

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

AGENDA ITEM REQUEST

MEETING: REGULAR X SPECIAL

DATE: 9-26-11

ORDINANCE RESOLUTION MOTION X PUBLIC HEARING

ITEM: P11-022 GENA ROAD DEVELOPMENT
 SITE PLAN APPLICATION

RECOMMENDED ACTION: The Site Plan Review Committee reviewed the request at their meeting on August 8, 2011, and unanimously recommended approval.

EXHIBITS:

- A. Staff Report
- C. Support Materials

SUMMARY EXPLANATION/BACKGROUND INFORMATION: The proposed project consists of an existing 7,020 square foot one story professional office building, and an existing 2,472 square foot one story single family residence. The single family residence is proposed to be renovated into a professional office building with parking.

IF PRESENTATION IS TO BE MADE, HOW MUCH TIME WILL BE REQUIRED?

None.

SUBMITTING DEPARTMENT: PLANNING and ZONING

DATE: 09/13/11



City of Port St. Lucie

Planning and Zoning Department Memorandum

TO: CITY COUNCIL – MEETING OF SEPTEMBER 26, 2011

FROM: KATHERINE H. HUNTRESS, PLANNER *KH*

RE: SITE PLAN APPLICATION
PROJECT NO. P11-022
GENA ROAD DEVELOPMENT

DATE: SEPTEMBER 13, 2011

APPLICANT: Randy Mosby of Mosby Smith Engineering is the applicant. The authorization is attached.

OWNER: John and Marlene A. Cairns

LOCATION: The property is located at 1985 Gena Road, on the east side of Gena Road, north of Port St. Lucie Boulevard.

LEGAL DESCRIPTION: The property is legally described as Lots 1 and 2, Block 115, South Port St. Lucie Unit 4.

SIZE: 1.32 acres

EXISTING ZONING: P (Professional)

EXISTING USE: Single family residence and professional office building.

SURROUNDING USES: North = RS-1 (Single Family Residential) zoning, existing single family residences. South = P (Professional) zoning, existing professional buildings. East = CG/SEU (General Commercial/Special Exception Use) and Town Center PUD (Planned Unit Development) zoning, existing Town Center shopping center. West = RS-1 (Single Family Residential) and P (Professional) zoning, existing vacant land and professional offices.

FUTURE LAND USE: ROI (Residential, Office, Institutional).

PROPOSED PROJECT: The proposed project consists of an existing 7,020 square foot one story professional office building, and an existing 2,472 square foot one story single family residence. The single family residence is proposed to be renovated into a professional office building with parking.

IMPACTS AND FINDINGS The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

Sewer/Water Service: The City of Port St. Lucie Utilities provides water and sewer service to the site.

Transportation: The existing 2,472 square foot one story single family residence, which is proposed to be renovated into a professional office building with parking, will generate an additional 27 daily vehicle trips on the road adjacent to the project per ITE 8th Edition (General Office Building - code 710). It will not adversely affect the transportation level of service for the adjacent roads.

Parks/Open Space: This is not applicable.

Stormwater: The site plan is in compliance with the adopted level of service standard.

Solid Waste: Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available. The site plan includes a dumpster (12' x 24') enclosure allowing for both general and recyclable refuse.

Fire District: The access location (external and internal) has been approved by the Fire District for safety purposes.

Environmental: The site has previously been cleared and developed.

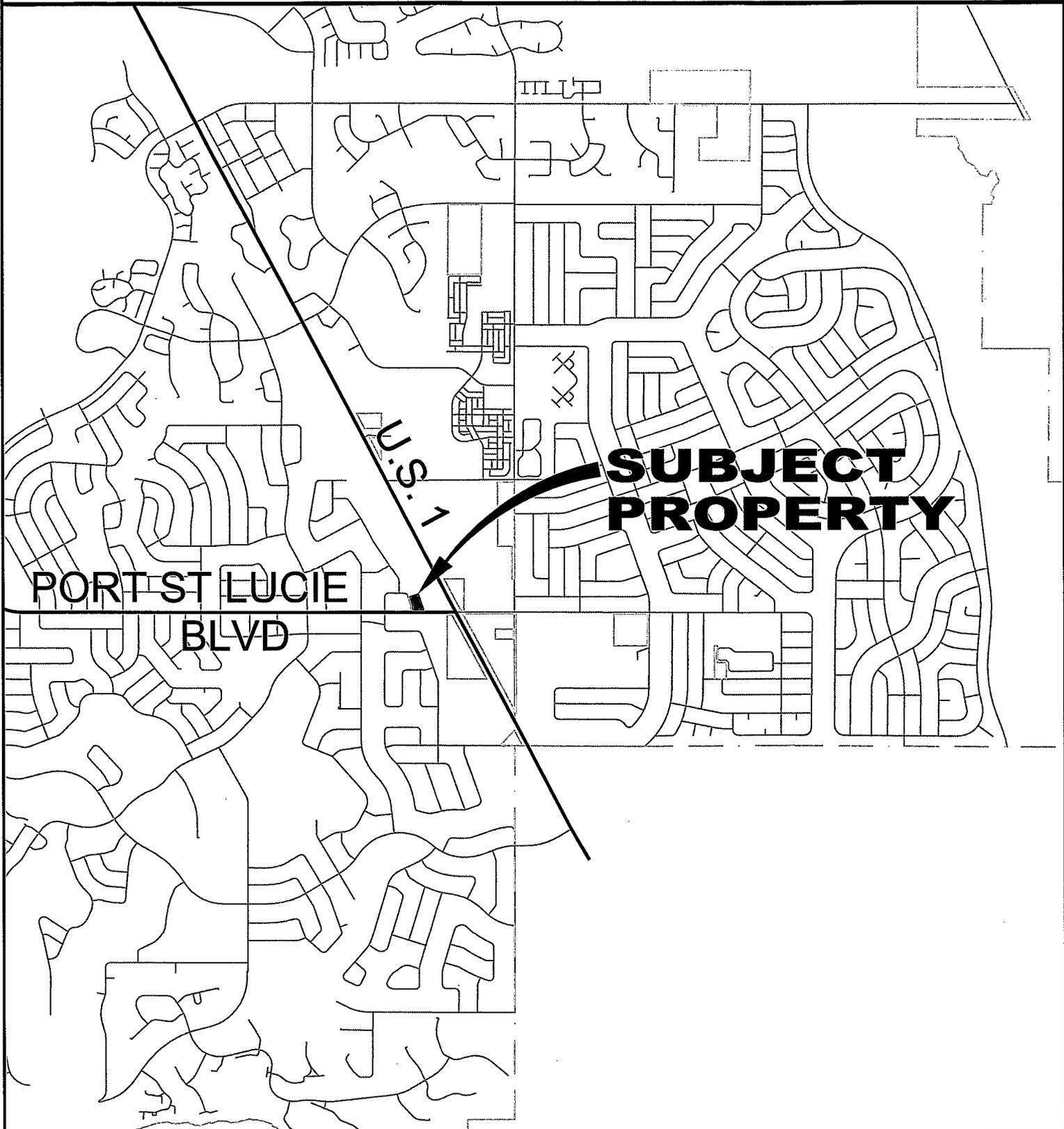
Architectural Design Standards: The proposed project is in compliance with the City of Port St. Lucie Citywide Design Standards.

Art in Public Places: The proposed project was reviewed by the Art in Public Places Approval Board on September 13, 2011 and a monetary donation in the amount of \$346.00 was found sufficient.

STAFF RECOMMENDATION:

The Site Plan Review Committee reviewed the request at their meeting on August 8, 2011, and unanimously recommended approval. The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and recommends approval.

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW
LOTS 1 & 2 BLOCK 115
UNIT 4

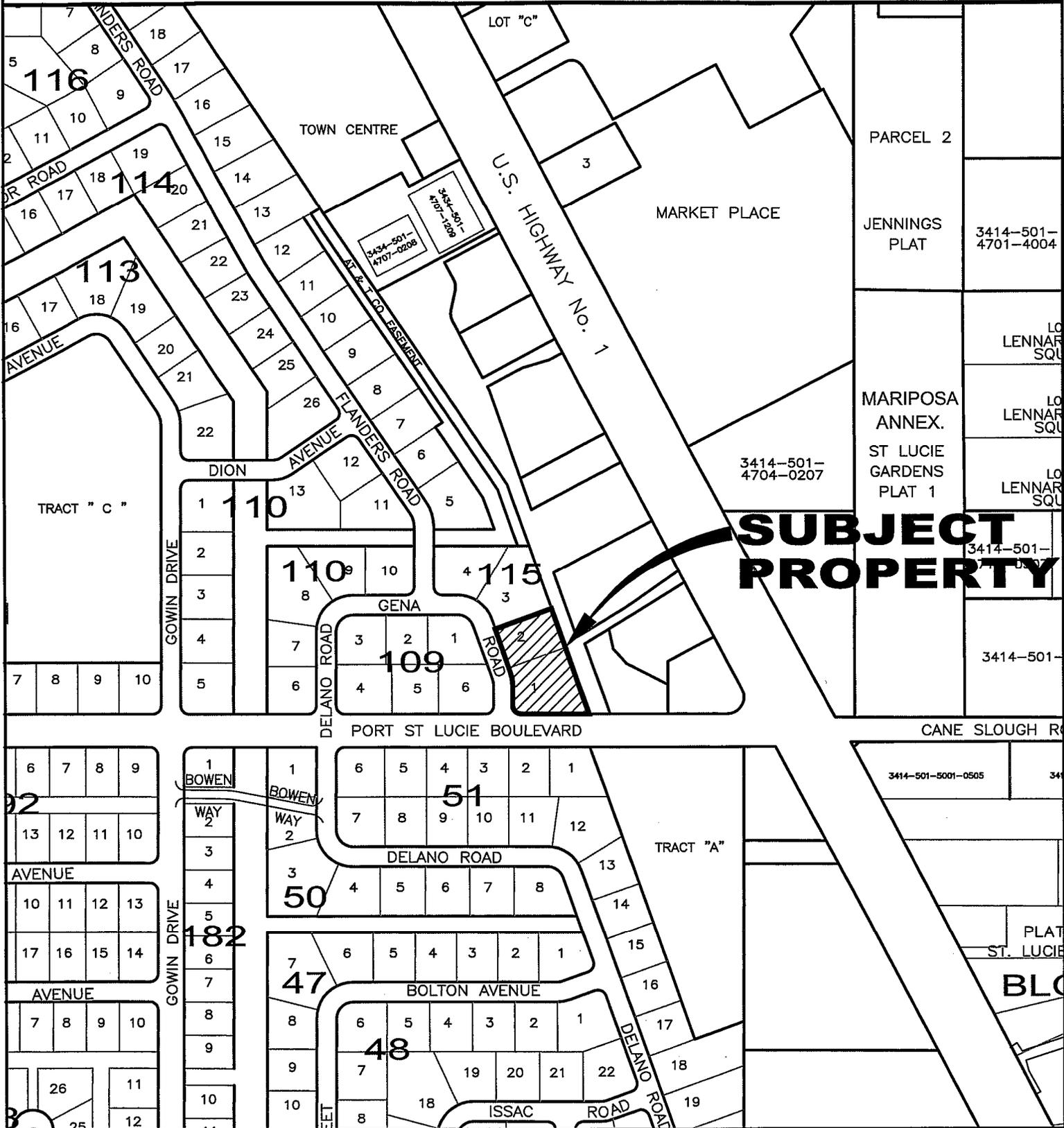
DATE: 3/9/11

APPLICATION NUMBER:
P11-022

CADD FILE NAME:
P11-022L

SCALE: 1" = 0.5 MI

SITE LOCATION



SUBJECT PROPERTY



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

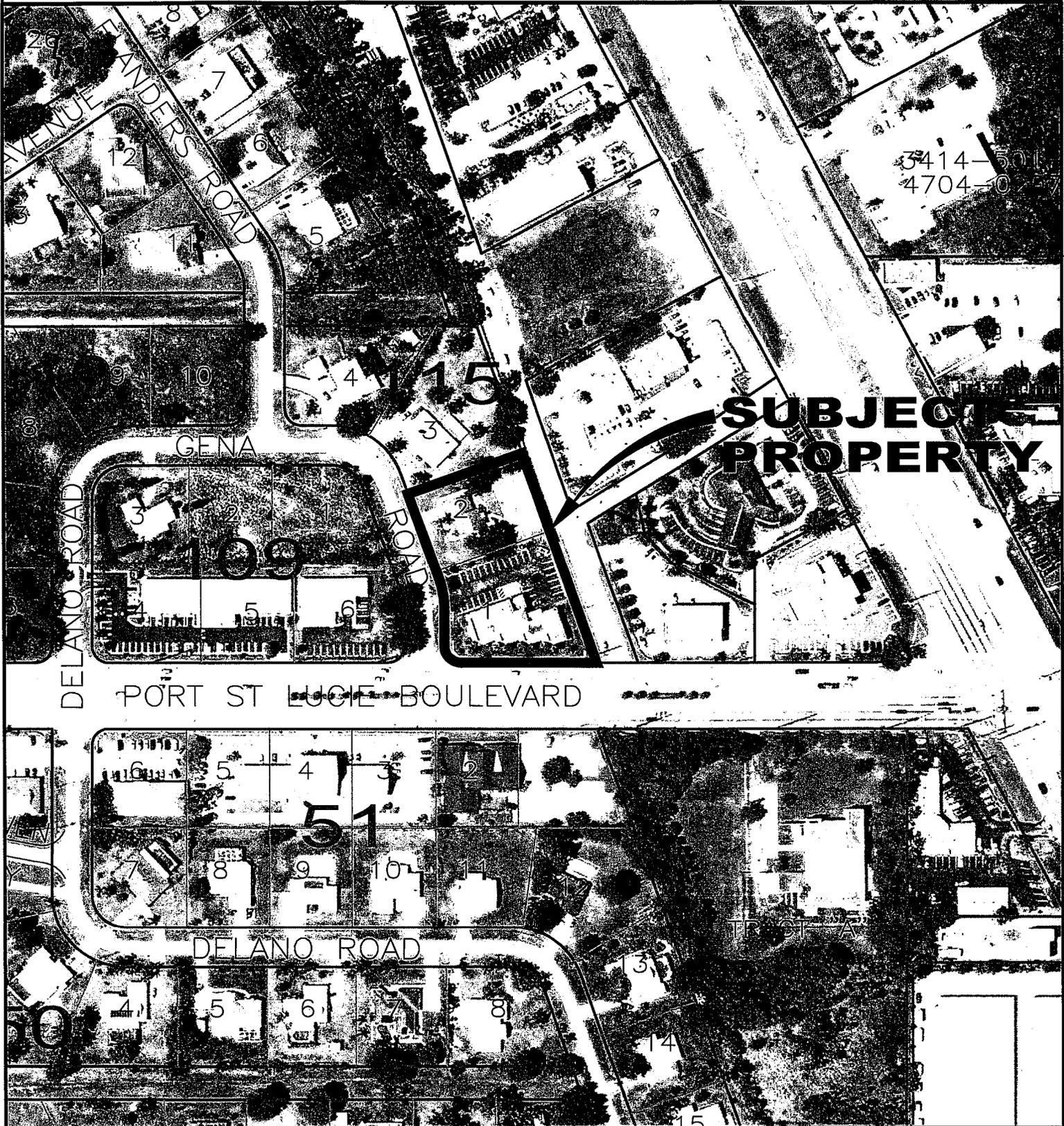
Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW
LOTS 1 & 2 BLOCK 115
UNIT 4

DATE: 3/9/11
APPLICATION NUMBER:
P11-022
CADD FILE NAME:
P11-022M
SCALE: 1"=400'

SITE LOCATION



**SUBJECT
PROPERTY**



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW
LOTS 1 & 2 BLOCK 115
UNIT 4
AERIAL JAN 2009

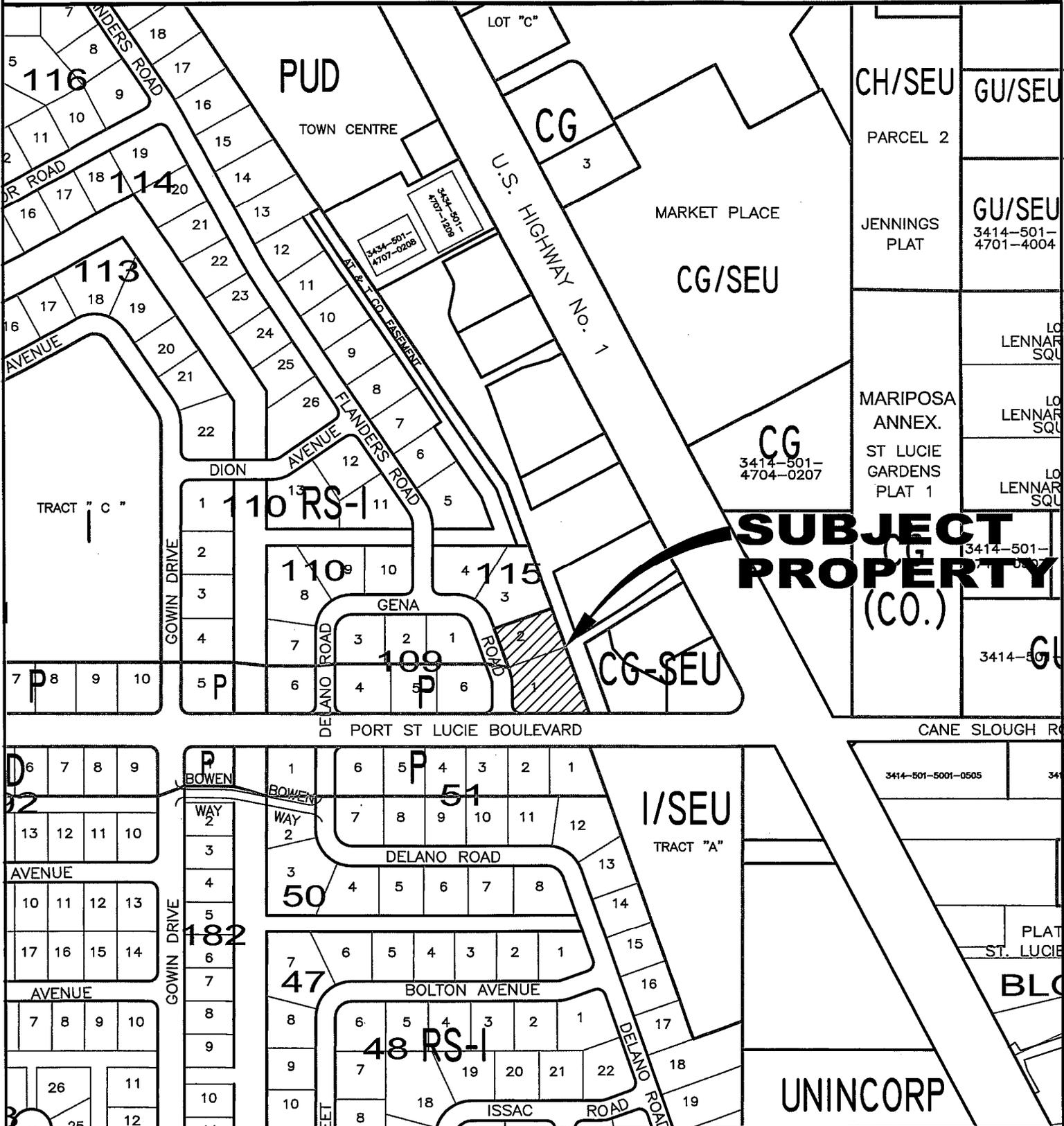
DATE: 3/9/11

APPLICATION NUMBER:
P11-022

CADD FILE NAME:
P11-022A

SCALE: 1"=200'

EXISTING ZONING



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW
LOTS 1 & 2 BLOCK 115
UNIT 4

DATE: 3/9/11

APPLICATION NUMBER:
P11-022

CADD FILE NAME:
P11-022M

SCALE: 1" = 400'

**S
MOSBY
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T
H**

February 22, 2011

Ms. Katie Huntress
City of Port St. Lucie
City Hall
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984-5099

RECEIVED

FEB 23 2011

**PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL**

Subject: Gena Road Development – Lot 2
City of Port St. Lucie, Florida
Engineer's P.N. 10-162

Dear Ms. Huntress:

On January 24, 2011 the City Council of the City of Port St. Lucie approved the rezoning of the subject project from residential (R) to professional office (P). Historically, the subject property has been used for a single-family residence. With the rezoning to professional office, the owner intends to convert the existing residential structure to a professional office. Our proposed site includes parking lot additions, drainage improvements and landscaping improvements. We are submitting this "Application For Site Plan Review" to meet the city's site plan requirements for the new professional use. Enclosed are the following documents to support the "Application For Site Plan Review":

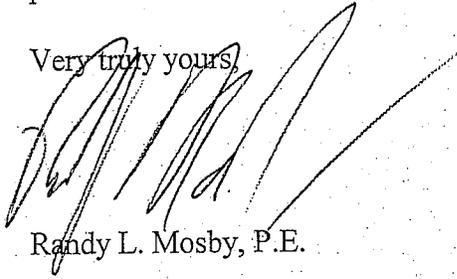
1. One copy of the completed and signed sufficiency checklist.
2. Sixteen (16) copies of this cover letter.
3. Sixteen (16) copies of the Site Plan Application.
4. Sixteen (16) copies of the Owner's Letter of Authorization.
5. Application fee in the amount of \$1,890.00.
6. Two (2) copies of the recorded deed.
7. Sixteen (16) copies of the Site Plan Construction Drawings.
8. Traffic Statement on the Site Plan.
9. Drainage Statement and one set of the Drainage Calculations.
10. Sixteen (16) copies of the Boundary and Topographic Survey.
11. Sixteen (16) copies of the Landscape Plan.

MOSBY-SMITH ENGINEERING, INC.
CIVIL/STRUCTURAL/ENVIRONMENTAL CONSULTING ENGINEERS

The final design details of the low pressure sanitary lift station will be submitted under separate cover. The existing structure is currently connected to the City of Port St. Lucie water system.

We hope this submittal is complete so that you can proceed with the site plan review process. Please call should you require further information.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Randy L. Mosby', written over the typed name below.

Randy L. Mosby, P.E.

cc: Mr John Cairns

APPLICATION FOR SITE PLAN REVIEW

ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPARTMENT
(772) 871-5212 FAX: (772) 871-5124

P&Z File No. P 11-022
Fees (Nonrefundable) \$ 1,890.00 Arch.: \$ _____
Receipt #: 10939

PROJECT NAME: GENA ROAD DEVELOPMENT LOT 2

LEGAL DESCRIPTION: LOTS 1 & 2, SOUTH PORT ST. LUCIE SUBDIVISION ANS 44

LOCATION OF PROJECT SITE: 1985 GENA ROAD RECEIVED

PROPERTY TAX I.D. NUMBER: 3422-520-0093-000-0 FEB 23 2011

STATEMENT DESCRIBING IN DETAIL PARKING LOT ADDITION PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE

THE CHARACTER AND INTENDED USE OF THE DEVELOPMENT: Change of use of a residential structure to office

GROSS SQ. FT. OF STRUCTURE (S): EXISTING STRUCTURE 2472 sq ft

NUMBER OF DWELLING UNITS & DENSITY FOR MULTI-FAMILY PROJECTS: _____

UTILITIES & SUPPLIER: Water Sewer City of Pt. St. Lucie

GROSS ACREAGE & SQ. FT. OF SITE: 22,075 sq ft 52ac *ESTIMATED NO. EMPLOYEES: 5

FUTURE LAND USE DESIGNATION: RST ZONING DISTRICT: P

OWNER(S) OF PROPERTY: Mr. John Cairns & Ms. Marlene A. Cairns
Name, Address, Telephone & Fax No.: 1343 Port St. Lucie Blvd.
Pt. Saint Lucie, FL 34952 772-971-2222

APPLICANT OR AGENT OF OWNER: RANDY MOSBY - MOSBY SMITH ENGINEERING
Name, Address, Telephone & Fax No.: 610 1st Street
Vero Beach FL 32962 772-299-5705 Fax 772-299-5704

PROJECT ARCHITECT/ENGINEER: SAME AS APPLICANT
(Firm, Engineer Of Record,
Florida Registration No., Contact
Person, Address, Phone & Fax No.)

- I hereby authorize the above listed agent to represent me. I grant the planning department permission to access the property for inspection.

- I fully understand that prior to the issuance of a building permit and the commencement of any development, all plans and detail plans must be reviewed and approved by the City pursuant to Sections 158.237 through 158.245, inclusive, of the zoning ordinance.

*When a corporation submits an application, it must be signed by an officer of the corporation. Corporation signatures must be accompanied with an approved resolution authorizing the individual to sign such applications.

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.

John S. Cairns
OWNER'S SIGNATURE

John S. Cairns
HAND PRINT NAME

Owner
TITLE

2/16/11
DATE

Marlene A. Cairns
MARLENE A CAIRNS

4-18-11



BOULEVARD DENTAL ASSOCIATES

1343 S.E. PORT ST. LUCIE BLVD.
PORT ST. LUCIE, FL 34952-5536
PHONE: (561) 337-1111
FAX: (561) 337-6352

Feb. 16, 2011

City of Port. St. Lucie, Fl
Port St. Lucie, Fl

To Planning Department,

Please except this letter to confirm my request to allow Mosby-Smith Engineering. Inc. to represent me in behalf of the site plan permitting process for the property located at 19855 Gena Rd, Port St. Lucie better known as the Gena Rd. Development, Lot 2.

Sincerely,

John S Cairns D.D.S.

This Instrument Prepared by
and Return to:
Sandra G. Rennick, Esq.
979 Beachland Boulevard
Vero Beach, FL 32963

Rec. \$10.70

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3003035 01/31/2007 at 08:54 AM
OR BOOK 2751 PAGE 1675 - 1675 Doc Type: DEED
RECORDING: \$10.00
D DOC STAMP COLLECTION: \$0.70

Parcel I.D. #3422-520-0093-000/0

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 29th day of January, 2007 by **John S. Cairns** whose address is 12038 Riverbend Road, Port St. Lucie, FL 32984, first party, to **John S. Cairns and Marlene A. Cairns, husband and wife**, whose address is 12038 Riverbend Road, Port St. Lucie, FL 32984, second party:

(Wherever used herein, the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of ST. LUCIE, State of Florida, to-wit:

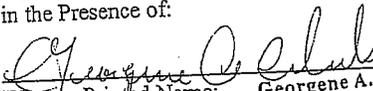
Lot 2, Block 115, SOUTH PORT ST. LUCIE UNIT FOUR, according to the Plat thereof, recorded in Plat Book 13, page 11, Public Records of St. Lucie County, Florida.

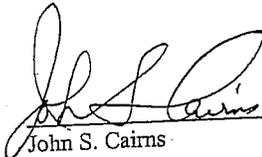
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behalf of the said second party forever.

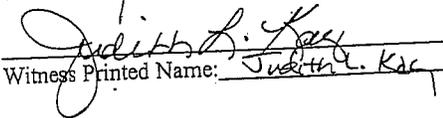
The GRANTOR warrants, covenants and represents to the GRANTEE that the above described property does not constitute the homestead of the GRANTOR under the Constitution or statutes of the State of Florida and that the GRANTOR'S residence is on property other than the above described property.

IN WITNESS WHEREOF, the said first party has caused these presents to be executed the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:


Witness Printed Name: Georgene A. Edwards

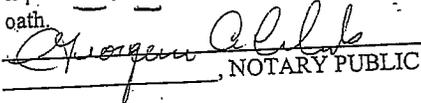

John S. Cairns


Witness Printed Name: Judith L. Kay

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 29th day of January, 2007, by **John S. Cairns**, who is personally known to me or who provided _____ as identification and who did not taken an oath.

 Georgene A. Edwards
My Commission DD228620
Expires October 12, 2007


_____, NOTARY PUBLIC

My Commission Expires: _____
My Commission No.: _____