

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

AGENDA ITEM REQUEST

MEETING: REGULAR X SPECIAL _____

DATE: DECEMBER 12, 2011

ORDINANCE _____ RESOLUTION _____ MOTION X PUBLIC HEARING _____

ITEM: (P11-125) Major Site Plan Amendment Application
Neely's Grog House-Chickee Hut

RECOMMENDED ACTION:

The Site Plan Review Committee unanimously recommended approval of this project on November 23, 2011.

EXHIBITS:

- A. Staff Report
 - B. Support Materials
-

SUMMARY EXPLANATION/BACKGROUND INFORMATION:

This project is to construct a 930 sq. ft. area wood deck "Native American (Seminole) Chickee Hut" with thatched roof, as an extension of the existing bar in Swan Plaza II. The total area of the building including the proposed chickee hut is 7330 sq. ft.

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

None.

SUBMITTING DEPARTMENT: PLANNING and ZONING

DATE: 12/02/2011



City of Port St. Lucie

Planning and Zoning Department Memorandum

TO: CITY COUNCIL - MEETING OF DECEMBER 12, 2011

FROM: THRESIAMMA KURUVILLA, PLANNER *JK*

RE: NEELY'S GROG HOUSE-CHICKEE HUT
MAJOR SITE PLAN AMENDMENT (P11-125)

DATE: DECEMBER 2, 2011

APPLICANT: Robert Dick is the agent/applicant. Authorization letter is attached.

OWNER: Karen Dick of KED Commercials, Inc.

LOCATION: The site is located at 802 SW Bayshore Boulevard, west of Bayshore Boulevard, between Swan Avenue and Lakehurst Drive.

LEGAL DESCRIPTION: Lots 31-34, Block 75, Port St. Lucie Section 28.

SIZE: 0.92 Acres (40,000 square feet)

EXISTING ZONING: CG (General Commercial) zoning

EXISTING USE: Retail shops

SURROUNDING USES: North = CG (General Commercial) zoning, Swan Plaza Phase 1, retail shops and Shell gas station; South = RS-2 (Single Family Residential) zoning, vacant; East = Bayshore Boulevard and RS-2 (Single Family Residential) zoning, houses; West = CG (General Commercial) zoning, commercial building and CS (Service Commercial) zoning.

PROPOSED PROJECT: The Swan Plaza Phase II is a retail commercial building with 6,400 sq. ft area. The existing Neely's Grog house is a retail bar at the south corner of this building operated by the owner. The proposal is to construct a 930 sq. ft. area wood deck "Native American (Seminole) Chickee Hut" with thatched roof. This provides seating for about 20 people who would like to drink and watch big screen TV in an outdoor atmosphere. The total area of the building including the proposed chickee hut is 7330 sq. ft.

IMPACTS AND FINDINGS:

The project has been reviewed for compliance with Chapter 160.01, City Code, regarding provision of adequate public facilities and documented as follows:

Sewer/Water Service: City of Port St. Lucie's Utility Department is the water and sewer service provider.

Transportation: The staff review indicates that this project will generate 80.7 weekday average daily trips, with 11.3 a.m. peak hour trips and 10.9 p.m. peak hour trips, as per the Institute of Transportation Engineers Trip Generation-8th Edition. It will not adversely affect the transportation level of service for the adjacent roads.

Parks/Open Space: Not applicable.

Stormwater: The existing pond will be expanding to accommodate the additional stormwater drainage due to the increase in impervious area (per the drainage statement on the site plan). A paving and drainage plan that is in compliance with the adopted level of service standard is required prior to issuance of a building permit.

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

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

Architectural Design Standards: This project was approved on 8/17/87 prior to the adoption of the City's Design Standards in 1997, and hence not applicable. The amendment does not trigger the compliance to the Design Standards.

Environmental: Not applicable as the site is already cleared.

History: The original site plan Swan Plaza Phase II was approved on 8/17/87 for 6,400 sq. ft. of retail building for lots 32-34. Later on, the owner purchased lot 31 for expansion and additional parking (See the attached deeds and unity of title).

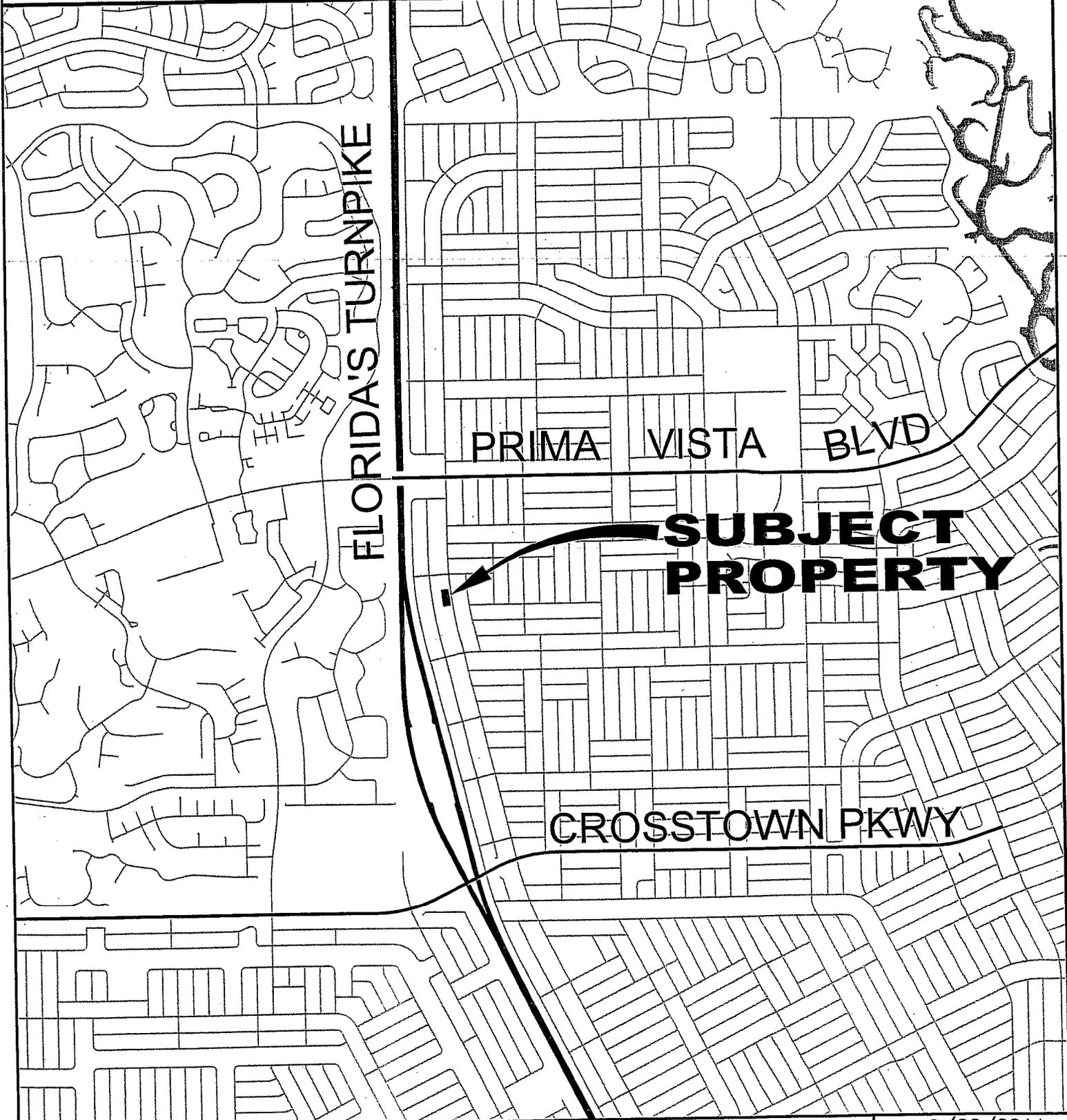
Public Art Advisory Board: The Public Art Advisory Board reviewed this project on 11/08/11. A motion passed unanimously to recommend to the Council that the developer of the chickee hut be allowed to install totem pole carvings on south and east elevations as presented to the Board. (See attached minutes and sketches).

Other: The Site Plan Review Committee recommended approval of this project on November 23, 2011. In the amended site plan, the applicant has shown a cross access to the adjacent vacant property.

STAFF RECOMMENDATION:

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 31-34 BLOCK 75
PORT ST LUCIE SECTION 28

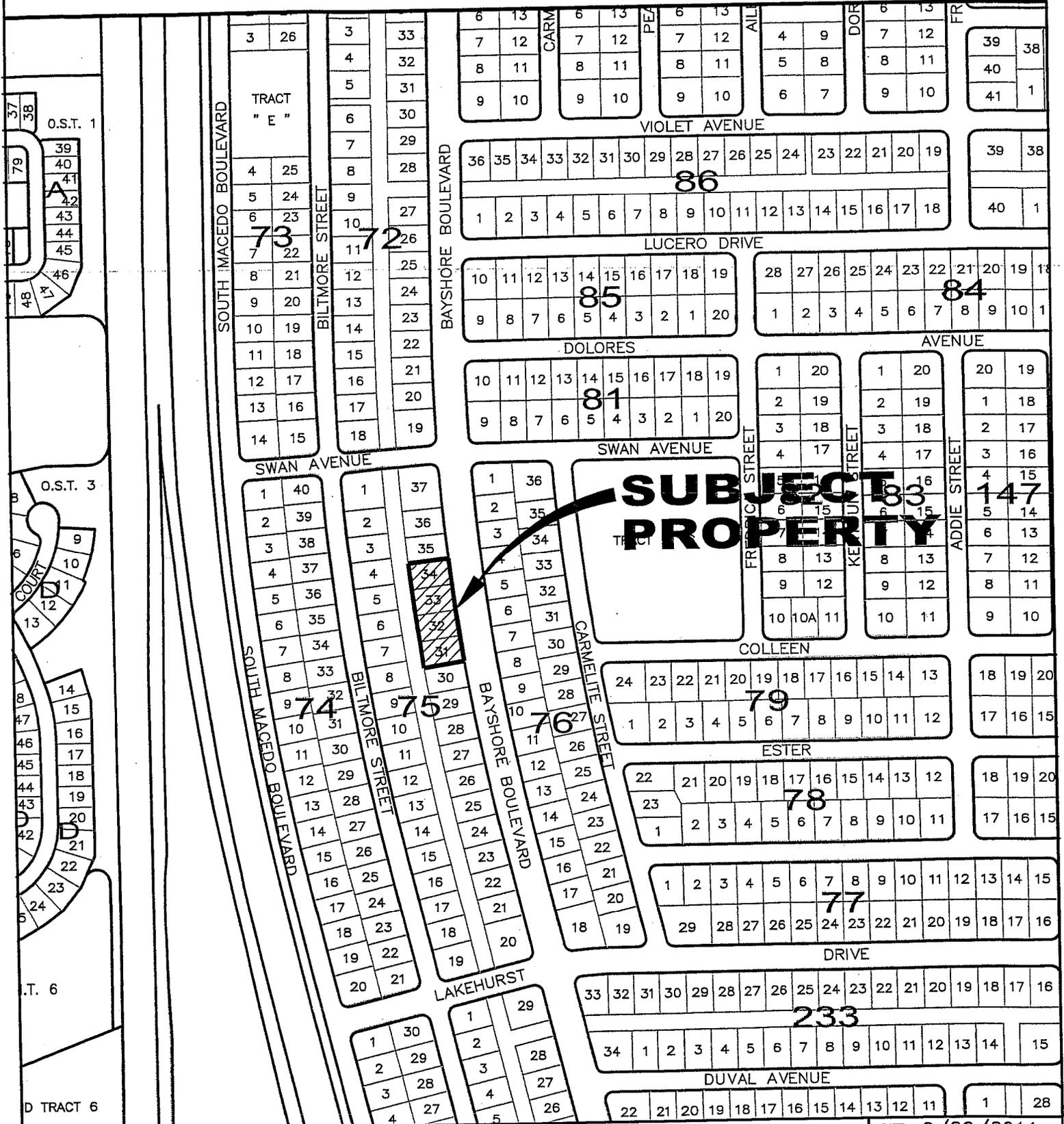
DATE: 9/29/2011

APPLICATION NUMBER:
P11-125

CADD FILE NAME:
P11-125L

SCALE: 1" = .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 31-34 BLOCK 75
PORT ST LUCIE SECTION 28

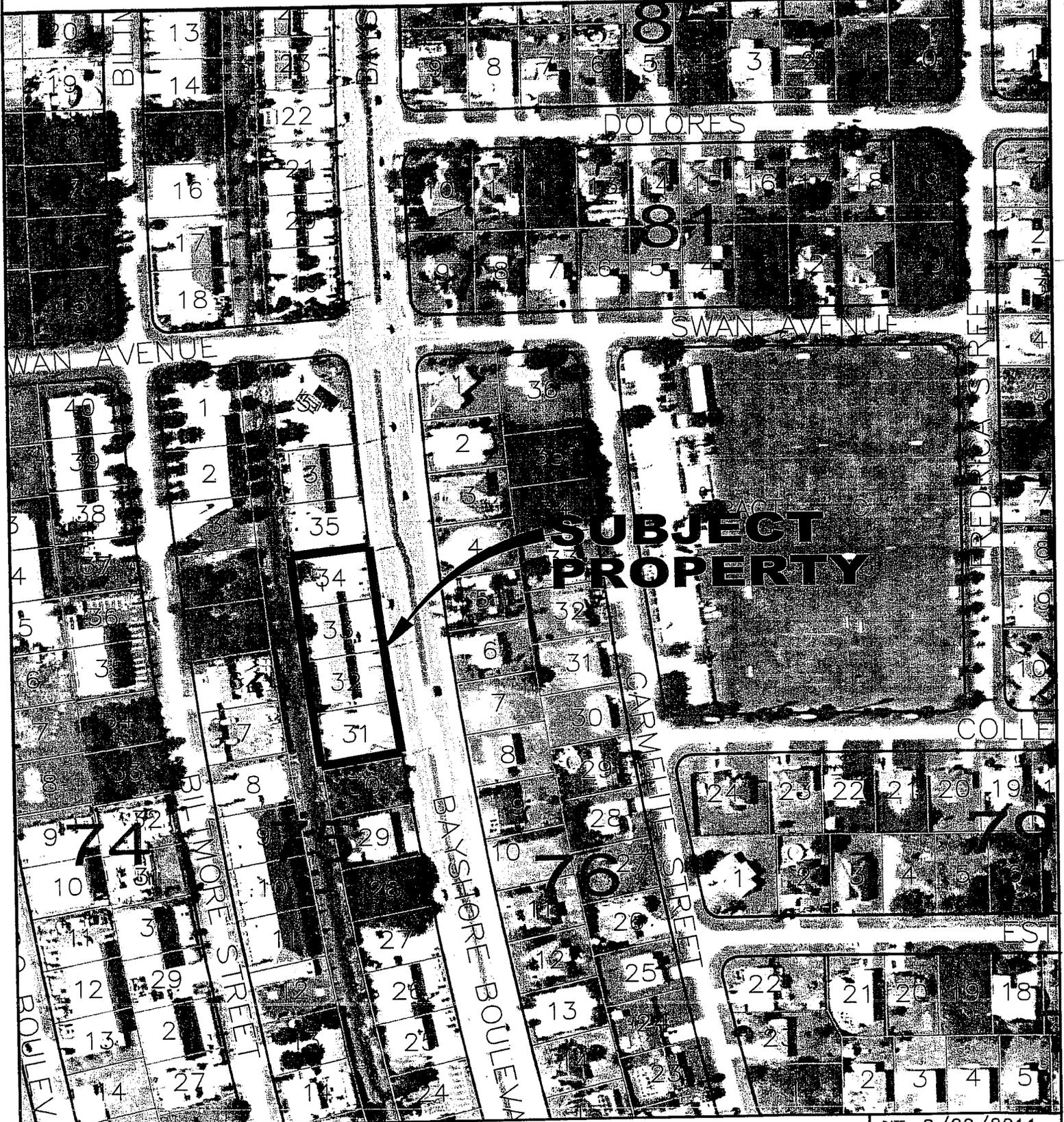
DATE: 9/29/2011

APPLICATION NUMBER:
P11-125

CADD FILE NAME:
P11-125M

SCALE: 1" = 400'

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

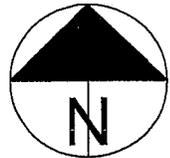
Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW
LOTS 31-34 BLOCK 75
PORT ST LUCIE SECTION 28
AERIAL JAN 2009

DATE: 9/29/2011
APPLICATION NUMBER: P11-125
CADD FILE NAME: P11-125A
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 31-34 BLOCK 75
PORT ST LUCIE SECTION 28

DATE: 9/29/2011

APPLICATION NUMBER:
P11-125

CADD FILE NAME:
P11-125M

SCALE: 1"=400'

(772) 871-5212 FAX: (772)871-5111

PROJECT NO: P11-125
FOE - \$710.00
RECEIPT # - 11815

PRIMARY CONTACT EMAIL ADDRESS:

PROJECT NAME: NEELY'S GORG HOUSE (CHICKEE ADDN)

LEGAL DESCRIPTION: LOTS 31-34, BLK 75, PSL SEC 28

LOCATION OF PROJECT SITE: 802 SW BAYSHORE BLVD.

PROPERTY TAX I.D. NUMBER: 342063500720004 & 34206350071007

STATEMENT DESCRIBING IN DETAIL PROPOSED CHANGES FROM APPROVED SITE PLAN: OWNER HAS COMPLETED A UNITY OF TITLE TO INCLUDE LOT 31 AND WOULD LIKE TO AMEND EXISTING SITE PLAN FOR SWAN PLAZA PHASE II

GROSS SQ. FT. OF STRUCTURE (S): 11,338 (PHASE I & AMENDED PHASE II)

NUMBER OF DWELLING UNITS & DENSITY FOR MULTI-FAMILY PROJECTS: N/A

UTILITIES & SUPPLIER: CITY OF PORT ST. LUCIE

GROSS ACREAGE & SQ. FT. OF SITE: 1.76 ACRES / 76,685 S.F. **ESTIMATED NO. EMPLOYEES: 2

FUTURE LAND USE DESIGNATION: CG ZONING DISTRICT: CG

OWNER (S) OF PROPERTY: KED COMMERCIAL, INC.
Name, Address, Telephone & Fax No.: 691 NW SUNSET DR. PH. - 692-3152
STUART, FL 34995 FAX - 692-7286

APPLICANT OR AGENT OF OWNER: ROBERT DICK
Name, Address, Telephone & Fax No.: 691 NW SUNSET DR. PH - 692-5502
STUART, FL 34995 FAX - 692-7286

PROJECT ARCHITECT/ENGINEER: THE SHAFFER GROUP, INC - FRED D. SHAFFER, PE
(Firm, Engineer of Record, #26694
Florida Registration No., Contact 2440 SE FEDERAL AVE, STUART, FL 34994
Person, Address, Phone & Fax No.) CONTACT: RICHARD JEMISON (772) 215-5623
EMAIL: RICHARD.JEMISON@AOL.COM

- 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.

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.

Karen Dick
OWNER'S SIGNATURE

KAREN DICK
HAND PRINT NAME

PRGS
TITLE

9-20-11
DATE

RECEIVED

SEP 21 2011

PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

KED COMMERCIAL, INC.

**691 NW SUNSET DRIVE
STUART, FLORIDA 34995
(772) 692-3152 / FAX 692-7286**

City of Port St. Lucie
Planning & Zoning Department

DATE: 09/20/11

OWNER'S AUTHORIZATION

Re: **Minor Site Plan Amendment**
Swan Plaza Phase II
Neely's Grog House
802 SW Bayshore Blvd.

Project: Chickee Hut Addition

Dear Sir or Madam,

As President of KED Commercial, Inc., I Karen Dick do hereby authorize my agent "Robert Dick" and the Engineer's agent, "Richard Jemison" to act on my behalf with the submission of the required documents for the applications on the above referenced project.

Please let me know if you need further authorizations.

Thank you,



Karen Dick, Pres.

RICHARD A. JEMISON

**PO Box 5616
Ft. Pierce Fl. 34990
(772) 215-5623**

**City of Port St. Lucie
Planning & Zoning Department**

DATE: 09/20/11

COVER LETTER

**Re: Minor Site Plan Amendment
Swan Plaza Phase II
Neely's Grog House (Chickee add'n)
802 SW Bayshore Blvd.**

Dear Sir or Madam,

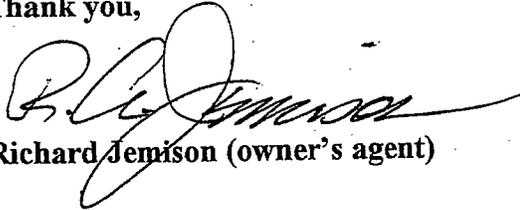
The owners of all the commercial buildings in Swan Plaza Phases I & II have added by unity of title, lot 31 to the lots 32, 33, 34 originally included in Phase II.

The owners also operate "Neely's Grog House" @ 802 SW Bayshore Blvd. (lot 32) which is adjacent to lot 31. They would like to add a wood deck and an authentic Native American (Seminole) Chickee Hut on lot 31 next to the Grog House for their patrons to enjoy in the fresh outdoors atmosphere.

The Chickee Hut will be built by the Seminole Indian tribe. The hut will be designed as a free-standing structure and not in contact with the existing CBS buildings. It will be designed to meet wind code requirements of the area. The wood deck structure will be permitted and built by a State Licensed General Contractor. All electrical work will be under separate permit by a State Licensed Electrician and there is no plumbing required.

We would like to request that the board consider this Chickee Hut as an open porch with a raised wood deck that does not add to the impervious area or the gross floor area. Therefore we would qualify for the "Minor Site Plan Revision" with less than 5% increases in either of these areas.

Thank you,



Richard Jemison (owner's agent)

This instrument prepared by /Return To:

William F. Cray, II, Esquire
CRARY & BUCHANAN
759 S.W. Federal Highway, Suite 106
Stuart, Florida 34994
(772) 287-2600

WARRANTY DEED
(STATUTORY FORM - SECTION 689.02 F.S.)

THIS INDENTURE, made this 21 day of December, 2010 between Karen E. Dick, individually and as Trustee of The Karen E. Dick Revocable Trust of 2002 under unrecorded Agreement dated October 9, 2002, whose post office address is 691 N.W. Sunset Drive, Stuart, FL 34994, hereinafter called the Grantor, and KED Commercial Properties, Inc. a Florida corporation, whose post office address is 691 N.W. Sunset Drive, Stuart, FL 34994, hereinafter called the Grantee.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, and Grantee's heirs and assigns forever, all that certain land situate in St. Lucie County, Florida, to-wit:

Lot 31, Block 75, PORT ST. LUCIE SECTION TWENTY-EIGHT, according to the Plat thereof, recorded in Plat Book 14, Page 7, 7A through 7C, of the Public Records of St. Lucie County, Florida.

THIS CONVEYANCE IS SUBJECT TO: (a) zoning, restrictions, prohibitions, and other requirements imposed by governmental authority; (b) restrictions and matters appearing on the plat or otherwise common to the subdivision; (c) public utility easements of record; and (d) taxes for the year 2011 and subsequent years.

THE REAL PROPERTY CONVEYED HEREIN IS NOT THE HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS THERETO.

PARCEL I.D. #: 3420-635-0071-000/7

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

"Grantor" and "Grantee" are used for singular and plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

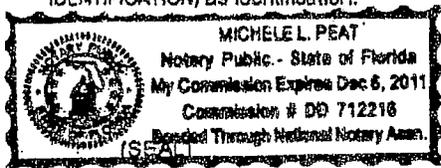
Marta Beraman
MARTA BERAMAN, Witness
(PRINT NAME OF WITNESS)

Karen E. Dick
Karen E. Dick, individually and as Trustee of The Karen E. Dick Revocable Trust of 2002 under unrecorded Agreement dated October 9, 2002

Don Navarro
Don Navarro, Witness
(PRINT NAME OF WITNESS)

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 21 day of December, 2010 by Karen E. Dick, individually and as Trustee of the Karen E. Dick Revocable Trust of 2002 under unrecorded Agreement dated October 9, 2002, (PLEASE CHECK ONE OF THE FOLLOWING) who is personally known to me or who has produced _____ (TYPE OF IDENTIFICATION) as identification.



Michele Peat

(Print Name)
Notary Public, State of Florida
Commission Number:
My Commission Expires:

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2212021 OR BOOK 1723 PAGE 1832
Recorded: 06/02/03 08:41

WARRANTY DEED

This Instrument Prepared by: * Doc Assump: \$ 0.00
and Return to: * Doc Tax : \$ 2,800.00
* Int Tax : \$ 0.00

LYNNE W. SPRAKER, ESQUIRE
Lynne W. Spraker, P.A.
815 Colorado Avenue, Suite 103
Stuart, FL 34994

Parcel Identification (Folio) Number(s): 3420-635-0072-000-4

THIS WARRANTY DEED, made this 27th day of February, 2003, by BAYSHORE INDUSTRIAL PROPERTIES, INC., a Florida corporation, whose post office address is P.O. Box 354 Stuart Florida 34995, hereinafter called the Grantor, to KED COMMERCIAL PROPERTIES, INC., a Florida corporation, whose post office address is 691 N.W. Sunset Drive, Stuart, Florida 34994 hereinafter called the Grantee:

[Wherever used herein, the terms "Grantor" and "Grantee" are used for singular or plural, as context requires, and include, bind and inure to the benefit of all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, corporations, and/or partnerships.]

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, to Grantor in hand paid by Grantee, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in St. Lucie County, Florida, viz:

Lots 32, 33, 34, 35, 36, and 37, Block 75, PORT ST. LUCIE SECTION TWENTY-EIGHT, according to the Plat thereof, recorded in plat Book 14, Page 7, 7A through 7C, public records of St. Lucie County, Florida.

SUBJECT TO:

Restrictions, reservations, limitations and easements of record, if any, zoning ordinances affecting said property, and taxes accruing subsequent to January 1, 2002. The foregoing reference to restrictions, reservations, limitations and easements of record shall not operate to reimpose the same.

TOGETHER with all the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining to said land.

TO HAVE AND TO HOLD the same in fee simple forever.

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION.

AND 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.

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:

Beth Teardo Prinz
Print Name: BETH TEARDO PRINZ

Lynne W. Spraker
Print Name: Lynne W. Spraker

BAYSHORE INDUSTRIAL PROPERTIES,
INC.

By: [Signature]
Robert J. Dick its Assistant

(E)

Return To:
Crary, Buchanan, Bowditch, Boice

RECEIVED

DEC 01 2011

PLANNING DEPARTMENT

STATE OF FLORIDA
COUNTY OF Martin

THE FOREGOING INSTRUMENT was acknowledged before me this 26th day of February, 2003, by Robert H. Dick, as President of BAYSHORE INDUSTRIAL PROPERTIES, INC., a Florida corporation, on behalf of the corporation. Robert H. Dick is personally known to me or has produced _____ as identification.

WITNESS my hand and seal in the County and State last aforesaid this 26th day of February, 2003.

Lynne W. Spraker
Print Name: Lynne W. Spraker
Notary Public, State of Florida
My Commission expires:

[Notarial Seal]



Prepared by and return to: Rickey L. Farrell, Attorney at Law, P.A.
1595 SE Port St. Lucie Boulevard
Port St. Lucie, Florida 34952
772-335-5455

* DOC ASSUMP: \$ 0.00
* DOC Tax : \$ 0.70
* Int Tax : \$ 0.00

UNITY OF TITLE

BY THESE PRESENTS, KAREN E. DICK, as Trustee of the KAREN E. DICK REVOCABLE TRUST OF 2002, under unrecorded Agreement dated October 9, 2002, and KED COMMERCIAL PROPERTIES, INC., a Florida corporation, hereinafter referred to as "Owners", for good and valuable considerations, hereby agrees to restrict the use of lands more particularly described in Exhibit "A" attached hereto in the following manner:

1. Karen E. Dick, as trustee, is the owner of Parcel One as described in Exhibit "A" attached hereto.
2. KED Commercial Properties, Inc., is the owner of Parcel Two as described in Exhibit "A" attached hereto.
3. Karen E. Dick, as trustee, has the full power and authority to protect, conserve, sell, convey, lease, encumber, and to otherwise manage and dispose of the real property described as Parcel One in Exhibit "A" attached hereto, pursuant to F.S. 689.071.
4. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot or parcel of land.
5. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their heirs and assigns until such time as the same may be released in writing by the City of Port St. Lucie, Florida.
6. The undersigned further agrees that this instrument shall be recorded in the Public Records of St. Lucie County.

Signed, sealed, executed and acknowledged on the 9th day of July, 2003, in St. Lucie County, Florida.

Witnesses:

Owners:

[Signature]
Signature Kathleen Johnson
[Signature]
Printed Name CISA ALB

[Signature]
Karen E. Dick, as Trustee of the
Karen E. Dick Revocable Trust
of 2002

Karla Adams
Signature Karla Adams
KA
Printed Name CSA ADAMS

KED Commercial Properties, Inc.,
A Florida corporation

BY: Karen E. Dick
Karen E. Dick, President

STATE OF FLORIDA
COUNTY OF Florida

I hereby certify that the foregoing instrument was acknowledged before me this 9th
day of July, 2003, by Karen E. Dick, as Trustee. She is () personally known to me
or () has produced Florida Dr. License as identification.



Tiffany N. Goncalves
MY COMMISSION # DD261185 EXPIRES
November 7, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

NOTARY PUBLIC

Tiffany N. Goncalves
Name Printed: Tiffany N. Goncalves
My Commission Expires:

STATE OF FLORIDA
COUNTY OF Florida

I hereby certify that the foregoing instrument was acknowledged before me this 9th
day of July, 2003, by Karen E. Dick, as President of KED Commercial Properties,
Inc., who is () personally known to me or () has produced FLORIDA LICENSE as
identification.



Tiffany N. Goncalves
MY COMMISSION # DD261185 EXPIRES
November 7, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

NOTARY PUBLIC

Tiffany N. Goncalves
Name Printed: Tiffany N. Goncalves
My Commission Expires:

EXHIBIT "A"

Parcel 1: 3420-635-0071-000/7

Lot 31, Block 75, PORT ST. LUCIE SECTION TWENTY-EIGHT, according to the map or plat thereof, as recorded in Plat Book 14, Page 7, 7A through 7C, of the Public Records of St. Lucie County, Florida.

Parcel 2: 3420-635-0072-000/4

Lots 32, 33, 34, 35, 36 and 37, Block 75, PORT ST. LUCIE SECTION TWENTY-EIGHT, according to the map or plat thereof, as recorded in Plat Book 14, Page 7, 7A through 7C, of the Public Records of St. Lucie County, Florida.

**CITY OF PORT ST. LUCIE
PUBLIC ART ADVISORY BOARD MEETING MINUTES
NOVEMBER 8, 2011**

A Regular Meeting of the PUBLIC ART ADVISORY BOARD of the City of Port St. Lucie was called to order by Chair Magrann on November 8, 2011, at 3:00 p.m., at Port St. Lucie City Hall, 1st Floor Conference Room 188, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

1. CALL TO ORDER

2. ROLL CALL

Members Present: Debra Magrann, Chair
 Irving Friedman
 Lee T. Griffis
 Marge Organ
 Linda Relis
 Enrique Veloz

Members Not Present: Aaron Snyder, Vice Chair (Excused)

Others Present: John Finizio, Planning and Zoning
 Katherine Huntress, Planning and Zoning
 Thresiamma Kuruvilla, Planning and Zoning
 Gabrielle Taylor, Assistant City Attorney
 April C. Stoncius, Deputy City Clerk

3. APPROVAL OF MINUTES

There were no minutes to be approved.

4. REVIEW OF PROJECTS

A. NEELY'S GROG HOUSE

Mr. Jemison said, "I'm Richard Jemison, the engineer on this project." Chair Magrann said, "This is a very festive idea. I love that you are bringing in the Seminole Indian Tribe, which is marvelous." Mr. Griffis asked, "What is the actual size of the hut?" Mr. Jemison replied, "It will be 24 feet wide and about 40 feet long. The height will be about 14 feet, and it will be built up off of the ground." Mr. Griffis questioned, "Will the poles be buried?" Mr. Jemison answered, "It will have a ten or twelve-inch diameter post, which is very common. The totem poles that will be carved will be approximately eight feet

in height. They will be spaced so that they can be seen from the street." Chair Magrann asked, "Will the top be" Mr. Jemison interjected, "The topping is thatch, which is the part that the Seminoles are good at." Chair Magrann inquired, "Will it be an outdoor bar?" Mr. Jemison responded, "The owner wants to have his customers be able to go outside and enjoy a beer in that area." Mr. Veloz asked, "Is it going to be in a parking lot?" Mr. Jemison replied, "It is going to be on a vacant lot used for parking now, but there will be additional parking spaces put in."

Ms. Kuruvilla said, "I'm Thresiamma Kuruvilla, the planner on the project. Neely's Grog House is existing. They are just expanding." Mr. Jemison remarked, "They don't serve food. It is just a bar with pool tables. The owner owns the strip of property all the way up to the Shell Gas Station." Ms. Relis asked, "Will there be any signage for patrons to look at so they know the significance of the structure?" Mr. Jemison replied, "I don't know." Chair Magrann clarified, "The total project is \$29,000." Mr. Jemison replied in the affirmative. Chair Magrann pointed out, "One percent is only \$290, so I think that they more than meet the art requirement."

Mr. Griffis **moved** to recommend approval of Neely's Grog House's proposal to the City Council. Ms. Relis **seconded** the motion, which **passed unanimously** by voice vote.

B. CASABELLA HOLDINGS

Mr. Holt said, "I'm Nathaniel Holt, and I'm the engineer on the project." Ms. Huntress said, "I'm Katherine Huntress, and I'm the planner on the project." Chair Magrann asked, "Is this payment in lieu of?" Ms. Huntress replied in the affirmative. Chair Magrann advised, "There really isn't anything to discuss. The payment in lieu of is \$100." Ms. Huntress clarified, "Yes. It is just a parking lot."

Mr. Veloz **moved** to accept the Casabella Holdings application as presented, payment in lieu of, and recommend to the Council. Mr. Griffis **seconded** the motion, which **passed unanimously** by voice vote.

C. FOUNTAINVIEW PLAZA PUD

Ms. Dunstan said, "I'm Jessica Dunstan with Cotleur and Hearing, the Landscape Architect." Chair Magrann asked, "Where is this located?" Ms. Huntress replied, "It is across the street from the Carrabba's in St. Lucie West." Chair Magrann questioned, "Is

CALCULATION OF PUBLIC ART REQUIREMENT VALUE:

Building Costs (Vertical construction estimate)	\$0.00	\$15000.
Civil Costs (Paving, Drainage, Parking)	\$0.00	8000.
Landscape Costs	\$0.00	3500.
Site Lighting Costs	\$0.00	2500.
TOTAL ESTIMATED COSTS:	\$0.00	
Public Art Requirement Value: (1% of Total Estimated Costs)	\$0.00	\$29,000.

(Maximum Public Art Requirement Value is \$50,000.00.)

ARTWORK PROPOSAL AND SPECIFICATIONS:

1. Artwork & Artist Information:

Artwork Title: TIKI TOTEM POLE CARVINGS
 Artwork Site: SOUTH & EAST SIDE OF CHICKEE HUT
 Artwork Material: CABBAGE PALM CARVING
 Artwork Dimensions: HT. 8' DIAMETER: APPROX. 12"
 Artist Name: WAYNE COOMBS (MA) TIKI CREATIONS
 Address: 251 MUNDIGMAN CAUSEWAY
 City, State Zip: COCOA BEACH, FL 32931
 Telephone: (321) 783-6890
 Website: _____

2. Artwork Description: APPROX 8' TOTEM POLES (CARVED FROM 10" TO 12" DIA. CABBAGE PALMS) DECORATED W/ COLORS

3. Siting: 8' VERTICLE POLES ON SOUTH & EAST ELEVATIONS

4. Materials with Specifications: CABBAGE PALM TREE APPROX: 8' x 12" DIA.

5. Fabrication and Installation Procedures: INSTALL WITH STRAPS TO CHICKEE POLES

6. Yearly Maintenance and Conservation Plan: N/A

7. Examples of artist's work or related pieces: NOT AVAILABLE AT THIS TIME

I acknowledge (as applicant/owners representative) that The Public Art Requirement approval must be obtained prior to the site plan being scheduled for City Council. I have provided all required checklist items and the estimates used to calculate the Public Art Requirement Value are accurate to the best of my knowledge.

[Signature]
 Applicant's Signature

ROBERT DICK
 Printed Applicant Name

10-19-11
 Date



