

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

AGENDA ITEM REQUEST

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MEETING:           REGULAR   X     SPECIAL \_\_\_\_\_

DATE:               MARCH 12, 2012

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ORDINANCE \_\_\_\_\_ RESOLUTION \_\_\_\_\_ MOTION   X   PUBLIC HEARING \_\_\_\_\_

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ITEM: (P12-017) Minor Site Plan Application  
Melvin Bush Construction-Storage Yard

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**RECOMMENDED ACTION:**

The Site Plan Review Committee unanimously recommended approval of this project on February 22, 2012.

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**EXHIBITS:**

- A. Staff Report
- B. Support Materials

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**SUMMARY EXPLANATION/BACKGROUND INFORMATION:**

The proposed project is for a temporary impervious storage yard to facilitate the staging of equipment and vehicles.

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

None.

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**SUBMITTING DEPARTMENT: PLANNING and ZONING**

**DATE: 2/27/2012**



# City of Port St. Lucie

## Planning and Zoning Department Memorandum

**TO:** CITY COUNCIL - MEETING OF MARCH 12 2010

**FROM:** THRESIAMMA KURUVILLA, PLANNER *JK*

**RE:** MINOR SITE PLAN APPLICATION (PROJECT NO. P12-017)  
MELVIN BUSH CONSTRUCTION - STORAGE YARD

**DATE:** FEBRUARY 28, 2012

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**APPLICANT:** David L. Philips, P.E. LEED AP+BD+C of SED, LLC

**OWNERS:** Melvin Bush and Johanne Bush

**LOCATION:** The site is located at 2764 and 2780 SW Casella St., between Gatlin Blvd. and Hayworth Avenue.

**LEGAL DESCRIPTION:** Lots 16-18, Block 1706, Port St. Lucie Section 31

**SIZE:** 0.69 Acres (30,000 square feet)

**EXISTING ZONING:** CS (Service Commercial) Zoning

**EXISTING USE:** Vacant land

**SURROUNDING USES:** North = CS/SEU (Service Commercial/Special Exception Use) Zoning, Bush Construction-warehouse/office building and open storage yard; South = CS (Service Commercial) Zoning, A+Crane storage yard; East = CG (General Commercial) Zoning, and RS-2 (Single Family Residential) zoning, conversion area with CG/CL future landuse, vacant; and West = WI (Warehouse Industrial) Zoning, warehouse building-Allapattah and Cottin's automobiles.

**PROPOSED PROJECT:** The proposed project is for a temporary impervious storage yard to facilitate the staging of equipment and vehicles. An opaque 8' high chain link fence is proposed surrounding this storage yard.

### **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:** City of Port St. Lucie is the water and sewer service provider. There is an existing service tap on the project site and the applicant has provided irrigation plan and landscape plan.

**Transportation:** The use of this site as a storage yard is not a land use that is included in the ITE Trip Generation Manual. The number of trips from the storage of vehicles is estimated to be minimal and is not expected to adversely impact the level of services of the adjacent road.

**Parks/Open Space:** Not applicable.

**Stormwater:** The drainage is to be handled per City and SFWMD requirements. The site will utilize exfiltration trench for water quality and storm attenuation with an outfall to the City's drainage right-of-way to the west.

**Solid Waste:** The project is for the purpose of providing open storage of vehicles and no solid waste is projected to be generated.

**Fire District:** The access location (external and internal) has been approved by the Fire District for safety purposes. Rolling gates are provided on these two accesses.

**Environmental:** The Land Clearing-Tree Preservation Ordinance #11-53 was approved on 08/08/11. The applicant purchased this property on 2/28/11 and cleared the property approximately on 3/21/11 (see the attached email from the Senior Project Manager, and the deed). This property is exempted from Tree Preservation as the clearing was done prior to the approval of the ordinance. And since the site is less than 1 acre Engineering Permit was not required at that time.

**Public Art Advisory Board:** The Public Art Advisory Board reviewed this project on 2/14/12. The applicant paid \$370 (1% of the total estimated cost) towards the fee in lieu of the artwork on site. Motion passed unanimously to recommend to the City Council.

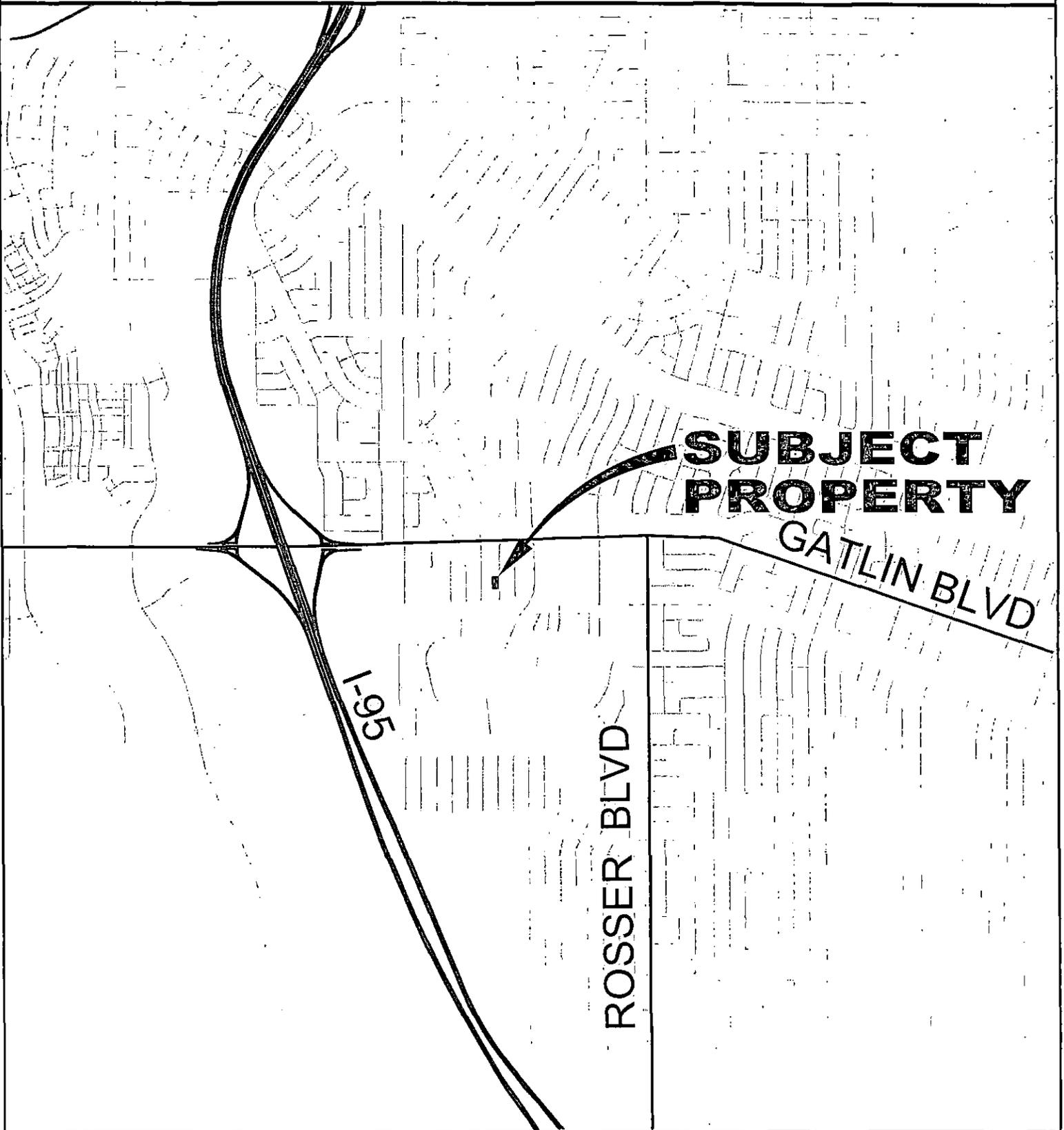
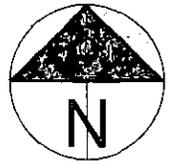
**Other:** As per Ordinance 88-18 and 90-28, lots 16-17 and lot 18 were rezoned respectively from RS-4 (Single Family Residential) to the CS (Service Commercial) zoning district.

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**STAFF RECOMMENDATION:**

The Site Plan Review Committee recommended approval of this project on February 22, 2012. 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

PZ 2012.DWG

SITE PLAN REVIEW  
LOTS 16-18 BLOCK 1706  
PORT ST LUCIE SECTION 31

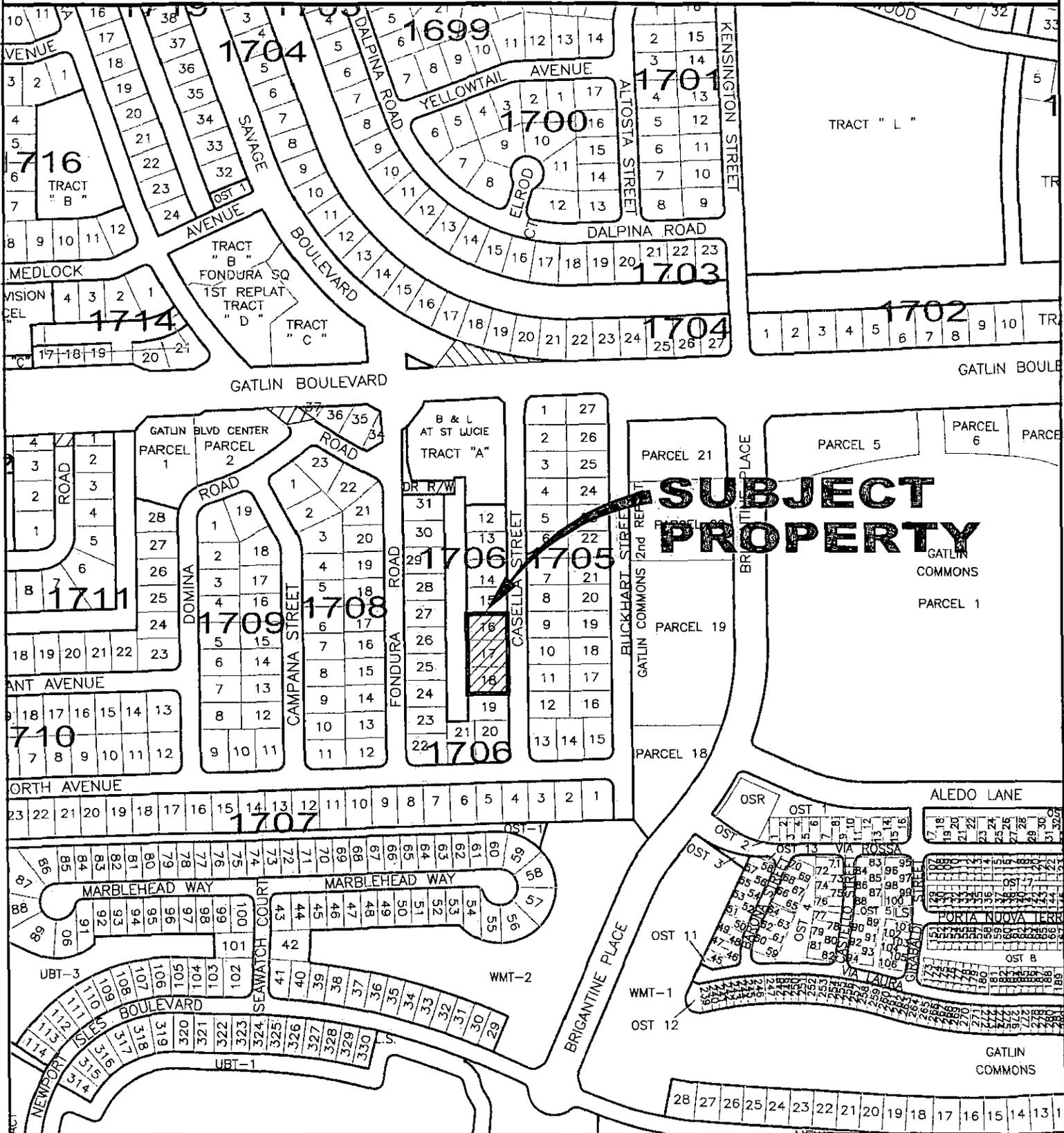
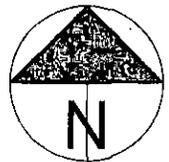
DATE: 2/3/2012

APPLICATION NUMBER:  
P12-017

CADD FILE NAME:  
P12-017L

SCALE: 1" = .5 MI

# SITE LOCATION



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ 2012.DWG

SITE PLAN REVIEW  
LOTS 16-18 BLOCK 1706  
PORT ST LUCIE SECTION 31

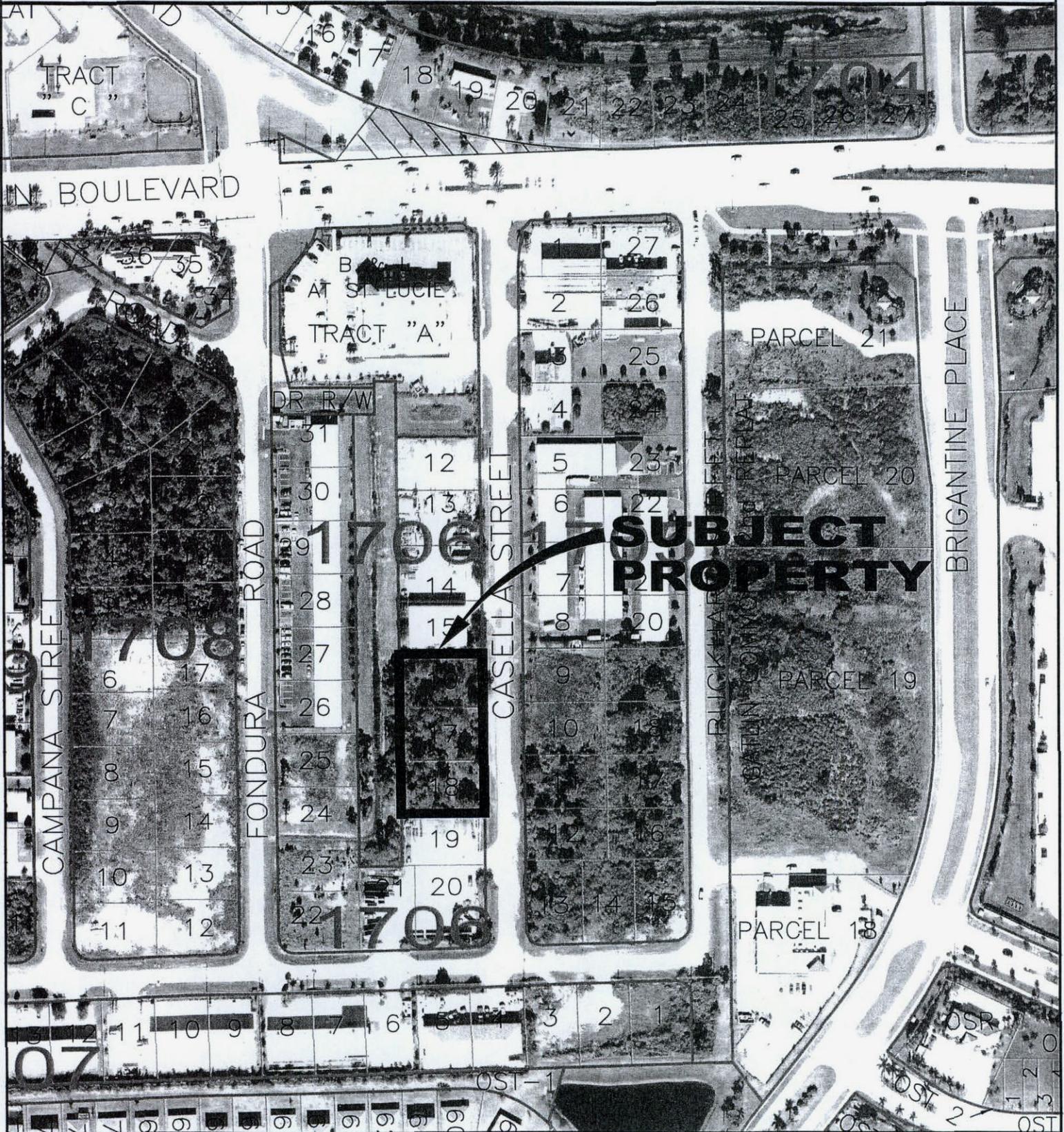
DATE: 2/3/2012

APPLICATION NUMBER:  
P12-017

CADD FILE NAME:  
P12-017M

SCALE: 1" = 400'

# SITE LOCATION



**SUBJECT  
PROPERTY**



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ 2012.DWG

SITE PLAN REVIEW  
LOTS 16-18 BLOCK 1706  
PORT ST LUCIE SECTION 31  
AERIAL DEC 2010

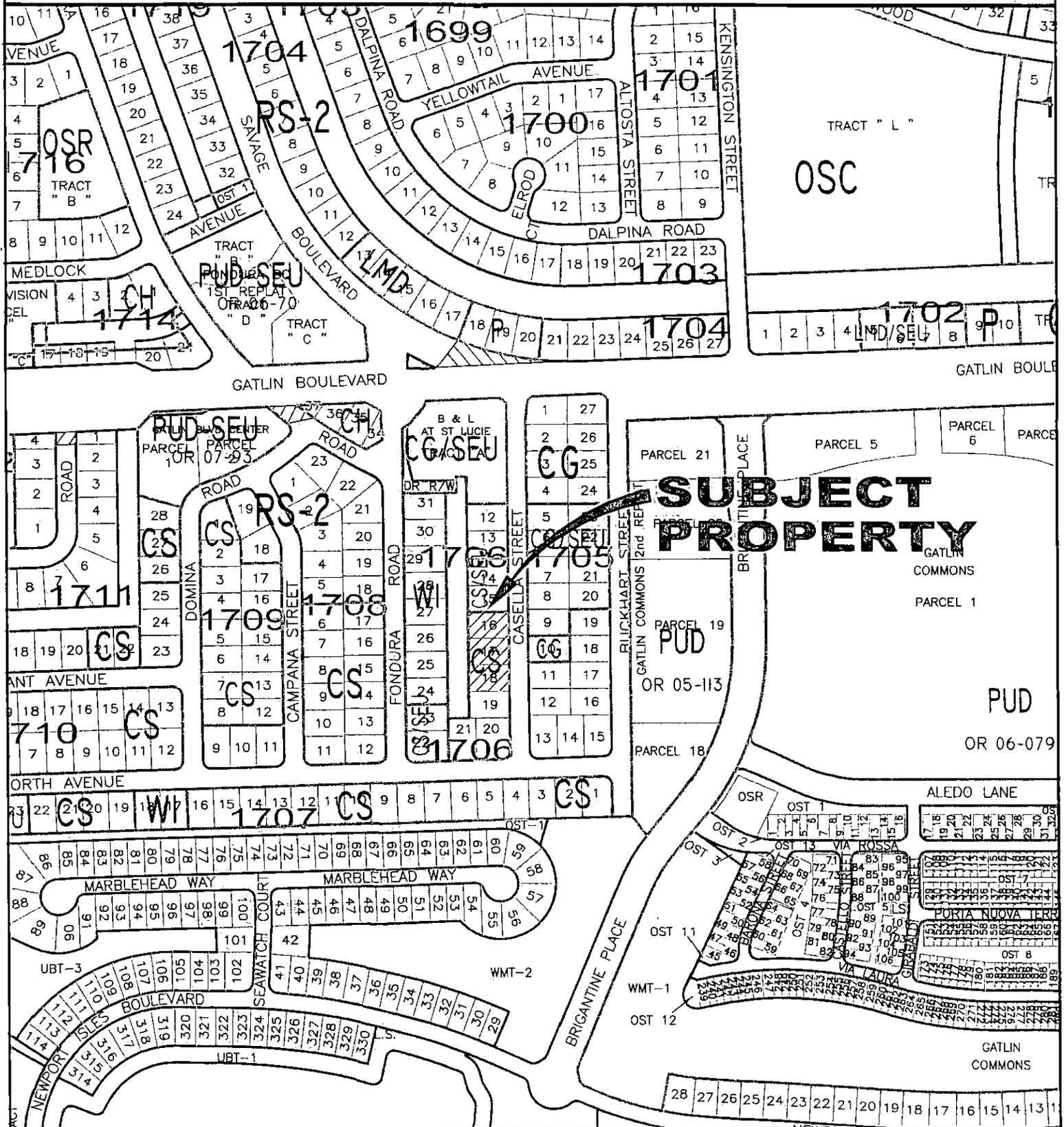
DATE: 2/3/2012

APPLICATION NUMBER:  
P12-017

CADD FILE NAME:  
P12-017A

SCALE: 1"=200'

# EXISTING ZONING



**SUBJECT PROPERTY**



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ 2012.DWG

SITE PLAN REVIEW  
LOTS 16-18 BLOCK 1706  
PORT ST LUCIE SECTION 31

DATE: 2/3/2012

APPLICATION NUMBER:  
P12-017

CADD FILE NAME:  
P12-017M

SCALE: 1" = 400'

**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. P12-017  
Fees (Nonrefundable) \$ 1,590.00 Arch.: \$ \_\_\_\_\_  
Receipt #s: 116-46

PRIMARY CONTACT EMAIL ADDRESS: dp@sed-eng.com

PROJECT NAME: Melvin Bush Construction Storage Yard

LEGAL DESCRIPTION: PSL Section 31-BLK 1706 Lots 16, 17, & 18 (Map 43/14N) (OR 3274-2983)

LOCATION OF PROJECT SITE: 2764 & 2780 SW Casella St.

PROPERTY TAX I.D. NUMBER: 3420-650-1030-000-2; 3420-650-1032-000-6

STATEMENT DESCRIBING IN DETAIL Construction of a temporary storage yard.

THE CHARACTER AND INTENDED USE OF THE DEVELOPMENT: \_\_\_\_\_

**RECEIVED**

**FEB 24 2012**

PLANNING DEPARTMENT  
CITY OF PORT ST. LUCIE, FL

GROSS SQ. FT. OF STRUCTURE (S): Not applicable; no structures proposed with this application  
NUMBER OF DWELLING UNITS & DENSITY FOR MULTI-FAMILY PROJECTS: \_\_\_\_\_

UTILITIES & SUPPLIER: Port St. Lucie Utility Systems Dept. (PSLUSD)

GROSS ACREAGE & SQ. FT. OF SITE: 0.69 AC / 30,000 SF \*\*ESTIMATED NO. EMPLOYEES: N/A

FUTURE LAND USE DESIGNATION: CS ZONING DISTRICT: CS

OWNER(S) OF PROPERTY: Melvin & Johanne Bush Email: melvinbushconstr@bellsouth.net  
Name, Address, Telephone & Fax No.: 2748 SW Casella St. Office: 772-336-0623  
Port St. Lucie, FL 32953 Fax: 772-336-0488

APPLICANT OR AGENT OF OWNER: "Same as owner"  
Name, Address, Telephone & Fax No.: \_\_\_\_\_

PROJECT ARCHITECT/ENGINEER: David L. Phillips, P.E. LEED AP BD+C (FL Reg. #58732)  
(Firm, Engineer Of Record, Sustainable Engineering & Design, LLC (FBPE Auth. #28157)  
Florida Registration No., Contact P.O. Box 2247, Vero Beach, FL, 32961  
Person, Address, Phone & Fax No.) Office: 772-257-3032 / Fax: 772-257-3032 / Email: dp@sed-eng.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.  
**\*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.

Melvin Bush  
Johanne Bush  
OWNER'S SIGNATURE

Melvin Bush  
Johanne Bush  
HAND PRINT NAME

President  
Vice-President  
TITLE

2/23/2012  
DATE

### TRUSTEE'S DEED

THIS INDENTURE, made this **02/28/2011**, between Toyoko Takeda a/k/a Toyoko Horikoshi, as Trustee of the Toyoko Takeda Revocable Trust u/d 4/27/99, party of the first part, and **Melvin A. Bush and Johanne R. Bush**, husband and wife, whose post office address is **2748 SW Casella Street, Port St. Lucie, FL 34953** party of the second part;

WITNESSETH: That the said party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, released, remised and conveyed, and by these presents does grant, bargain, sell, alien, release, remise and convey unto the said party of the second part and their heirs and assigns forever; all that certain parcel of land lying and being in the **St. Lucie** County of State of **FL**, more particularly described as follows:

Lots 16, 17 and 18, Block 1706, Port St. Lucie Section Thirty One, according to the map or plat thereof as recorded in Plat Book 14, Page 22, Public Records of St. Lucie County, Florida.

Parcel Id: 3420-650-1030-000/2

Parcel Id: 3420-650-1032-000/6

SUBJECT TO: Taxes for 2011 and subsequent years; restrictions attached hereto and made a part hereof; reservations and easements of record; and county zoning regulations.

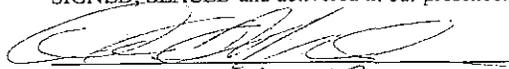
TOGETHER WITH all the tenements, hereditaments and appurtenances, with every privilege, right, title and interest which the said party of the first part, as Trustee, has in and to said property herein described.

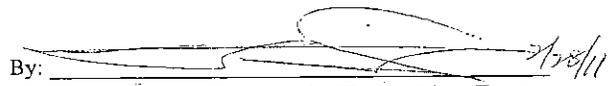
TO HAVE AND TO HOLD the same in fee simple forever.

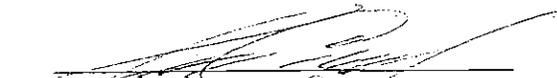
THE PARTY of the first part does hereby covenant with the party of the second part that the party of the first part has not made, done or suffered any act, matter or thing whatsoever since becoming Trustee as aforesaid whereby the above-granted premises or any part thereof now or at any time hereinafter shall be impeached, charged or encumbered in any manner whatsoever.

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

SIGNED, SEALED and delivered in our presence:

  
Witness David Miles

By:   
**Toyoko Takeda a/k/a Toyoko Horikoshi, as Trustee  
of the Toyoko Takeda Revocable Trust u/d 4/27/99,  
Individually and as Trustee**

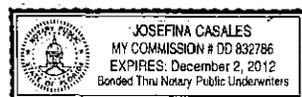
  
Witness Jose Casales

State of **Florida**  
County of St. Lucie

I HEREBY CERTIFY that on this 02/28/2011, before me **Toyoko Takeda a/k/a Toyoko Horikoshi, as Trustee of the Toyoko Takeda Revocable Trust u/d 4/27/99** personally known to me to be the person described and who executed the foregoing conveyance or who produced diverse licenses as identification and who did take an oath, and they acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned and the said instrument is the act and deed of said Trustee aforesaid.

WITNESS my hand and official seal in the County and State last aforesaid the day and year above written.

(SEAL)



Notary Public  
Print Name: Josefina Casales  
My Commission Expires:

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 3569287 03/09/2011 at 12:02 PM  
OR BOOK 3274 PAGE 2983 - 2983 Doc Type: DEED  
RECORDING: \$10.00  
D DOC STAMP COLLECTION: \$1050.00

# MELVIN BUSH CONSTRUCTION, INC.

Ph (772) 336-0623

2748 Casella Street  
Port St. Lucie, Florida 34953

Fax (772) 336-0488

February 1, 2012

City of Port St. Lucie  
121 SW Port St. Lucie Blvd.  
Port St. Lucie, Florida 34984-5099

Attn: Permitting Department

RE: LETTER OF AUTHORIZATION - PERMITTING AGENT

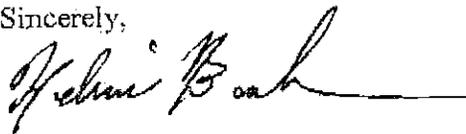
To Whom It May Concern:

This letter serves as authorization for Mr. David L. Phillips, P.E., to serve as the permitting agent for Melvin Bush Construction, Inc. for the storage yard site plan for the time period beginning Wednesday, February 1, 2012 through Friday, March 23, 2012.

Any questions or concerns regarding work associated with our storage yard site plan should be addressed with Mr. Phillips.

Your time and assistance with this matter are greatly appreciated.

Sincerely,



Mr. Melvin Bush  
President

Cc: File

**CALCULATION OF PUBLIC ART REQUIREMENT VALUE:**

Building Costs (Vertical construction estimate)	\$0.00
Civil Costs (Paving, Drainage, Parking)	\$25,000
Landscape Costs	\$12,000
Site Lighting Costs	\$0.00
TOTAL ESTIMATED COSTS:	\$37,000.00
<b>Public Art Requirement Value: (1% of Total Estimated Costs)</b>	<b>\$370.00</b>

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

*[Signature]*  
 1/30/12  
 DAVID L. PHILLIPS, P.E.

**ARTWORK PROPOSAL AND SPECIFICATIONS:**

1. Artwork & Artist Information:

Artwork Title: Not Applicable; Payment in Lieu of Artwork  
 Artwork Site: \_\_\_\_\_  
 Artwork Material: \_\_\_\_\_  
 Artwork Dimensions: \_\_\_\_\_  
 Artist Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, State Zip: \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 Website: \_\_\_\_\_

2. Artwork Description: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3. Siting: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

4. Materials with Specifications: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

5. Fabrication and Installation Procedures: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

6. Yearly Maintenance and Conservation Plan: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

7. Examples of artist's work or related pieces: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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.

*Melvin Bush*  
 Applicant's Signature

Melvin Bush  
 Printed Applicant Name

1/30/2012  
 Date

## Thresiamma Kuruvilla

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**From:** Vernon Hackett [vernon@mbc-inc.com]  
**Sent:** Tuesday, February 28, 2012 1:41 PM  
**To:** Thresiamma Kuruvilla  
**Cc:** Steve Bush  
**Subject:** Melvin Bush-Storage Yard Site Plan (P12-017)

Thresiamma,

This E-mail is in regards to your e-mail, dated February 27, 2012, regarding the site plans for lots 16-18, Block 1706, Sec 31, located at 2764 and 2780 SW Casella Street. The following information relates to these sites:

Purchase Date: 2/28/2011  
Clearing Date: Approximately March 21, 2011  
Google Earth Imagery Date: 12/14/2010

Based on the above information, the lots were cleared prior to City of Port St. Lucie rules changing, and following the imagery date for Google Earth.

Please let me know if you need additional explanation regarding this issue.

Sincerely,

Vernon T. Hackett, P.E.  
Milestone Construction Group, LLC  
Senior Project Manager

*Melvin Bush Construction, Inc.*  
2748 SW Casella Street  
Port St. Lucie, Florida 34953  
[vernon@mbc-inc.com](mailto:vernon@mbc-inc.com)