

Tommy C. Creel

1983 SW Biltmore Street

VARIANCE

Project: P23-038

Planning and Zoning Board Meeting

Bianca Lee, Planner II

June 6, 2023, Meeting



PROJECT SUMMARY

- A variance to the setback requirements of Service Commercial (CS) Zoning.



APPLICANT AND OWNER

- Tommy C. Creel, property owner and applicant.

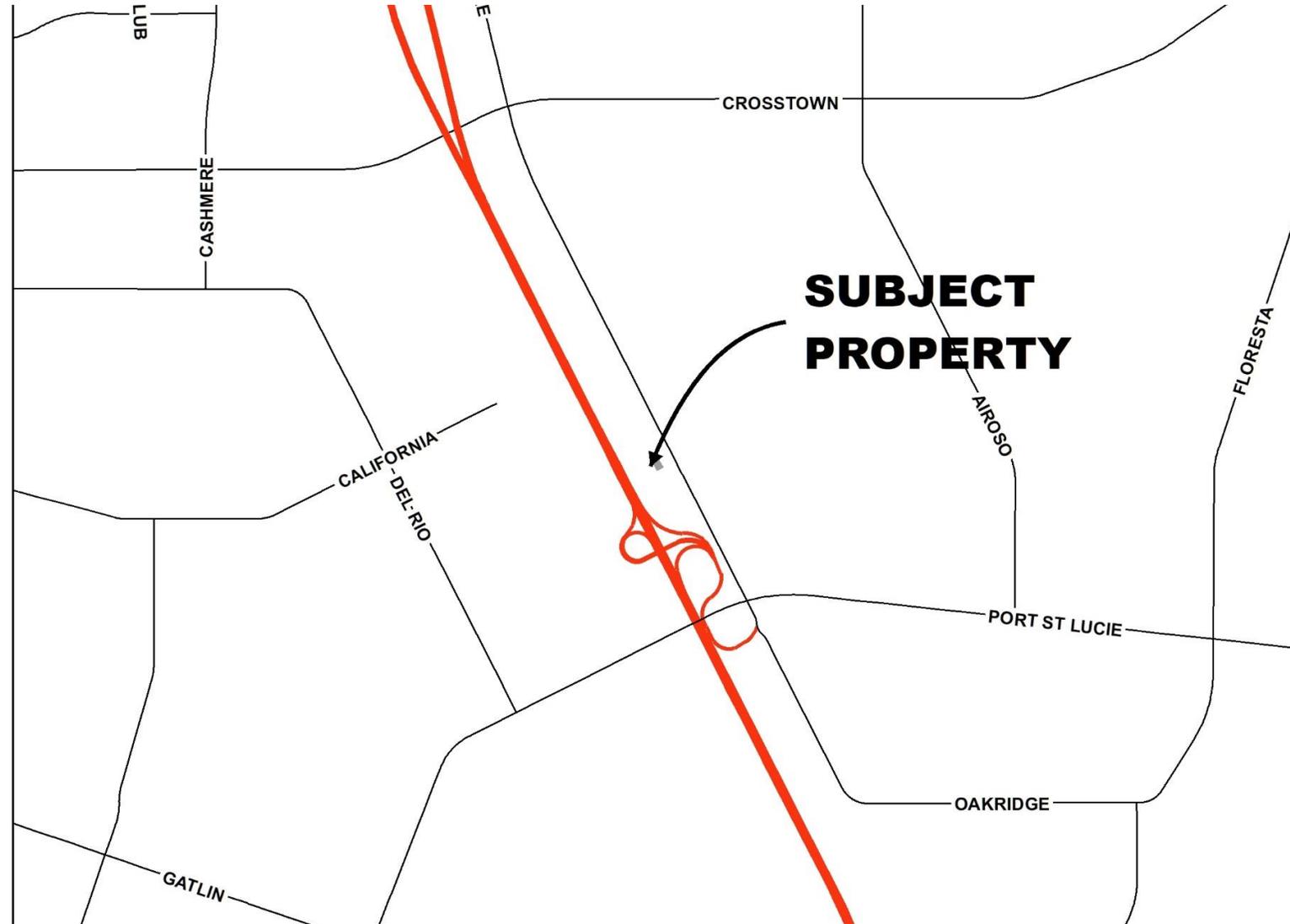


VARIANCE REQUEST

- A variance of 4 feet to allow a 6-foot setback from the side property line for a proposed concrete slab used for open storage.
- Section 158.126(J) Setback and Landscaping Requirements, a side setback of ten (10) feet is required as a ten (10) foot wide landscape buffer strip.



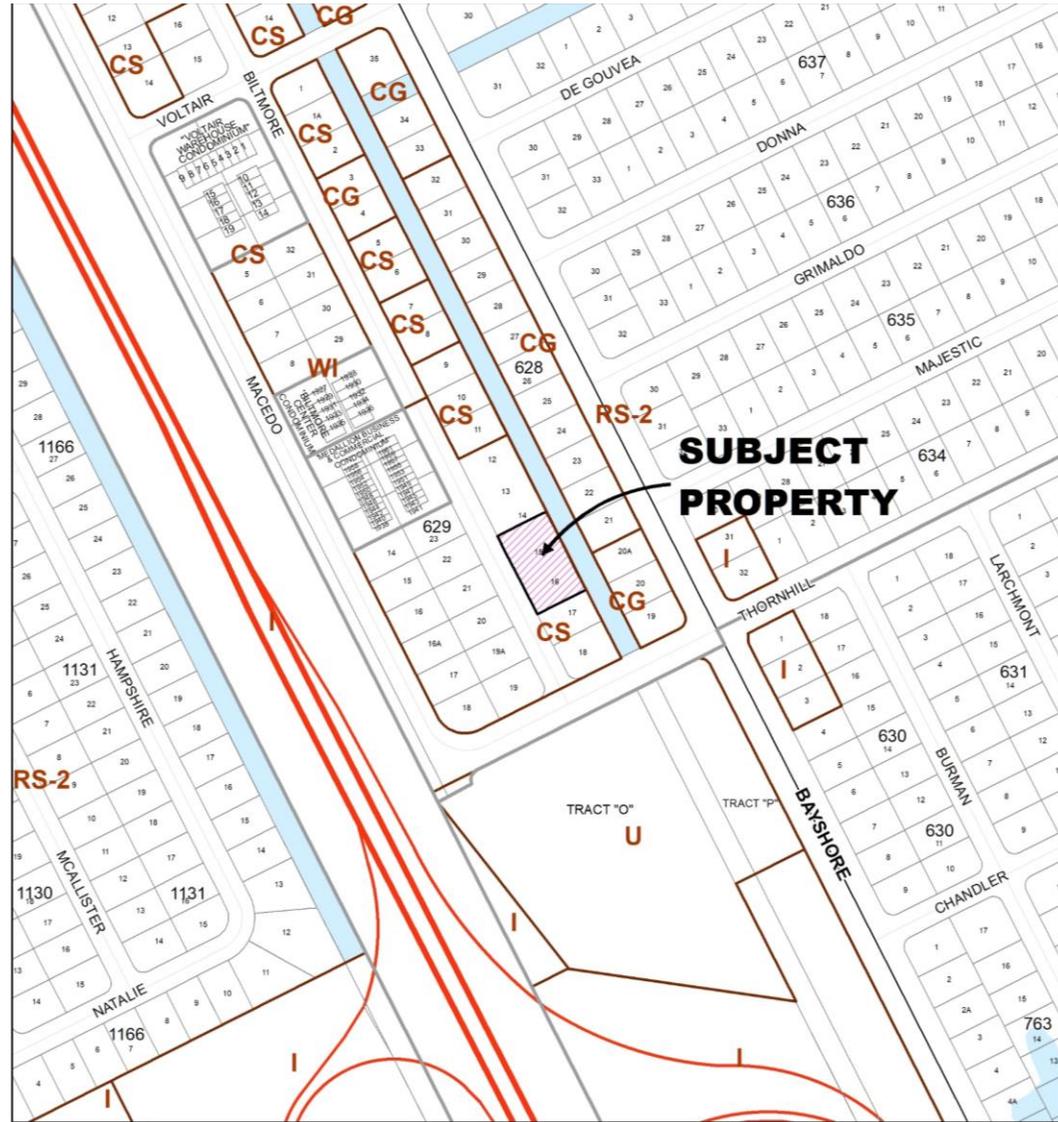
LOCATION

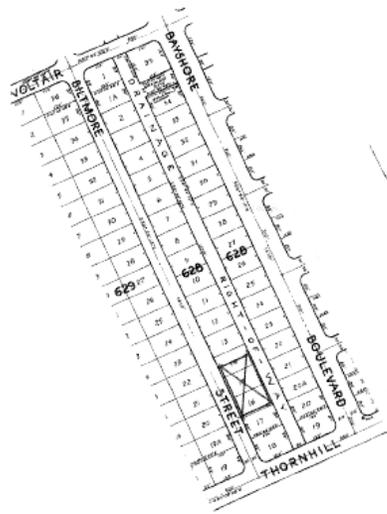


AERIAL MAP



Zoning Map



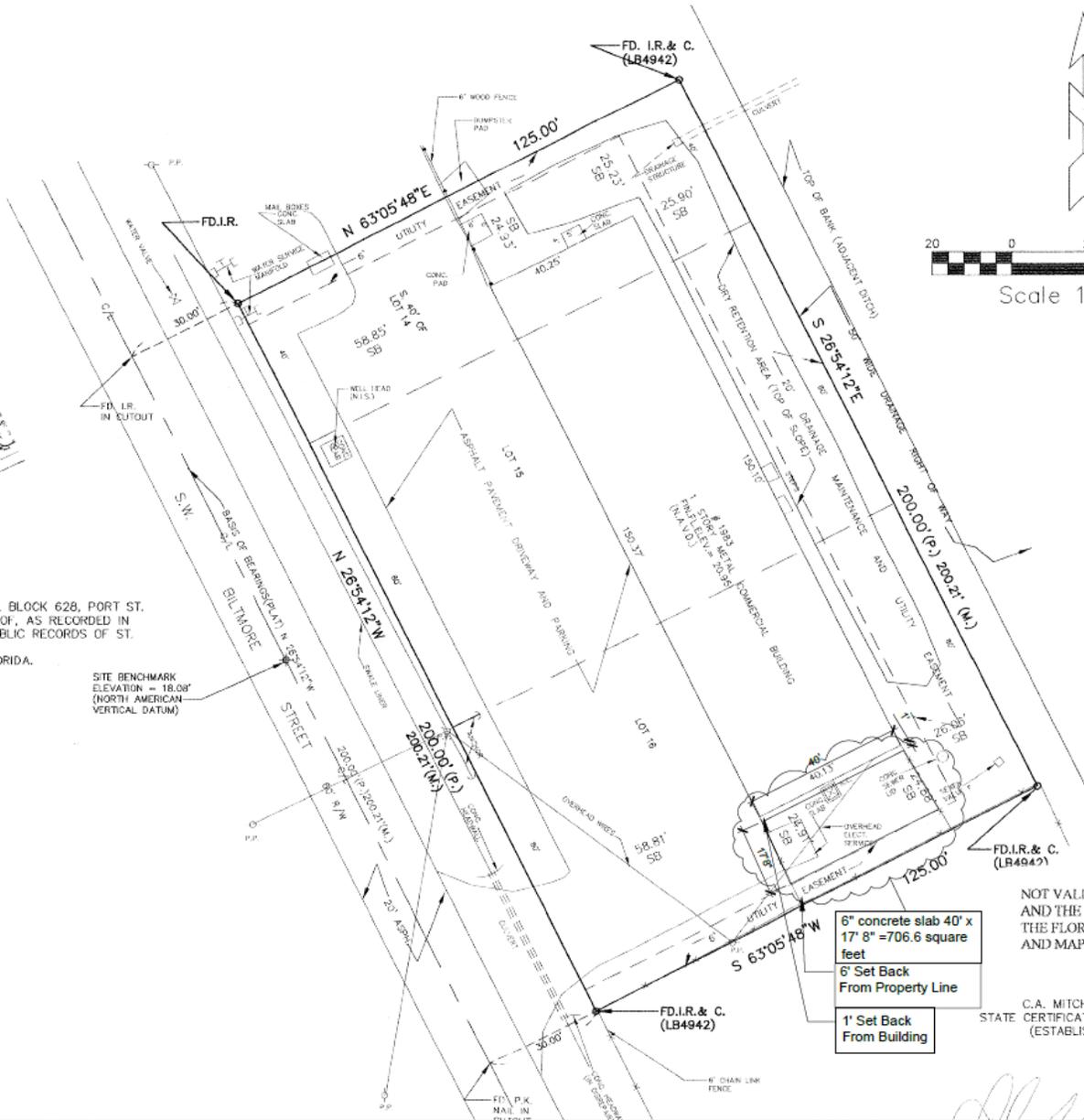


PORTION: (SUPPLIED BY CLIENT)
 SOUTH 1/2 OF LOT 14 AND ALL OF LOTS 15 AND 16, BLOCK 628, PORT ST.
 SECTION THIRTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN
 BOOK 13, PAGES 4, 4-A THROUGH 4-M OF THE PUBLIC RECORDS OF ST.
 COUNTY, FLORIDA.
 LOTS 15 AND 16 SITUATE IN THE CITY OF PORT ST. LUCIE, FLORIDA.

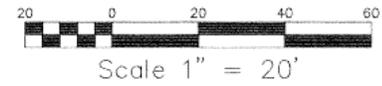
ADDITIONS OR DELETIONS TO SURVEY MAPS
 OR REPORTS BY OTHER THAN THE SIGNING
 PARTY IS PROHIBITED WITHOUT THE WRITTEN
 CONSENT OF THE SIGNING PARTY.
 (F.A.C. 5J-17).



DOCUMENT PREPARED IN THE OFFICE OF:
 MITCHELL AND ASSOCIATES, INC.
 SURVEYOR'S AND MAPPERS
 S.W. SOUTH MACEDO BOULEVARD



FLOOD ZONE "X"
 120287-12111CO 288 "K"
 EFF. DATE: 2/19/2020



- LEGEND:
- P = PLAT
 - M = MEASURED
 - C = CALCULATED
 - D = DESCRIPTION
 - I.R. & C. = IRON ROD AND CAP
 - W.C. = WITNESS CORNER
 - C.M. = CONCRETE MONUMENT
 - I.P. = IRON PIPE
 - N. & D. = NAIL AND DISK
 - P.P. = POWER POLE
 - L.P. = LIGHT POLE
 - O.H.W. = OVERHEAD WIRES
 - ASPH. = ASPHALT PAVEMENT
 - E.P.L. = FLORIDA POWER & LIGHT
 - FD. = FOUND
 - P.C. = POINT OF CURVE
 - P.T. = POINT OF TANGENCY
 - P.C.C. = POINT OF COMPOUND CURVE
 - F.R.C. = POINT OF REVERSE CURVE
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - CL. = CENTERLINE
 - R/W = RIGHT OF WAY
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - P.C.P. = PERMANENT CONTROL POINT
 - C.A. = CENTRAL ANGLE (DELTA ANGLE)
 - T.Y. = TYPICAL
 - CONC. = CONCRETE
 - SR = SETBACK
 - R = RADIUS

6" concrete slab 40' x
 17' 8" = 706.6 square
 feet
 6' Set Back
 From Property Line
 1' Set Back
 From Building

NOT VALID WITHOUT THE SIGNATURE
 AND THE ORIGINAL RAISED SEAL OF
 THE FLORIDA LICENSED SURVEYOR
 AND MAPPER. (F.A.C. 5J-17)

C.A. MITCHELL AND ASSOCIATES, INC.
 STATE CERTIFICATE OF AUTHORIZATION NO. LB4276
 (ESTABLISHED 1985)

[Handwritten Signature]

Boundary Survey

CityofPSL.com



QUESTIONS OR COMMENTS?

PLANNING AND ZONING BOARD ACTION OPTIONS:

- Make a motion to approve with conditions
 1. Amend the site plan to include the proposed concrete slab and outdoor storage area.
 2. Install the missing hedges along the south and west property lines to comply with landscaping requirements.
 3. Construct a dumpster enclosure with gates adjacent to the northwest property line between the existing buildings as per Section 158.232(B).
- Make a motion to approve
- Make a motion to deny
- Make a motion to table

