

JAMES FREESE

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31 August 2022

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

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

Dear Ms. Grubbs,

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

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

Maps from Google Maps showing commercial surrounding lots

Buffer and Set Backs Plan showing no changes to existing

Impervious Area Calculation:

7% concrete driveway

93% vacant lot

Parking Plan entire area inside fence

Storage Plan entire area inside fence

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

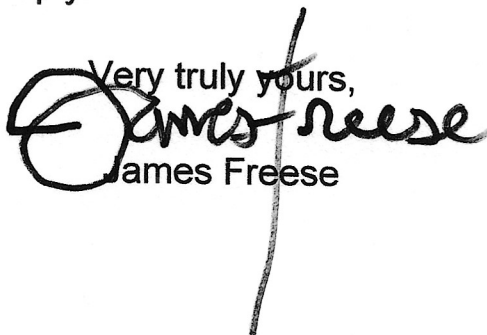
Landscape Plan maintain existing palm trees

Utilities Plan no utilities at this time

Wednesday, August 31, 2022
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As mentioned previously, the 7 foot tall chain link fence erected by Bush Construction on the northern side of Lot 12 is over 6 feet away from the northerly boundary line. I would like to move the northern chain link fence to the northern boundary line. Walgreen's already has a 5 foot chain link fence on my northern boundary line and I would like my 7 foot chain link fence to be as close as possible to my northern boundary line.

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

Very truly yours,

James Freese

Attachments

Google Maps



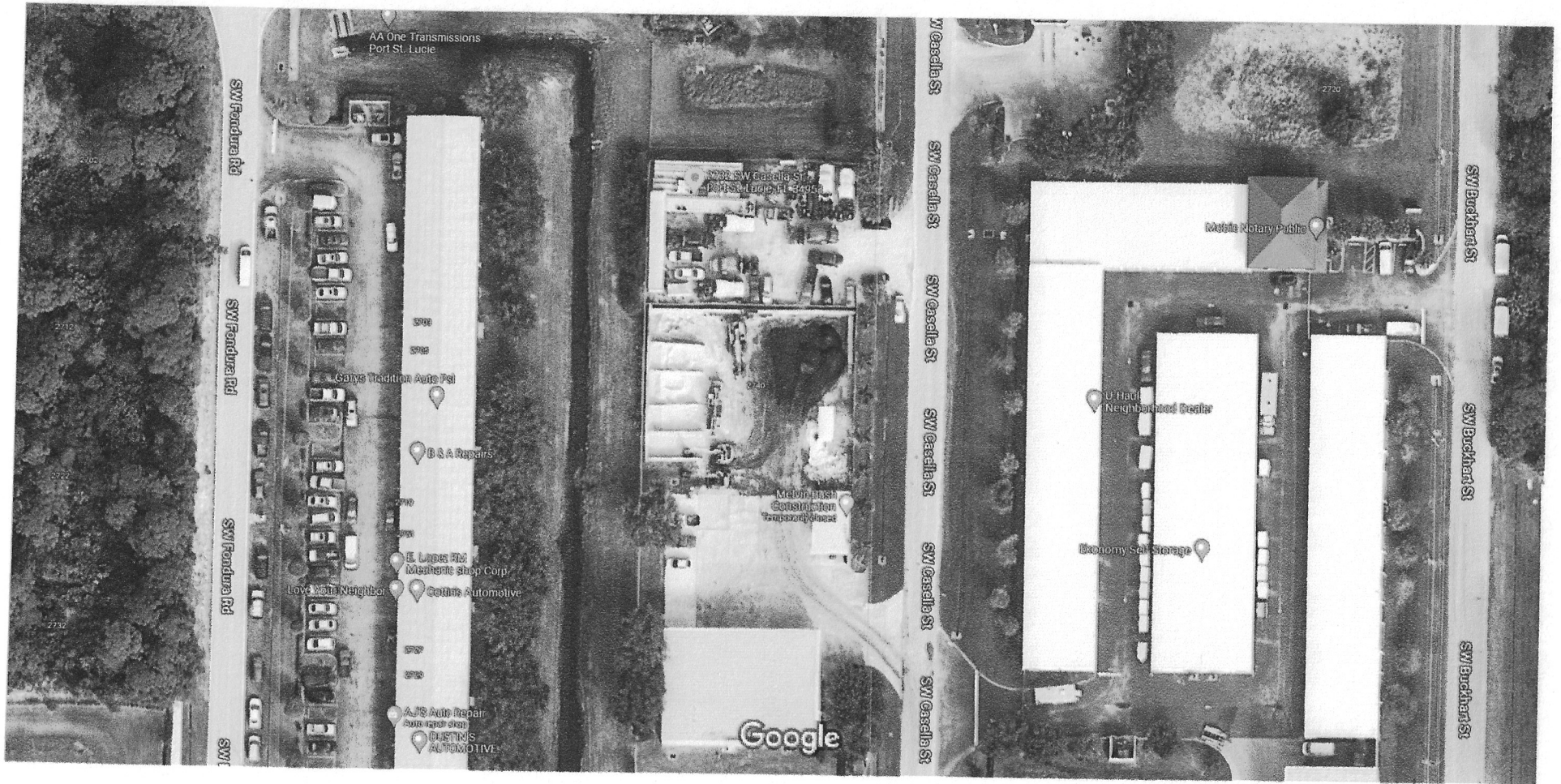
Map data ©2022 200 ft

Google Maps

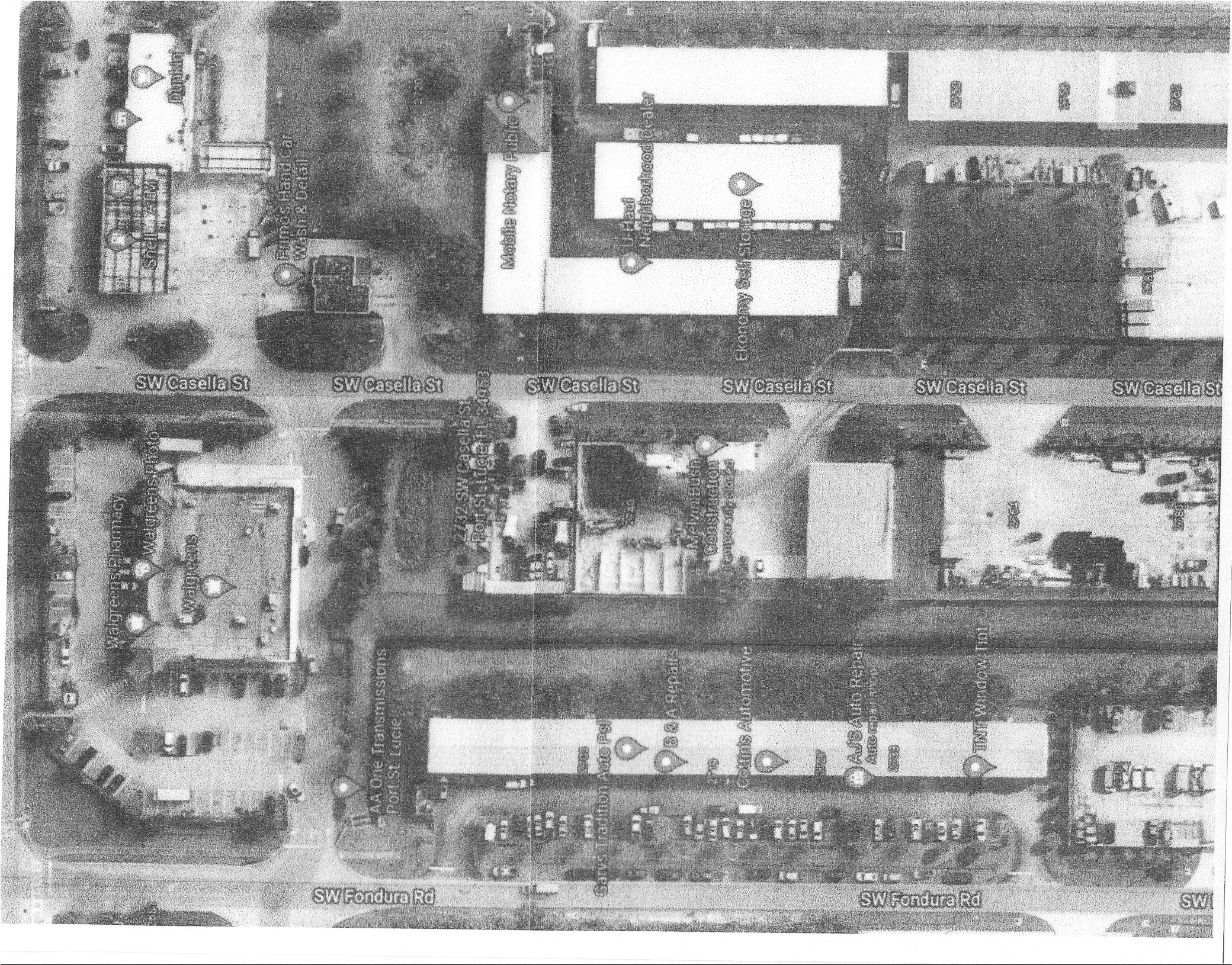


Map data ©2022, Map data ©2022 20 ft

Google Maps



Map data ©2022, Map data ©2022 50 ft



SW Casella St

SW Casella St

SW Casella St

SW Casella St

SW Casella St

SW Casella St

Walgreens Pharmacy
Walgreens Photo
Walgreens

AA One Transmissions
Port St Lucie

SW Fondura Rd

Car's Transition Auto Pst

B & A Repairs

Collins Automotive

AJS Auto Repair
Auto Repair Shop

TINT Window Tint

SW Fondura Rd

SW

2762 SW Casella St
Port St Lucie FL 34953

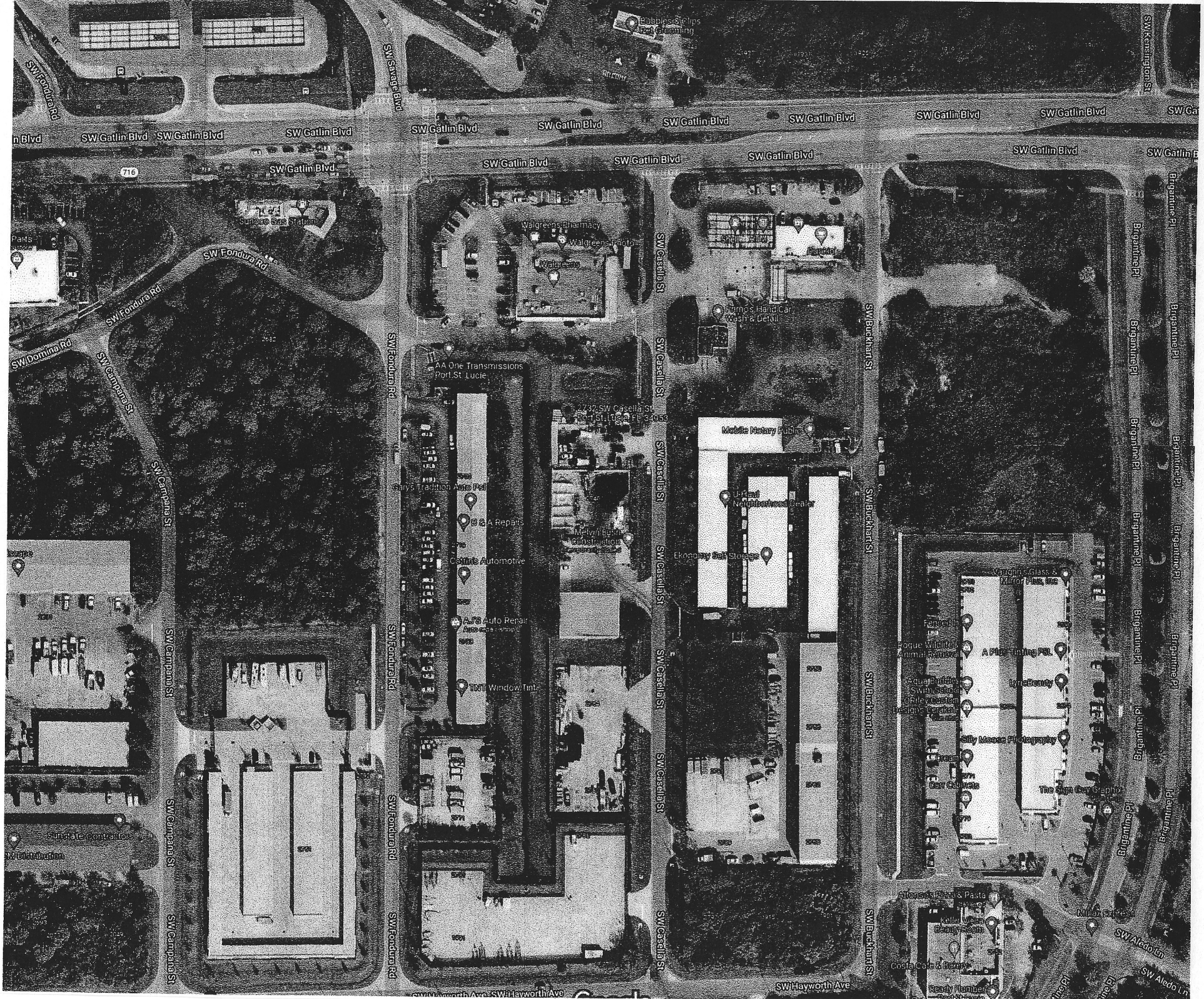
Melvin Bush
Construction
Component stores

Mobile Notary Public

U-Haul
Neighborhood Dealer

Economy Self Storage

Burns Hand Car
Wash & Detail



716

n Blvd

SW Gatlin Blvd SW Gatlin Blvd

SW Gatlin Blvd

SW Gatlin Blvd

SW Gatlin Blvd

SW Gatlin Blvd

SW Gatlin Blvd

SW Gatlin Blvd

SW Gatlin Blvd

SW Ga

Park

Sunrise Egg Station

Walgreens Pharmacy

Walgreens Photo

Walgreens

Planet Fitness

Barb's Hand Car Wash & Detail

AA One Transmissions

Port St Lucie

732 SW Casella St

Port St Lucie, FL 34953

Barb's Tradition Auto Perf

B & A Repairs

Carlin's Automotive

A & S Auto Repair

Auto Repairs

Window Tint

MPW Egan Construction

Mobile Motory Public

L-Kraft Neighbors Dealer

Economy Self Storage

Vanich's Glass & Mirror Plus, Inc

Fertich

Logue Wildlife Animal Removal

A Plus Tinting Plus

Aqueduct Swim School

Orthodontics

Barb's Tradition

Prime Beauty

Beauty

Silly Moose Photography

Car Wash

Car Wash

The Sign Company

Alfonso's Pizza & Pasta

Alfonso's

Costa's 2 Bery

Costa's

Ready Member

Port St Lucie

Miner Express

SW Alcobon

SW Alcobon

SW Alcobon Ln

SW Hayworth Ave SW Hayworth Ave

SW Hayworth Ave

SW Alcobon

SW Alcobon

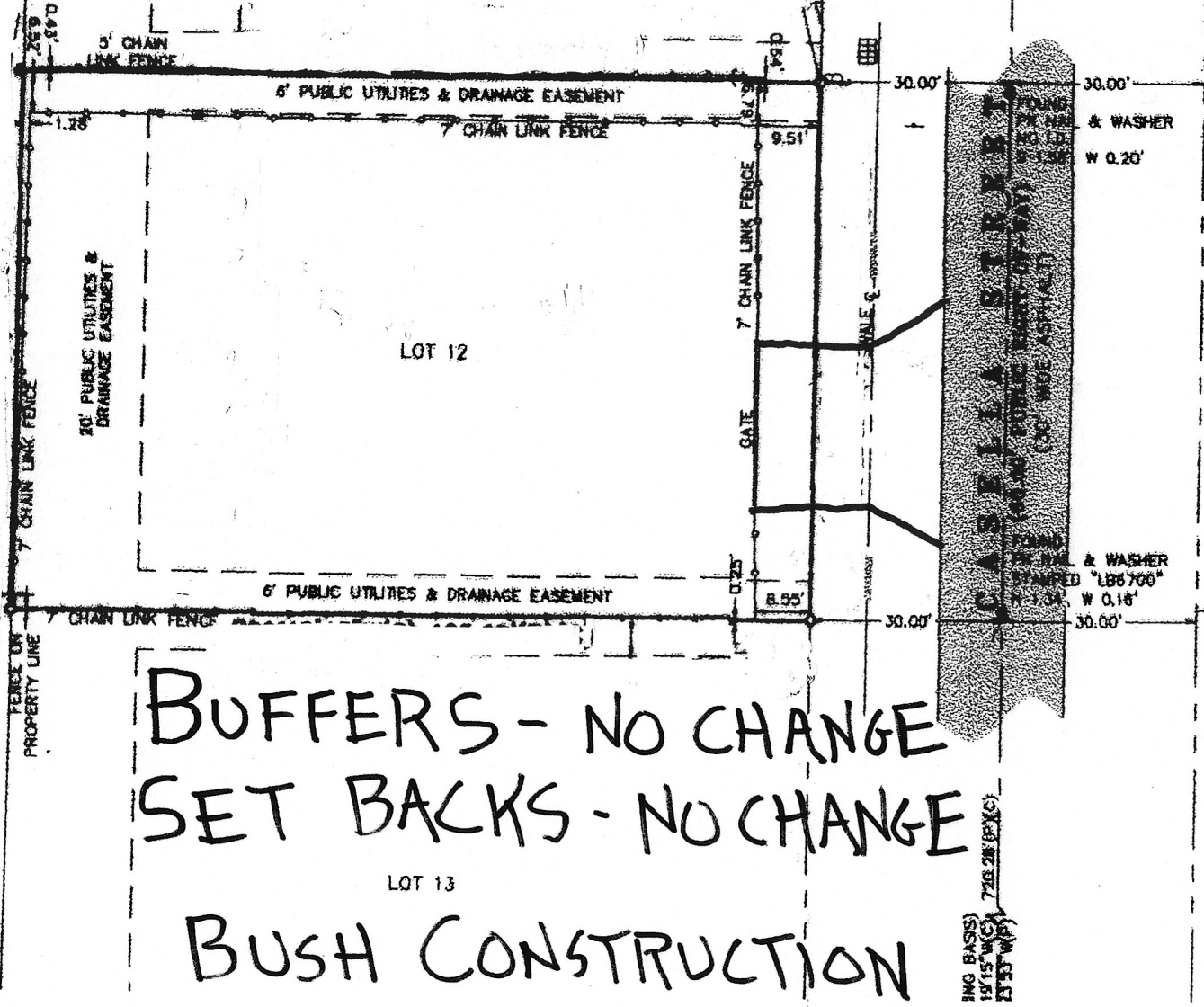
SW Alcobon Ln

SW Alcobon Ln

85 FOOT WIDE DRAINAGE DITCH

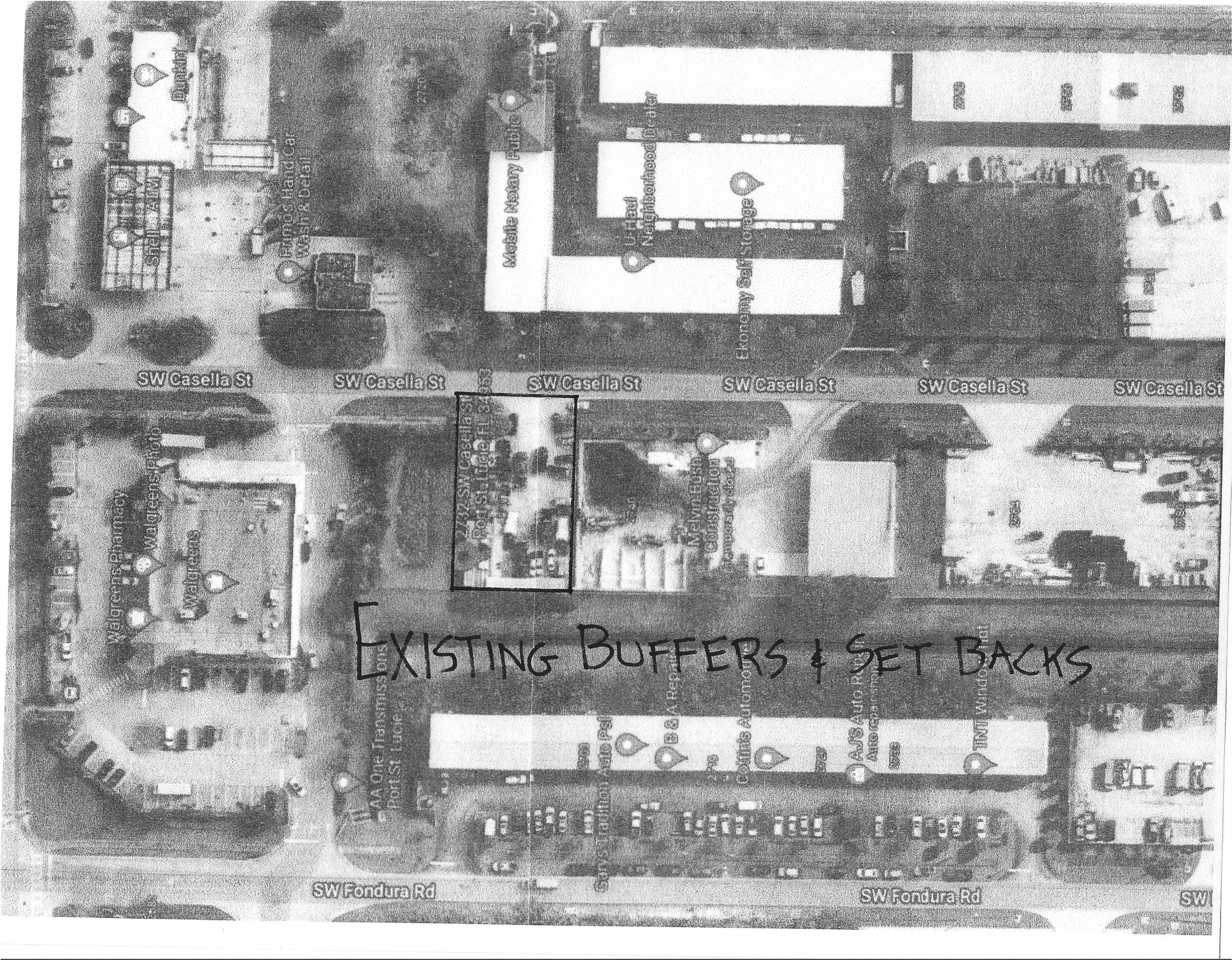
WALGREEN'S LOT 11 RETENTION AREA

LOT 4
EKONOMY SELF STORAGE
LOT 5
LOT 6



BUFFERS - NO CHANGE
SET BACKS - NO CHANGE
BUSH CONSTRUCTION

ING BASIS)
1915"WC)
720.28 (PVC)
21.51"WC)



SW Casella St

SW Casella St

SW Casella St

SW Casella St

SW Casella St

SW Casella St

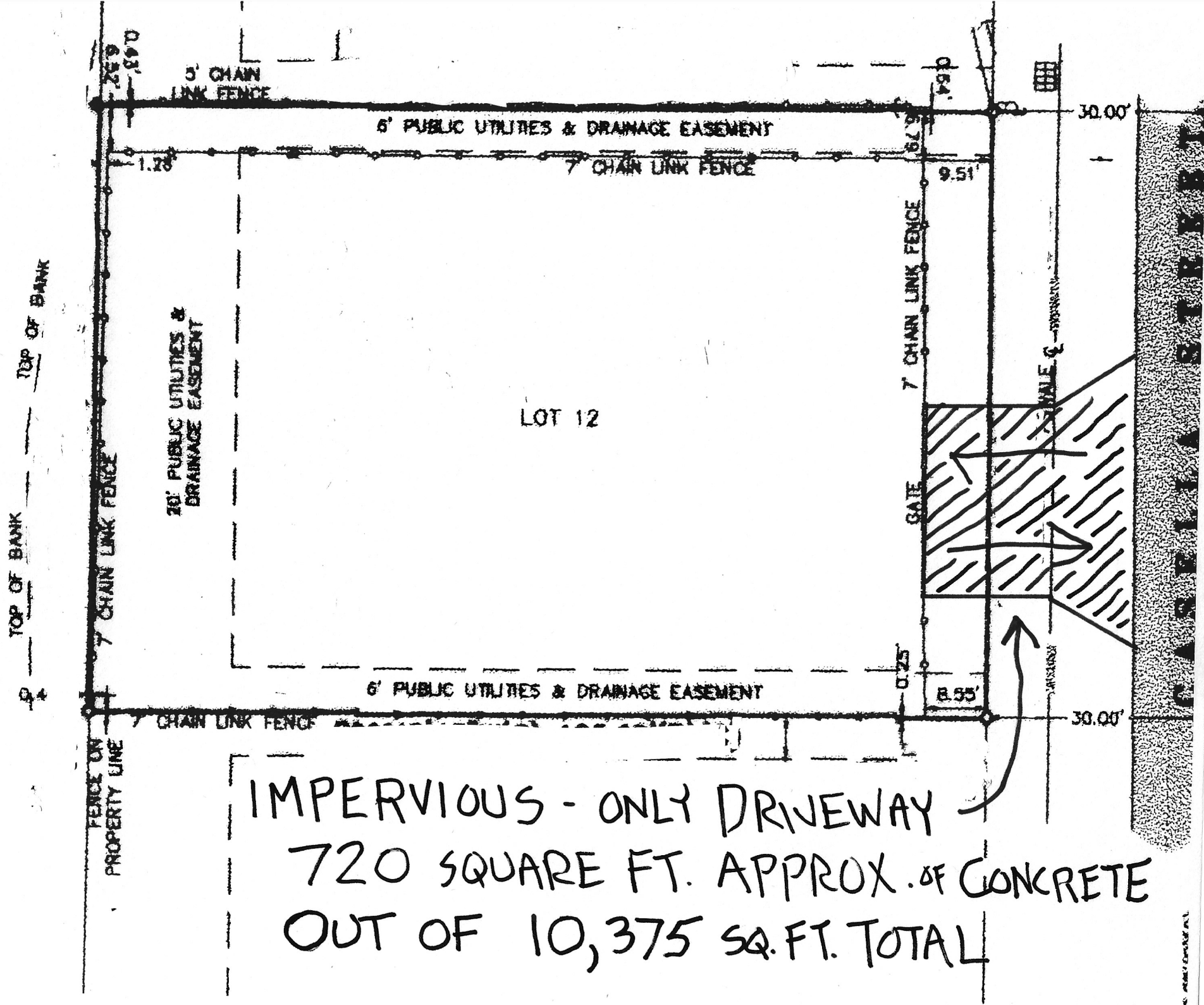
2732 SW Casella St
Port St Lucie, FL 32953

EXISTING BUFFERS & SET BACKS

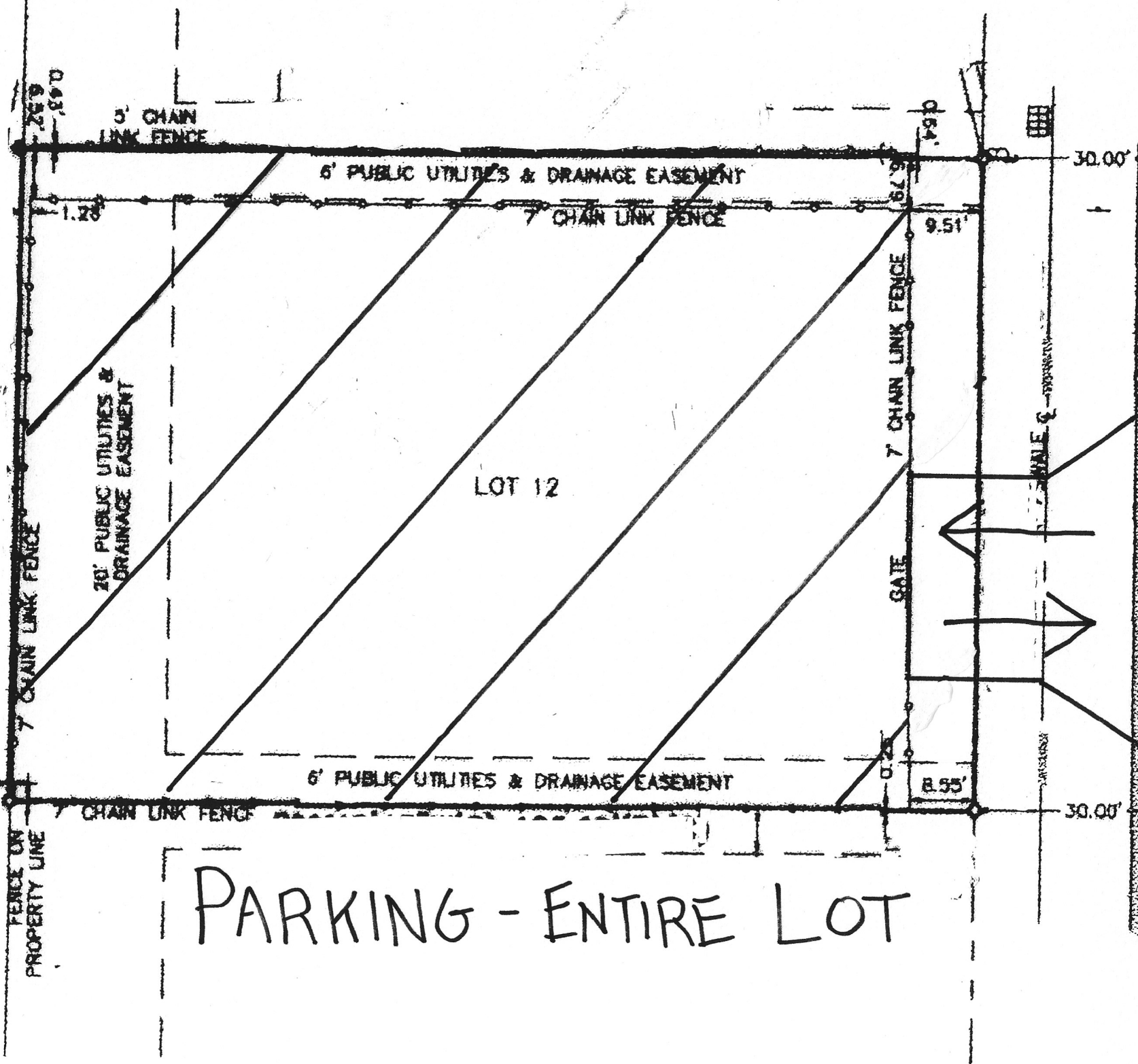
SW Fondura Rd

SW Fondura Rd

SW



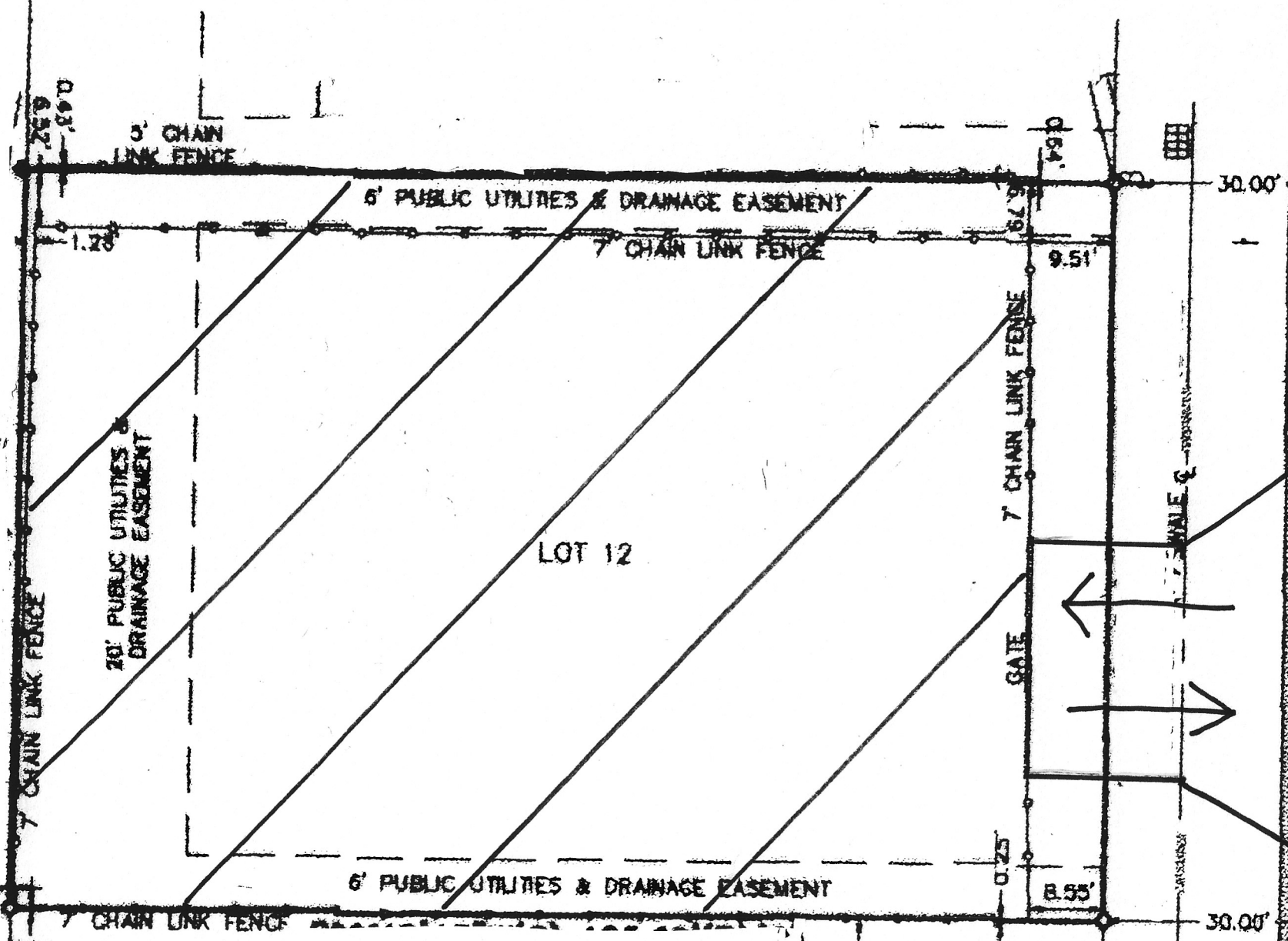
TOP OF BANK
TOP OF BANK



PARKING - ENTIRE LOT

CASELLA STREET
EXC)

TOP OF BANK
TOP OF BANK

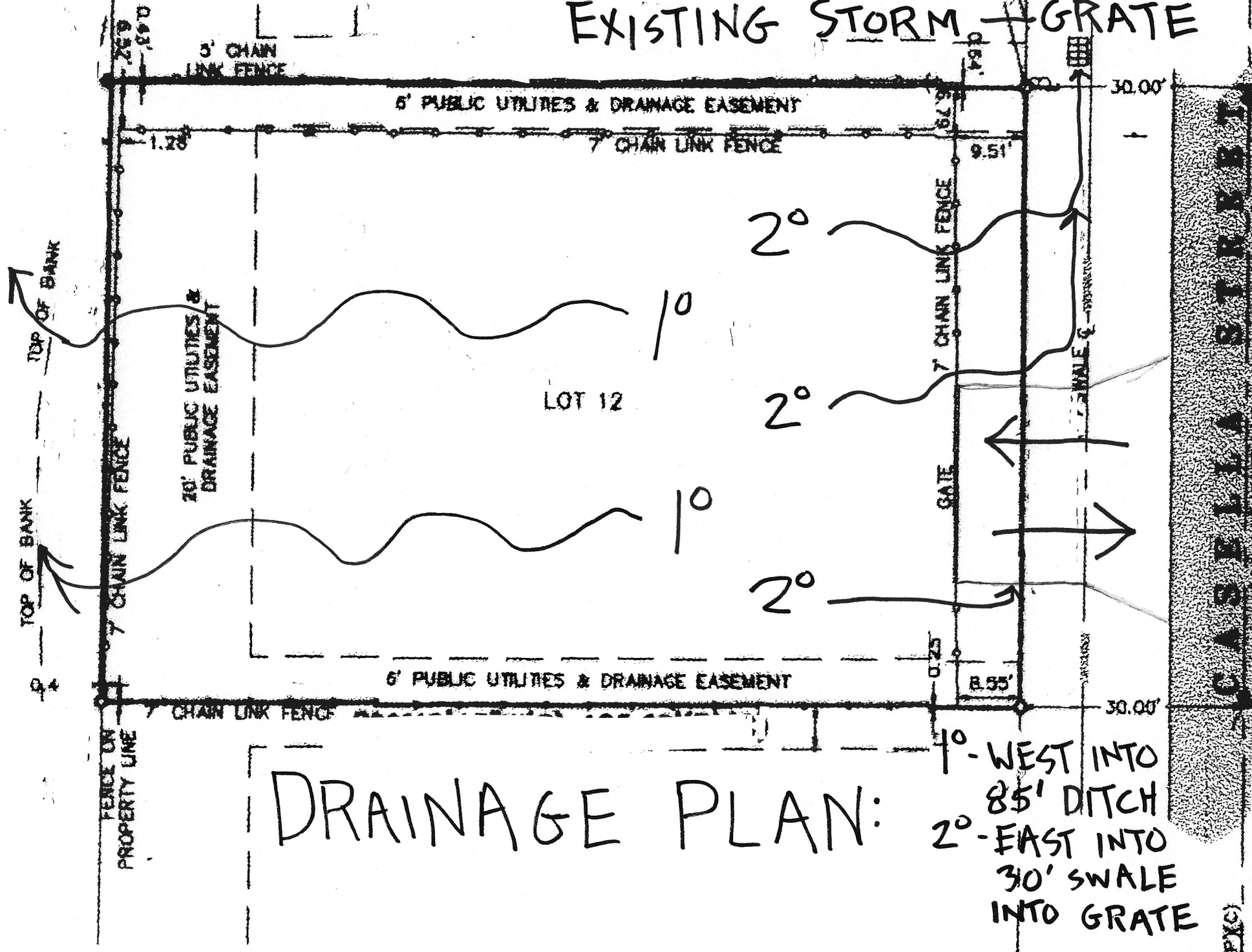


LOT 12

STORAGE - ENTIRE LOT

CASELLA STREET

EXISTING STORM GRATE



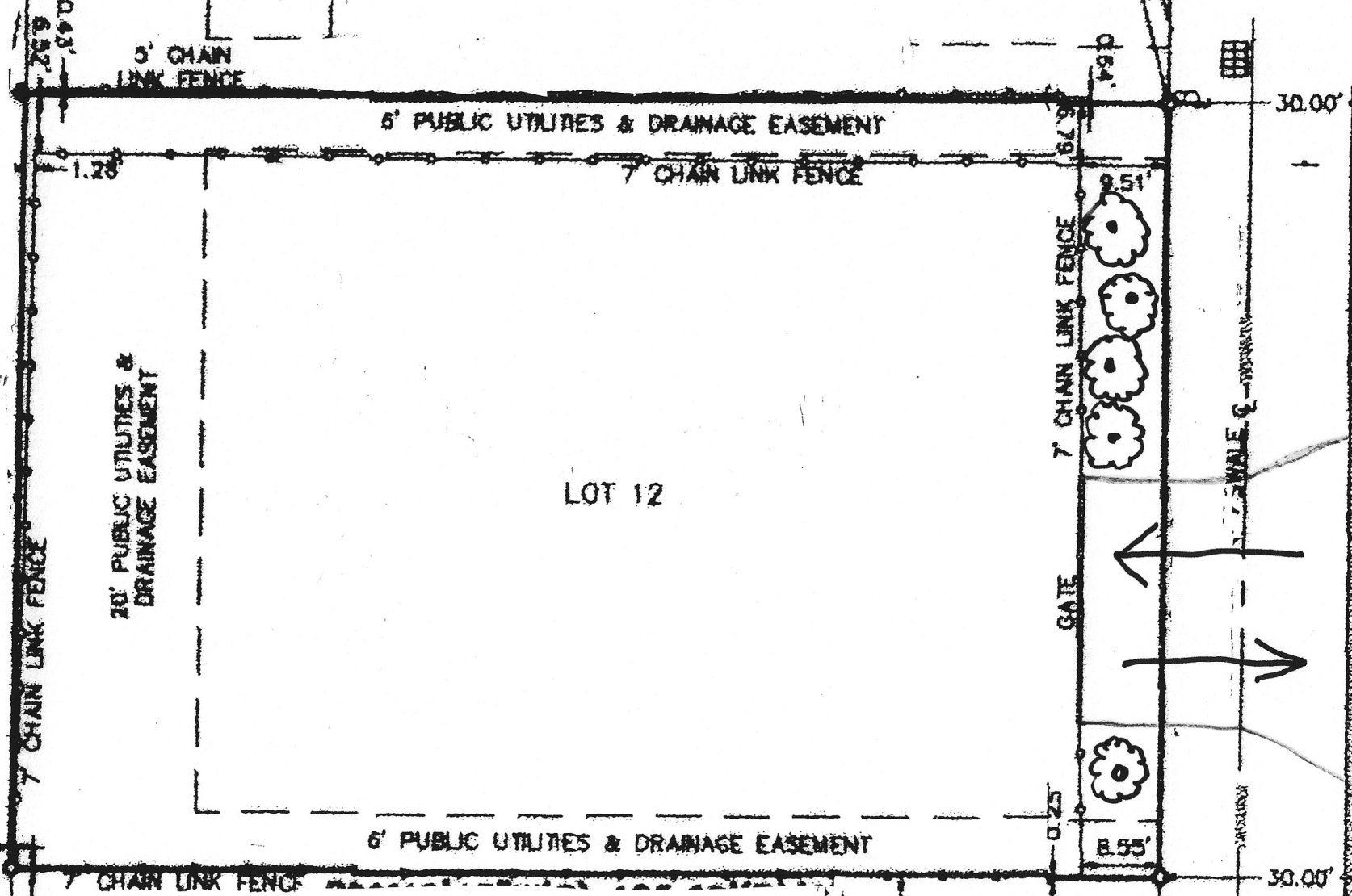
DRAINAGE PLAN:

- 1° - WEST INTO 85' DITCH
- 2° - EAST INTO 30' SWALE INTO GRATE

CASELLA STREET

(PIC)

TOP OF BANK
TOP OF BANK



LOT 12

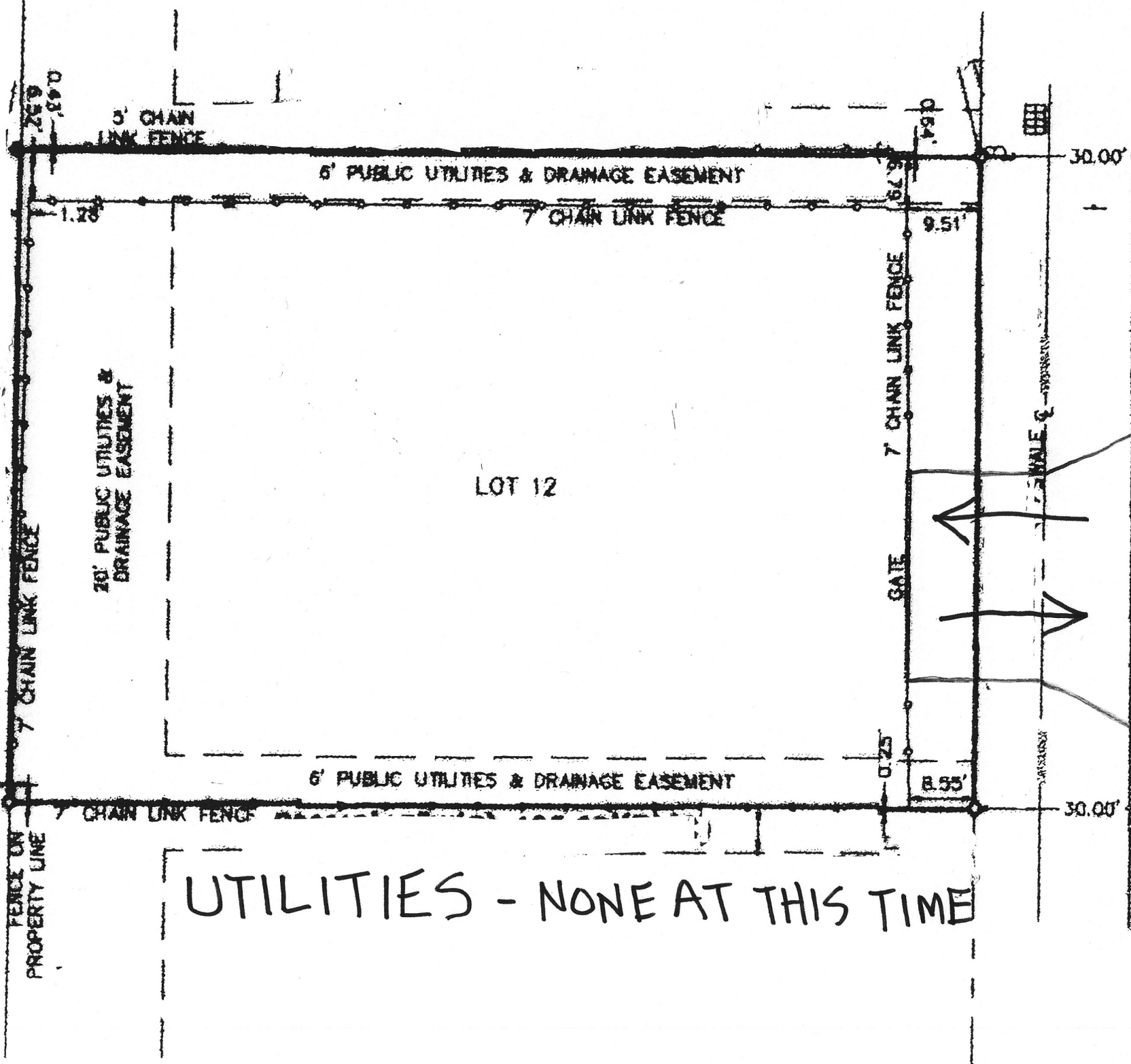
FENCE ON
PROPERTY LINE

LANDSCAPE - MAINTAIN PRESENT  DATE PALM

CASELLA STREET

(EXC)

TOP OF BANK
TOP OF BANK



LOT 12

UTILITIES - NONE AT THIS TIME

CASELLA STREET

(EXC)