

CITY OF PORT ST. LUCIE

PLANNING AND ZONING BOARD AGENDA TUESDAY, JANUARY 3, 2017

1:30 P.M. – PORT ST. LUCIE CITY HALL
121 S.W. PORT ST. LUCIE BOULEVARD, PORT ST. LUCIE, FLORIDA

1. MEETING CALLED TO ORDER
2. ROLL CALL
3. DETERMINATION OF A QUORUM
4. PLEDGE OF ALLEGIANCE
5. APPROVAL OF MINUTES – **NONE**
6. **CONSENT AGENDA**
 - A. P16-129 WESTERN GROVE PLAT – ENCORE @ TRADITION – SPECIAL PERMISSION, PER SECTION 156.098 FOR A CUL-DE-SAC LENGTH
7. **QUASI-JUDICIAL PUBLIC HEARINGS**
 - A. P16-204 KEVIN AND MANDY LEGER – VARIANCE
Location: The property is located at 1147 SE Palm Beach Road.
Legal Description: Lot 27, Block 53, Unit 5.
This is a request to grant a variance of 9.84 feet to allow a rear yard setback of 0.16 feet, and a variance of 9.95 feet to allow a side yard setback of 0.05 feet for an existing tiki hut. Section 158.073(H)(2) Single-Family Residential Zoning District requires a 10 foot side yard setback and Section 158.217(C)(1) Accessory Uses and Structures requires a 10 foot rear yard setback.
 - B. P16-203 EKONOMY SELF STORAGE – COMPREHENSIVE PLAN AMENDMENT/SMALL SCALE
Location: The property is located on the west side of Buckhart Street between Gatlin Boulevard and Hayworth Avenue.
Legal Description: Lots 11, 12, and 16-19, Block 1705, Section 31.
This is a request to amend the City of Port St. Lucie's Comprehensive Plan by changing the future land use designation from CG (General Commercial) to CS (Service Commercial).
 - C. P16-187 EKONOMY SELF STORAGE – REZONING
Location: The property is located on the west side of Buckhart Street between Gatlin Boulevard and Hayworth Avenue.
Legal Description: Lots 11, 12, and 16-19, Block 1705, Section 31.
This is a request to rezone property from RS-2 (Single-Family Residential) to CS (Service Commercial).

8. **NEW BUSINESS**

A. DETERMINATION OF EXCUSED ABSENCE – ERNIE OJITO

9. **OLD BUSINESS**

10. **PUBLIC TO BE HEARD**

11. **ADJOURN**

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. No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal any 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.

12/27/2016 12:13 PM



City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: PLANNING AND ZONING BOARD - MEETING OF JANUARY 3, 2017

FROM: JOHN FINIZIO, PLANNER *JF*

RE: WESTERN GROVE PLAT ENCORE AT TRADITION
 SPECIAL PERMISSION, PER SECTION 156.098 FOR A CUL-DE-SAC
 LENGTH OF 1,238 FEET
 PROJECT NO. P16-129

DATE: DECEMBER 13, 2016

BACKGROUND: This a request to permit a cul-de-sac length greater than 1,000 feet. §156.098, Cul-de-sacs, of the Subdivision Code limits permanent dead-end streets to a maximum 1,000 feet in length without special permission of the Planning and Zoning Board. Since P16-129, Western Grove Plat Encore at Tradition Preliminary Subdivision Plat, includes a cul-de-sac that exceeds this length, it is being presented to the Planning and Zoning Board for special permission. If the permission is granted, the subdivision plat can proceed to City Council with a permanent dead-end street that is approximately 1,238 feet in length.

The property is located within the Western Grove DRI (Development of Regional Impact) lies east of Range Line Road, and west of the Tradition DRI. The underlying land use for the Western Grove development is NCD (New Community Development). The NCD land use allows subdivision applications to proceed directly to City Council after the approval of the Site Plan Review Committee. The proposed cul-de-sac street is shown as Prosperity Place on the attached Exhibit.

APPLICANT: David P. Lindley of Caulfield & Wheeler, Inc.

OWNER: WCI Communities, LLC.

LOCATION: The property is located on the east side of Range Line Road, just west of the Tradition MPUD.

LEGAL DESCRIPTION: A portion of Sections 6, 7, and 18, Township 37 South, Range 39 East.

ANALYSIS: In justification, for this cul-de-sac length, the applicant states: "The site design needed to accommodate many features that restricted the layout. These features include the golf course layout, the existence of wetlands that are in conservation easements with no flexibility for movement, stormwater management lakes that also act as golf course hazards and need to be distributed throughout the project and the boundary of N/S Road A that limits the opportunity for a secondary access to the roadway in question. In addition, the terminus "hammer head" at the end of the cul-de-sac is being used as a secondary emergency access point. The excess length of that cul-de-sac to the south (1200' vs. allowable 1000') puts the access point 200' closer to the Tradition Parkway and N/S Road intersection. Thus decreasing public safety response times if it was needed. The added length also helps minimize the needed length of stabilized N/S Road to access the southern end of the cul-de-sac." (See attached e-mail)

This particular plat (Western Grove Plat Encore at Tradition), has been reviewed several times at SPRC, where it received approval on October 12, 2016. During this review, the plat did receive approval by both the Fire District and the Public Works Department. It is important to review each of these requests individually, because there may be times when it is justified to approve cul-de-sac that are longer than 1,000 square feet. The plat was approved at SPRC, and is now coming before the Planning and Zoning Board to receive special permission to be reviewed at City Council with a cul-de-sac length that is approximately 25% longer than permitted per the Subdivision Code.

STAFF RECOMMENDATION:

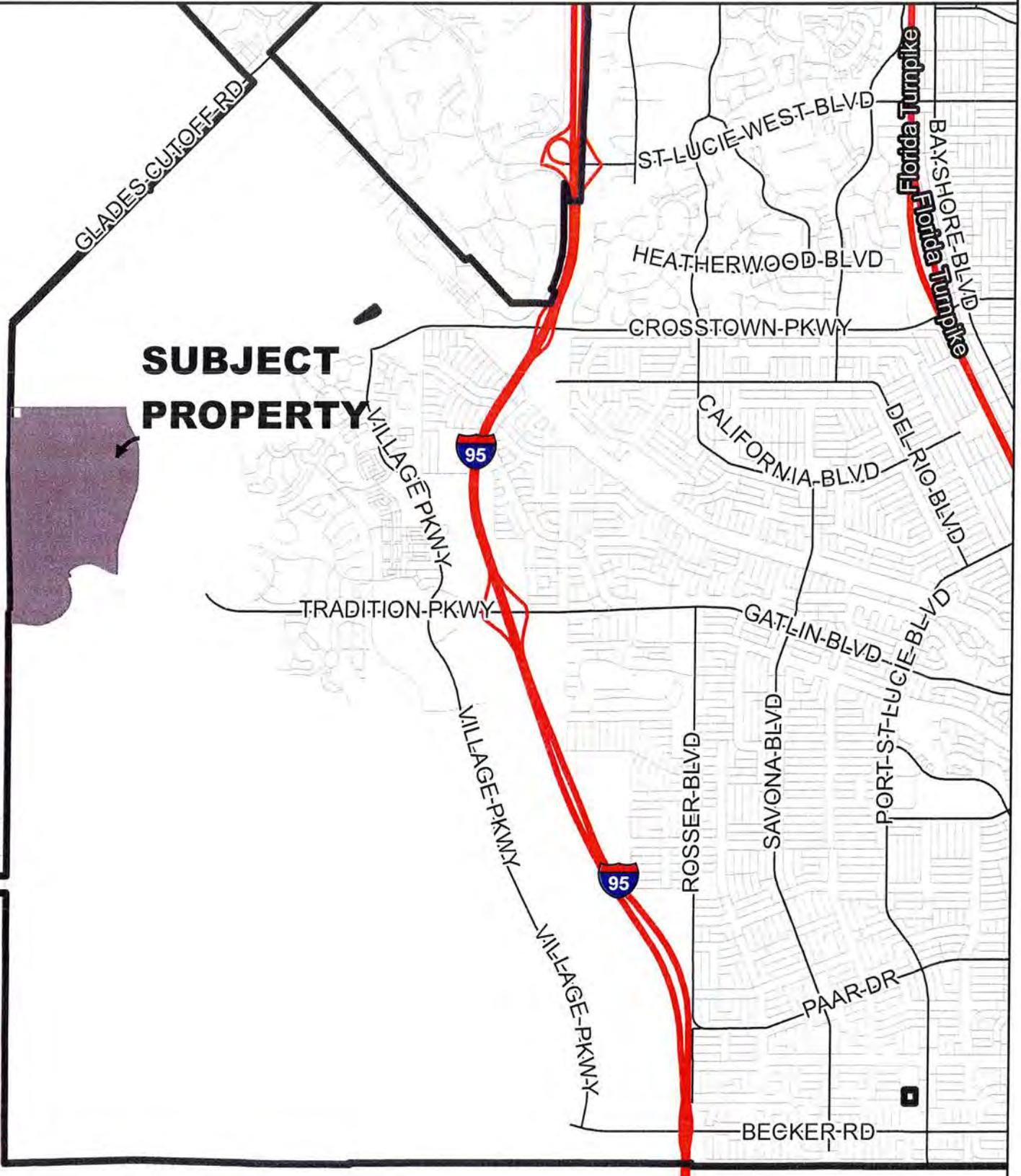
The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the approved zoning, policies of the City's Comprehensive Plan, City Subdivision Code. The Site Plan Review Committee reviewed the request on October 12, 2016 and recommended approval of this subdivision plat with the proposed cul-de-sac length of 1,238 feet

Planning and Zoning Board Action Options:

- Motion to approve
- Motion to deny

Please note: 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.

GENERAL LOCATION



**SUBJECT
PROPERTY**

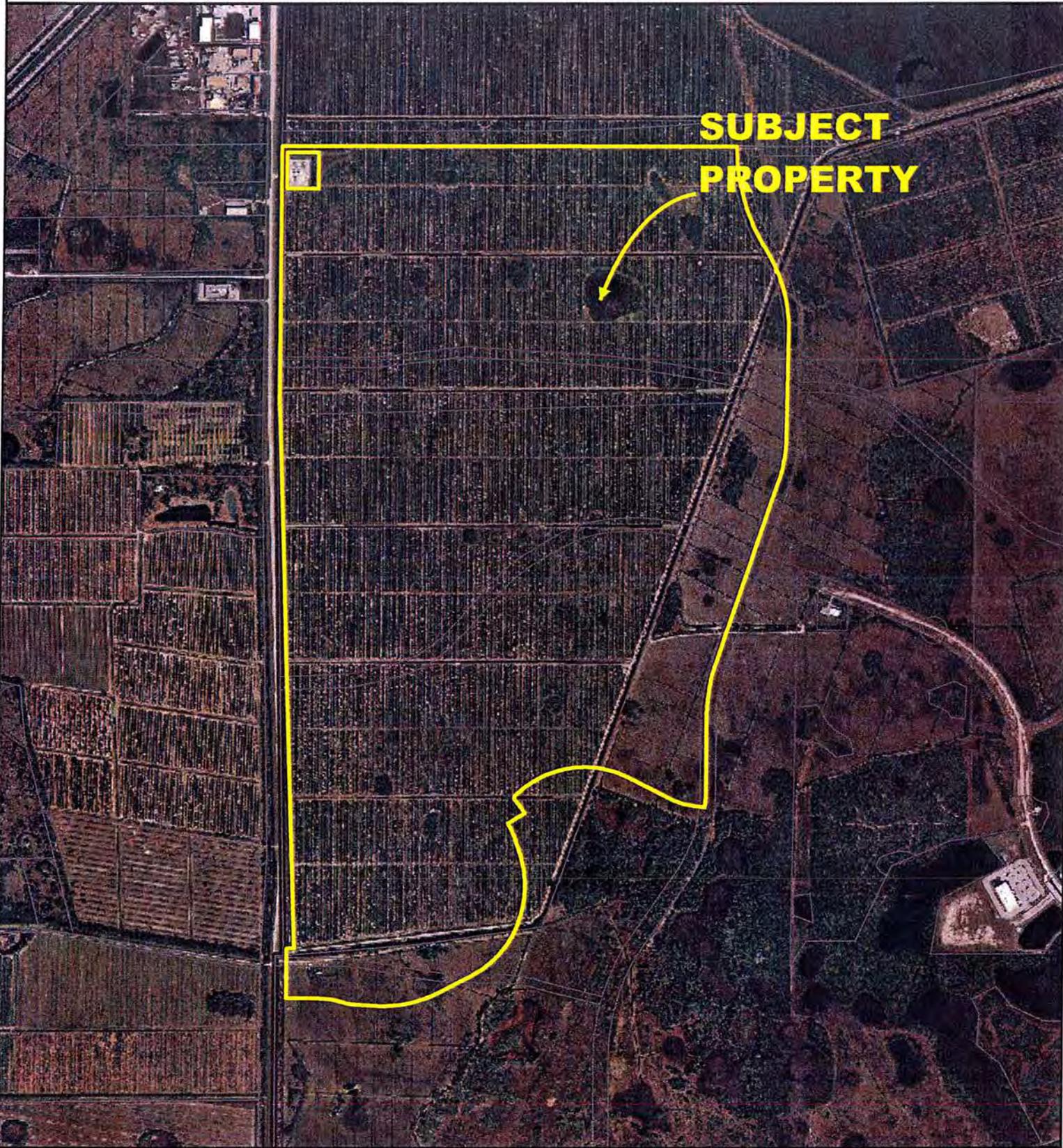


CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

SUBDIVISION PLAT
ENCORE @ TRADITION PLAT NO. 1
WESTERN GROVE MPUD

DATE:	12/13/2016
APPLICATION NUMBER:	P16-129
USER:	patricias
SCALE:	1 in = 1 miles

AERIAL



**SUBJECT
PROPERTY**



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

SUBDIVISION PLAT
ENCORE @ TRADITION PLAT NO. 1

WESTERN GROVE MPUD
AERIAL DATE 2014

DATE:	12/13/2016
APPLICATION NUMBER:	P16-129
USER:	patricias
SCALE:	1 in = 1,300 ft

John Finizio

From: Chris Goetzfried <cgoetzfried@cwiasoc.com>
Sent: Friday, December 16, 2016 9:44 AM
To: John Finizio
Cc: Steve Garrett; ScottPasolli@wciommunities.com
Subject: RE: Western Grove Plat

John,
Below is an edit to the statement I sent yesterday if it's not too late to change your staff report.

Thanks.

Sincerely,

Chris Goetzfried, P.E.

Caulfield & Wheeler, Inc.

Consulting Engineers and Surveyors

Office: 772-408-1920 (PSL)

Mobile: 561-400-3140

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Scott Pasolli <ScottPasolli@wciommunities.com>
Date: 12/16/16 8:42 AM (GMT-05:00)
To: Chris Goetzfried <cgoetzfried@cwiasoc.com>
Cc: Steve Garrett <sgarrett@lucidodesign.com>
Subject: RE: Western Grove Plat

Chris/Steve:

I think the second to the last sentence should be revised to reflect "decreasing" public safety response times if needed. (The existing cul-de-sac design is closer to the NS/TP intersection.)

Thanks.

John Finizio

From: Chris Goetzfried <cgoetzfried@cwiasoc.com>
Sent: Thursday, December 15, 2016 4:57 PM
To: John Finizio
Cc: Steve Garrett; Nelson Bennett; Scott Pasolli; Ryan Wheeler; Dave Lindley; Joanne Forbes
Subject: RE: Western Grove Plat

John,

Please see below for justification for the additional length of Prosperity Place. Thanks.

"The site design needed to accommodate many features that restricted the layout. These features include the golf course layout, the existence of wetlands that are in conservation easements with no flexibility for movement, stormwater management lakes that also act as golf course hazards and need to be distributed throughout the project and the boundary of N/S Road A that limits the opportunity for a secondary access to the roadway in question. In addition, the terminus "hammer head" at the end of the cul-de-sac is being used as a secondary emergency access point. The excess length of that cul-de-sac to the south (1200' vs. allowable 1000') puts the access point 200' closer to the Tradition Parkway and N/S Road intersection. Thus increasing public safety response times if it was needed. The added length also helps minimize the needed length of stabilized N/S Road to access the southern end of the cul-de-sac."

Sincerely,

Chris Goetzfried, P.E.
Caulfield & Wheeler, Inc.
Consulting Engineers and Surveyors
Office: 772-408-1920 (PSL)
Mobile: 561- 400-3140

This e-mail message and all attachments are confidential, intended only for the named recipient(s) above, and may contain information that is privileged, attorney work product and/or exempt from disclosure under applicable law. Attached files are in formats which can be altered by the user. Therefore, no guarantee can be made as to the validity of the data contained within the attached files. Opening these files constitutes your acceptance of the following terms and conditions: Any reuse of the attached data will be at the user's sole risk without liability or legal exposure to Caulfield & Wheeler, Inc., and user shall indemnify and hold harmless Caulfield & Wheeler, Inc. from all claims, damages, losses and expenses including attorney's fees arising out of or resulting from using this data.

From: John Finizio [mailto:JFinizio@cityofpsl.com]
Sent: Thursday, December 15, 2016 3:59 PM
To: Chris Goetzfried <cgoetzfried@cwiasoc.com>
Subject: Western Grove Plat

Good Afternoon Chris,

Just following up on our conversation from this morning to see how the justification for the cul-de-sac coming? I know that I didn't give you a lot of time, but I was hoping to include it in my staff report, and it is due today. Thanks Chris, let me know if you have any questions.

John



City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: PLANNING AND ZONING BOARD - MEETING OF JANUARY 3, 2017

FROM: KATHERINE H. HUNTRESS, PLANNER *KHH*

RE: KEVIN AND MANDY LEGER
VARIANCE APPLICATION
PROJECT NO P16-204

DATE: DECEMBER 21, 2016

REQUESTED VARIANCE: The request is to grant a variance of 9.84 feet (9 feet 10 inches) to allow a rear yard setback of 0.16 feet (2 inches), and a variance of 9.95 feet (9 feet 11 inches) to allow a side yard setback of 0.05 feet (1 inch) for an existing tiki hut. The property is located at 1147 SE Palm Beach Road and legally described as Lot 27, Block 53, Unit 5.

Section 158.217(C)(1) Accessory Uses and Structures requires a 10 foot rear yard setback whereas the applicant is requesting a 0.16 foot (2 inch) rear yard setback for an existing tiki hut; and Section 158.073(H)(2) Single Family Residential Zoning District requires a 10 foot side yard setback, whereas the applicant is requesting a 0.05 foot (1 inch) side yard setback.

APPLICANT/OWNER: Kevin and Mandy Leger

LOCATION: 1147 SE Palm Beach Road

LEGAL DESCRIPTION: Lot 27, Block 53, Unit 5

SIZE: .23 acre

EXISTING ZONING: RS-2 (Single Family Residential)

EXISTING USE: Existing single family residence

SURROUNDING USES:

	Future Land Use	Zoning	Existing Use
N	RL	RS-2	drainage right-of-way, single family residence
S	RL	RS-2	single family residence
E	RL	RS-2	single family residence
W	RL	RS-2	single family residence

IMPACTS AND FINDINGS

Compatibility with variance criteria:

- 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.
 - a. Applicant response: *"The structure was built by a company out of Miami. They work with the Seminole Indians. When we inquired about permit issues we were told that it is an open air structure and normally a permit is not needed but if an issue arises we will just have to provide a letter to the city stating that it was built by the Seminoles."*
 - b. Staff evaluation: *No special conditions exist which are peculiar to the land which are not applicable to other lands in the RS-2 zoning district. This is a typical 80' by 125' platted single family lot. The applicant has indicated that the company that built the tiki hut told them that a permit was not needed and did not apply for a building permit for the structure, however a building permit is required for such a structure. Had a permit been applied for, during the review process the setbacks would have been checked and found to be incorrect, and the structure could have been built with the correct setbacks.*
- 2) That the special conditions and circumstances do not result from any action of the applicant.
 - a. Applicant response: *"We feel that the actions of the company we hired misled us in the severity of the situation and simply wanted to get paid and move on to their next job."*
 - b. Staff evaluation: *The applicant has stated that the company that built the tiki hut told them that a permit was not needed and therefore did not apply for a building permit. They also stated that the company informed them that if a building permit was required, a letter from them stating that the structure was built by the Seminole Indians would suffice. On inquiry, the applicant was informed by the company that this letter would cost them an additional \$400. The information provided by the applicant would indicate that the special conditions and circumstances were created by the company that built the structure.*

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.

- a. Applicant response: "When we received this violation we were quite surprised and had no idea about the setback issue. If we would have known prior that this was going to be a problem and all we needed to do was move it over then clearly we would have done so to avoid this situation and not take a chance of throwing away thousands of dollars invested in the tiki, furniture and pavers."
- b. Staff evaluation: The staff conducted some research on similar variance requests, and the actions were found out as follows.

P10-072 - Lot 14, Block 2808, Section 40. The request was for a 3.31' variance to allow a rear yard setback of 21.69' for an existing house. The request was granted by the Planning and Zoning Board on 8/3/10.

P14-107- Lot 25, Block 172, South Port St. Lucie Unit 11. The request was for a variance of 14' to allow an 11' rear yard setback for an existing house and the variance of 0.46' to allow a 9.54' side yard setback for an existing pool deck and screen enclosure. The request was granted by the Planning and Zoning Board on 8/5/14.

P14-158 - Lot 1, Block 2096, Port St. Lucie Section 21. The request was for variance of 3.1' to allow a 21.9' front yard setback and a variance of 2' to allow an 8' side yard setback for an existing house. The request was granted by the Planning and Zoning Board on 12/2/14.

P15-070- Lot 1, Block 403, Section 3. The request was for a variance of 9.73' to allow a 2.7' rear yard setback for an existing pool and screen enclosure. The request was granted by the Planning and Zoning Board on 5/5/15.

P16-006 Sawgrass Lakes Plat #1, PUD Phase 1A, Lot 36. The request was to grant a variance of 14.81' to allow a rear yard setback of 22.69' for an existing pool, patio and screened enclosure and a variance of 6.45' to allow a rear yard setback of 33.55' for the existing house. The request was granted by the Planning and Zoning Board on 3/1/16.

P16-169 - Lot 8, Block 1416, Section 17. The request was to grant a 5' variance to allow a front yard setback of 20'. The request was granted by the Planning and Zoning Board on 11/1/16.

As documented above, other variances similar in nature to this request have been granted in the past. However, this variance request is to have a rear yard setback of 2 inches, and a side yard setback of 1 inch, which is considerably less than these other variances.

- 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.
- a. *Applicant response: "As stated above, we have spent thousands of dollars. We are told by the company that built it that they will charge us \$400 to provide a letter with the Seminole stamp and tribal license number. We asked if they can simply write a letter stating just that to provide to you, supposedly, they agreed and will be sending one shortly. I will send it on when it is received. If you believe that by us providing the stamped letter will get the variance approved then we will pay the \$400 but please understand we already have \$500 invested in the variance fee. Additionally, if we have to tear it down it would be a financial as well as an emotional hardship on our family."*
 - b. *Staff evaluation: That 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. However, the applicant has indicated that denial of the variance would cause financial hardship on them.*
- 5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
- a. *Applicant response: "We are asking for the minimum variance allowed for our structure to remain where it is located presently."*
 - b. *Staff evaluation: The variance requested is the minimum variance required to have reasonable use of the existing tiki hut, however, there is already reasonable use of the land.*
- 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.
- a. *Applicant response: "We believe in granting the variance that it will in no way harm the public or have any negative impact. Our home, lawn and tiki are all very well maintained. We have included letters from our adjacent neighbors stating that the tiki does not impact their property in any way nor do they have an issue with it remaining where it is. Also, there is ample room from our property line for the city to maintain the swale behind us, we have lived in our home over 12 years and have never had any issues."*
 - b. *Staff evaluation: Granting of the variance will not be in harmony with the general intent and purpose of the chapter, however it would appear that the variance would not be injurious to the area involved or otherwise detrimental to the public welfare. The applicant has provided photos of the existing tiki hut and letters in favor of the variance from the neighbors adjacent to them (see attached).*

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.

- a. *Applicant response: "We acknowledge that any additional conditions or actions required will be completed. We would like to suggest the possibility of signing a waiver for the utility company removing them from liability if they need to gain access to that area on our property as a possible resolution."*
- b. *Staff evaluation: The applicant has acknowledged this.*

STAFF RECOMMENDATION: The Planning and Zoning Department staff finds the request to be inconsistent with variance criteria as stipulated in Section 158.295(C) of the Zoning Code and recommends denial.

Planning and Zoning Board Action Options:

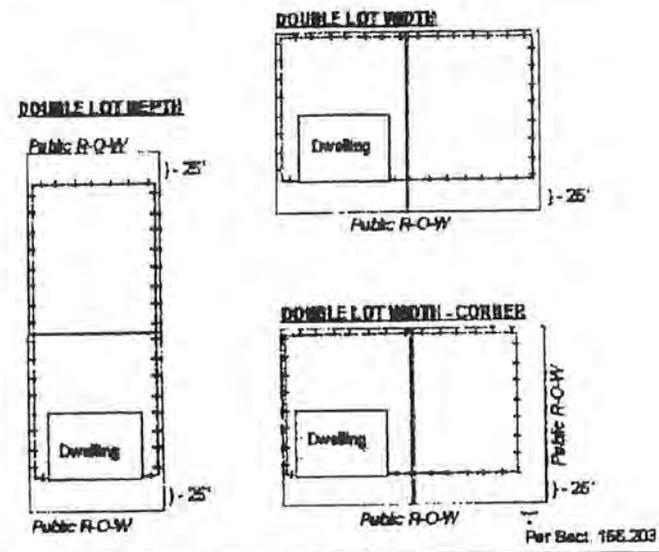
- Motion to approve;
- Motion to approve with conditions; or
- Motion to deny.

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.

Note to property owners:

If this variance is granted, the property owners will be required to apply for a building permit. In addition, if the variance is granted, a Revocable Encroachment Permit for the structure located in the 20' Utility and Drainage Easement must be approved by the Public Works Department. 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.

CHAPTER 158: ZONING CODE



Double Lots

(K) The permit applicant shall sign an affidavit from the Building Department accepting responsibility for compliance with the City's regulations as stated in Section 158.216 for all fence installations.

Sec. 158.217. Accessory Uses and Structures.

(A) **General Provisions.** Accessory structures and uses are permitted in any zoning district in connection with any principal lawfully existing permitted use within that district, provided that all accessory structures or uses are in full compliance with all setback, height, building coverage, and other requirements of the zoning district, and all other requirements of this section. In no case shall accessory uses, either separately or in combination, exceed more than twenty (20%) percent of the total floor area of the principal building or ground area of any lot, whichever is more restrictive unless as otherwise noted for specific uses under section C as follows. Accessory uses are not considered a part of building coverage standards. Detached garages and storage buildings are also subject to size and standards as listed in subsection (C)(2)h. and (C)(2)i. Any proposed accessory use that exceeds the size limitations must be approved through application of a variance unless as stipulated within a Planned Unit Development zoning ordinance. Accessory structures on sites other than single-family lots must be shown on an approved site plan. Accessory nonresidential structures under 300 square feet in size are exempt from the Citywide Design Standards.

(B) **Private Boathouse and Docks.** Private boathouses and docks are permitted on canal or waterway lots, but not to protrude more than five (5) feet into the canal or waterway. Private hoist facilities may extend into the canal or waterway by no more than ten (10) feet beyond the dock if the canal or waterway is sixty (60) feet or more in width. However, if the canal or waterway is one hundred (100) feet or more in width, a dock with or without private hoist facilities may protrude to a distance which is the minimum needed to provide a water depth of minus four (4) feet (mean high water) for the dock with the maximum length not to exceed one hundred (100) feet beyond the mean high water line or not more than forty (40) feet or twenty (20%) percent of the canal or waterway.

CHAPTER 158: ZONING CODE

whichever is the more restrictive, into the canal or waterway. The canal width shall be measured from mean high water line to mean high water line. No permit shall be issued for the construction of a structure into a canal or waterway until it has been approved by any State or Federal regulatory agency having jurisdiction. In no event, shall more than six hundred (600) square feet of a boathouse be placed in a required rear yard, and no persons shall be permitted to use a boat or a boathouse as a residence.

(C) Accessory Uses in Single-Family Residential Districts.

- (1) Accessory uses or structures shall not be located in that area extending from the front building line to the front property line, unless otherwise specifically provided. Accessory uses or structures shall be located a minimum of ten (10) feet from the rear property line. The minimum setback from side property lines shall be those set forth in the applicable zoning district. ←

Temporary structures and fences are allowed as an accessory use on the same lot or on a contiguous lot in the same ownership. Any contiguous lot under the same ownership with a permanent structure requiring a building permit, other than a fence, is required to join the lots through a unity of title.

- (2) The following accessory uses are allowed in the RE, RS-1 through RS-3 single-family residential zoning districts. All other accessory uses are prohibited, with the exception of the provisions for amateur radio antennas and amateur radio support structures outlined in Section (C) (3) below.
- a. Customary yard structures such as clothes lines, communication antennas (excluding commercial transmission towers), children's playground equipment, and other similar equipment.
 - b. Swimming pools and related decks, patios, detached roofed patios, and screen enclosures. Maximum size = based on allowable setbacks.
 - c. Tennis courts with fence enclosures and similar installations including basketball, volleyball, badminton, and shuffleboard courts. A basketball backboard and goal may be located in that area extending from the front building line and on driveways or in swale areas as long as they are portable and a minimum of two (2) feet off the edge of the pavement and not on a collector or arterial road. The City reserves the right to move them for maintenance purposes.
 - d. Skateboard ramps.
 - e. Garden structures, including gazebos, pergolas, and well houses may be located in that area extending from the front building line.
 - f. Hot tubs, saunas, free standing cabanas and bath houses, and other similar recreational structures.

CITY OF PORT ST. LUCIE

RS-2

Sec. 158.073. Single-Family Residential Zoning District (RS-2)

(A) **Purpose.** The purpose of the single-family residential zoning district (RS-2) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of low-density residential living of an urban character; to designate those uses and services deemed appropriate and proper for location and development within that zoning district; and to establish development standards and provisions as are appropriate to ensure proper development in a low-density residential environment.

(B) **Permitted Principal Uses and Structures.** The following principal uses and structures are permitted:

- (1) Park or playground, or other public recreation or cultural facility (subject to site plan review).
- (2) Single-family dwelling.
- (3) Community residential home six (6) or fewer residents, provided that such homes shall not be located within a radius of one thousand (1,000) feet of another community residential home as set forth in section 158.224.
- (4) Family day care home.

(C) **Special Exception Uses.** The following uses may be permitted only following the review and specific approval thereof by the City Council:

- (1) Commercial parking lot, for a period of two (2) years, provided:
 - a. The property is located in a conversion area as defined in the "City of Port St. Lucie Land Use Conversion Manual," and is associated with an adjacent commercially developed property owned by the same person;
 - b. The parking lot is for the private use of the owners and/or occupants of the adjacent commercially developed property;
 - c. The parking lot is improved pursuant to subsection 158.221(B)(12) (this will allow shellrock, limerock and coquina in lieu of pavement since the parking lot will not be used by the general public pursuant to item (2)(B));
 - d. Commercial vehicles are not permitted to park pursuant to section 72.03 (as amended);
 - e. No overnight parking is allowed;
 - f. Parking is allowed only for licensed motor vehicles; and
 - g. The parking lot is not used for temporary or permanent storage of motor vehicles.

(D) **Accessory Uses.** As set forth within section 158.217.

(E) **Minimum Lot Requirements.**

(1) Single-family dwelling: Ten thousand (10,000) square feet and a minimum width of sixty (60) feet.

(2) All other permitted or special exception uses: Twenty thousand (20,000) square feet and a width of one hundred (100) feet.

(F) **Maximum Building Height.** Thirty-five (35) feet.

(G) **Minimum Living Area.** Minimum size house of one thousand two hundred (1,200) square feet of living area and one thousand four hundred (1,400) square feet of ground area for a one-story house or one thousand four hundred (1,400) square feet of living area and one thousand three hundred (1,300) square feet of ground area for a two-story house.

→ (H) **Yard Requirements and Landscaping:** ←

(1) **Front Yard.** Each lot shall have a front yard with a building setback line of twenty-five (25) feet, unless otherwise provided by this chapter.

(2) **Side Yards.** Each lot shall have two (2) side yards, each of which shall have a building setback line of ten (10) feet, unless otherwise provided by this chapter. See section 158.203.

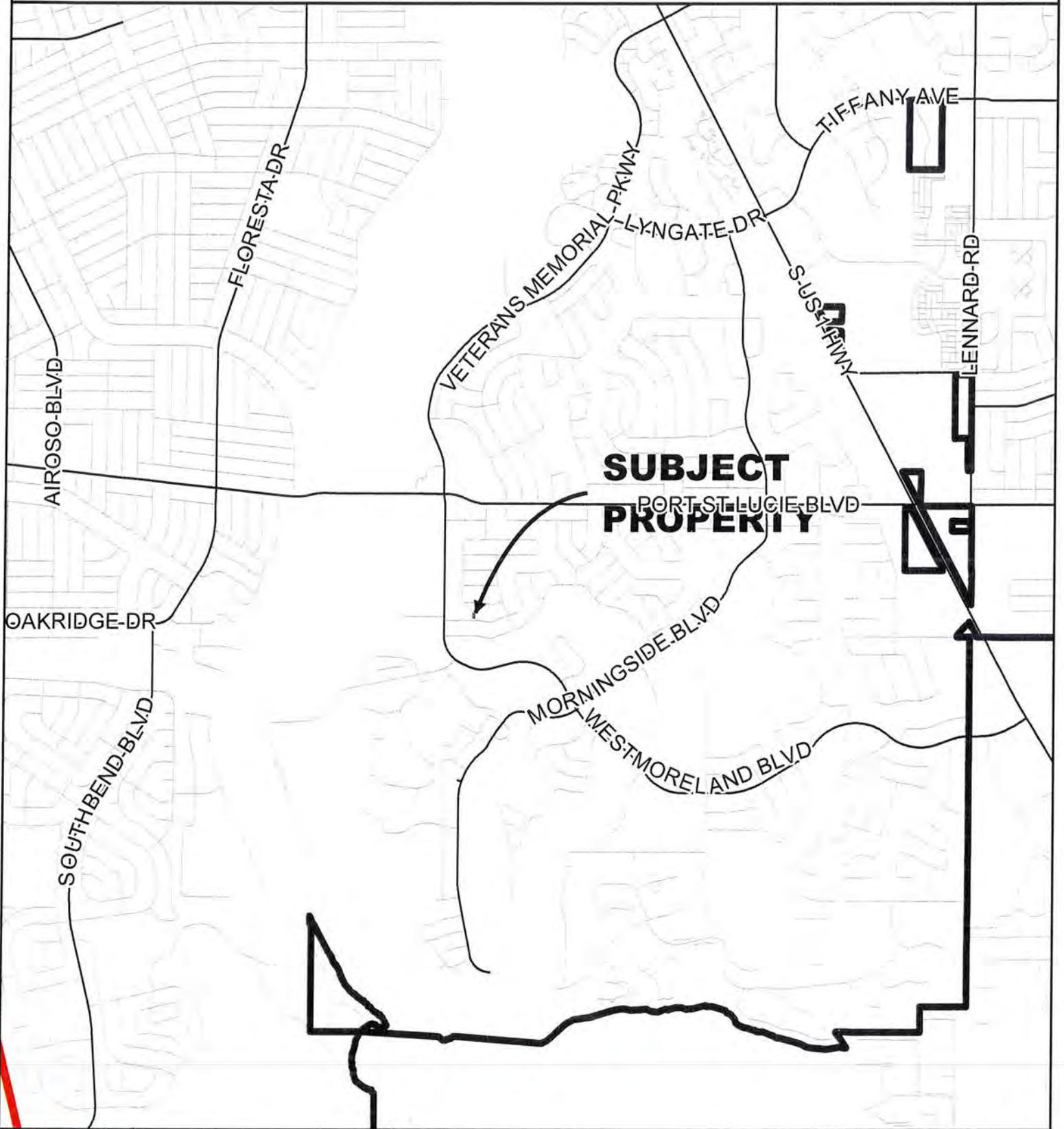
(3) **Rear Yard.** Each lot shall have a rear yard with a building setback line of twenty-five (25) feet, unless otherwise provided by this chapter.

(4) **Landscaping Requirements.** Landscaping and buffering requirements are subject to Chapter 154.

(I) **Off-Street Parking and Service Requirements.** As set forth in section 158.221.

(J) **Site Plan Review.** All special exception uses and all permitted uses so designated shall be subject to the provisions of sections 158.235 through 158.245.

GENERAL LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

VARIANCE
KEVIN & MANDY LEGER
UNIT 5, BLOCK 53, LOT 27

DATE:	12/12/2016
APPLICATION NUMBER:	P16-204
USER:	patricias
SCALE:	1 in = 0.5 miles

AERIAL



**SUBJECT
PROPERTY**

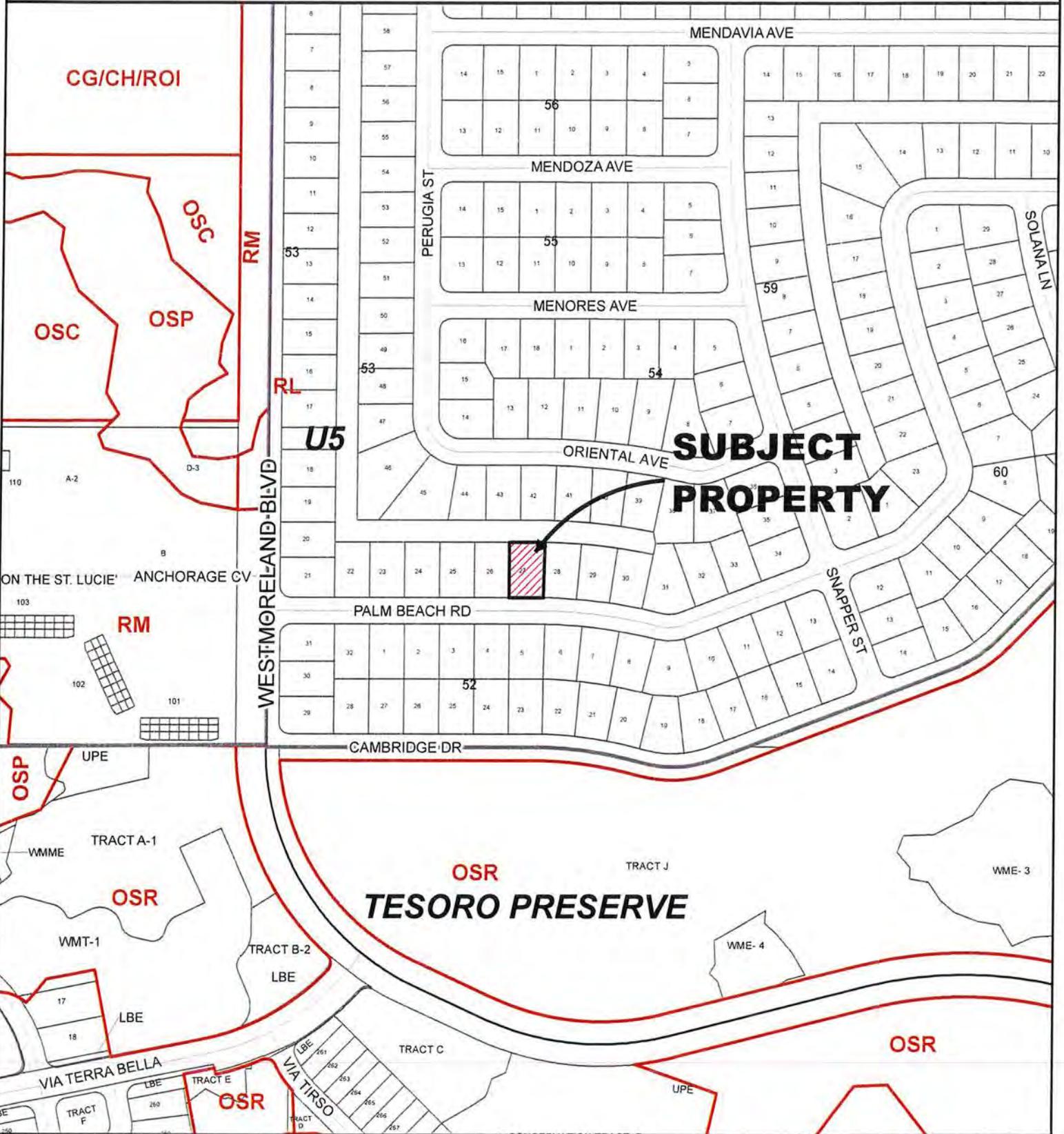


CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

VARIANCE
KEVIN & MANDY LEGER
UNIT 5, BLOCK 53, LOT 27
AERIAL DATE 2014

DATE:	12/12/2016
APPLICATION NUMBER:	P16-204
USER:	patricias
SCALE:	1 in = 150 ft

FUTURE LAND USE

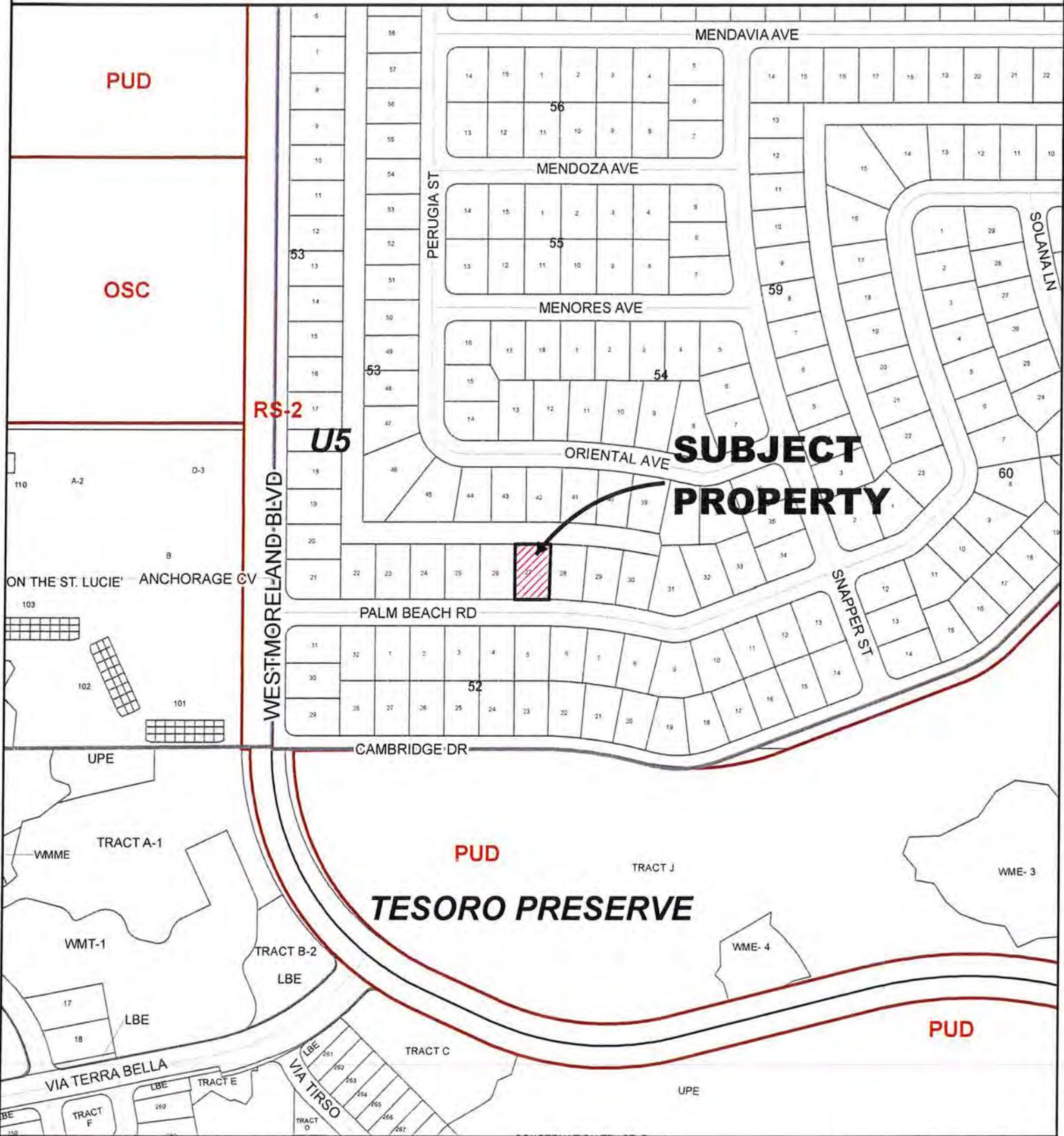


CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

VARIANCE
KEVIN & MANDY LEGER
UNIT 5, BLOCK 53, LOT 27

DATE:	12/12/2016
APPLICATION NUMBER:	P16-204
USER:	patricias
SCALE:	1 in = 300 ft

EXISTING ZONING



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

VARIANCE
KEVIN & MANDY LEGER
UNIT 5, BLOCK 53, LOT 27

DATE:	12/12/2016
APPLICATION NUMBER:	P16-204
USER:	patricias
SCALE:	1 in = 300 ft

10/28/2016

To whom it may concern,

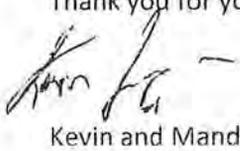
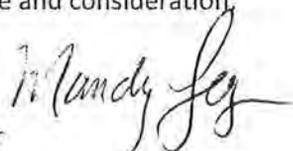
We had a tiki hut built last year by a company out of Miami. They work with the Seminole Indians. When we inquired about permit issues they said since it was an open air structure and there is normally not a permit needed and if one arises we would just need to provide a letter to the city stating that it was built by the Seminoles.

When we received the violation we were surprised to find out about the setback issue. If we would have known prior that it was a problem and that we just had to move it over a few feet then obviously we would have done so to avoid this situation. We certainly don't have money to just throw away and we have several thousand dollars invested in the tiki, pavers and furniture.

We have included letters from our neighbors adjacent to our home stating that the tiki does not impact their property in any way nor do they have any issues with it remaining where it is at. If we have to take it down it would be a financial hardship to our family considering what we already have invested. There is no way we can move it and we have included pictures for you to see what it looks like.

We are extremely upset about the situation. If there is any way we can work out a resolution possibly by signing a waiver removing liability from the city or utility company if they need to work in that area in the future we will happily do so. If there are any ideas or ways to resolve this we are completely open to them.

Thank you for your time and consideration.

 - 
Kevin and Mandy Leger

VARIANCE APPLICATION

FOR OFFICE USE ONLY

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984
(772)871-5212 FAX: (772)871-5124

Planning Dept P16-204
Fee (Nonrefundable) \$ 500.00
Receipt # 122268

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:

PROPERTY OWNER:

Name: Kevin and Mandy Leger
Address: 1147 S.E. Palm Beach Rd P.S.L. 34952
Telephone No. 772-342-2023/342-5169 Fax No. /

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

Name: _____
Address: _____
Telephone No. _____ Fax No. _____

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NOV 28 2016
PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE FL

SUBJECT PROPERTY: Unit 5

Legal Description: ~~Section #~~ BLK 53 LOT 27
Parcel I.D. Number: 3422-525-0070-000-8
Address: 1147 S.E Palm Beach Rd P.S.L. 34952
Current Zoning Classification Residential

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.

Requesting to keep our tiki hut where it is presently. Please see attached letter.

Mandy Leger Kevin & Mandy Leger 10-28-16
Signature of Applicant Hand Print Name 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.
H:\PZ\SHARED\APPLCTN\VARAPPL (06/21/11)

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, buildings in the same zoning district:

The structure was built by a company out of Miami. They work with the Seminole Indians. When we inquired about permit issues we were told that it is an open air structure and normally a permit is not needed but if an issue arises we will just have to provide a letter to the city stating that it was built by the Seminoles.

2) Please explain if these conditions and circumstances result from the applicant:

We feel that the actions of the company we hired misled us in the severity of the situation and simply wanted to get paid and move on to their next job.

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:

When we received this violation we were quite surprised and had no idea about the setback issue. If we would have known prior that this was going to be a problem and all we needed to do was move it over then clearly we would have done so to avoid this situation and not take a chance of throwing away thousands of dollars invested in the tiki, furniture and pavers.

4) Please explain how a literal interpretation of the provisions of this 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:

As stated above, we have spent thousands of dollars. We are told by the company that built it that they will charge us \$400 to provide a letter with the Seminole stamp and tribal license number. We asked if they can simply write a letter stating just that to provide to you, supposedly, they agreed and will be sending one shortly. I will send it on when it is received. If you believe that by us providing the stamped letter will get the variance approved then we will pay the \$400 but please understand we already have \$500 invested in the variance fee. Additionally, if we have to tear it down it would be a financial as well as an emotional hardship on our family.

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

We are asking for the minimum variance allowed for our structure to remain where it is located presently.

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 areas involved or otherwise detrimental to the public welfare:

We believe in granting the variance that it will in no way harm the public or have any negative impact. Our home, lawn and tiki are all very well maintained. We have included letters from our adjacent neighbors stating that the tiki does not impact their property in any way nor do they have an issue with it remaining where it is. Also, there is ample room from our property line for the city to maintain the swale behind us, we have lived in our home over 12 years and have never had any issues.

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

We acknowledge that any additional conditions or actions required will be completed. We would like to suggest the possibility of signing a waiver for the utility company removing them from liability if they need to gain access to that area on our property as a possible resolution.

Kevin and Mandy Leger

December 12, 2016

11/16/2016

To Whom It May Concern ,

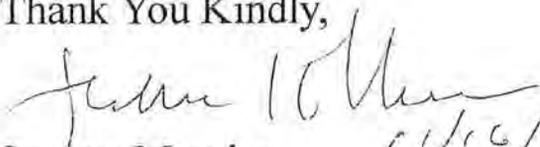
My name is Jerome Messier and I currently live at 1141 SE Palm Beach Road. My house is directly next door (to the West) of the home in question (1147 SE Palm Beach Road) that is owned by Kevin & Mandy Leger.

Kevin & Mandy have recently brought to my attention that they are having to apply for a permit and possibly go through the variance application process for a tiki hut they had built approximately one and one half year ago.

I am writing this letter to make it known that I have no problem with the tiki huts location as to where it stands on their property. It is of no hindrance to me and I have no issues with its existence. I would hope that me being the neighbor on the same side of the huts location that my feelings will be taken into serious consideration on behalf of Kevin & Mandy being approved for a variance if necessary.

I appreciate your time and consideration. Please feel free to contact me at any time in regards to this situation.

Thank You Kindly,


11/16/2016
Jerome Messier
772-337-9190

11/17/16

To whom it concerns,

My name is Tara Coward and this letter is on behalf of my neighbors Kevin and Mandy Ledger. I reside at 1153 SE Palm Beach Road, which is directly next door to the Ledger's home on the East side. This letter is in regards to their property located at 1147 SE Palm Beach Road.

The Ledger's had a tiki hut built on their property in 2015. I understand that Kevin and Mandy are having to apply for a permit and could end up having to go through a variance application process regarding their tiki hut. As a neighbor directly adjacent to their property, I want it to be known that I have no issue with the tiki hut nor do I have any issue with its current location on their property. The tiki hut in question has no negative impacts on me or my property. Kevin and Mandy have always kept their property well maintained and for over a decade I have valued them as my neighbors. I hope this letter will be taken into consideration during their permit application process, as I have stated already, I have no issue with their tiki hut, its location or its existence.

Thank you for taking the time and consideration on my letter, which expresses my feelings as a neighbor. If you have any further questions, I can be reached at (772)607-4612.

Sincerely,



11/17/16

Tara Coward

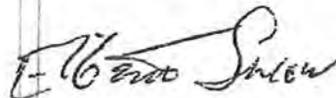
To: Whom It May Concern
From: Elbert Snow
Re: Building Chickee
Date: August 15, 2015

We have constructed a Chickee Hut 15 X 20 for the
owner stated below:

Kevin Leger
1147 S.E. Palm Beach Road
Port St. Lucie, Florida 34952

A copy of my tribal I.D. Card is enclosed with this letter.

Thank-you



Elbert Snow

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2221235 OR BOOK 1735 PAGE 256
Recorded: 06/17/03 14:59

This Document Prepared By and Return to:
JOHN EDGAR SHERRARD, P.A.

Attorney at Law
34 East Fifth Street, Suite
Stuart, Florida 34994
235s-03

* Doc Assump: \$ 0.00
* Doc Tax : \$ 236.60
* Int Tax : \$ 0.00

Parcel ID Number: 3422-525-0070-000-8

Grantee #1 TIN:

Grantee #2 TIN:

Warranty Deed

This Indenture, Made this 12th day of June, 2003 A.D., Between
Joseph DeSanctis and Lori DeSanctis, husband and wife

of the County of St. Lucie, State of Florida, grantors, and
Kevin Leger and Mandy Leger, husband and wife

whose address is: 2324 NE Pine Ridge Street, Jensen Beach, FL 34957-5735

of the County of Martin, State of Florida, grantees.

Witnesseth that the GRANTORS, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of St. Lucie State of Florida to wit:

Lot 27, Block 53, SOUTH PORT ST. LUCIE UNIT FIVE, according to the
plat thereof, recorded in Plat Book 14, Page(s) 12, of the Public
Records of St. Lucie County, Florida.

Subject to restrictions, reservations and easements of record, if
any, and taxes subsequent to December 31, 2002.

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DEC 08 2010
PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

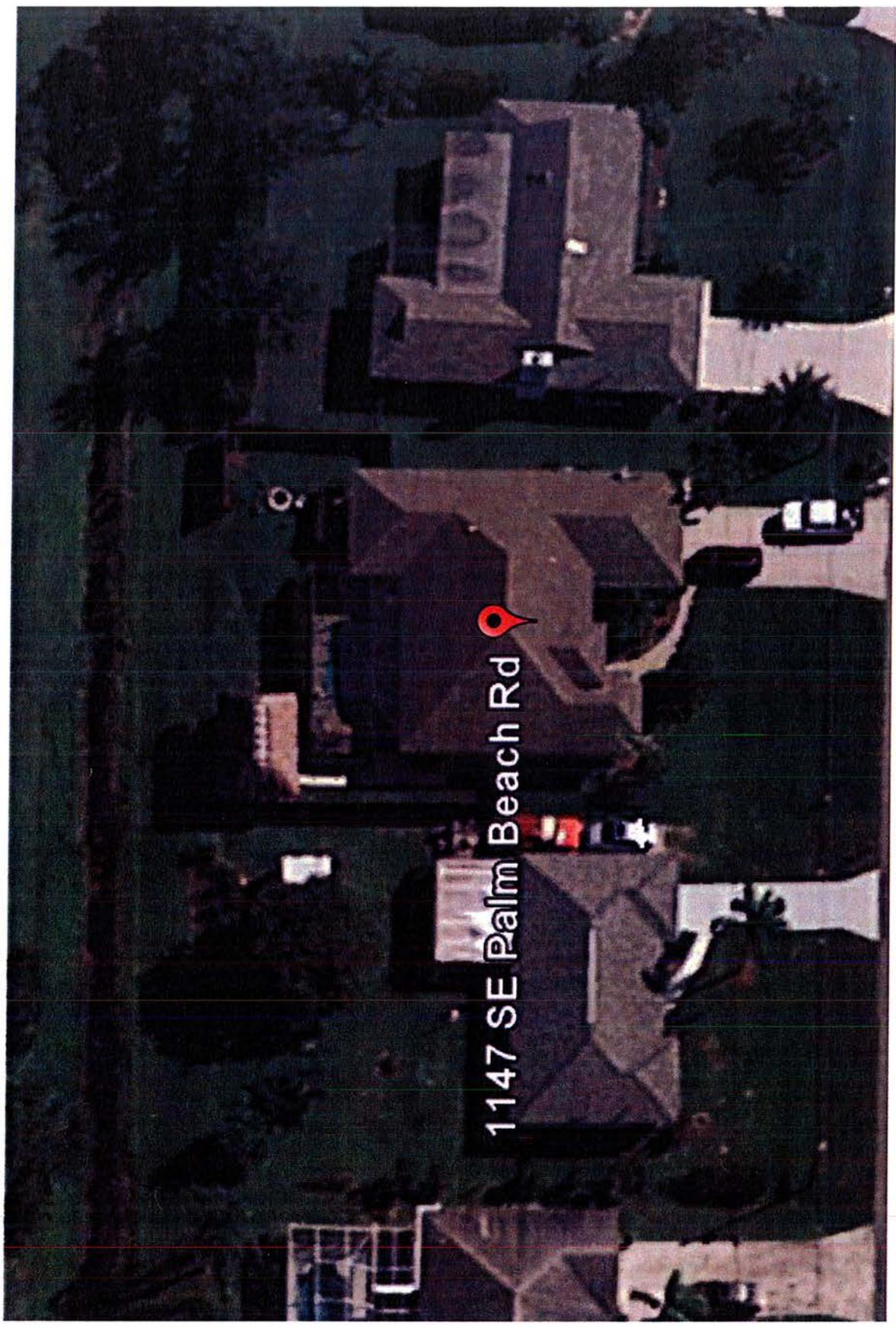
Signed, sealed and delivered in our presence:

Tina Gonzalez
Printed Name: TINA GONZALEZ
Witness

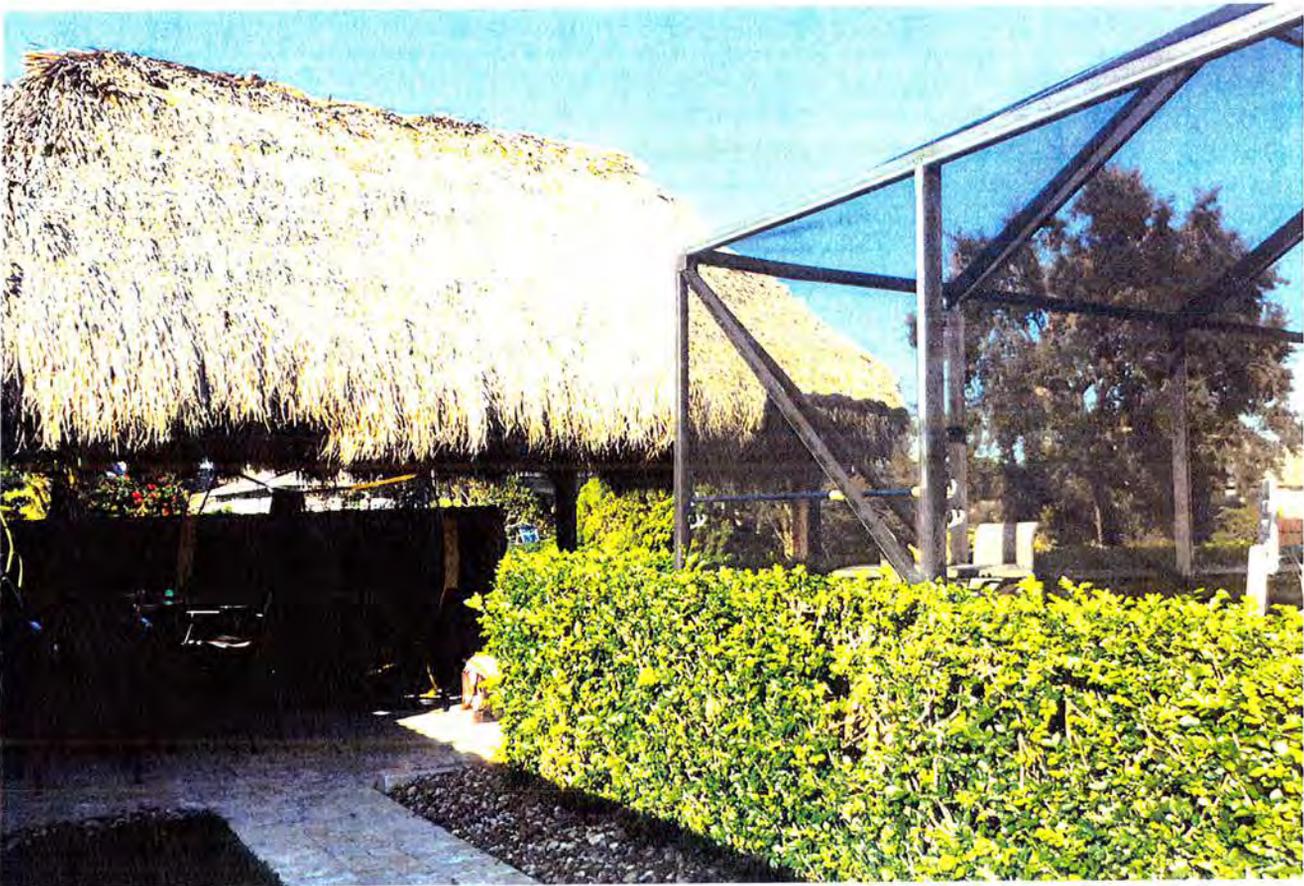
Joseph De Sanctis (Seal)
Joseph DeSanctis
P.O. Address: 1252 SW Wellington Avenue, Port St. Lucie, FL 34953

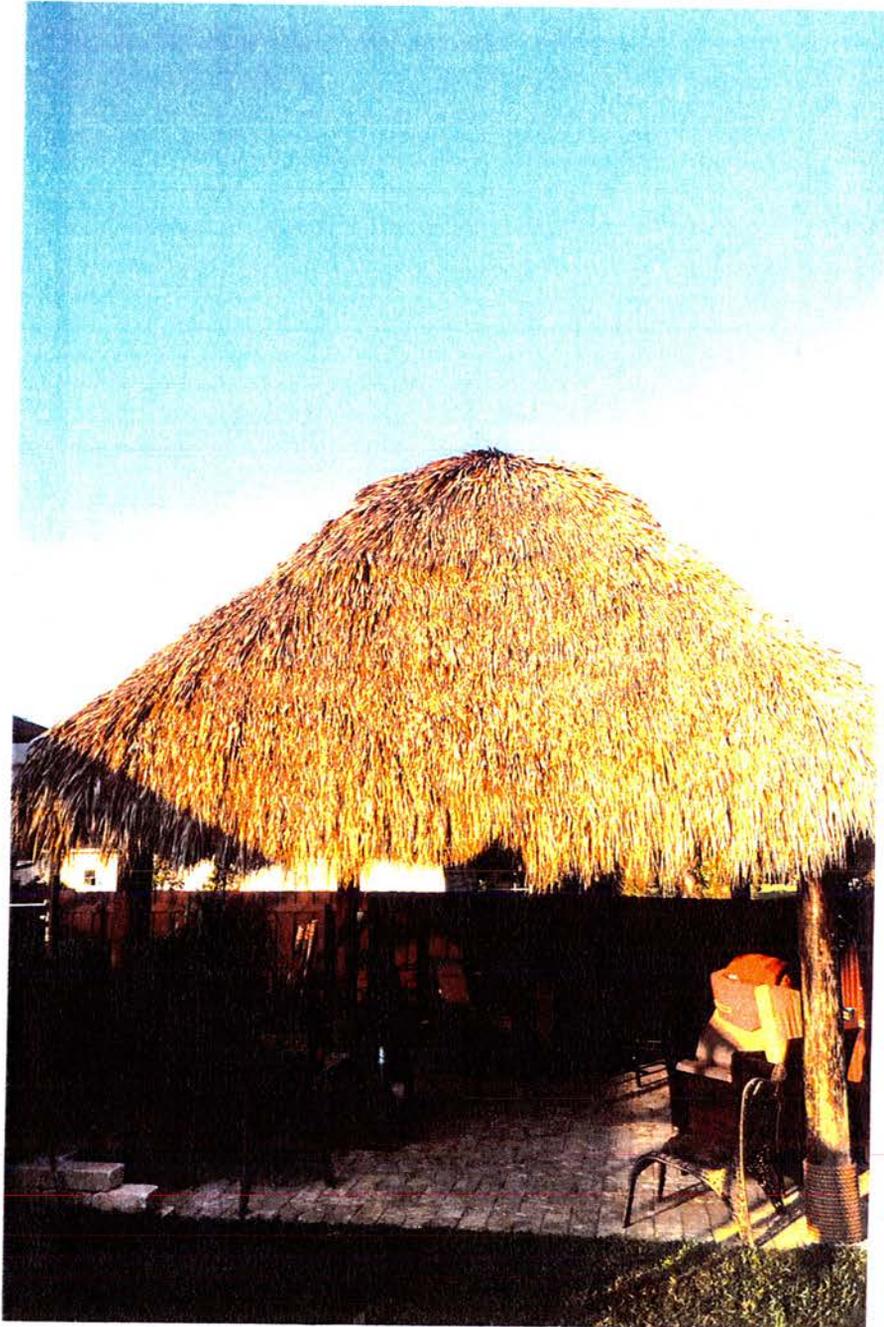
[Signature]

[Signature] (Seal)



1147 SE Palm Beach Rd

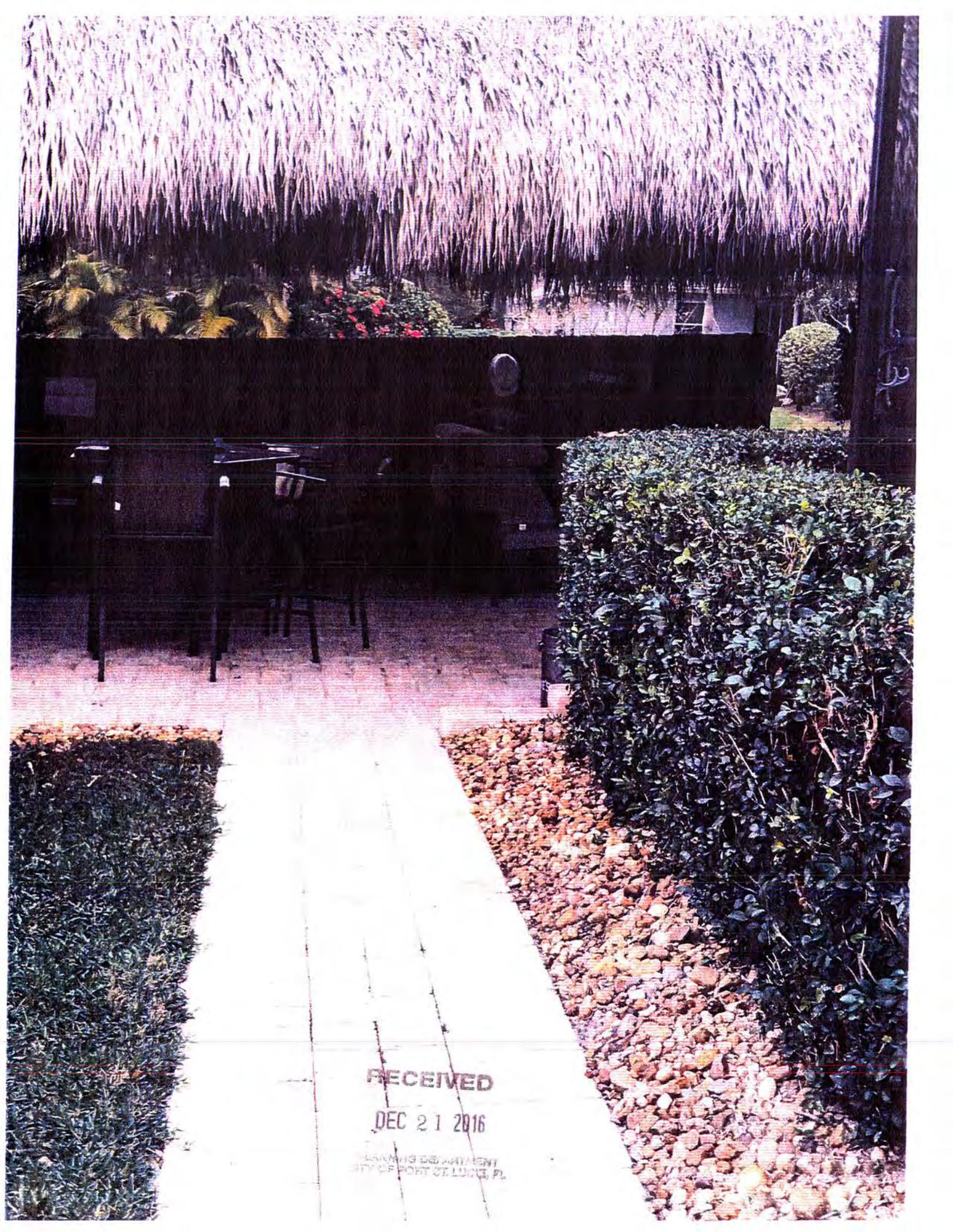










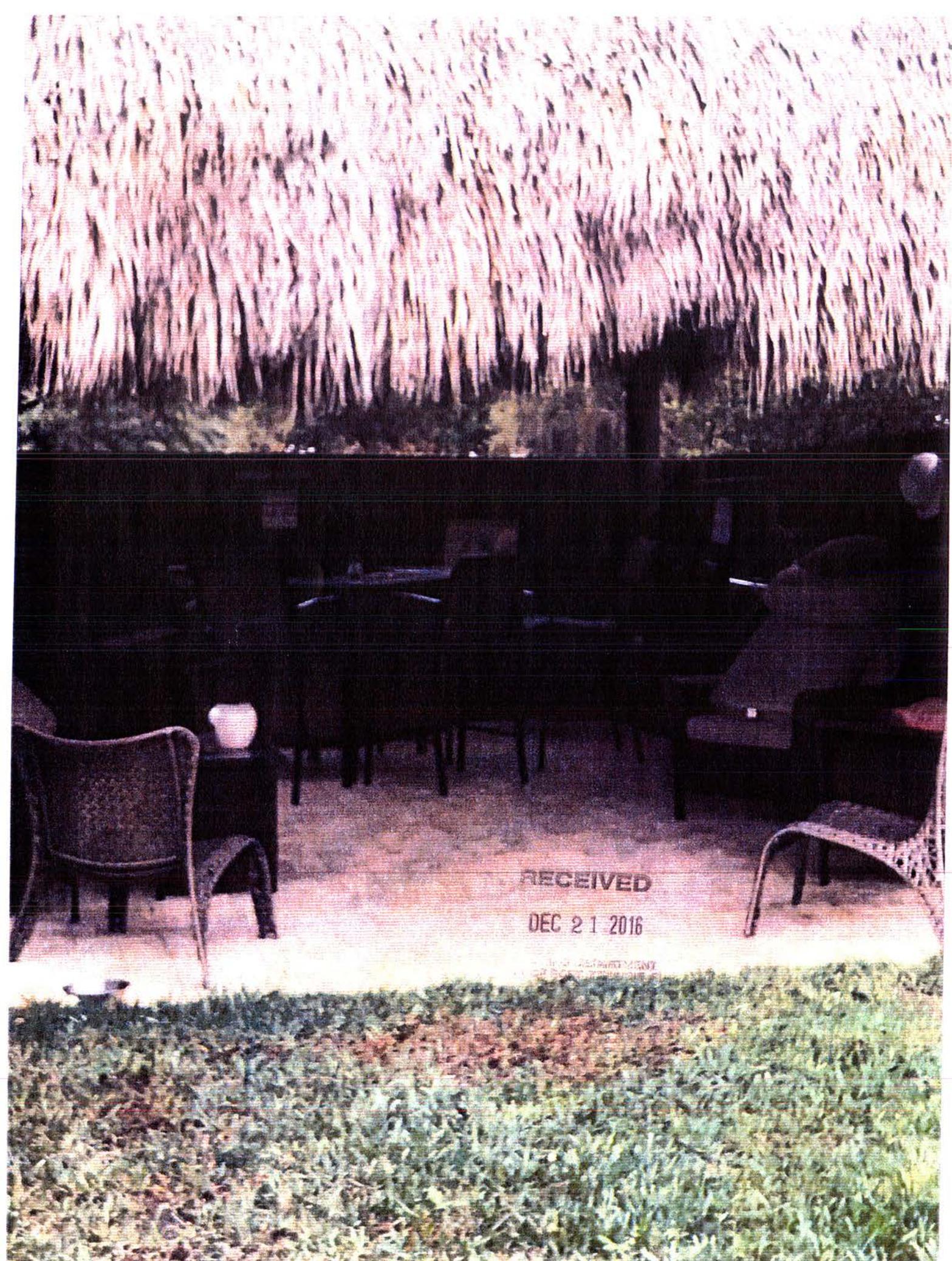


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DEC 21 2016

PLANNING DEPARTMENT
CITY OF PORT OF LUCKY, FL





RECEIVED

DEC 21 2016

RECEIVED
DEC 21 2016





City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: PLANNING & ZONING BOARD - MEETING OF JANUARY 3, 2017

FROM: JOHN FINIZIO, PLANNER *JF*

RE: EKONOMY STORAGE
COMPREHENSIVE PLAN AMENDMENT APPLICATION –
SMALL SCALE
PROJECT NO. P16-203

DATE: DECEMBER 13, 2016

PROPOSED PROJECT: This is a small scale comprehensive plan amendment application to change the future land use of 1.38 acres from General Commercial (CG) to CS (Service Commercial).

APPLICANT: Engineering Design & Construction, Inc. The authorization letter is attached to the staff report.

OWNERS: Caren H. Rey, George Callas, and the George Callas Irrevocable Trust.

LOCATION: The property is located on the west side of Buckhart Street, between Gatlin Boulevard and Hayworth Avenue.

LEGAL DESCRIPTION: Port St. Lucie Section 31, Block 1705, Lots 11, 12, 16, 17, 18 & 19.

SIZE: Approximately 1.38 acres.

EXISTING ZONING: RS-2 (Single Family Residential).

EXISTING USE: Vacant land.

SURROUNDING USES:

Direction	Future Land Use	Zoning	Existing Use
N	CG	CG	Existing Storage Facility
S	CG	RS-2	Vacant
E	CS	PUD	Vacant
W	CS	CS	Existing commercial facilities

EXISTING LAND USE DESIGNATION: CG (General Commercial).

REQUESTED LAND USE DESIGNATION: CS (Service Commercial).

IMPACTS AND FINDINGS:

Sewer/Water Service: The City of Port St. Lucie Utility Systems Department will provide water and sewer service to this development. A comparison of the potable water and wastewater demand for the existing land use (General Commercial) is as follows:

Water Calculations for existing land use (CG)					
Land Use	Area (sf)	Potable Water Rate (gpd/1000 sf)	Projected Water (gpd)	Wastewater Rate (gpd/1,000 sf)	Projected Wastewater (gpd)
CG	24,045	125	3,006	106.25	2,555

Potable water and wastewater demand for the proposed land (Service Commercial) is as follows:

Water Calculations for proposed land use (CS)					
Land Use	Area (sf)	Potable Water Rate (gpd/1000 sf)	Projected Water (gpd)	Wastewater Rate (gpd/1,000 sf)	Projected Wastewater (gpd)
CS	24,045	150	3,607	127.5	3,066

The Service Commercial Land Use Designation is adding an industrial element to the permitted uses. With the introduction of this industrial component, there will be an increase in the water demand with this land use amendment. The proposed land use will have a water demand of 3,607 gpd, with a total wastewater generation of 3,066 gpd, which is a little less than a 20% increase from the existing water usage.

Land Use	Water (gpd)	Wastewater (gpd)
Existing (CH)	3,006	2,555
Proposed (CS)	3,607	3,066
Difference	601	511

However, even with the increase in water demand (20%), the maximum densities for these land uses, as identified in the City's Comprehensive Plan (40% coverage) are not changing, and since this is a relatively small parcel (1.38 acres), the increase in water demand should not have any adverse impact on the City's facilities. Also, both potable water distribution and sanitary sewer collection systems are available for this property, and there is adequate water and wastewater facility plant capacity.

Transportation: The maximum number of vehicle trip ends projected to be generated from the existing future land use is approximately 435 a.m. peak hour trips, and 287 p.m. peak hour trips (ITE, Land Use Codes 934 (Fast Food Restaurant with Drive-Through), and 814 (Specialty Retail Center)).

Traffic Analysis for current land use (CG)						
Land Use Code	Land Use	Intensity	Trip Generation Calculation	A.M. Peak Hour	Trip Generation Calculation	P.M. Peak Hour
934	Fast Food Restaurant	4,045 sf	Average Rate = 54.81	221	Average Rate = 46.14	187
814	Specialty Retail	20,000 sf	$T=4.91(X) + 115.59$	214	Average Rate = 5.02	100
Total				435		287

The maximum number of vehicle trip ends projected to be generated from the proposed future land use is approximately 435 a.m. peak hour trips, and 287 p.m. peak hour trips (ITE, Land Use Codes 814 (Specialty Retail Office), and 150 (Warehousing)).

Traffic Analysis for current land use (CS)						
Land Use Code	Land Use	Intensity	Trip Generation Calculation	A.M. Peak Hour	Trip Generation Calculation	P.M. Peak Hour
814	Specialty Retail	14,000 sf	$T=4.91(X) + 115.59$	184	Average Rate = 5.02	70
150	Warehousing	10,045 sf	$\ln(T) = 0.70 \ln(X) + 1.11$	15	$\ln(T) = 0.78 \ln(X) + 0.72$	12
Total				199		82

There is quite a bit of overlap with the proposed CS Future Land Use, and the CG Land Uses. In fact, all permitted uses in the General Commercial Zoning District are permitted in the Service Commercial Zoning District. This means that many of the uses in the current CG land use, will still be permitted in the proposed CS Land Use, with

some exceptions. For example, restaurants will still be allowed, but drive-through facilities are not a permitted use. One notable difference between the CG and CS Land Uses is the introduction of light industrial uses. Most, if not all the industrial uses permitted by the CS Land Use will generate fewer vehicle trip ends. So, at the most there would be an equal number of vehicle trip ends end with the proposed CS Land Use, however more than likely there will be a reduction in the vehicle trips as the above table indicates. Trip projections are calculated by using the Institute of Transportation Engineers (ITE) "Trip Generation Manual, 8th Edition." This comprehensive plan amendment could see a marked decrease in vehicle trip ends.

Parks/Open Space: This is a commercial development and this criterion is not applicable.

Schools: Since there is no residential component to this project school concurrency will not apply.

Storm Water: The project will be required to provide paving and drainage plans that are in compliance with adopted level of service standards as well as documenting other drainage issues if applicable.

Solid Waste: Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available to accommodate this project.

Environmental: As outlined in the Environmental Assessment report included with the application, the site currently contains a mixture of vegetation. This mixture includes native, exotic and nuisance species.

The report did specify that native upland habitat does exist on the property, mostly in the form of pine flatwoods. Since this site is under two (2) acres it will not be required to adhere to the upland mitigation requirements, but the project will be required to adhere to the City's Tree Preservation requirements as outlined in the Landscape Code (Chapter 154), and all exotic vegetation will need to be removed. Therefore, a tree survey will be required to be submitted for the site plan process.

Flood Zone: This parcel is located in Panel Number 12111C0275F, and is located within FEMA's Flood Zone X. Zone X is determined to be located outside the 100 and 500 year floodplains.

Police: The department's response time is approximately 6-10 minutes for emergency calls. This proposed comprehensive plan is not expected to adversely impact that response time.

Fire/EMS: The nearest station is No. 17 which is located at 10240 Village Parkway Drive. The St. Lucie County Fire District does not list response times for each individual station because of the necessity of responding with another station. This project will not negatively impact adequate service delivery from the fire district.

Compatibility Analysis: Changing the land use from CG (General Commercial) to CS (Service Commercial) is not expected to have any adverse impact on the surrounding area. This property is part of the City of Port St. Lucie's Conversion Area, and is adjacent to a major mixed use PUD (Gatlin Commons) in the City, which also has a CS land use element adjacent to these lots. In this particular area, south of Gatlin Boulevard east of the Interstate 95 interchange, all the parcels have some sort of commercial land use. As expected, the CS Land Use does add more industrial uses, but this should not have much of an adverse effect on this area since most of the lots surrounding these lots already have a CS Land Use. As proposed, the land use change is compatible with the surrounding land uses.

Justification/Mitigation: Policy 1.1.4.2 (d), Objective 1.1.8 and Policy 1.1.8.4 of the City's Comprehensive Plan provide justification for this amendment. Policy 1.1.4.2 (d) identifies that the City needs to provide more CS (Service Commercial) land use. Objective 1.1.8 allows the City to initiate and utilize planning and development controls that discourage the proliferation of urban sprawl, encourage innovative development, greater diversity of land uses, and to improve community appearance. Objective 1.1.8.4 allows for the expanding and defining of commercial nodes where appropriate and utilization of urban design standards and techniques to beautify and enhance community appearance along major corridors.

STAFF RECOMMENDATION:

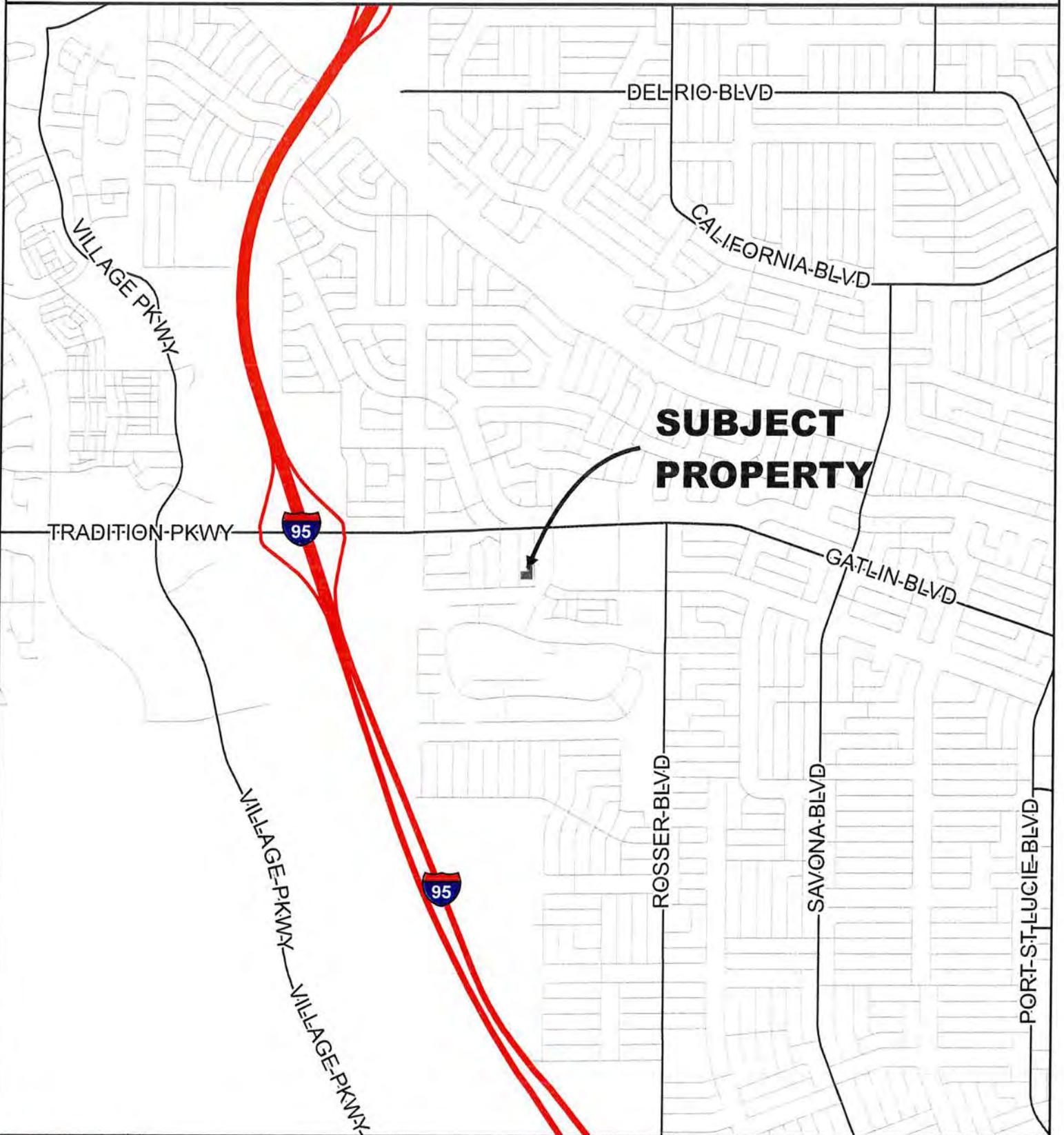
The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's Comprehensive Plan and recommends approval of the proposed amendment based on the analysis and findings as noted in the staff report.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council

Please note: 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.

GENERAL LOCATION

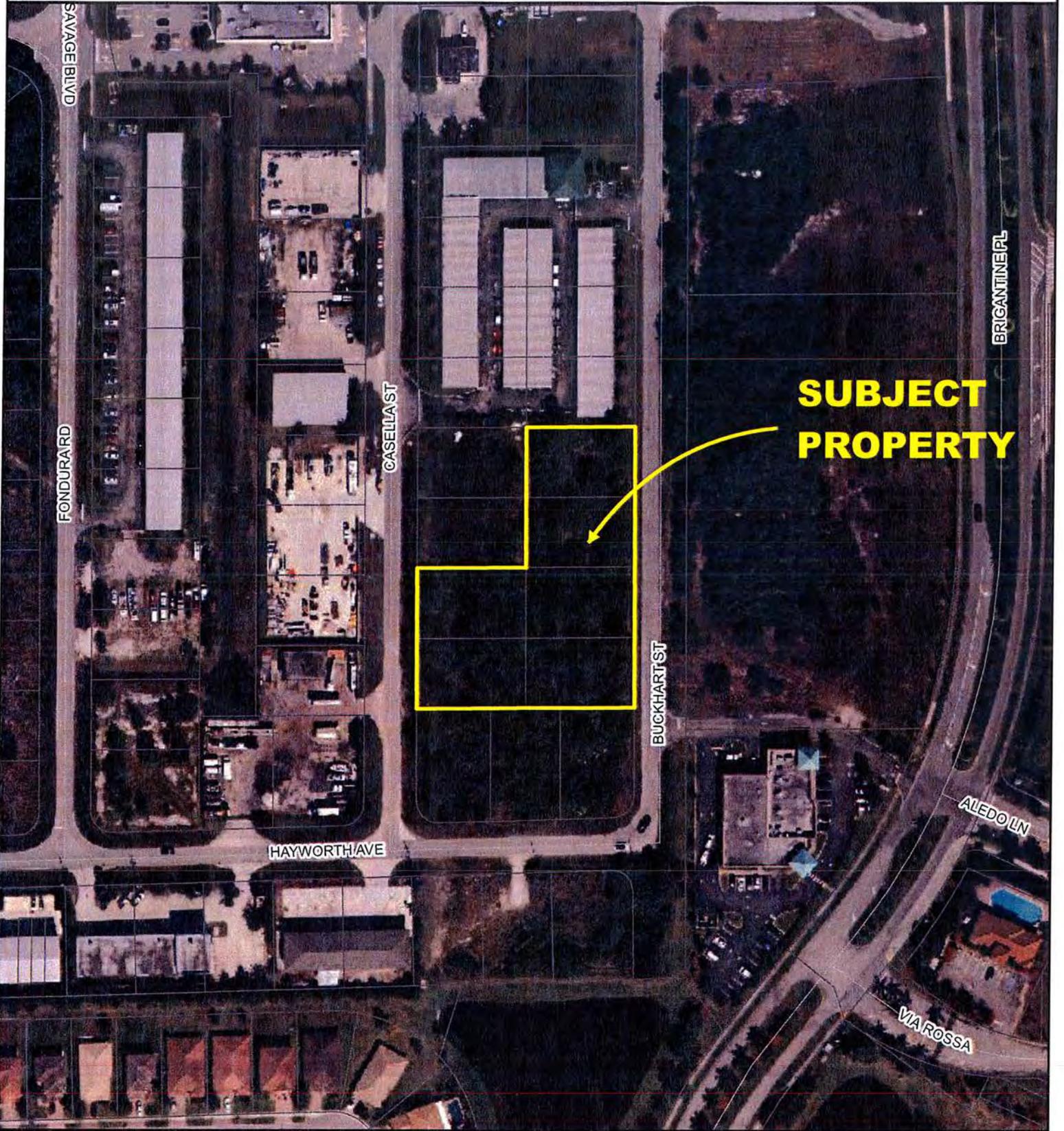


CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

COMPREHENSIVE PLAN AMENDMENT
ECONOMY SELF STORAGE
SECTION 31, BLOCK 1705, LOTS 11, 12 & 16-19

DATE:	12/5/2016
APPLICATION NUMBER:	P16-203
USER:	patricias
SCALE:	1 in = 0.5 miles

AERIAL



**SUBJECT
PROPERTY**



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

COMPREHENSIVE PLAN AMENDMENT
EKONOMY SELF STORAGE
SECTION 31, BLOCK 1705, LOTS 11, 12 & 16-19
AERIAL DATE 2014

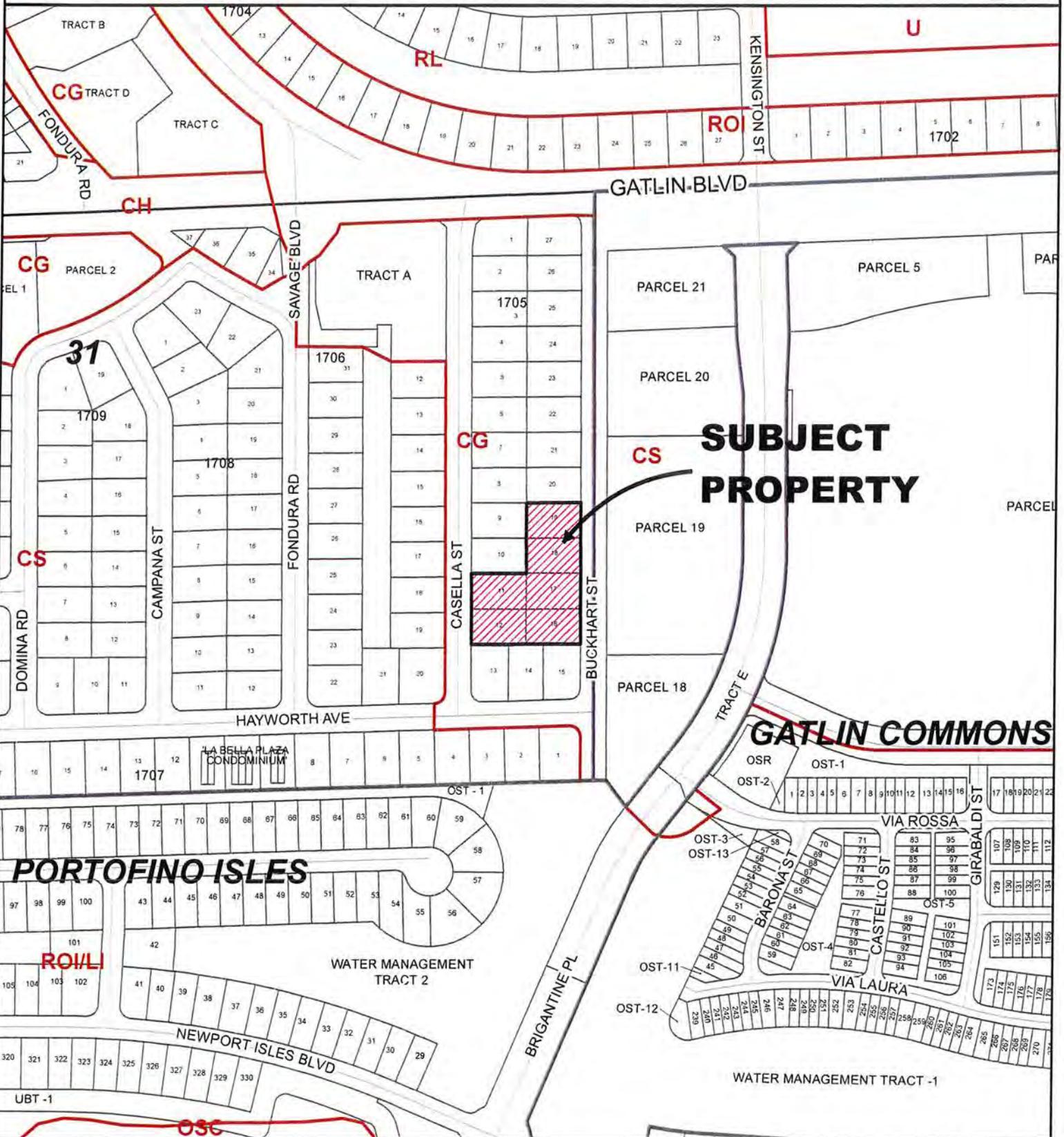
DATE: 12/5/2016

APPLICATION NUMBER:
P16-203

USER: patricias

SCALE: 1 in = 150 ft

FUTURE LAND USE



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

COMPREHENSIVE PLAN AMENDMENT
ECONOMY SELF STORAGE
SECTION 31, BLOCK 1705, LOTS 11, 12 & 16-19

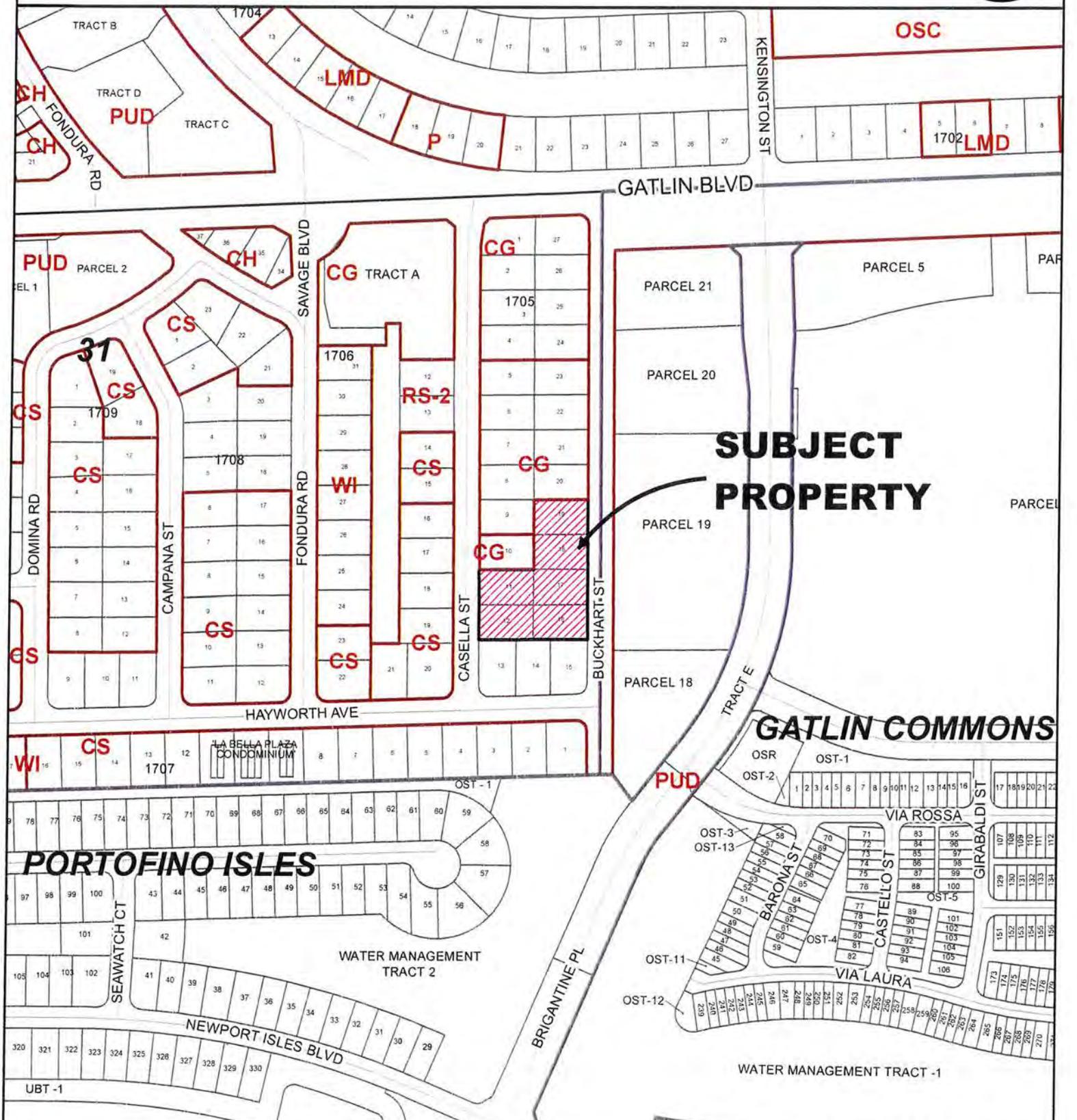
DATE: 12/5/2016

APPLICATION NUMBER:
P16-203

USER: patricias

SCALE: 1 in = 300 ft

EXISTING ZONING



SUBJECT PROPERTY

GATLIN COMMONS

PORTOFINO ISLES



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

COMPREHENSIVE PLAN AMENDMENT
EKONOMY SELF STORAGE
SECTION 31, BLOCK 1705, LOTS 11, 12 & 16-19

DATE:	12/5/2016
APPLICATION NUMBER:	P16-203
USER:	patricias
SCALE:	1 in = 300 ft

REC-13
NOV - 2010
PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5212 FAX (772) 871-5124

FOR OFFICE USE ONLY

Planning Dept P16-203
Fee (Nonrefundable)\$ 4,015.20
Receipt # 122029

Refer to "Fee Schedule" for application fee. Make checks 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. **All** items on this application should be addressed, otherwise it can not be processed. Attach proof of ownership; two copies of deed. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: bradcurrie@edc-inc.com

PROPERTY OWNER

Name:	Carmen H. Rey	George Callas	George Callas Irrevocable Trust
Address:	2615 SW 32nd Ct	3720 NE 209 Ter	9100 S. Dadeland Blvd., Suite 1600
	Miami, FL 33133	Aventura, FL 33180	Miami, FL 33156

Telephone No.: _____ Fax No.: _____

IF PROPERTY IS IN MULTIPLE OR CORPORATE OWNERSHIP, PLEASE PROVIDE ONE CONTACT PERSON.

Name: Bradley J. Currie, Engineering Design & Construction, Inc.
Address: 469 NW Prima Vista Blvd
Port St. Lucie, FL 34983
Telephone No.: 772-340-4990 Fax No.: N/A

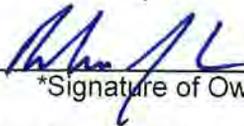
AGENT OF OWNER (if any)

Name: Bradley J. Currie, Engineering Design & Construction, Inc.
Address: 469 NW Prima Vista Blvd.
Port St. Lucie, FL 34983
Telephone No.: 772-340-4990 Fax No.: N/A

PROPERTY INFORMATION

Boundary Description Lots 11, 12, 16, 17, 18 & 19, Block 1705
Property Tax I.D. Number 3420-650-0998-000-8, 3420-650-0999-000-5, 3420-650-1003-000-4,
Property Tax I.D. Number 3420-650-1004-000-1, 3420-650-1005-000-8, 3420-650-1006-000-5
Current Land Use CG Proposed Land Use CS
Current Zoning Current: SFR / Proposed: CG Acreage of Property 1.38ac +/-

Reason for Comprehensive Plan Amendment: _____
Proposed Future Land Use change from Commercial General to Commercial Service to allow for self storage.
Commercial (CS).


*Signature of Owner

Bradley J. Currie
Hand Print Name

11/15/16
Date

*If signature is not that of owner, a letter of authorization from the owner is needed.

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.

George Callas
3720 NE 209th Terrace
Aventura, FL 33180

AGENT CONSENT FORM

Project Name: Economy Self Storage

Parcel ID: 3420-650-1003-000-4 & 3420-650-1005-000-8

BEFORE ME THIS DAY PERSONALLY APPEARED George Callas, WHO
BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 27th day of October, 2016, by George Callas (Name of Person Acknowledging) who is personally known to me or who has produced NA (type of identification) as identification and who did (did not) take an oath.

Victoria Corte
Notary Signature

George Callas
Owner's Signature

Victoria Corte
Printed Name of Notary

George Callas
Owner's Name



FF 132088

3720 NE 209 Terrace
Street Address

Aventura, FL 33180
City, State, Zip

September 19, 2018
My commission expires

305-932-7741
Telephone / Email

Carmen H. Rey
2615 SW 32nd Ct.
Miami, FL 33133

AGENT CONSENT FORM

Project Name: Ekonomy Self Storage

Parcel ID: 3420-650-1006-000-5 & 3420-650-1004-000-1

BEFORE ME THIS DAY PERSONALLY APPEARED Carmen H. Rey, WHO
BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 27th day of October, 2016, by Carmen H. Rey (Name of Person Acknowledging) who is personally known to me or who has produced NA (type of identification) as identification and who did (did not) take an oath.

Victoria Corte
Notary Signature

Victoria Corte
Printed Name of Notary

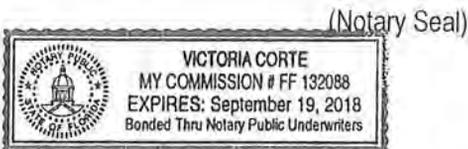
Carmen H. Rey
Owner's Signature

Carmen H. Rey
Owner's Name

2615 SW 32 Ct.
Street Address

Miami, FL 33133
City, State, Zip

786-399-1919
Telephone / Email



September 19, 2018
My commission expires

George Callas Irrevocable Trust
9100 S. Dadeland Blvd., Suite 1600
Miami, FL 33156

AGENT CONSENT FORM

Project Name: Ekonomy Self Storage

Parcel ID: 3420-650-0999-000-5 & 3420-650-0998-000-8

BEFORE ME THIS DAY PERSONALLY APPEARED Alex S. Binstock, Trustee WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 27th day of October, 2016, by Alex S. Binstock, Trustee (Name of Person Acknowledging) who is personally known to me or who has produced NA (type of identification) as identification and who did (did not) take an oath.

Victoria Corte
Notary Signature

Alex S. Binstock, Trustee
Owner's Signature

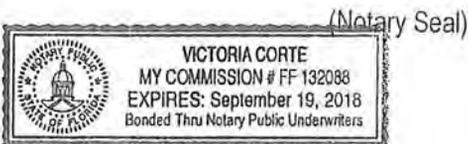
Victoria Corte
Printed Name of Notary

Alex S. Binstock, Trustee
Owner's Name

9100 S. Dadeland Blvd, Ste 1600
Street Address

Miami, FL 33156
City, State, Zip

305-670-1984 / abinstock@brace.com
Telephone / Email



September 19, 2018
My commission expires

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 1ST day of AUGUST 2011, by first party
GEORGE CALLAS
whose post office address is 3720 NE 209 Ter Aventura FL 33180-3764
to second party GEORGE CALLAS IRREVOCABLE TRUST u/d/ 8/6/1997
whose post office address is 9100 S Dadeland Blvd 1600 Miami FL 33156

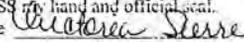
WITNESSETH, That the said first party, for good consideration and for the sum of
\$10.00 paid by the said second party, the receipt whereof is hereby acknowledged, does
hereby remise, release and quitclaim unto the said second party forever, all the right, title,
interest and claim which the said first party has in and to the following described parcel
of land, and improvements and appurtenances thereto in the County
of SAINT LUCIE State of FLORIDA
to wit: PORT ST LUCIE SECTION 31 BLK 1705 LOT 11 (MAP 43-14) PID
3420-650-0998-0008

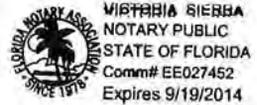
IN WITNESS WHEREOF, The said first party has signed and sealed these presents
the day and year first above written.

Signed, sealed and delivered in presence of:

Witness  First Party
Witness  Second Party 
STATE OF Florida
COUNTY OF Dade 

On August 1, 2011 before me, _____
personally appeared George Callas
personally known to me (or proved to me on the basis of satisfactory evidence) to be the
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to
me
that he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
Signature  Affiant Known Unknown
ID Produced _____ (Seal)



QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 1ST day of AUGUST
2011, by first party CARMEN H. REY
whose post office address is 3720 NE 209 Ter Aventura FL 33180-3764
to second party, GEORGE CALLAS IRREVOCABLE TRUST w/d 8/6/1997
whose post office address is 9100 S Dadeland Blvd. Suite 1600 Miami FL 33156

WITNESSETH, That the said first party, for good consideration and for the sum of
\$ 10.00 paid by the said second party, the receipt whereof is hereby
acknowledged, does hereby remise, release and quitclaim unto the said second party
forever, all the right, title, interest and claim which the said first party has in and to the
following described parcel of land, and improvements and appurtenances thereto in the
County
of SAINT LUCIE, State of FLORIDA
to wit: PORT ST LUCIE SECTION 31 BLK 1705 LOT 12 (MAP 43/I4N) PID
3420-650-0999-000-5

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

Signed, sealed and delivered in presence of:

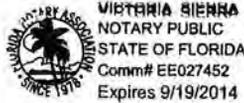
Witness [Signature] First Party [Signature]
Witness [Signature] Second Party [Signature]
STATE OF } Florida
COUNTY OF } Dade

On August 1, 2011 before me, _____
personally appeared Carmen H. Rey
personally known to me (or proved to me on the basis of satisfactory evidence) to be the
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to
me
that he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]

Affiant Known Unknown
ID Produced _____
(Seal)



Prepared By and Return To: 0025672
 Name: CHRISTINE SOFIELD
 FIDELITY NATIONAL TITLE INSURANCE
 Address: 760 S.E. PORT ST. LUCIE BOULEVARD
 PORT ST. LUCIE, FLORIDA 34984
 Property Appraiser Parcel I.D. (Folio) Number(s):
 3420-650-1004-000/1

WARRANTY DEED
 INDV. TO INDV.

Return to: FIDELITY NAT'L TITLE *6*

Grantee(s) S.S. # (s):

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
 File Number: 1685630 OR BOOK 1192 PAGE 1699
 Recorded: 12-22-98 02:05 P.M.

0.00
 70.00
 0.00
 * DOC ASSUMP: \$
 * DOC Tax : \$
 * Int Tax : \$

THIS WARRANTY DEED Made the 14 day of December A.D. 19 98 by
 MARTA ALVAREZ

hereinafter called the grantor, to GEORGE CALLAS, AS TRUSTEE FOR THE GEORGE CALLAS TRUST
 U/T/D August 6, 1997

whose postoffice address is 16111 N.W. 13 AVE, Miami, FL 33169
 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 \$ 10.00 and other valuable consideration, 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, viz: **LOTS 16 AND 17, BLOCK 1705, PORT ST. LUCIE SECTION THIRTY ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 22, 22A TO 22G OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.**

GRANTOR(S) FURTHER COVENANT that the above-described property does not now, nor has it ever constituted the homestead of grantor(s).

Subject to easements, restrictions, reservations, and limitations of record, if any.

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 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 31, 1997.

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

Signed, sealed and delivered in our presence:

[Signature]
 Witness Signature
[Signature]
 Witness Printed Name

[Signature] L.S.
 Witness Signature
 MARTA ALVAREZ
 Witness Printed Name

[Signature]
 Witness Signature
 MARITZA-LIMENEZ
 Witness Printed Name

 Witness Signature L.S.

 Witness Printed Name

REV 12 54
 STATE OF)
 COUNTY OF)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared
 MARTA ALVAREZ

to me known to be the person(s) described in or has/have produced as identification and who presented the foregoing instrument and be/she/they acknowledged before me that he/she/they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 14 day of DECEMBER A.D. 19 98

My Commission Expires: *[Signature]*

[Signature]
 Notary Signature
[Signature]
 Printed Notary Name

(SEAL) ABOGADA-NOTARIO
 L.E.X.

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 30th day of June,
20 11, by first party George Callas
whose post office address is 3720 N.E. 209th Terr Aventura Fl 33180
to second party, Carmen H. Rey
whose post office address is 2615 S.W. 32nd Ct Miami Fl 33133

WITNESSETH, That the said first party, for good consideration and for the sum of
\$ 10.00 paid by the said second party, the receipt whereof is hereby
acknowledged.

does hereby remise, release and quitclaim unto the said second party forever, all the
right, title, interest and claim which the said first party has in and to the following
described parcel of land, and improvements and appurtenances thereto in the County
of Saint Lucie, State of Florida

to wit: PORT ST LUCIE-SECTION 31- BLK 1705 LOT 17 (MAP 43/14N) (OR 1192-1699)

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

Signed, sealed and delivered in presence of:

Madalena Cappadona
Witness

George Callas
First Party

Steve Gads
Witness

Carmen H Rey
Second Party

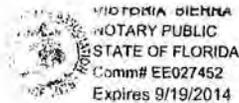
STATE OF Florida
COUNTY OF St. Lucie

On July 6, 2011 before me, George Callas,
personally appeared NA,
personally known to me (or proved to me on the basis of satisfactory evidence) to be the
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to
me
that he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Victoria Bienna

Affiant Known Unknown
ID Produced NA



WARRANTY DEED File Number: PSL-89-349 1006164

This Warranty Deed Made the 9th day of November 11 2009 by Edwin Danrau, a certified item

hereinafter called the grantor to George Callas

whose residence address is 16111 DOW 13th Street

hereinafter called the grantee 33169

Witnesseth: That the grantor by and in consideration of the sum of \$10,000 and other valuable considerations except what is hereby acknowledged hereby grants, assigns, sells, conveys, releases, conveys and confirms unto the grantee all that certain land situate in St. Lucie County Florida etc PARCEL ID#: 3420-650-1005-000/B

Lot 18, Block 1705, PORT ST. LUCIE SECTION THIRTY-ONE, according to the Plat thereof, recorded in Plat Book 14, pages 22, 22A through 22G, of the Public Records of St. Lucie County, Florida.

Rec Fee \$ 6.00 DOUGLAS DIXON Add Fee \$ St. Lucie County Doc Tax \$ 22.50 Clerk of Circuit Court Int Tax \$ By C/D Deputy Clerk Total \$ 88.50

The above described property is vacant and unimproved land.

Subject to reservations, restrictions and rights of way of record

Together with all the statements, 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 title 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 31, 2008

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written

Signed in the presence of

Edwin Danrau (Seal) Margaret L. Hittels (Seal) (Seal) (Seal)

STATE OF Florida COUNTY OF St. Lucie

I EDWIN DANRAU, being of the County of St. Lucie and State of Florida, do hereby certify that the foregoing is a true and correct copy of the original as the same appears to me and that the same is a true and correct copy of the original as the same appears to me

WITNESS my hand and official seal in the County of St. Lucie, State of Florida, on this date 11/9/09

Edwin Danrau, Notary Public

Notary Public Seal

Stamp area containing '1006164', 'NOV 14 2009', and '663 H. 2245'

PSL TITLE COMPANY ST. LUCIE COUNTY, FLORIDA 1006164

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 30th day of June,
20 11, by first party George Calles
whose post office address is 3720 N.E. 209th Terr Aventura Fl 33180
to second party, Carmen H. Rey
whose post office address is 2615 S.W. 32nd Ct Miami Fl 33133

WITNESSETH, That the said first party, for good consideration and for the sum of
\$ 10.00 paid by the said second party, the receipt whereof is hereby
acknowledged,
does hereby remise, release and quitclaim unto the said second party forever, all the
right, title, interest and claim which the said first party has in and to the following
described parcel of land, and improvements and appurtenances thereto in the County
of Saint Lucie, State of Florida,
to wit: PORT ST LUCIE-SECTION 31- BLK 1705 LOT 1B (MAP 43/14N) (OR 1583-2513)

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

Signed, sealed and delivered in presence of:

[Signature]
Witness
[Signature]
Witness

[Signature]
First Party
[Signature]
Second Party

STATE OF Florida
COUNTY OF Miami-Dade

On July 6, 2011 before me, George Calles,
personally appeared NA
personally known to me (or proved to me on the basis of satisfactory evidence) to be the
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to
me
that he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]

Affiant Known Unknown
ID Produced NA



VICTORIA SIERRA
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE027452
Expires 9/19/2014



LETTER OF JUSTIFICATION
Economy Self Storage
 Comprehensive Plan Amendment
 November 15, 2016

REQUEST

On behalf of the Petitioner, Engineering, Design, & Construction, Inc. (EDC) is requesting Comprehensive Plan Amendment approval for a project to be known as Economy Self Storage. The subject properties include six (6) parcel ID's which total 1.38 acres. The property is generally located east of SW Casella Street and West of SW Buckhart Street in Port St. Lucie, Florida. The petitioner is requesting approval for a rezone concurrently with this application.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property is located east of SW Casella Street and West of SW Buckhart Street in Port St. Lucie, Florida.

The subject properties are currently undeveloped. The property addresses are outlined in the below table:

	Parcel ID	Address	Lot / Block	Acreage	Existing FLU	Proposed FLU
1	3420-650-1006-000-5	2750 SW Buckhart St.	19 / 1705	0.23	CG	CS
2	3420-650-1005-000-8	2756 SW Buckhart St.	18 / 1705	0.23	CG	CS
3	3420-650-1004-000-1	2762 SW Buckhart St.	17 / 1705	0.23	CG	CS
4	3420-650-1003-000-4	2768 SW Buckhart St.	16 / 1705	0.23	CG	CS
5	3420-650-0999-000-5	2789 SW Casella St.	12 / 1705	0.23	CG	CS
6	3420-650-0998-000-8	2781 SW Casella St.	11 / 1705	0.23	CG	CS

1.38 ac +/-

The subject properties have a Future Land Use designation of CG and are located in the Single Family Residential zoning district.

The petitioner requests this change to allow for the construction of a self storage facility.

Along with this Comprehensive Plan Amendment Application, the petitioner is submitting a concurrent rezone application to change the zoning to Service Commercial. The total acreage associated with the rezone application is 1.38 acres +/-.

ENGINEERING DESIGN & CONSTRUCTION, INC.
 CIVIL ENGINEERS & SURVEYORS SPECIALIZING IN LAND DEVELOPMENT

FORT PIERCE OFFICE
 1934 Tucker Court, Fort Pierce, FL 34950
 ph:(772) 462-2455 fx: (772) 462-2454

PORT ST. LUCIE OFFICE
 469 NW Prima Vista Blvd, Port St. Lucie, FL 34983
 ph:(772) 340-4990 fx:(772) 340-7996

To the north of the subject property is an existing self-storage facility. This parcel has a future land use designation of Commercial General and an underlying zoning category of General Commercial.

To the west of the subject property lies the Right-of-Way for SW Casella Street followed by developed commercial parcels. These properties have a future land use designation of Commercial Service and are located in the Service Commercial zoning district.

To the south of the subject property are undeveloped parcel which have a future land use designation of Commercial General and are located in the Single Family Residential zoning district.

To the east of the subject property is the Right-of-Way for SW Buckhart Street followed by vacant commercial parcels. These parcels have a future land use designation of Commercial Service with an underlying zoning designation of Planned Unit Development.

Environmental – Wetlands and Existing Vegetation: Please find the enclosed with this application, the environmental assessment associated with this project. There are no wetlands on the subject property.

Market Study: Because the requested change to the land use designation is from one commercial category to another commercial category, a market study is not provided as part of this application. There is not net increase of commercial square footage by this amendment.

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

S:_Project Files\16-139 - Green - Ekonomy Self Storage\EDC Documents\Submittal Documents\Justification Statement\2016-11-15_Ekonomy_Self_Storage_CPA_Justification_Letter_16-139.doc

ORDINANCE 17-

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. LUCIE TO INCLUDE A SMALL SCALE AMENDMENT TO THE FUTURE LAND USE MAP FOR EKONOMY STORAGE (P16-203) TO CHANGE THE FUTURE LAND USE DESIGNATION CG (GENERAL COMMERCIAL) TO CS (SERVICE COMMERCIAL) FOR A PARCEL LEGALLY DESCRIBED AS PORT ST. LUCIE SECTION 31, BLOCK 1705, LOTS 11, 12, 16, 17, 18, AND 19 AND LOCATED ON THE WEST SIDE OF BUCKHART STREET, BETWEEN GATLIN BOULEVARD AND HAYWORTH AVENUE; PROVIDING THE INVALIDITY OF ANY PORTION SHALL NOT AFFECT THE REMAINING PORTION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida, has adopted a comprehensive plan known as the City of Port St. Lucie Comprehensive Plan adopted by Ordinance 97-50, as subsequently amended; and

WHEREAS, pursuant to Subsection 163.3187(1), Florida Statutes, the proposed amendment constitutes a City of Port St. Lucie permitted small scale amendment to the City of Port St. Lucie Comprehensive Plan; and

WHEREAS, the City of Port St. Lucie has received an application from George Callas (P16-203) for property legally described as Port St. Lucie Section 31, Block 1705, Lots 11, 12, 16, 17, 18, and 19, and located on the west side of Buckhart Street between Gatlin Boulevard and Hayworth Avenue, for a small scale amendment to change the Future Land Use Map of the City of Port St. Lucie Comprehensive Plan, in accordance with Section 163.3187 (1) (c), Florida Statutes, to change approximately 1.38 acres from the future land use designation of CG (General Commercial) to the future land use designation of CS (Service Commercial); and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board having been duly

ORDINANCE 17-

designated as the local planning agency pursuant to Section 163.3174, et seq., Florida Statutes, and having held a public hearing thereon, has considered this proposed amendment (P16-203) to the Comprehensive Plan and submitted its recommendations thereon to the City Council; and

WHEREAS, the City Council held a public hearing on the February 13, 2017 to consider the proposed small scale amendment, advertising of the public hearing having been made; and;

WHEREAS, having considered the recommendations of the Planning and Zoning Board, The Port St. Lucie City Council desires to hereby formally adopt this amendment (P16-203) to the City's Comprehensive Plan as a Small Scale Amendment in accordance with Section 163.3187, Florida Statutes.

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. The Comprehensive Plan of the City of Port St. Lucie is hereby amended in the following respect:

(a) The Future Land Use Map is hereby amended to designate approximately 1.38 acres of land legally described as Port St. Lucie Section 31, Block 1705, Lots 11, 12, 16, 17, 18, and 19, and located on the west side of Buckhart Street between Gatlin Boulevard and Hayworth Avenue, by changing the future land use designation from CG (General Commercial) to the future land use designation of CS (Service Commercial).

Section 2. The provisions of the Ordinance are severable and, if any section, sentence, clause or phrase is for one reason held to be unconstitutional, invalid or

ORDINANCE 17-

ineffective, this holding shall not affect the validity of the remaining portions of this Ordinance, it being expressly declared to be the City Council's intent that it would have passed the valid portions of this Ordinance without inclusion of any invalid portion or portions.

Section 3. The effective date of this plan amendment shall be thirty-one (31) days after the adoption, pursuant to Section 163.3187(3) (c), Florida Statutes. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this _____ day of _____, 2017.

CITY COUNCIL

CITY OF PORT ST. LUCIE, FLORIDA

BY: _____
Gregory J. Oravec, Mayor

ATTEST:

Karen A. Phillips, City Clerk

APPROVED AS TO FORM:

O. Reginald Osenton, City Attorney



City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: PLANNING AND ZONING BOARD - MEETING OF JANUARY 3, 2017

FROM: JOHN FINIZIO, PLANNER *JF*

RE: EKONOMY SELF STORAGE
 REZONING APPLICATION
 PROJECT NO P16-187

DATE: DECEMBER 13, 2016

PROPOSED PROJECT: This rezoning application will change the zoning designation of 1.38 acres from RS-2 (Single Family Residential) to CS (Service Commercial). This application is being reviewed concurrently with a comprehensive plan amendment (P16-203 Economy Storage Small Scale Comprehensive Plan Amendment) which is proposing changing the future land use from CG (General Commercial) to CS.

APPLICANT: Engineering Design & Construction, Inc. The authorization letter is attached to the staff report.

OWNERS: Caren H. Rey, George Callas, and the George Callas Irrevocable Trust.

LOCATION: The property is located on the west side of Buckhart Street, between Gatlin Boulevard and Hayworth Avenue.

LEGAL DESCRIPTION: Port St. Lucie Section 31, Block 1705, Lots 11, 12, 16, 17, 18 & 19.

SIZE: Approximately 1.38 acres.

EXISTING ZONING: RS-2 (Single Family Residential).

EXISTING USE: Vacant land.

SURROUNDING USES:

Direction	Future Land Use	Zoning	Existing Use
N	CG	CG	Existing Storage Facility
S	CG	RS-2	Vacant
E	CS	PUD	Vacant
W	CS	CS	Existing commercial facilities

REQUESTED ZONING: CS (Service Commercial).

FUTURE LAND USE: CG (General Commercial).

IMPACTS AND FINDINGS:

Land Use Consistency: This property is located within the City's conversion area. In 1984, the City adopted a Conversion Manual to address the shortage of land available for both commercial and institutional facilities. With the adoption of the Conversion Manual, the City processed land use amendments to change the land use along designated segments of roadways. Within these conversion areas, single-family lots can be assembled to create larger parcels for suitable development.

The rezoning of this property is consistent with the direction and policies of the City's Comprehensive Plan. In particular, Objective 1.1.4, and Policy 1.1.4.13 provide the justification for this rezoning application. Objective 1.1.4 directs future growth, development and redevelopment to appropriate areas as depicted on the Future Land Use Map. Policy 1.1.4.13 identifies CS Zoning District as compatible with the CS Land Use.

Compliance With Conversion Area Requirements:

Planning Area location per conversion manual: **23**

The property is totally within planning area: **Yes**

Minimum Frontage: **Yes**

Minimum Depth: **N/A for this Conversion Area**

Does the request isolate lots: **No**

Has a Unity of Title been submitted: **Yes, a unity of title application was sent to the Legal Department on December 13, 2016.**

Buffer required: A landscaped buffer and wall is required: **No. Even though there is still residentially zoned property around this site, it is vacant, and it has a CG land use designation thereby not requiring an architectural wall.**

Sewer/Water Service: The City of Port St. Lucie Utility Systems Department will provide water and sewer service to this development.

Environmental: As noted in the staff report for the comprehensive plan amendment (P16-203 Economy Storage Small Scale Comprehensive Plan Amendment); as outlined in the Environmental Assessment report, the site currently contains a mixture of vegetation. This mixture includes native, exotic and nuisance species.

The report did specify that native upland habitat does exist on the property, mostly in the form of pine flatwoods. Since this site is under two (2) acres it will not be required to adhere to the upland mitigation requirements, but the project will be required to adhere to the City's Tree Preservation requirements as outlined in the Landscape Code (Chapter 154), and all exotic vegetation will need to be removed. Therefore, a tree survey will be required to be submitted for the site plan process.

School Concurrency: Since there is no residential component to this project school concurrency will not apply.

Related Project:

P16-203 Economy Storage Small Scale Comprehensive Plan Amendment. This application proposes to change the future land use of 1.38 acres from General Commercial (CG) to CS (Service Commercial). This application is being reviewed concurrently with this rezoning application.

STAFF RECOMMENDATION:

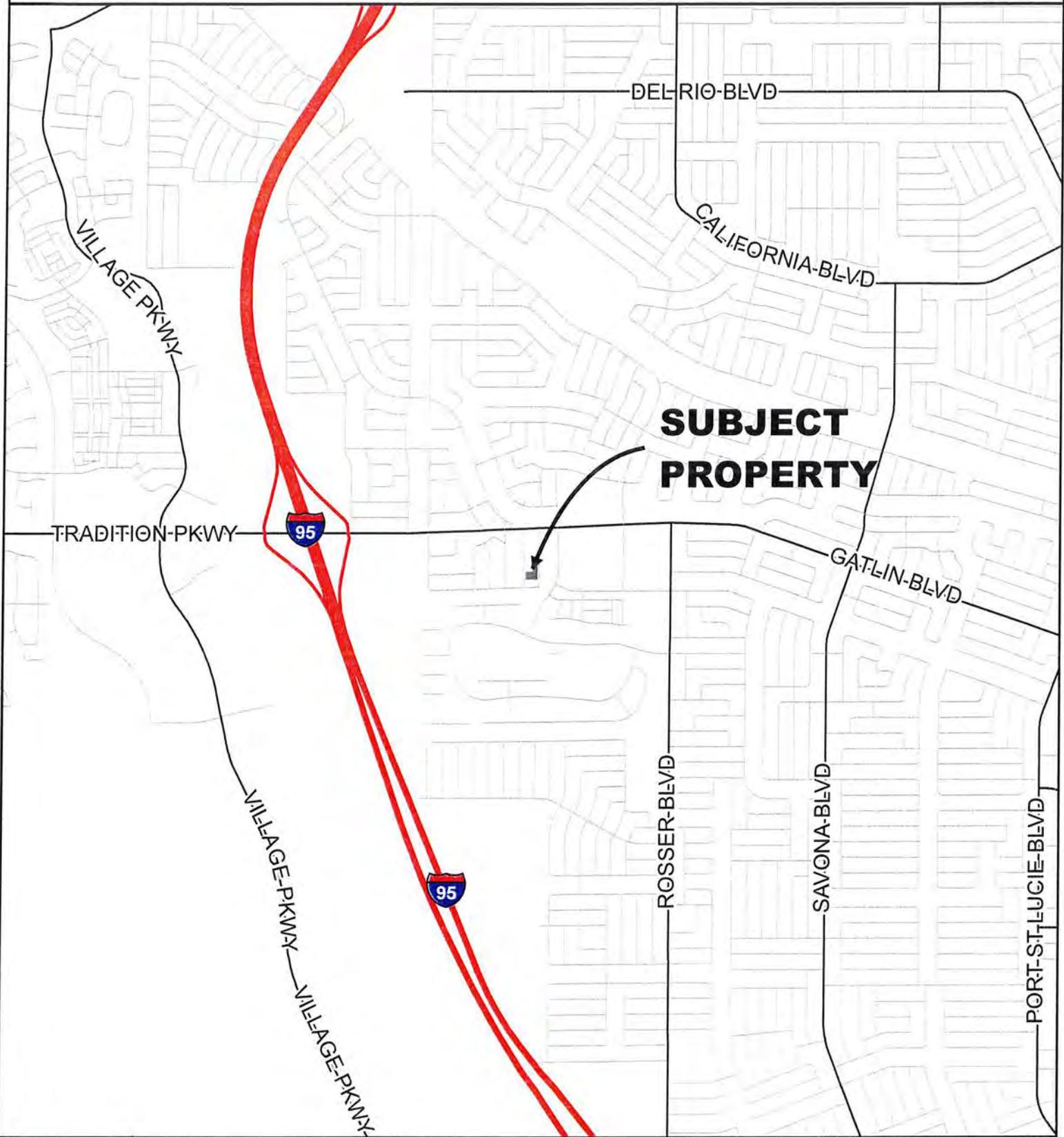
The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council

Please note: 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.

GENERAL LOCATION

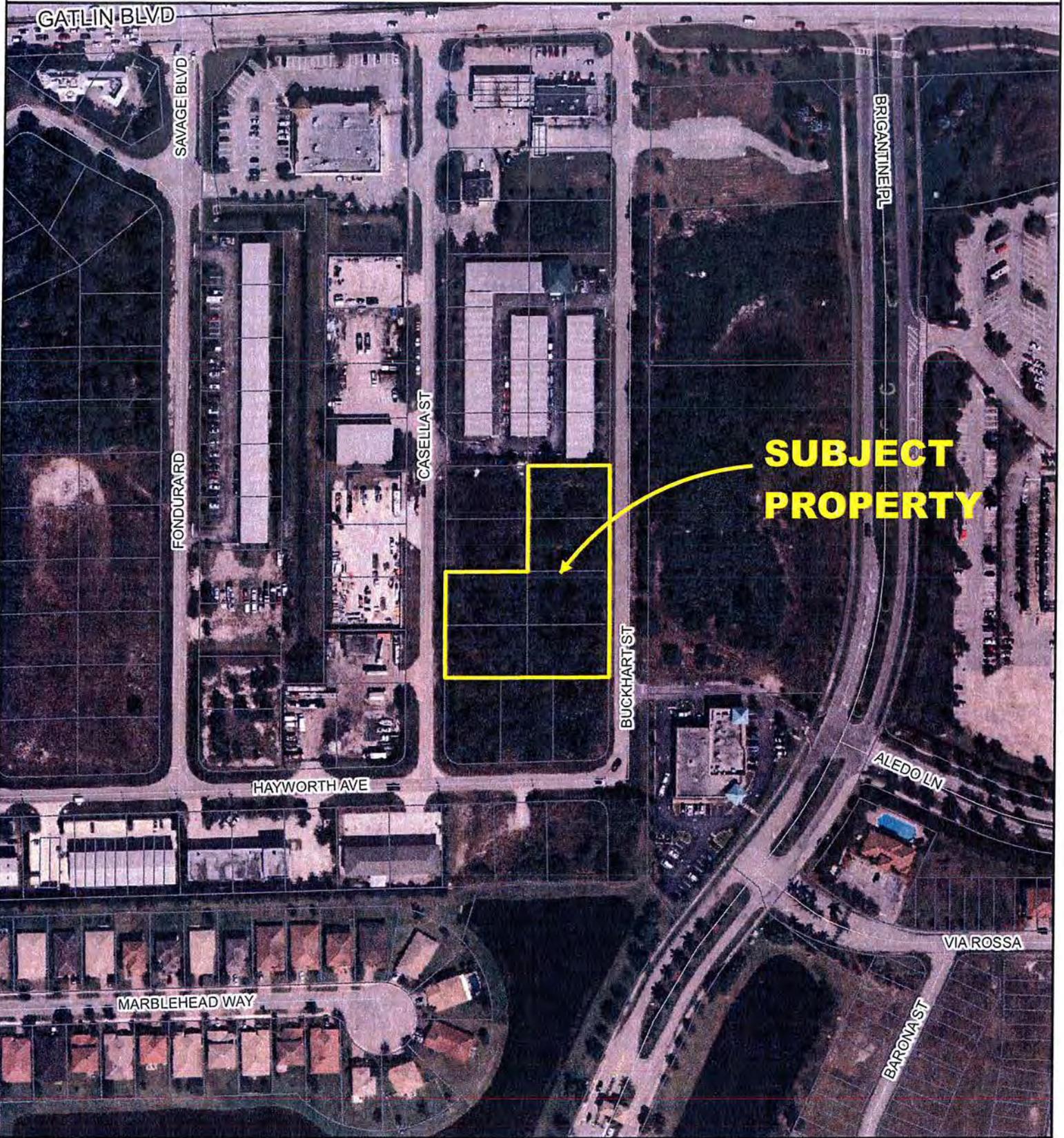


CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

REZONING
ECONOMY SELF STORAGE
SECTION 31, BLOCK 1705, LOTS 11, 12, & 16-19

DATE:	11/3/2016
APPLICATION NUMBER:	P16-187
USER:	patricias
SCALE:	1 in = 0.5 miles

AERIAL



**SUBJECT
PROPERTY**



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

REZONING

ECONOMY SELF STORAGE

SECTION 31, BLOCK 1705, LOTS 11, 12, & 16-19
AERIAL DATE 2014

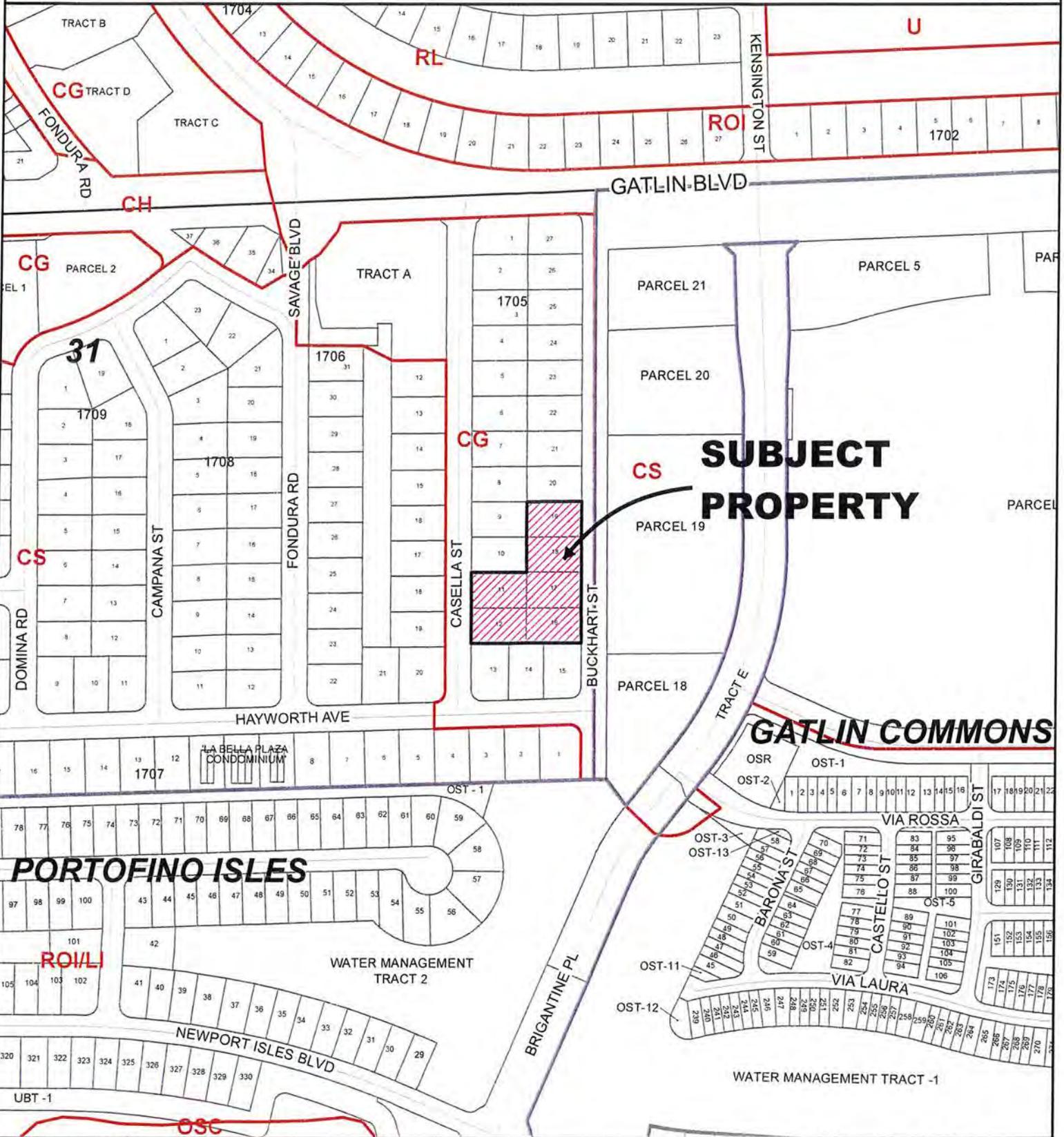
DATE: 11/3/2016

APPLICATION NUMBER:
P16-187

USER: patricias

SCALE: 1 in = 200 ft

FUTURE LAND USE



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

REZONING

EKONOMY SELF STORAGE

SECTION 31, BLOCK 1705, LOTS 11, 12, & 16-19

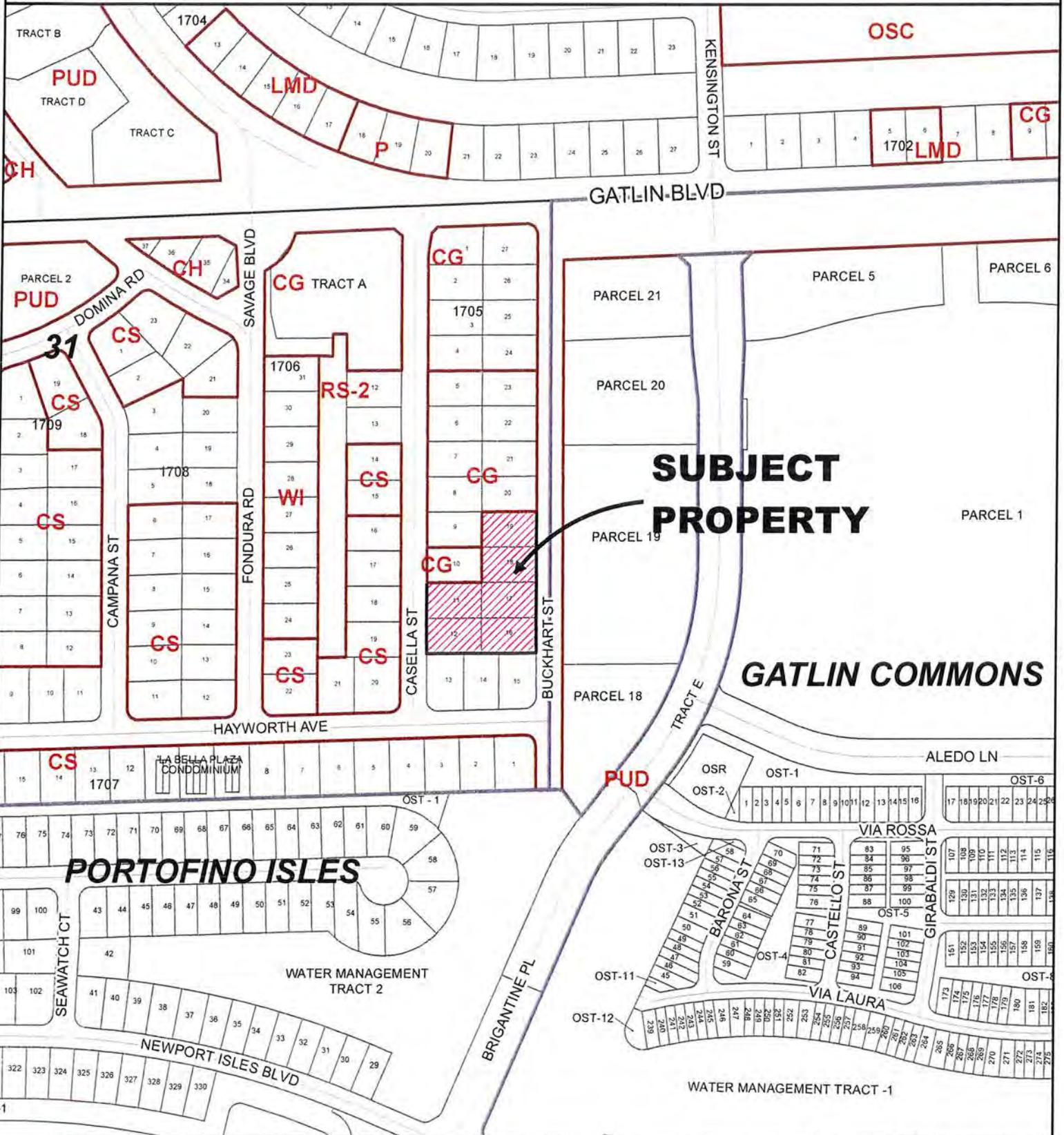
DATE: 11/3/2016

APPLICATION NUMBER:
P16-187

USER:
patricias

SCALE: 1 in = 300 ft

EXISTING ZONING



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

REZONING
EKONOMY SELF STORAGE
SECTION 31, BLOCK 1705, LOTS 11, 12, & 16-19

DATE: 11/3/2016
APPLICATION NUMBER: P16-187
USER: patricias
SCALE: 1 in = 300 ft

REZONING APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5212 FAX:(772) 871-5124

FOR OFFICE USE ONLY

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

Refer to "Fee Schedule" for application fee. Make checks payable to the "City of Port St. Lucie". Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board Meeting. **All items on this application should be addressed, otherwise it cannot be processed. Attach proof of ownership: two copies of recorded deed. If the application includes more than one (1) lot, our Legal Department will contact you regarding execution of the required Unity of Title.** Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: bradcurrie@edc-inc.com

PROPERTY OWNER:

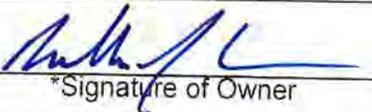
Name: Carmen H. Rey George Callas George Callas Irrevocable Trust
Address: 2615 SW 32nd Ct. 3720 NE 209 Ter 9100 S. Dadeland Blvd., Suite 1600
Miami, FL 33133 Aventura, FL 33180 Miami, FL 33156
Telephone No.: _____ FAX No.: _____

AGENT OF OWNER (if any)

Name: Engineering Design & Construction, Inc.
Address: 469 NW Prima Vista Blvd., Port St. Lucie, FL 34983
Telephone No.: 772-340-4990 FAX No.: NA

PROPERTY INFORMATION

Legal Description: Lots 11, 12, 16, 17, 18 & 19, Block 1705
(Include Plat Book and Page) 3420-650-0998-000-8, 3420-650-0999-000-5, 3420-650-1003-000-4,
3420-650-1004-000-1, 3420-650-1005-000-8, 3420-650-1006-000-5
Parcel I.D. Number: _____
Current Zoning: SFR
Proposed Zoning: Service Commercial
Future Land Use Designation: CG Acreage of Property: 1.38 acres
Reason for Rezoning Request: _____
To allow for the development of a self storage facility expansion.


*Signature of Owner

Bradley J. Currie
Hand Print Name

11/15/16
Date

***If signature is not that of the owner, a letter of authorization from the owner is needed.**

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.
H:\PZ\SHARED\APPLCTN\REZAPPL(06/23/11)

George Callas
3720 NE 209th Terrace
Aventura, FL 33180

AGENT CONSENT FORM

Project Name: Economy Self Storage

Parcel ID: 3420-650-1003-000-4 & 3420-650-1005-000-8

BEFORE ME THIS DAY PERSONALLY APPEARED George Callas, WHO
BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 27th day of October, 2016, by George Callas (Name of Person Acknowledging) who is personally known to me or who has produced NA (type of identification) as identification and who did (did not) take an oath.

Victoria Corte
Notary Signature

George Callas
Owner's Signature

Victoria Corte
Printed Name of Notary

George Callas
Owner's Name



FF 132088

3720 NE 209 Terrace
Street Address

Aventura, FL 33180
City, State, Zip

September 19, 2018
My commission expires

305-932-7741
Telephone / Email

Carmen H. Rey
2615 SW 32nd Ct.
Miami, FL 33133

AGENT CONSENT FORM

Project Name: Ekonomy Self Storage

Parcel ID: 3420-650-1006-000-5 & 3420-650-1004-000-1

BEFORE ME THIS DAY PERSONALLY APPEARED Carmen H. Rey, WHO
BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 27th day of October, 2016, by Carmen H. Rey (Name of Person Acknowledging) who is personally known to me or who has produced NA (type of identification) as identification and who did (did not) take an oath.

Victoria Corte
Notary Signature

Victoria Corte
Printed Name of Notary

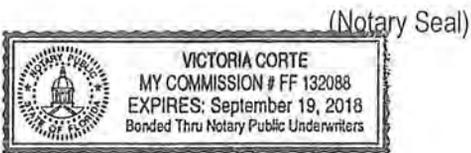
Carmen H. Rey
Owner's Signature

Carmen H. Rey
Owner's Name

2615 SW 32 Ct.
Street Address

Miami, FL 33133
City, State, Zip

786-399-1919
Telephone / Email



September 19, 2018
My commission expires

George Callas Irrevocable Trust
9100 S. Dadeland Blvd., Suite 1600
Miami, FL 33156

AGENT CONSENT FORM

Project Name: Economy Self Storage

Parcel ID: 3420-650-0999-000-5 & 3420-650-0998-000-8

BEFORE ME THIS DAY PERSONALLY APPEARED Alex S Binstock, Trustee WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 27th day of October, 2016, by Alex S Binstock Trustee (Name of Person Acknowledging) who is personally known to me or who has produced NA (type of identification) as identification and who did (did not) take an oath.

Victoria Corte
Notary Signature

Alex S. Binstock Trustee
Owner's Signature

Victoria Corte
Printed Name of Notary

Alex S. Binstock, Trustee
Owner's Name

9100 S. Dadeland Blvd, Ste 1600
Street Address

Miami, FL 33156
City, State, Zip

305-670-1984 / abinstock@brace.com
Telephone / Email



September 19, 2018
My commission expires

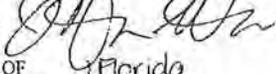
QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 1ST day of AUGUST 2011, by first party
GEORGE CALLAS
whose post office address is 3720 NE 209 Ter Aventura FL 33180-3764
to second party GEORGE CALLAS IRREVOCABLE TRUST u/d/ 8/6/1997
whose post office address is 9100 S Dadeland Blvd 1600 Miami FL 33156

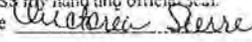
WITNESSETH, That the said first party, for good consideration and for the sum of
\$10.00 paid by the said second party, the receipt whereof is hereby acknowledged, does
hereby remise, release and quitclaim unto the said second party forever, all the right, title,
interest and claim which the said first party has in and to the following described parcel
of land, and improvements and appurtenances thereto in the County
of SAINT LUCIE State of FLORIDA
to wit: PORT ST LUCIE SECTION 31 BLK 1705 LOT 11 (MAP 43-14) PID
3420-650-0998-0008

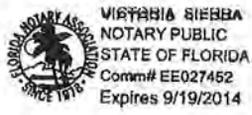
IN WITNESS WHEREOF, The said first party has signed and sealed these presents
the day and year first above written.

Signed, sealed and delivered in presence of:

Witness  First Party
Witness  Second Party 
STATE OF Florida
COUNTY OF Brevard 

On August 1, 2011 before me,
personally appeared George Callas
personally known to me (or proved to me on the basis of satisfactory evidence) to be the
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to
me
that he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
Signature 
Affiant Known Unknown
ID Produced _____ (Seal)



QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 1ST day of AUGUST
2011, by first party CARMEN H. REY
whose post office address is 3720 NE 209 Ter Aventura FL 33180-3764
to second party, GEORGE CALLAS IRREVOCABLE TRUST w/d 8/6/1997
whose post office address is 9100 S Dadeland Blvd. Suite 1600 Miami FL 33156

WITNESSETH, That the said first party, for good consideration and for the sum of
\$ 10.00 paid by the said second party, the receipt whereof is hereby
acknowledged, does hereby remise, release and quitclaim unto the said second party
forever, all the right, title, interest and claim which the said first party has in and to the
following described parcel of land, and improvements and appurtenances thereto in the
County
of SAINT LUCIE, State of FLORIDA
to wit: PORT ST LUCIE SECTION 31 BLK 1705 LOT 12 (MAP 43/14N) PID
3420-650-0999-000-5

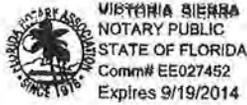
IN WITNESS WHEREOF, The said first party has signed and sealed these presents
the day and year first above written.

Signed, sealed and delivered in presence of:

Witness [Signature] First Party [Signature]
Witness [Signature] Second Party [Signature]
STATE OF) Florida
COUNTY OF) Dade

On August 1, 2011 before me, _____
personally appeared Carmen H. Rey
personally known to me (or proved to me on the basis of satisfactory evidence) to be the
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to
me
that he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
Signature [Signature] Affiant Known Unknown
ID Produced _____ (Seal)



Prepared By and Return To: 0025672
 Member: CHRISTINE SOFIELD
 FIDELITY NATIONAL TITLE INSURANCE
 Address: 760 S.E. PORT ST. LUCIE BOULEVARD
 PORT ST. LUCIE, FLORIDA 34984
 Property Appraiser Parcel I.D. (Folio) Number(s):
 3420-650-1004-000/1

WARRANTY DEED
 INDV. TO INDV.

Return to: FIDELITY NAT'L TITLE # 6

Grantor(s) S.S. # (s):

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
 File Number: 1685630 OR BOOK 1192 PAGE 1699
 Recorded: 12-22-98 02:05 P.M.

0.00
 70.00
 0.00
 * DDC ASSUMP: \$
 * Doc Tax : \$
 * Int Tax

THIS WARRANTY DEED Made the 14 day of December A.D. 19 98 by
 MARTA ALVAREZ

hereinafter called the grantor, to GEORGE CALLAS, AS TRUSTEE FOR THE GEORGE CALLAS TRUST
 U/T/D August 6, 1997

whose postoffice address is 16111 N.W. 13 AVE, Miami, FL 33169
 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 \$ 10.00 and other valuable consideration, 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, viz: LOTS 16 AND 17, BLOCK 1705, PORT ST. LUCIE SECTION THIRTY ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 22, 22A TO 22G OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

GRANTOR(S) FURTHER COVENANT that the above-described property does not now, nor has it ever constituted the homestead of grantor(s).

Subject to easements, restrictions, reservations, and limitations of record, if any.

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 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 31, 1997.

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

Signed, sealed and delivered in our presence:

[Signature]
 Witness Signature
SANTA DELASCO
 Witness Printed Name

[Signature] L.S.
 Grantor Signature
MARTA ALVAREZ
 Grantor Printed Name

[Signature]
 Witness Signature
MARITZA LIMENEZ
 Witness Printed Name

 Grantor Signature L.S.
 Grantor Printed Name

OFF 1254
 STATE OF)
 COUNTY OF)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared
 MARTA ALVAREZ

to me known to be the person(s) described in or has/have produced as identification and who executed the foregoing instrument and he/she/they acknowledged before me that he/she/they executed the same.

WITNESS my hand and official seal of the County and State last aforesaid this 14 day of DECEMBER A.D. 19 98
 My Commission Expires: indless

(SEAL) ABUGADA-NOTARIO LEX

[Signature]
 Notary Signature
[Signature]
 Printed Notary Name

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 30th day of June
20 11, by first party George Callas
whose post office address is 3720 N.E. 209th Terr Aventura Fl 33180
to second party, Carmen H. Rey
whose post office address is 2615 S.W. 32nd Ct Miami Fl 33133

WITNESSETH, That the said first party, for good consideration and for the sum of
\$ 10.00 paid by the said second party, the receipt whereof is hereby
acknowledged,
does hereby remise, release and quitclaim unto the said second party forever, all the
right, title, interest and claim which the said first party has in and to the following
described parcel of land, and improvements and appurtenances thereto in the County
of Saint Lucia, State of Florida
to wit: PORT ST LUCIE-SECTION 31- BLK 1705 LOT 17 (MAP 43/14N) (OR 1142-1699)

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

Signed, sealed and delivered in presence of:

Marsalynn Carpenter
Witness
Steve Smith
Witness

George Callas
First Party
Carmen H Rey
Second Party

STATE OF Florida
COUNTY OF Miami Dade

On July 6, 2011 before me, George Callas,
personally appeared NA
personally known to me (or proved to me on the basis of satisfactory evidence) to be the
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to
me
that he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Victoria Sierra

Affiant Known Unknown
ID Produced NA



FILED File Number: FSL-89-349 1006164

This Warranty Deed Made the 9th Day of November 1989 by Edwin Daarou, a married man

hereinafter called the grantor to George Callas

whose postoffice address is 16115 DOW 13th ST. SE. Ft. 33167

Witnesseth: That the grantor has and in consideration of the sum of \$10.00 and other valuable considerations, except what is hereby acknowledged hereby grants, bargains, sells, conveys, releases, conveys and confirms unto the grantee all that certain land situate in St. Lucie County Florida viz: PARCEL ID#: 3420-650-1005-000/8

Lot 18, Block 1705, PORT ST. LUCIE SECTION THIRTY-ONE, according to the Plat thereof, recorded in Plat Book 14, pages 22, 22A through 22G, of the Public Records of St. Lucie County, Florida.

Rec Fee \$ 6.00 DOUGLAS DIXON
Add Fee \$ St. Lucie County
Doc Tax \$ 22.50 Clerk of Circuit Court
Int Tax \$ By Deputy Clerk
Total \$ 28.50

The above described property is vacant and unimproved land.

Subject to reversations, restrictions and rights of way of record

Together with all the tenements, hereditaments and appurtenances thereto belonging in any wise appertaining

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

And the grantee hereby covenants with said grantee that the grantee 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 grantee hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whatsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1988

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written

Signed in the presence of

Agnes Arley
Margaret L. Michals

Edwin Daarou (Seal)
(Seal)
(Seal)
(Seal)

STATE OF Florida
COUNTY OF St. Lucie

EDWIN DAAROU, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and consideration therein expressed.

WITNESS my hand and official seal in the County of St. Lucie, Florida, this 9th day of November, 1989.

WITNESS my hand and official seal in the County of St. Lucie, Florida, this 9th day of November, 1989.

Agnes Arley
Margaret L. Michals

Stamp area containing: 1006164, NOV 14 P1 53, 1006164, 2245

Vertical text on the left margin: Mrs. TITLE COMPANY, 1055 W. PALM BEACH BLVD., SUITE 100, PALM BEACH, FLORIDA 33480, signed by Agnes Arley

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 30th day of June
20 11, by first party George Callas
whose post office address is 3720 N.E. 209th Terr Aventura Fl 33180
to second party, Carmen H. Rey
whose post office address is 2615 S.W. 32nd Ct Miami Fl 33133

WITNESSETH, That the said first party, for good consideration and for the sum of
\$ 10.00 paid by the said second party, the receipt whereof is hereby
acknowledged.
does hereby remise, release and quitclaim unto the said second party forever, all the
right, title, interest and claim which the said first party has in and to the following
described parcel of land, and improvements and appurtenances thereto in the County
of Saint Lucie, State of Florida
to wit: PORT ST LUCIE-SECTION 31- BLK 1705 LOT 1B (MAP 43/14N) (OR 1583-2513)

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

Signed, sealed and delivered in presence of:

[Signature]
Witness
[Signature]
Witness

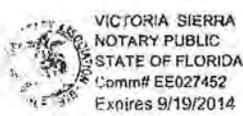
[Signature]
First Party
[Signature]
Second Party

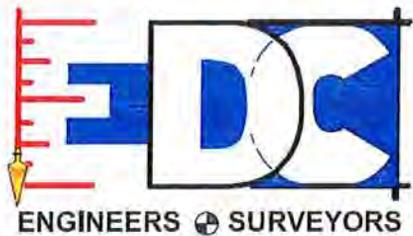
STATE OF Florida
COUNTY OF Miami-Dade

On July 6, 2011 before me, George Callas,
personally appeared NA
personally known to me (or proved to me on the basis of satisfactory evidence) to be the
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to
me
that he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
Signature [Signature]

Affiant Known Unknown
ID Produced NA





LETTER OF JUSTIFICATION

Economy Self Storage Rezone Application
November 15, 2016

REQUEST

On behalf of the Petitioner, Engineering, Design, & Construction, Inc. (EDC) is requesting approval of a rezone application for a project to be known as Economy Self Storage Rezone. The parcels included in this request total approximately 1.38 acres +/- . The applicant is proposing to redevelop the property as a self-storage facility. The property is generally located on north side of Hayworth Avenue, east of SE Casella Street and west of Buckhart Street.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property is located on north side of Hayworth Avenue, east of SE Casella Street and west of Buckhart Street.

The subject property is comprised of approximately 1.38 acres and is currently undeveloped. The parcels associated with this request are outlined in the below table:

Parcel List				
	ID#	Lot #	Address	Acres
# 1	3420-650-0998-000-8	11	2781 SW Casella St.	0.23
# 2	3420-650-0999-000-5	12	2789 SW Casella St.	0.23
# 3	3420-650-1003-000-4	16	2768 SW Buckhart St.	0.23
# 4	3420-650-1004-000-1	17	2762 SW Buckhart St.	0.23
# 5	3420-650-1005-000-8	18	2756 SW Buckhart St.	0.23
# 6	3420-650-1006-000-5	19	2750 SW Buckhart St.	0.23
TOTAL ACRES:				1.38

The subject properties have an existing zoning designation of Single Family Residential. The applicant is requesting a change from the existing zoning to Service Commercial (CS).

To the north of the subject parcel lies a developed self-storage facility. The future land use designation of this parcel is Commercial General and an underlying zoning category of General Commercial (CG).

To the east of the subject property is the right of way for Buckhart Street followed by Gatlin Commons PUD. The future land use designation of these properties are Commercial Service and it is located in the Planned Unit Development zoning district.

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To the west of the subject property is the right of way for SE Casella Street followed by developed commercial parcels with a future land use designation of Commercial Service and an underlying zoning category of Service Commercial.

To the south of the subject property are undeveloped parcels. These parcels have a future land use designation of Commercial General and are located in the Single Family Residential zoning district.

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



S:_Project Files\16-139 - Green - Economy Self Storage\EDC Documents\Submittal Documents\Justification Statement\2016-11-15_Revised_Economy_Self_Storage_Rezone_Justification_Statement_16-139.doc