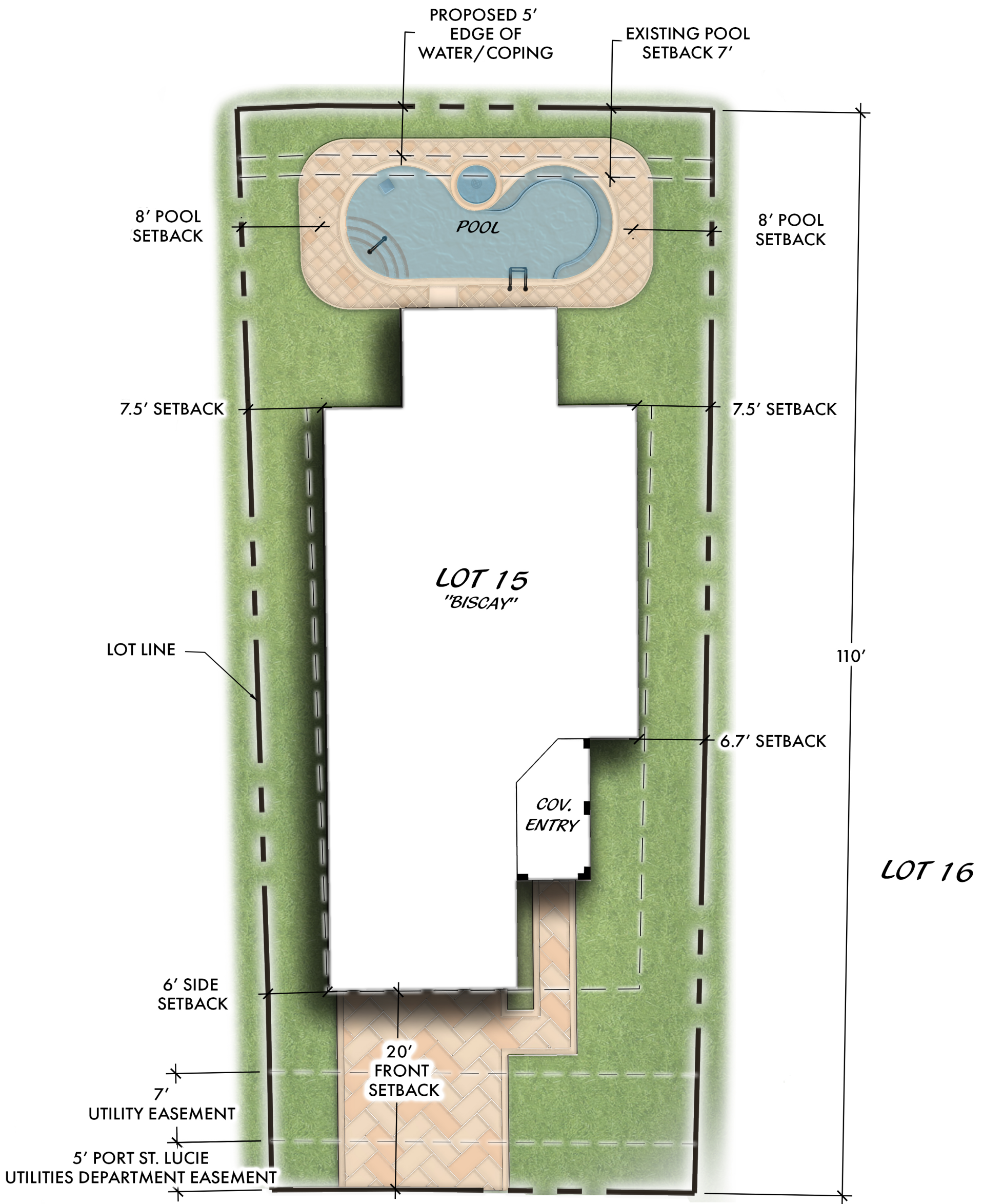
Upon the approval of this variance request, any conditions that may accompany it while not creating further restrictions shall be adhered to and the construction of the home will begin immediately.

Please contact me with any questions.

Sincerely,

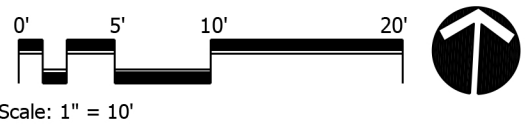


Daniel T. Sorrow, PLA, AICP, LEED AP BD+C
Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458
561.800.8426 Cell
561.747.6336 Office



**LOT 15 EXHIBIT
REAR YARD POOL
(NON ENCLOSURE)**

TREVISO CIRCLE



Cotleur & Hearing
Lic# LC-C000239
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377

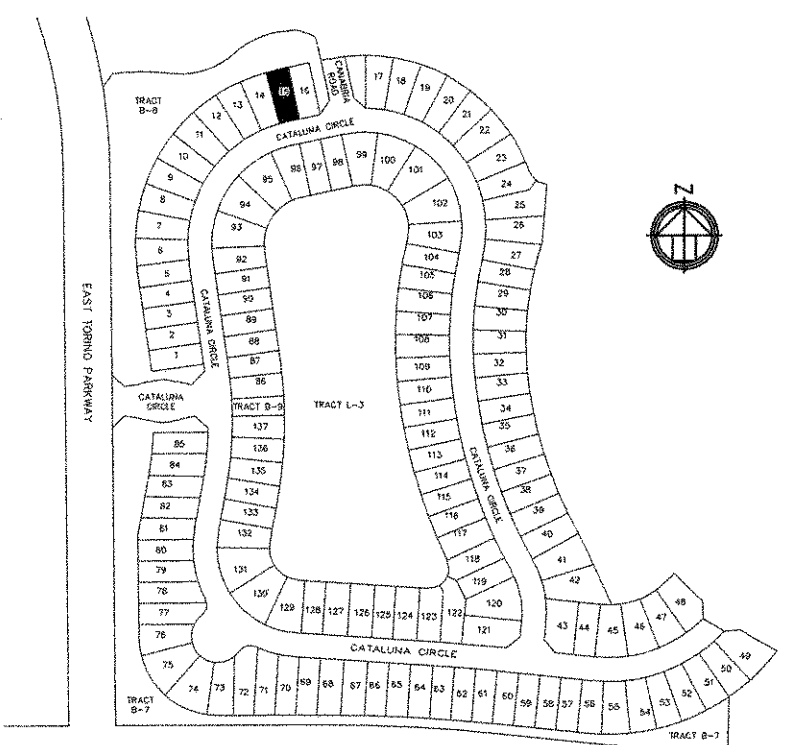
VIZCAYA FALLS TYPICAL 44' LOT
KOLTER HOMES
Port St. Lucie, FL

DESIGNED	PRP
DRAWN	PRP
APPROVED	DTS
JOB NUMBER	15-0405.01
DATE	08-26-22
REVISIONS	

SINGLE FAMILY DETACHED – 44' wide lots

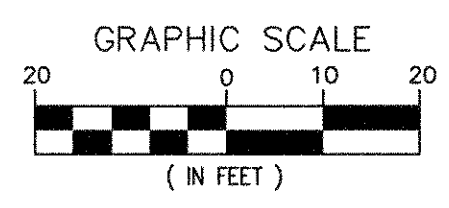
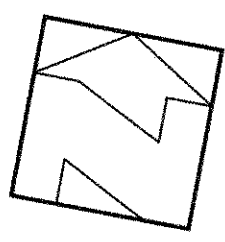
Ownership	Fee simple
Min. Square feet under air	1200
Max. building coverage	55% (roofed porches/patios not included)
Max. building height	2 stories, 35' (midpoint of roof)
Garage	one car garage minimum
Additional parking	two spaces in driveway
Min. lot size	4800 sf
Min. lot width	44.0' (measured at midpoint of depth)
Min. lot frontage	40% of lot width (as defined above)
Min. lot depth	100.0'
SETBACKS, PRIMARY STRUCTURE	
Front setback, front load garage	20.0'
Front setback, other than front load garage	15.0'
Rear setback	10.0'
Side interior setback	6.0'
Side street setback	15.0'
SETBACKS, SCREEN ENCLOSURE	
Front setback	not allowed in front yards
Rear setback	5.0'
Side interior setback	6.0'
Side street setback	15.0'
SETBACKS, ROOFED SCREEN ENCLOSURE	
Same as primary structure	
SETBACKS, POOL EDGE OF WATER*	
Front setback	not allowed in front yards
Rear setback	7.0'
Side interior setback	8.0'
Side street setback	17.0'

*when within screen enclosure, use screen enclosure setback plus 2'

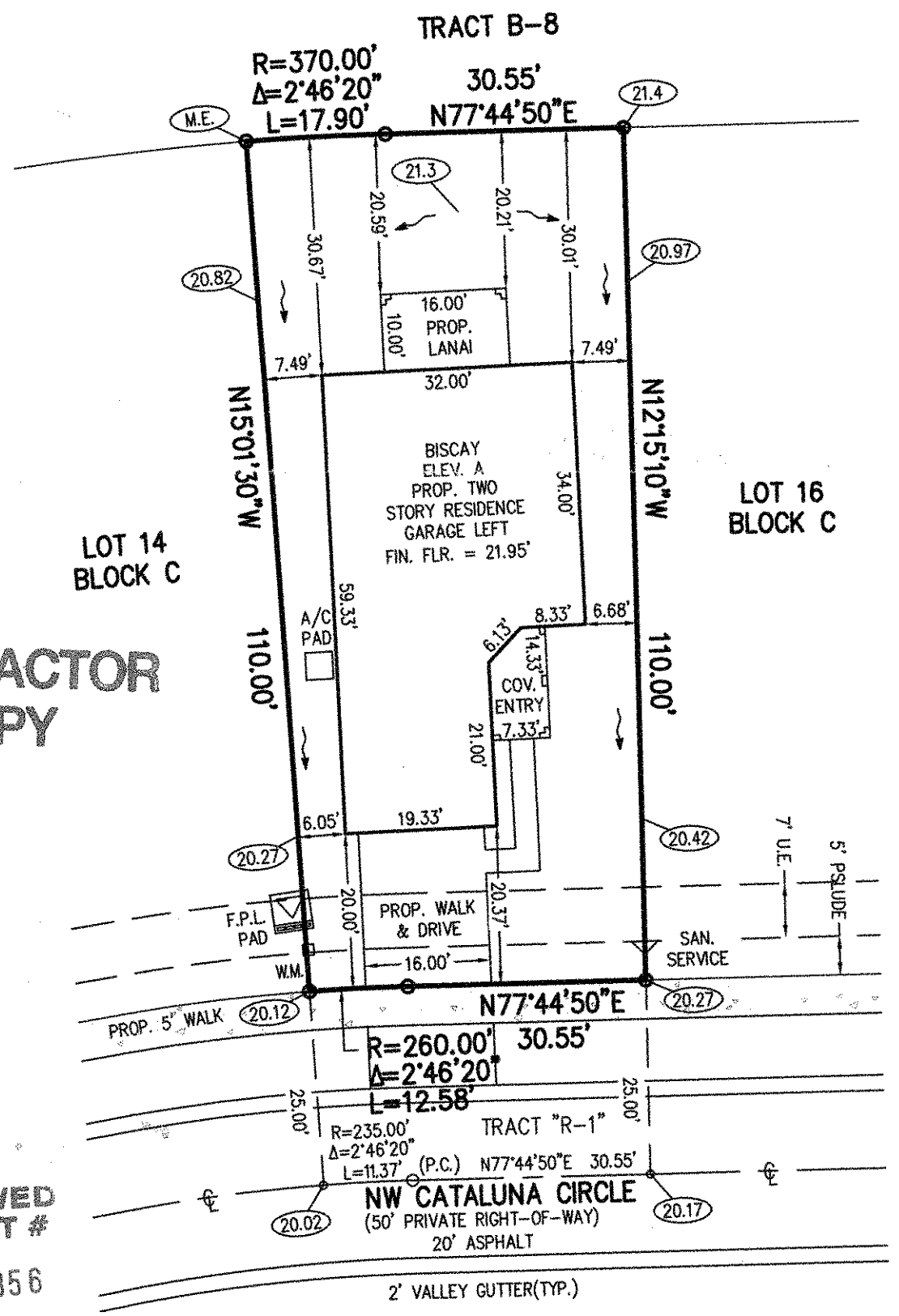


LOCATION MAP
NOT TO SCALE

LEGEND	
Δ	- DELTA (CENTRAL ANGLE)
⊕	- CENTER LINE
A/C	- AIR CONDITIONER
ALUM.	- ALUMINUM
B.E.	- BUFFER EASEMENT
C.B.	- CATCH BASIN
C.O.	- CLEANOUT
CLF	- CHAIN LINK FENCE
CONC.	- CONCRETE
COV.	- COVERED
C.U.E.	- CITY UTILITY EASEMENT
D.E.	- DRAINAGE EASEMENT
ELEC.	- ELECTRIC
ELEV.	- ELEVATION
EQUIP.	- EQUIPMENT
ESMT.	- EASEMENT
EXIST.	- EXISTING
F.H.	- FIRE HYDRANT
FIN.	- FINISHED
FLR.	- FLOOR
FND.	- FOUND
G.V.	- GATE VALVE
H.H.	- HAND HOLE
H.P.	- HIGH POINT
I.R./CAP	- IRON ROD & CAP
L	- ARC LENGTH
L.M.E.	- LAKE MAINTENANCE EASEMENT
L.P.	- LIGHT POLE
M.E.	- MATCH EXISTING
(N.R.)	- NON RADIAL
O.R.B.	- OFFICIAL RECORD BOOK
P.B.	- PLAT BOOK
P.C.	- POINT OF CURVATURE
P.C.C.	- POINT OF COMPOUND CURVATURE
P.I.	- POINT OF INTERSECTION
PGS.	- PAGE(S)
P.R.C.	- POINT OF REVERSE CURVATURE
P.R.M.	- PERMANENT REFERENCE MONUMENT
PROP.	- PROPOSED
PSLUDE	- PORT ST. LUCIE UTILITIES DEPARTMENT EASTMENT
R	- RADIUS
R.P.	- RADIUS POINT
R/W	- RIGHT-OF-WAY
(RAD.)	- RADIAL
SQ. FT.	- SQUARE FEET
TYP.	- TYPICAL
U.E.	- UTILITY EASEMENT
W.M.	- WATER METER
(00.00)	- DENOTES PROPOSED ELEVATION
(00.00)	- DENOTES EXISTING ELEVATION
→	- DIRECTION OF FLOW
⊙	- DRAINAGE MANHOLE
⊙	- IRRIGATION CONTROL VALVE
—	- OVERHEAD WIRES
⊙	- SANITARY MANHOLE
⊙	- SET 5/8" IR/CAP LB 3591
⊙	- SIGN



- NOTES:**
1. THIS SURVEY MAP, OR ANY COPIES THEREOF, ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
 2. THE LANDS, AS SHOWN HEREON, WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENT OF RECORD.
 3. THE ELEVATIONS, AS SHOWN HEREON, ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. CONVERSION TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 ADD 1.467 PER VERTCON CONVERSION SOFTWARE.
 4. BEARINGS SHOWN HEREON REFER TO RECORD PLAT AND ASSUMES THE EAST LINE OF LOT 15 AS N12°15'10"W.
 5. THE DESCRIPTION, AS SHOWN HEREON, IS IN ACCORD WITH THE INSTRUMENT OF RECORD.
 6. ANY UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
 7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY, OR PARTIES, IS PROHIBITED, WITHOUT WRITTEN CONSENT OF SAID SIGNING PARTY, OR PARTIES.
 8. FLOOD ZONE: "X"; FIRM MAP NO. 12111C0260J; COMMUNITY NO. 120287; DATED: FEBRUARY 16, 2012.
 9. BENCHMARK: NATIONAL GEODETIC SURVEY MONUMENT "6067", ELEVATION = 20.436'.
 10. PROPERTY ADDRESS: 1831 NW CATALUNA CIRCLE



CONTRACTOR COPY

DESCRIPTION:
LOT 15, BLOCK C, "MIZCAYA FALLS PLAT 2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGE(S) 15 THROUGH 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
SAID LANDS SITUATE IN CITY OF PORT ST LUCIE, ST. LUCIE COUNTY, FLORIDA.
CONTAINING 5,037 SQUARE FEET OR 0.1156 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE:
I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS SURVEYED UNDER MY DIRECTION, ON APRIL 8, 2021. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 501.17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

REVIEWED PERMIT #

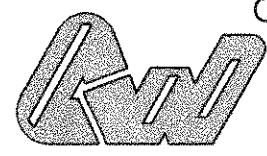
21-30856

CPSL-BLDG. DEPT.
PLAN REVIEW DIV.

- NOTE:**
- IMPROVEMENTS SHOWN ARE PROPOSED UNLESS OTHERWISE NOTED.
 - DRIVEWAYS SHOWN HEREON ARE FOR GRAPHIC PURPOSE ONLY AND NOT FOR CONSTRUCTION.

SHEET 1 OF 1

DAVID P. LINDLEY, P.L.S.
REG. LAND SURVEYOR #5005
STATE OF FLORIDA LB #3591



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

MIZCAYA FALLS PLAT 2
LOT 15, BLOCK C - BOUNDARY SURVEY

PERMIT SKETCH	DATE	BY
PERMIT SKETCH	4/8/2021	EC
REVISIONS	DATE	BY
FILE NAME: 9167_LOT15.dwg		

DATE	4/8/2021
DRAWN BY	EC
F.B./ PG.	N/A
SCALE	1" = 20'
JOB NO.	9167

Katz Residence at Vizcaya Falls PUD (Lot 15)
Variance Application
Project No. P22-272

CityofPSL.com



Request Summary

Agent: Dan Sorrow, Coteleur and Hearing

Owner: Roberta Katz

Address: 1831 NW Cataluna Circle

Request: To grant a variance to reduce the rear setback to the pool edge of water by two (2) feet, from seven (7) feet to five (5) feet. The proposed pool will not have a screen enclosure, which normally has a setback of five (5) feet.



Aerial

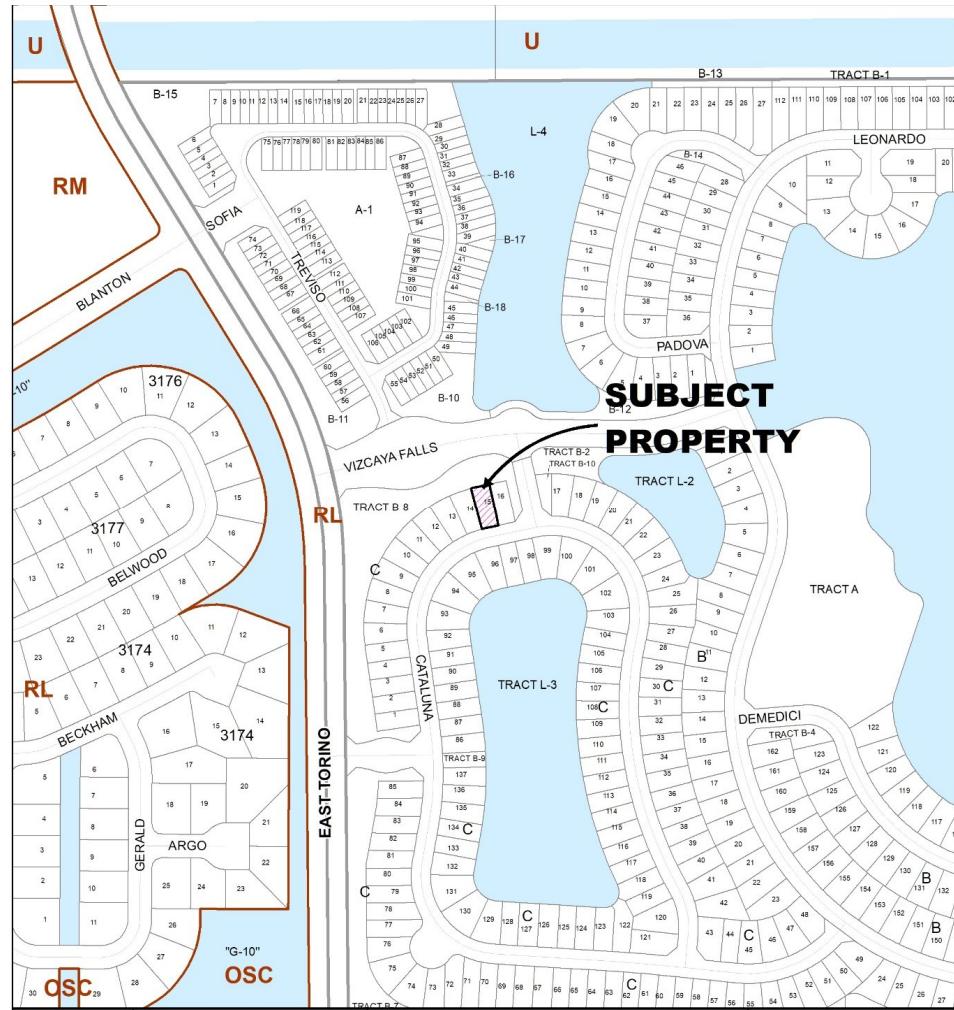
Direction	Future Land Use	Zoning	Existing Use
North	Residential Low (RL)	Planned Unit Development (PUD)	Tract B-8 Viscaya Falls
South	RL	PUD	Proposed Single Family Residential
East	RL	PUD	Proposed Single Family Residential
West	RL	PUD	Proposed Single Family Residential



Land Use

Residential Low (RL)

Direction	Future Land Use	Zoning	Existing Use
North	Residential Low (RL)	Planned Unit Development (PUD)	Tract B-8 Viscaya Falls
South	RL	PUD	Proposed Single Family Residential
East	RL	PUD	Proposed Single Family Residential
West	RL	PUD	Proposed Single Family Residential



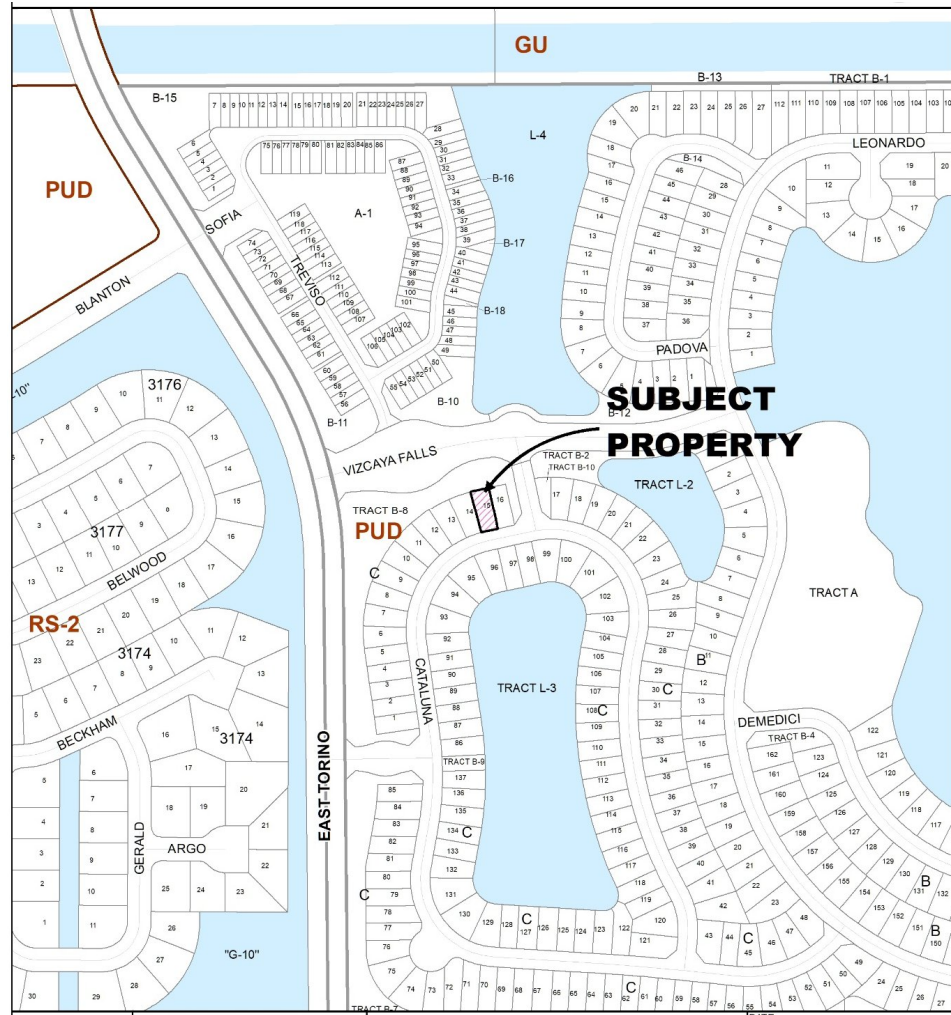
CityofPSL.com



Zoning

PUD (Planned Unit Development)

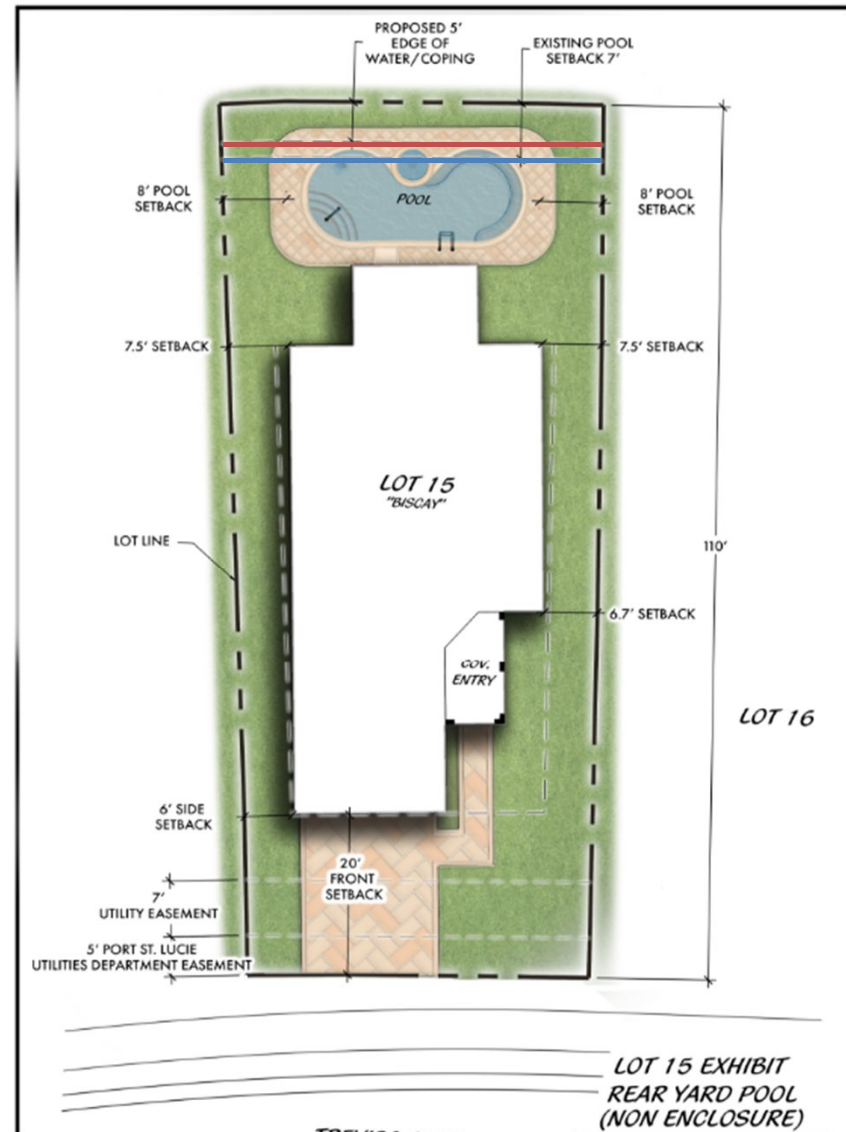
Direction	Future Land Use	Zoning	Existing Use
North	Residential Low (RL)	Planned Unit Development (PUD)	Tract B-8 Viscaya Falls
South	RL	PUD	Proposed Single Family Residential
East	RL	PUD	Proposed Single Family Residential
West	RL	PUD	Proposed Single Family Residential



CityofPSL.com



Proposed Conceptual Site Plan



Staff Findings

- 1) There are no special conditions and circumstances that exist with the residential lot. However, the rear of the lot does border a Vizcaya Falls Master HOA open space tract, separating the lot from the community entrance. The open space tract will not be developed. It serves as a buffer and therefore would create a unique circumstance to the rear of the subject lot.
- 2) All residential lots within the Vizcaya Falls PUD are required to provide a minimum setback of 7 feet from the edge of water of a pool to the rear property line. The applicants are proposing a pool without a screen enclosure. If the applicants or a subsequent property owner wish to add a pool enclosure in the future, a variance would be required.
- 3) Granting this variance would allow the applicants to construct the pool as proposed. A smaller pool or one with a different configuration would fit within the required setback.

Questions or Comments?

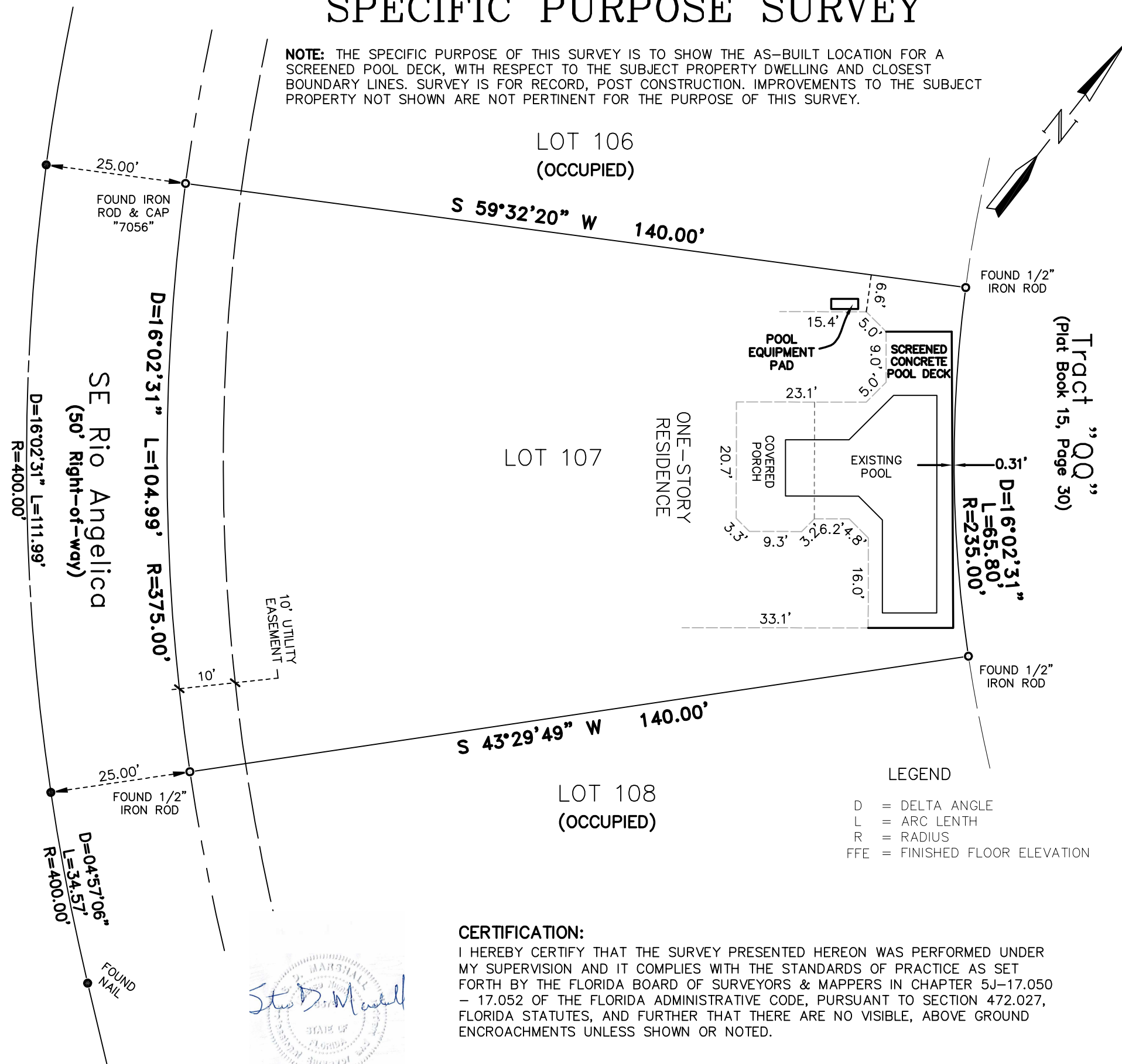
Planning and Zoning Board Action Options:

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



SPECIFIC PURPOSE SURVEY

NOTE: THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SHOW THE AS-BUILT LOCATION FOR A SCREENED POOL DECK, WITH RESPECT TO THE SUBJECT PROPERTY DWELLING AND CLOSEST BOUNDARY LINES. SURVEY IS FOR RECORD, POST CONSTRUCTION. IMPROVEMENTS TO THE SUBJECT PROPERTY NOT SHOWN ARE NOT PERTINENT FOR THE PURPOSE OF THIS SURVEY.



LEGAL DESCRIPTION:

LOT 107, **TESORO PLAT NO. 4**, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 20, 20A TO 20E, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LOT AREA: 11,979 Sq. Ft.; 0.28 Acres±

STREET ADDRESS: 140 SE RIO ANGELICA, PORT ST. LUCIE, FLORIDA 34984.

SURVEYORS' NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWEST LINE OF LOT 107 AS PLATTED AND BEARS S 59°32'20" W.
2. THE EXPECTED USE OF THE SURVEY AND MAP IS FOR CONSTRUCTION PERMITTING.
3. ALL DISTANCES AND BEARINGS ARE AS FIELD MEASURED AND ARE COINCIDENT WITH "PLAT" AND DESCRIPTION DATA UNLESS OTHERWISE NOTED.
4. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
5. THIS SURVEY IS BASED UPON A DESCRIPTION FURNISHED BY THE CLIENT, THERE HAS BEEN NO EXTENSIVE SEARCH OF THE PUBLIC RECORDS BY THIS OFFICE.
6. NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND IMPROVEMENTS.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. PROPERTY HEREON LOCATED IN FLOOD ZONE "X" PER F.I.R.M. 12111C0402K, DATED 02-16-12.
9. THE TRAVERSE CLOSURE FOR THE SUBJECT PROPERTY EXCEEDS 1:10,000'.
10. PARCEL IDENTIFICATION NUMBER: 4421-800-0125-000-3.
11. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD IN FEET DECIMALS.

CERTIFIED TO: JOHN M WANGLE

CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY PRESENTED HEREON WAS PERFORMED UNDER MY SUPERVISION AND IT COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS & MAPPERS IN CHAPTER 5J-17.050 - 17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND FURTHER THAT THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS UNLESS SHOWN OR NOTED.



STEVEN D. MARSHALL LS6376

Date of Last Field Work: 11-18-21

Marshall

Surveying & Mapping
 321 Holly Ave
 Port St. Lucie, Florida 34952
 tel: (772) 940-1382
 email: marshall0153@hotmail.com

SPECIFIC PURPOSE SURVEY

Prepared on the order of:
John M. Wangle

Field: SM/LM	Job No.: 20:0819
Drawn: LDM	Date: 8-28-20
Scale: 1"=20'	Sheet: 1 of 1