

**From:** [jeremy@psca.com](mailto:jeremy@psca.com)  
**To:** [city@psca.com](mailto:city@psca.com)  
**CC:** [city@psca.com](mailto:city@psca.com)  
**Subject:** [city@psca.com](mailto:city@psca.com)  
**Date:** [city@psca.com](mailto:city@psca.com)  
**Attachments:** [city@psca.com](mailto:city@psca.com)

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

**From:** Jerry Graciano <jer@psca.com>  
**Sent:** Tuesday, January 3, 2023 4:38 PM  
**To:** Bethany Graciano <bjgraciano@psca.com>  
**CC:** Chris Graciano <cmgraciano@psca.com>; Jean Sauter <jsauter@psca.com>; Carle Management, PSA Village Office Liaison <carle@psca.com>  
**Subject:** Issues with P22-320 and P22-333

Ms. Graciano,  
Good day!

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

I have the following issues:

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

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

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

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

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

Thanks,  
Jerry Graciano  
954-881-3609



# REZONING NOTICE

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

**772-871-5213**      **P22-333**





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PUBLIC HEARINGS TO CONSIDER  
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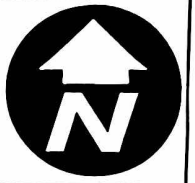
**772-871-5213** • **P22-333**

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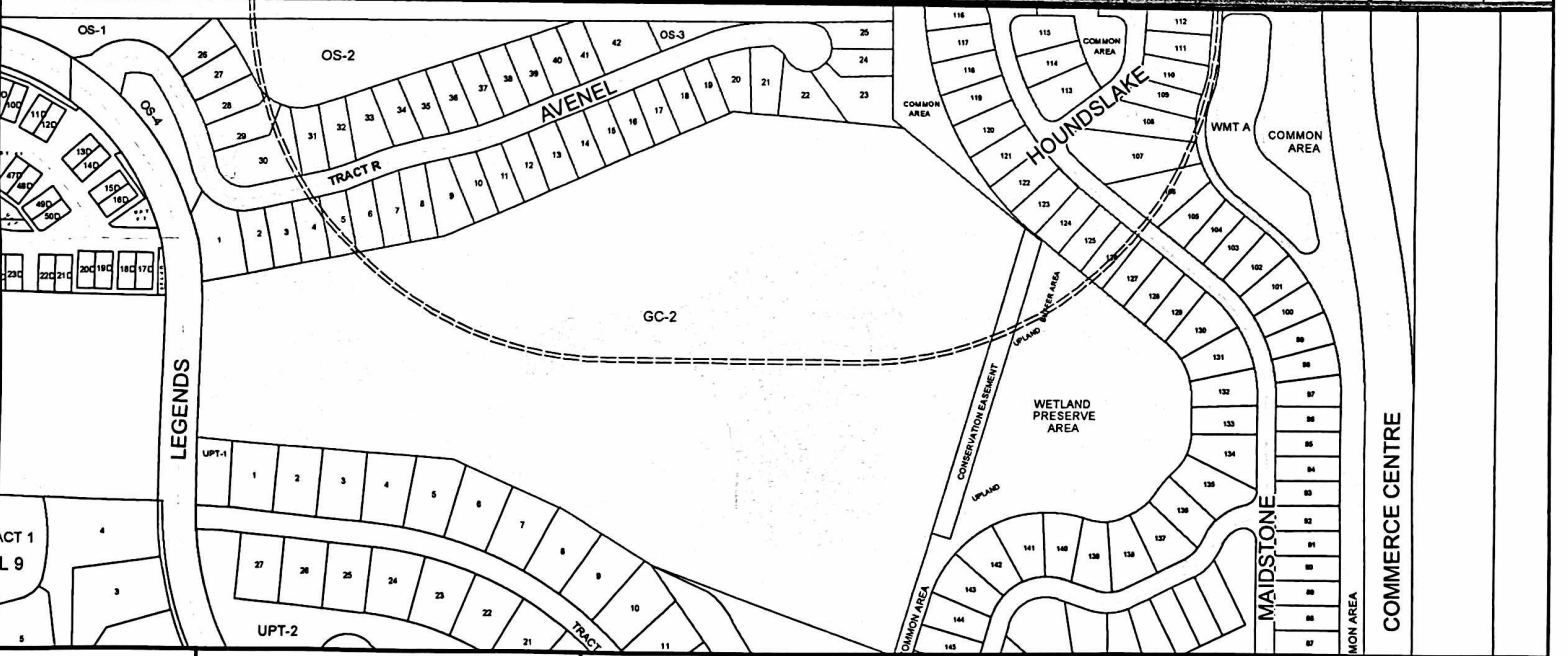
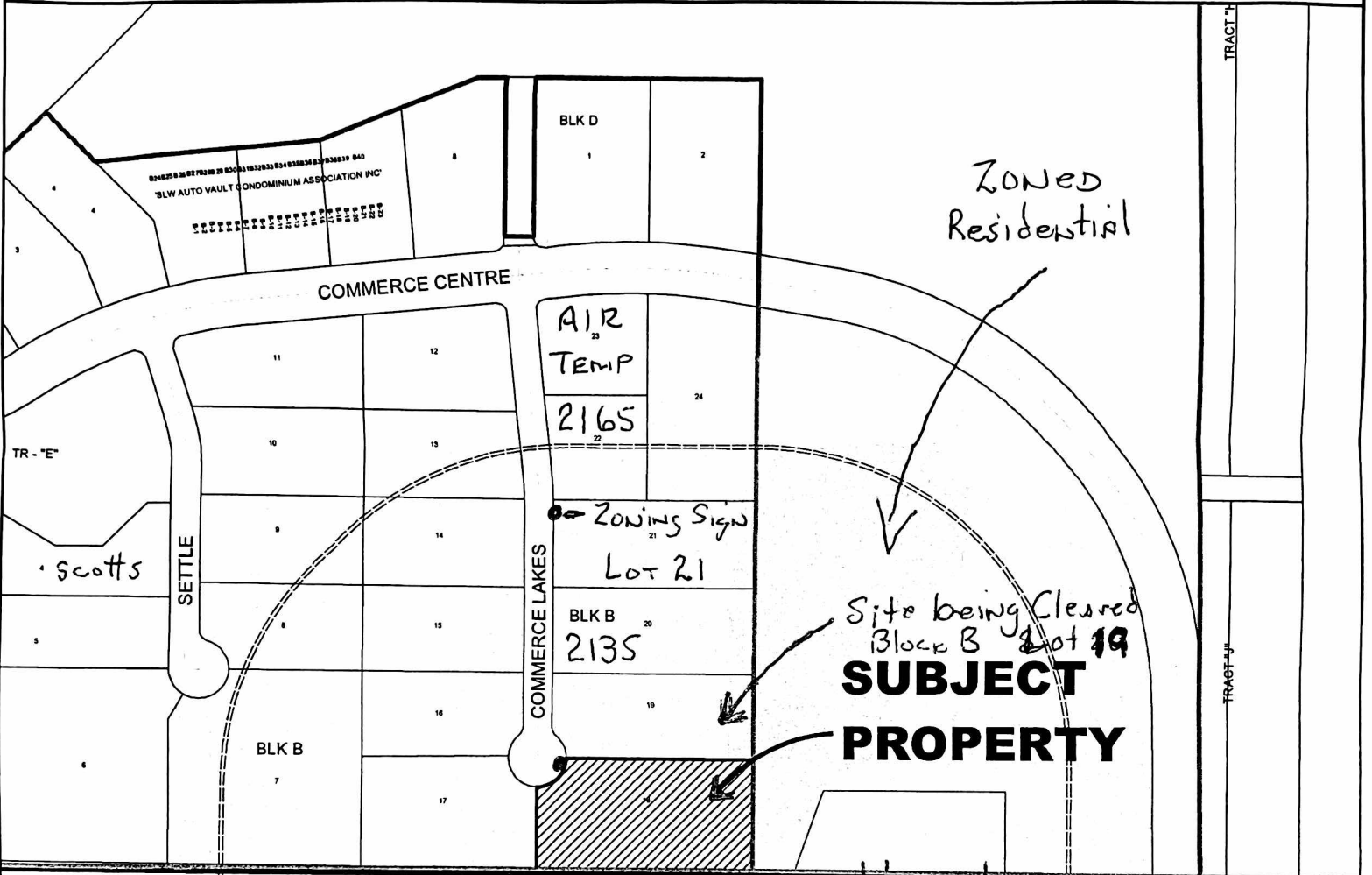
**772-871-5213** • **P22-320**

# NOTICE TO PROPERTY OWNERS MAP



Parcels within 750' of subject property to be notified

===== 750' buffer line



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

REZONING

A GREAT HOME, LLC

GO TEAM IND. PK., UNIT 3, BLOCK 'B', LOT 18

DATE: 11/7/2022

APPLICATION NUMBER:  
P22-320

USER:  
patricias

SCALE: 1 in = 400 ft



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



Bethany L. Grubbs  
Planner III  
772.344.4362  
[bgrubbs@cityofpsl.com](mailto:bgrubbs@cityofpsl.com)

December 21, 2022

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

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

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

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

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

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

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

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

