

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

AGENDA ITEM REQUEST

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

DATE:                JULY 23, 2012

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

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ITEM: (P12-038) Minor Site Plan Application  
          Shamrock Plaza

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**RECOMMENDED ACTION:**

The Site Plan Review Committee unanimously recommended approval of this project on June 13, 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 the construction of a 6, 780 sq. ft. retail building with a convenience store on the north side of the building and a drive through window on the south side of the building.

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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: 7/09/2012**



**CITY OF PORT ST. LUCIE**  
**PLANNING & ZONING DEPARTMENT MEMORANDUM**

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A CITY FOR ALL AGES

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TO: Greg Oravec, City Manager  
Karen Philip, City Clerk

THROUGH: Daniel Holbrook, AICP, Director of Planning and Zoning

FROM: Thresiamma Kuruvilla, Planner *JK*

DATE: July 12, 2012

SUBJECT: SHAMROCK PLAZA (P12-038) – SITE PLAN

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Please add the subject project to the 7/23/12 City Council meeting agenda under New Business. The review of the site plan needs to be after the Special Exception Use Applications (Resolution #12-R73, and Resolution #12-R74), which is scheduled for the same meeting.



# **City of Port St. Lucie**

## **Planning and Zoning Department Memorandum**

**TO:** CITY COUNCIL MEETING OF JULY 23, 2012

**FROM:** THRESIAMMA KURUVILLA, PLANNER 

**RE:** MINOR SITE PLAN APPLICATION (PROJECT NO. P12-038)  
SHAMROCK PLAZA

**DATE:** JULY 11, 2012

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**APPLICANT:** David L. Phillips, P.E. of Sustainable Engineering & Design, LLC.  
Authorization letter is attached.

**OWNER:** Azzi Plus, LLC

**LOCATION:** The property is located west of SW Port St. Lucie Boulevard, north and east of SW Yamada Drive.

**LEGAL DESCRIPTION:** Lots 1, 2, 25, and 26, Block 2283, Port St. Lucie Section 33

**SIZE:** 1.06 acres (46,174 square feet).

**EXISTING ZONING:** CG (General Commercial)

**EXISTING USE:** Vacant land.

**SURROUNDING USES:** North = RS-2 (Single Family Residential) zoning, houses, and vacant lots; South = RS-2 (Single Family Residential) zoning, Becker Road Commercial PUD, and NAU Ranch Becker Square PUD, vacant; East = Port St. Lucie Boulevard and beyond that RS-2 (Single Family Residential) zoning, vacant; West = RS-2 (Single Family Residential) zoning, houses, and vacant lots. The surrounding properties are in conversion areas 11-11A.

**PROPOSED PROJECT:** The proposed project is for the construction of a 6,780 sq. ft. retail building with a convenience store on the north side of the building and a drive through window on the south side of the building.

**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 sewer and water service provider.

**Transportation:** The staff review indicates that this project will generate 235 pm peak hour trips, as per the Institute of Transportation Engineers Trip Generation 7<sup>th</sup> Edition. It will not adversely affect the transportation level of service for the adjacent roads.

**Parks/Open Space:** The proposed site plan shows usable open spaces with public use benches, paved areas, and bike rack in front of the building on the east side, and meets the requirement of Citywide Design Standards.

**Stormwater:** 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. The site plan includes a dumpster enclosure for both general and recyclable waste.

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

**Environmental:** The applicant has to obtain tree removal permit prior to construction of the building.

**Architectural Design Standards:** This project has been reviewed and found in compliance with the City's Design Standards.

**Other:** The Site Plan Review Committee unanimously recommended approval for the project on June 13, 2012. The site plan shows a 5 foot sidewalk along Port St. Lucie Blvd. and Yamada Dr. A cross access curb towards the north property in the conversion area is shown on the site plan.

**Public Art Advisory Board:** The Public Art Advisory Board on June 12, 2012 unanimously recommended approval of this project. The applicant proposed 3 copper sculptures, made with 16 oz/sq. ft. copper with 18 gauge stainless steel background as shown in the attached drawings.

**Related Projects:**

P12-026 - Azzi Plus Rezoning application to rezone this property to CG (General Commercial) zoning from RS-2 (Single Family Residential) zoning was approved by the City Council on May 14, 2012 per Ordinance #12-21.

P12-037- Conceptual Site Plan for Shamrock Plaza Special Exception Use for a drive through facility on the south side of the building was recommended for approval by the Site Plan Review Committee on 6/13/2012. On July 3, 2012, the Planning and Zoning

Board with a vote of 5-1 recommended approval of this project as recommended by staff (one board member abstained from voting).

P12-056 - Conceptual Site Plan for Shamrock Plaza Special Exception Use for a retail convenience store on the north side of the building was recommended for approval by the Site Plan Review Committee on 6/13/2012. On July 3, 2012, the Planning and Zoning Board with a vote of 5-1 recommended approval of this project as recommended by staff (one board member abstained from voting).

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**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.

**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. P12-038  
Fees (Nonrefundable) \$ 2,345.00 Arch.: \$ 515  
Receipt #'s: 11637, 11646

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

PROJECT NAME: Shamrock Plaza

LEGAL DESCRIPTION: "See Attached"

LOCATION OF PROJECT SITE: 4573 & 4555 SW Yamada Dr., 4492 & 4498 SW Port St. Lucie Blvd.

PROPERTY TAX I.D. NUMBER: 34206602586002, 34206602587009, 34206602610000, 342066026110007

STATEMENT DESCRIBING IN DETAIL Commerical Retail Plaza

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

RECEIVED

MAR 20 2012

GROSS SQ. FT. OF STRUCTURE (S): 6780 S.F.  
NUMBER OF DWELLING UNITS & DENSITY FOR MULTI-FAMILY PROJECTS: N/A

PLANNING DEPARTMENT  
CITY OF PORT ST. LUCIE, FL

UTILITIES & SUPPLIER: PSLUSD

GROSS ACREAGE & SQ. FT. OF SITE: 1.06 AC \*\*ESTIMATED NO. EMPLOYEES: 15

FUTURE LAND USE DESIGNATION: Commerical ZONING DISTRICT: RS-2(Rezone to CG)

OWNER(S) OF PROPERTY: Pierre Azzi; Azzi Plus, LLC  
Name, Address, Telephone & Fax No.: 171 SW Andover Court Phone: 772-812-1505  
Port St. Lucie, FL 34953 Email: budman39fl@hotmail.com

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

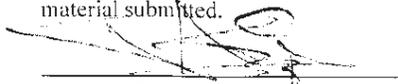
PROJECT ARCHITECT/ENGINEER: David L. Phillips, P.E.; Sustainable Engineering & Design, LLC  
(Firm, Engineer Of Record, P.O. Box 2247 Phone: 772-257-3032  
Florida Registration No., Contact Vero Beach, FL 32961 Email: dp@sed-eng.com  
Person, Address, Phone & Fax No.)

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

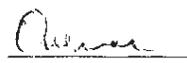
- I fully understand that prior to the issuance of a building permit and the commencement of any development, all plans and detail plans must be reviewed and approved by the City pursuant to Sections 158.237 through 158.245, inclusive, of the zoning ordinance.

**\*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.

  
OWNER'S SIGNATURE

  
HAND PRINT NAME

  
TITLE

3-20-12  
DATE

# AZZI PLUS, LLC.

Ph (772) 812-1505

171 SW Andover court  
Port St. Lucie, Florida 34953

e-mail: budman39fl@hotmail.com

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

Attn: Permitting Department  
Ref: 000112

Subject: **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 Azzi Plus, LLC. for the Azzi's Plaza site plan; for the time period beginning 01-01-12 through 01-01-13.

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

Your time and assistance with this matter are greatly appreciated.

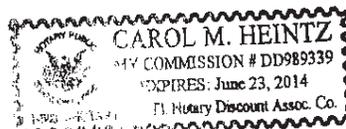
Sincerely,



Mr. Pierre Azzi  
President



Cc: file



*Carol M. Heintz*

Return to: Cindy Silverstein  
Name: Stewart Title Company  
Address: 333 17th Street, Suite F  
Vero Beach, Florida 32960

This instrument Prepared by:  
Cindy Silverstein  
Stewart Title Company  
333 17th Street, Suite F  
Vero Beach, Florida 32960

as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it

Property Appraisers Parcel ID. (Folio) Number(s) 3420-660-2586-000/2

File No: 1112922 - 2902

Rec 10.00  
D.S. 341.60

WARRANTY DEED

This Warranty Deed Made the 27th day of January, 2012, by Milton W. Koster, individually and as Trustee of the Milton W. Koster Revocable Trust Agreement dated 02/13/1997, hereinafter called the grantor, whose post office address is: 3051 SE RIVER VISTA DR, PORT ST. LUCIE FL 34953 5978

to Azzl Plus, LLC, a Florida Limited Liability Company, whose post office address is: 171 SW ANDOVER COURT, PORT ST. LUCIE, Florida 34953, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, 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, to wit:

Lots 1, Block 283, PORT ST. LUCIE SECTION THIRTY-THREE, according to the Map or Plat thereof as recorded in Plat Book 16, Pages 1, 1A-1V, inclusive, of the Public Records of St. Lucie County, Florida.

The property is not the homestead of the Grantor(s). Property is vacant land.  
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 2011, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)  
In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

1 Witness Signature: [Signature]  
Printed Name: Evelyn L. West Milton W. Koster, individually and as Trustee

2 Witness Signature: [Signature]  
Printed Name: Dana Toney

Witness Signature: [Signature]  
Printed Name: Evelyn L. West

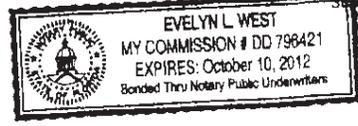
Witness Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 27th day of Jan, 2012 by Milton W. Koster, individually and as Trustee of the Milton W. Koster Revocable Trust Agreement date 2/13/97 who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission expires:   
Notary Public Signature: [Signature]  
Printed Name: Evelyn L. West  
Serial Number: \_\_\_\_\_

/(SEAL)



Return to: Clady Silverstein  
Name: Stewart Title Company  
Address: 333 17th Street, Suite F  
Vero Beach, Florida 32960

This instrument Prepared by:  
Clady Silverstein  
Stewart Title Company  
333 17th Street, Suite F  
Vero Beach, Florida 32960  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraiser's Parcel LD. (Folio) Number(s): 3420-660-2587-000/9

File No: 1112922 - 2902

Rec 10 cc  
D.S. 541 60

WARRANTY DEED

This Warranty Deed Made the 27th day of January, 2012, by Milton W. Koster and Estelle Powers,  
hereinafter called the grantor, whose post office address is:  
5136 MAGNOLIA PLACE, SEBRING, FL 33872

to Azzl Plus, LLC, a Florida Limited Liability Company, whose post office address is: 171 SW  
ANDOVER COURT, PORT ST. LUCIE, Florida 34953, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable  
considerations, 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, to wit:

Lot 2, Block 2983, PORT ST. LUCIE SECTION THIRTY-THREE, according to the Map or Plat thereof as  
recorded in Plat Book 15, Pages 1, 1A-1V, inclusive, of the Public Records of St. Lucie County, Florida.

The property is not the homestead of the Grantor(s). Property is vacant land.  
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 2011, reservations, restrictions and easements of record, if any.  
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)  
In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
**(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)**

1 Witness Signature: [Signature] Milton W. Koster  
Printed Name: Milton W. Koster

2 Witness Signature: [Signature] Estelle Powers  
Printed Name: Estelle Powers

Witness Signature: [Signature]  
Printed Name: Evelyn L West

Witness Signature: [Signature]  
Printed Name: Jana Tony

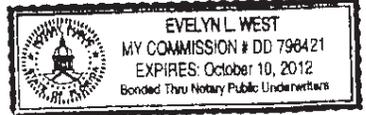
STATE OF FLORIDA  
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 26 day of JANUARY, 2012, by Milton  
W. Koster, and Estelle Powers who is/are personally known to me or who has/have produced driver license(s) as  
identification.

My Commission expires:

[Signature]  
Notary Public Signature  
Printed Name: Evelyn L. West  
Serial Number

(SEAL)



Return to: Cindy Silverstein  
Name: Stewart Title Company  
Address: 333 17th Street, Suite F  
Vero Beach, Florida 32960

This Instrument Prepared by:  
Cindy Silverstein  
Stewart Title Company  
333 17th Street, Suite F  
Vero Beach, Florida 32960

as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel ID. (Folio) Number(s): 3420-660-2610-000/0

Title No: 1112922 - 2902

Rec: 12.00  
D.S: 341.60

WARRANTY DEED

This Warranty Deed Made the 27th day of January, 2012, by Karl Foxpool, hereinafter called the grantor, whose post office address is: 171 SW ANDOVER COURT, PORT ST. LUCIE, FL 34953-1930

to Azzi Plus, LLC, a Florida Limited Liability Company, whose post office address is: 171 SW ANDOVER COURT, PORT ST. LUCIE, Florida 34953, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, 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, to wit:

Lot 25, Block 2283, PORT ST. LUCIE SECTION THIRTY-THREE, according to the Map or Plat thereof as recorded in Plat Book 15, Pages 1, 1A-1V, inclusive, of the Public Records of St. Lucie County, Florida.

The property is not the homestead of the Grantor(s). Property is vacant land.  
TOGETHER with all the covenants, 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 2011, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)  
In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Witness Signature: [Signature] [Signature]  
Printed Name: CAROL MCADAMS Karl Foxpool

Witness Signature: [Signature]  
Printed Name: Betsy Barberio

Witness Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

Witness Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 27 day of JANUARY, 2012 by Karl Foxpool who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission expires: 2/26/12  
Notary Public Signature: [Signature]  
Printed Name: CAROL MCADAMS  
Serial Number: \_\_\_\_\_

(SEAL)



Return to: Cindy Silverstein  
Name: Stewart Title Company  
Address: 333 17th Street, Suite F  
Vero Beach, Florida 32960

This Instrument Prepared by:  
Cindy Silverstein  
Stewart Title Company  
333 17th Street, Suite F  
Vero Beach, Florida 32960

as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s): 3420-666-2611-000/7

File No: 1112922 - 2902

Rec: 10.00  
25: 341.60

WARRANTY DEED

This Warranty Deed Made the 27th day of January, 2012, by Creative Realty Management, Inc., a Florida Corporation, hereinafter called the grantor, whose post office address is: P.O. Box 8135  
Port St. Lucie, FL 34985

to Azzi Plus, LLC, a Florida Limited Liability Company, whose post office address is: 171 SW ANDOVER COURT, PORT ST. LUCIE, Florida 34953, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, 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, to wit:

Lot ~~28~~<sup>26</sup>, Block 2283, PORT ST. LUCIE SECTION THIRTY-THREE, according to the Map or Plat thereof as recorded in Plat Book 15, Pages 1, 1A-1V, inclusive, of the Public Records of St. Lucie County, Florida.

The property is ~~not~~ the homestead of the Grantor(s). Property is vacant land. 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 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 2011, reservations, restrictions and easements of record) if any. (The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates). In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

1 Witness Signature: Cindy Silverstein Creative Realty Management, Inc., a Florida Corporation  
Printed Name: Cindy Silverstein  
2 Witness Signature: Betsy Barberio By: Louise Pine-Flanzbaum, Pres  
Printed Name: Betsy Barberio Louise Pine-Flanzbaum, president

Witness Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

Witness Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

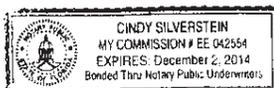
STATE OF FLORIDA  
COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 27 day of Jan, 2012, by Louise Pine-Flanzbaum as President of Creative Realty Management, Inc., a Florida Corporation who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission expires: \_\_\_\_\_

Cindy Silverstein  
Notary Public Signature  
Printed Name: Cindy Silverstein  
Serial Number: \_\_\_\_\_

(SEAL)



Item 7G + 7H

Steven R. Rudolph  
402 Indiana Avenue  
Michigan City, IN 46360

via FAX to (772) 871-5124 and US Mail

6/29/2012

RECEIVED  
JUL 02 2012  
CITY OF PORT ST LUCIE

City of Port St Lucie  
Planning & Zoning Department  
121 S.W. Port St. Lucie Blvd.  
Port St. Lucie, FL 34984-5099

re: FILE # P12-056 SPECIAL EXCEPTION USE

Dear Officials:

As property owner of Port St. Lucie block 2283, section 33, lot 24; (a/k/a 4486 SW Port St Lucie Blvd) parcel ID 342066026090000,

I am respectfully objecting to the granting of a special exception use for the property adjoining mine.

My property was purchased as a residential lot and with my intentions of retiring there. I feel this is an undo intrusion into the use and enjoyment of my property and I do not feel the exeption is in keeping with the character of the neighborhood.

There is little doubt of the noise, inconvonience and litter proplems that will accompany the proposed project; the detrimental effect is certainly without doubt.

As property owner, I have dutifully paid my property taxes without fail or delinquency every year that I owned the property, keeping focus on my future plan of retirement as it grows closer. I am devesated at the prospect that this proposed use-exception be granted, thereby destroying the peaceful use of my property.

Again, I respectfully beseach you to deny this application for special use exception.

Sincerely

  
Steven R. Rudolph

Item 701 + 7H

6/21/2012

City of Port St. Lucie  
|Planning & Zoning Department  
Attn: Thresiamma Kuruvilla  
121 S. W. Port St. Lucie Blvd.  
Port St. Lucie, FL 34984-5099  
fax: 772-871-5124

RECEIVED  
JUN 21 2012  
PLANNING DEPARTMENT  
CITY OF PORT ST. LUCIE

To Whom It May Concern;

**RE: FILE # P12-037**

**OBJECTION TO THE SHAMROCK PLAZA-DRIVE THROUGH**

**My property:** Lot 3, block 2283, and Section 33  
**Address:** 4537 S.W. Yamada Dr.  
Port St. Lucie, FL 34953  
**Owner:** Mary L. Mullens  
**Mailing Address:** 3123 Helsel Dr.  
Silver Spring, MD 20906

I did not have any issues with the strip plaza being built next to my property but I do object to the special exception use application for the **Shamrock Plaza-Drive Through Service (P12-037)**. The drive-thru will direct a hundred cars daily from the Port St. Lucie Blvd entrance, to drive within (24 feet of my home) around all the stores, go to the drive-thru window. I plan to move into my retirement home at 4537 Yamada Dr. next year and enduring the noise from the hundreds of car motors, loud music playing on radios, and the exhaust fumes from vehicles driving to and idling while waiting for service will be horrible. My property value will be negatively impacted by the increase of traffic noises from the drive-thru.

I object to the exception for the drive-thru,

Mary Mullens  
3123 Helsel Dr.  
Silver Spring, MD 20906

THOMAS K. FARLEY, P.A.

ATTORNEY AT LAW  
POST OFFICE BOX 7278  
PORT ST. LUCIE, FLORIDA 34985  
(772) 486-3553  
(772) 220-7312 FAX

Thomas K. Farley

Admitted in Florida and Maryland

CERTIFIED MAIL – 7010 1060 0001 6139 9901

April 30, 2012

Mr. Steven R. Rudolph  
401 Indiana Ave.  
Michigan City, IN 46360-6064

Re: Port St. Lucie, Section 33, Block 2283, Lot 24

Dear Mr. Rudolph:

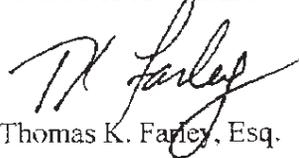
This firm represents Azzi Plus, LLC (“Azzi”), owners of Lots 1, 2, 25, and 26 in Port St. Lucie, Section 33, Block 2283. Lots 25 and 26 lie immediately south of your lot at 4486 SW Port St. Lucie Boulevard. As you are probably aware, the City of Port St. Lucie has limited access to Port St. Lucie Boulevard from lots situated on the boulevard.

Azzi is offering to grant to you a limited easement across its Lot 25 to access Port St. Lucie Boulevard. This easement would be granted without cost to you. If, however, your lot is rezoned for commercial use in the future, the cost and conditions of the easement would have to be negotiated with Azzi.

If you are interested in pursuing this offer, please contact me with any questions or concerns. I look forward to hearing from you.

Very truly yours,

THOMAS K. FARLEY, P.A.

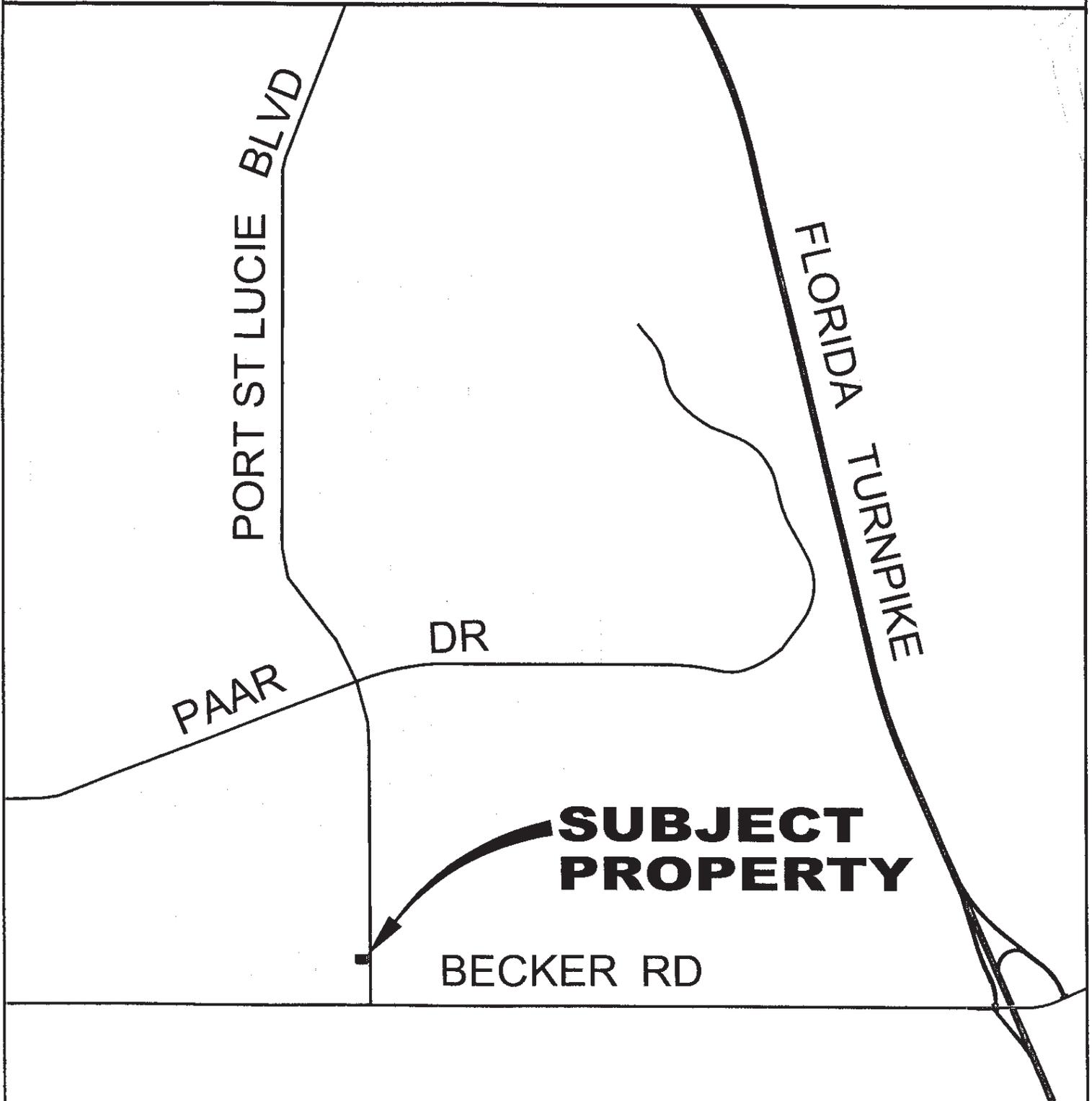


Thomas K. Farley, Esq.

TKF/hs

cc: Azzi Plus, LLC

# SITE LOCATION



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ 2012.DWG

SITE PLAN REVIEW  
LOTS 1, 2, 25 & 26 BLOCK 2283  
PORT ST LUCIE SECTION 33

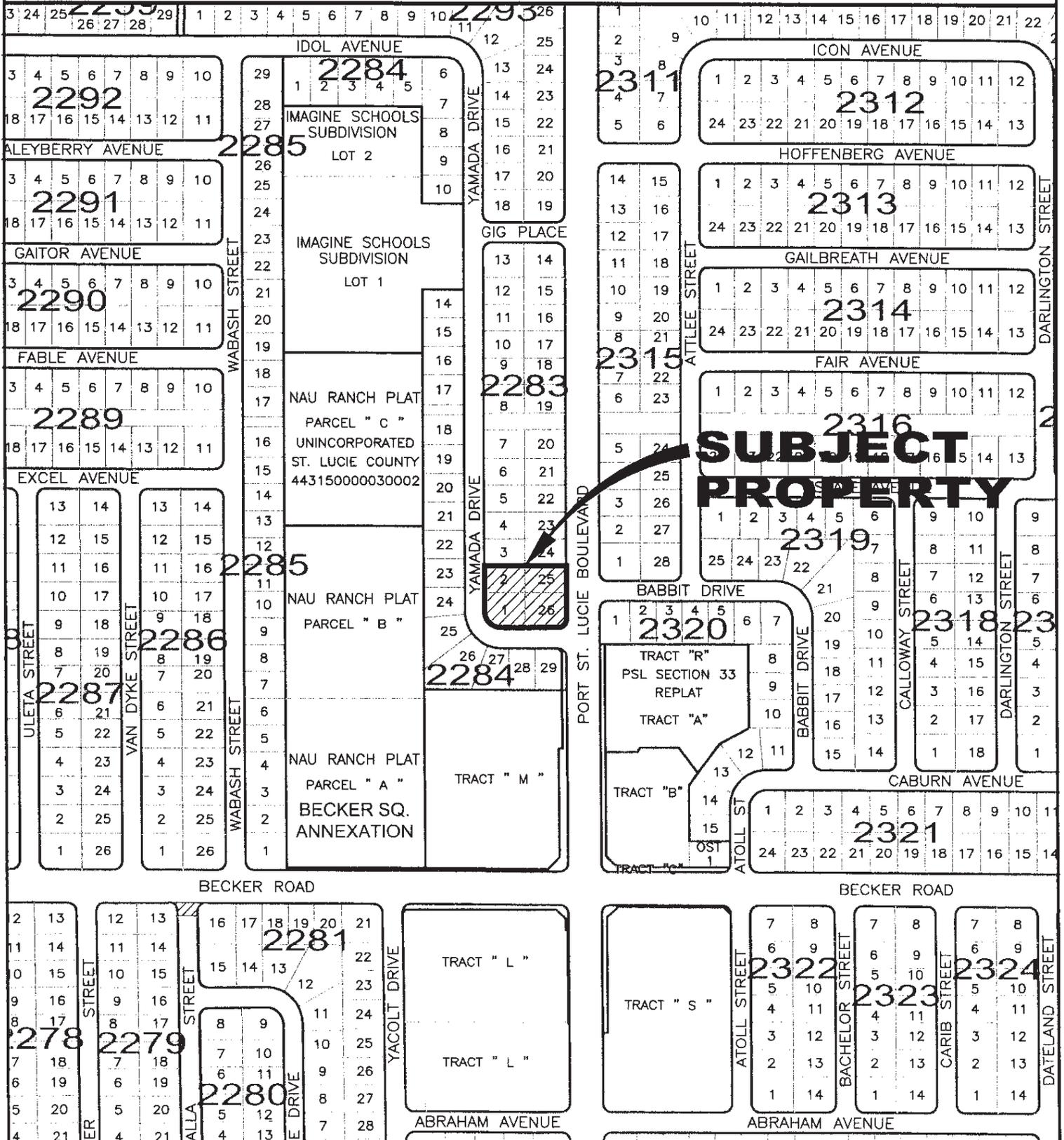
DATE: 3/23/2012

APPLICATION NUMBER:  
P12-038

CADD FILE NAME:  
P12-038L

SCALE: 1" = .5 MI

# SITE LOCATION



**SUBJECT  
PROPERTY**

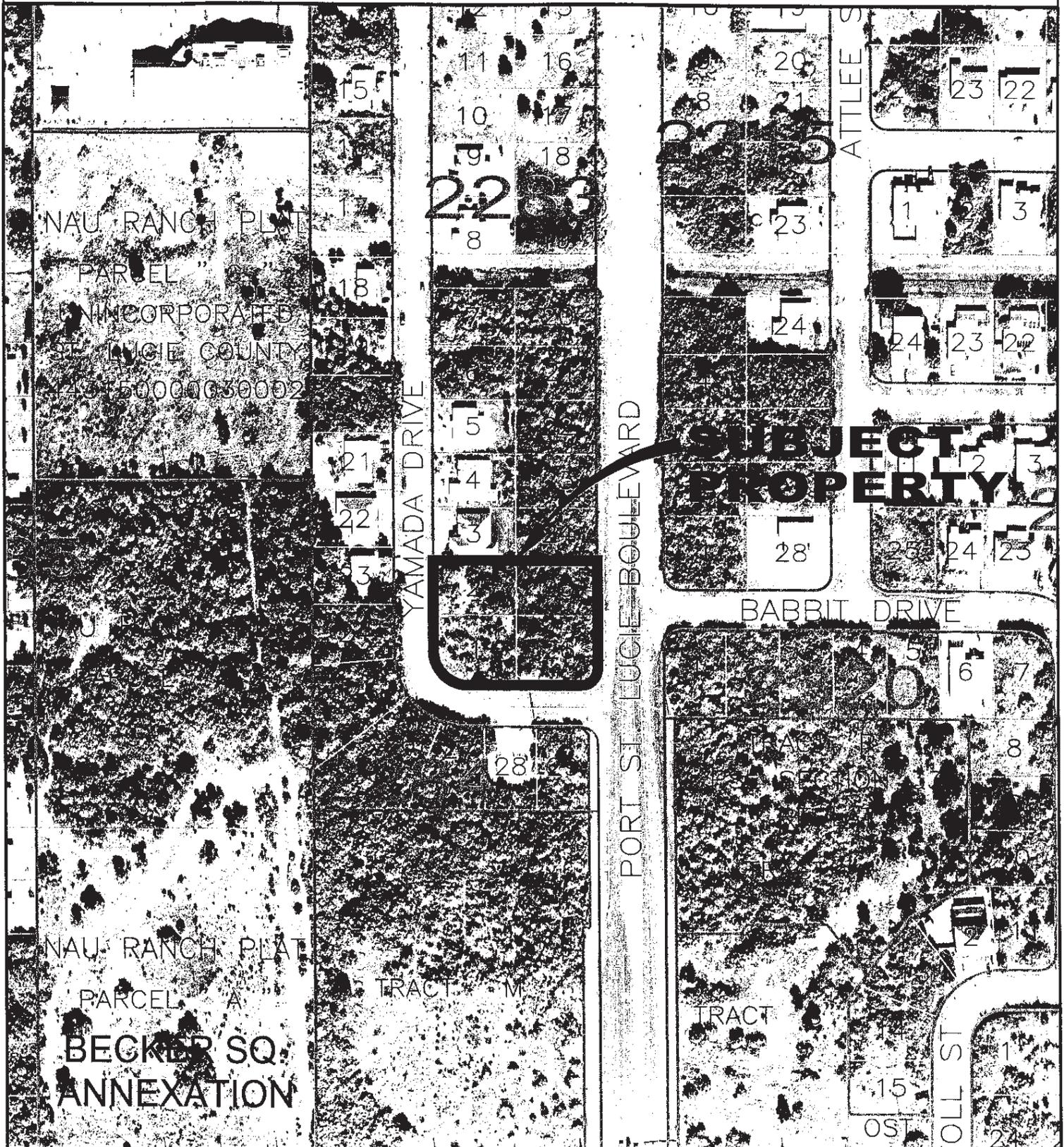


CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.  
Prepared by:  
M.I.S. DEPARTMENT

SITE PLAN REVIEW  
LOTS 1, 2, 25 & 26 BLOCK 2283  
PORT ST LUCIE SECTION 33

DATE: 3/23/2012  
APPLICATION NUMBER:  
P12-038  
CADD FILE NAME:  
P12-038M  
SCALE: 1"=400'

# SITE LOCATION



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ 2012.DWG

SITE PLAN REVIEW

LOTS 1, 2, 25 & 26 BLOCK 2283

PORT ST LUCIE SECTION 33

AERIAL DEC 2010

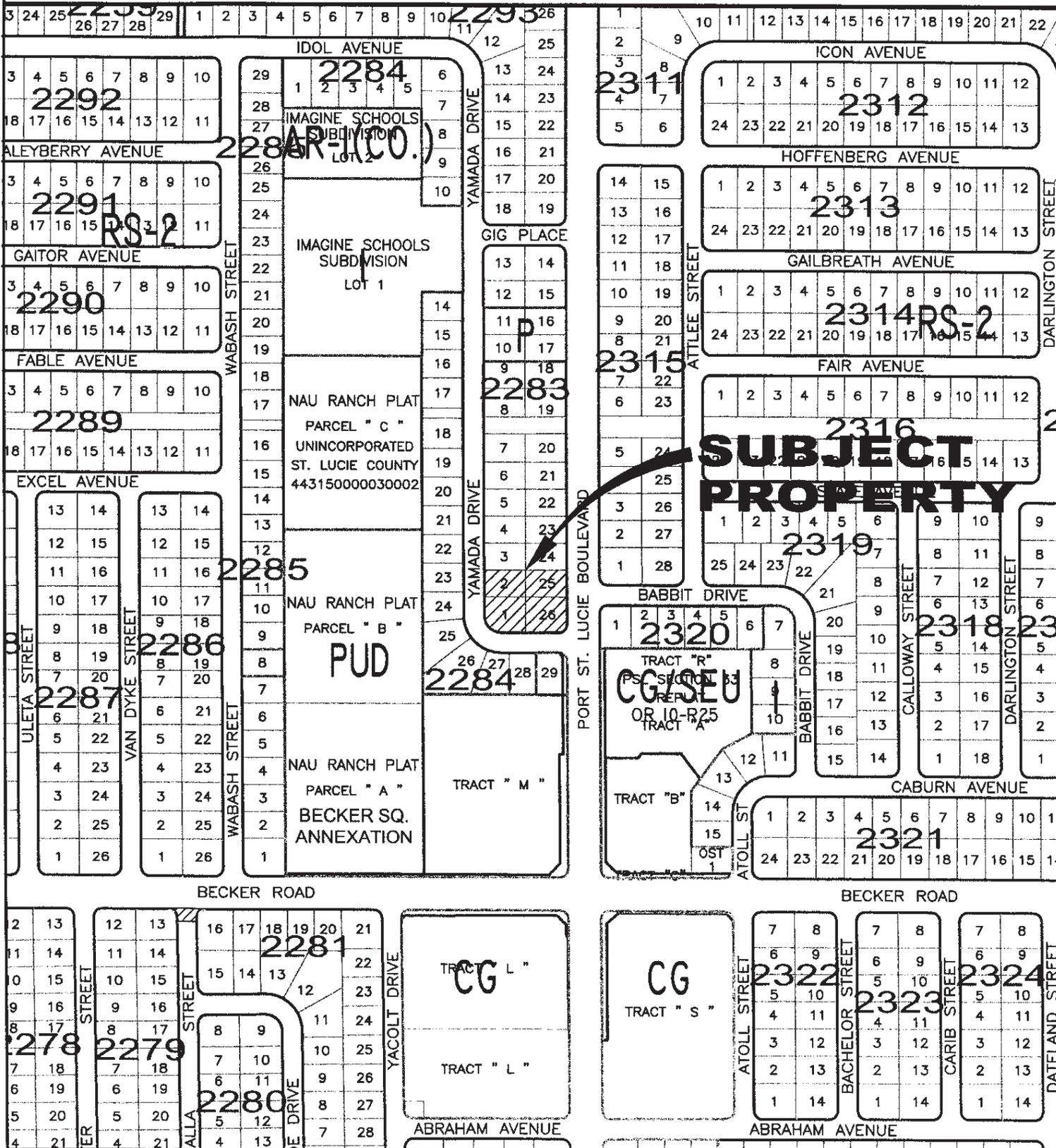
DATE: 3/23/2012

APPLICATION NUMBER:  
P12-038

CADD FILE NAME:  
P12-038A

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

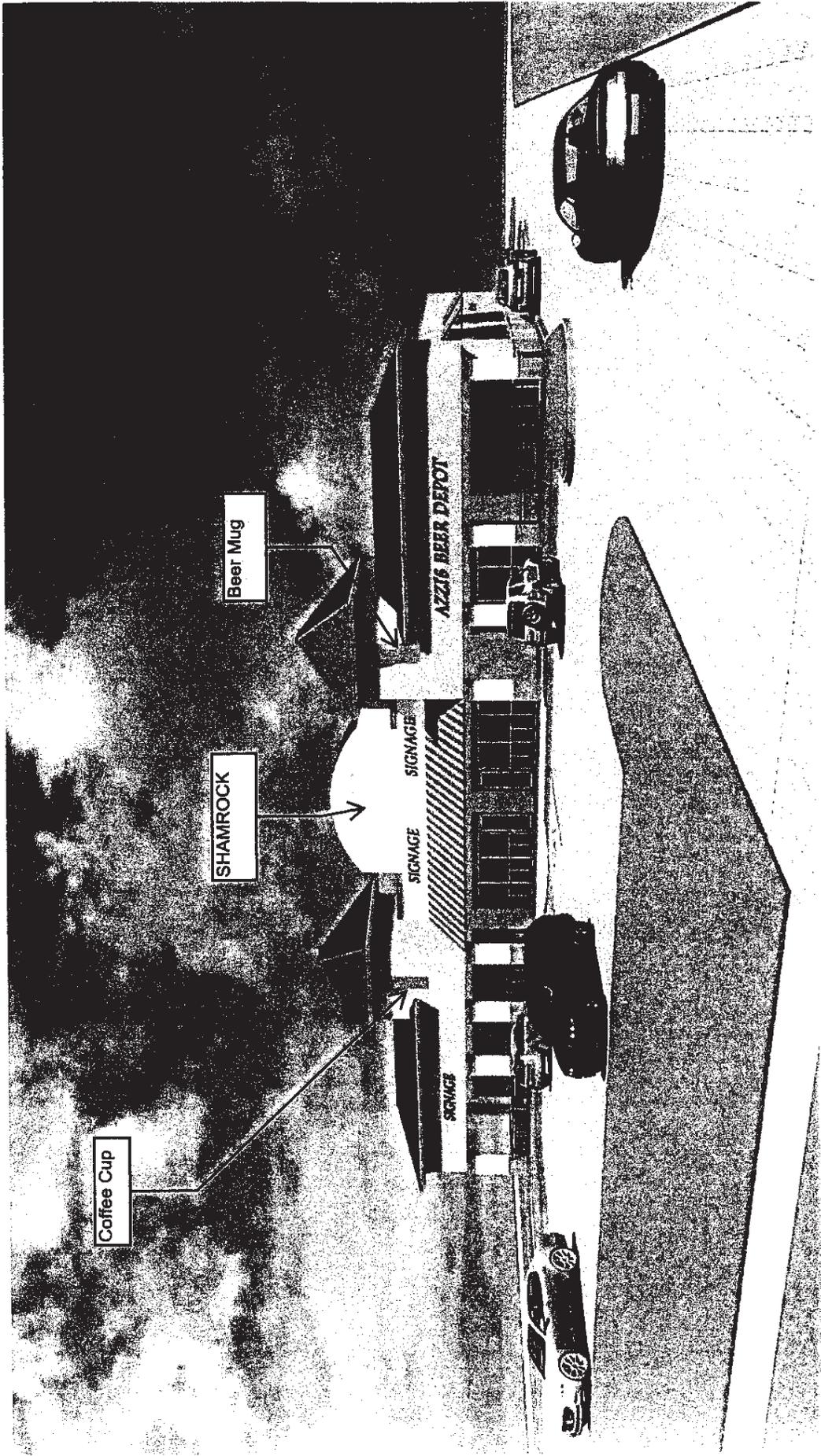
LOTS 1, 2, 25 & 26 BLOCK 2283  
PORT ST LUCIE SECTION 33

DATE: 3/23/2012

APPLICATION NUMBER:  
P12-038

CADD FILE NAME:  
P12-038M

SCALE: 1" = 400'



Beer Mug

SHAMROCK

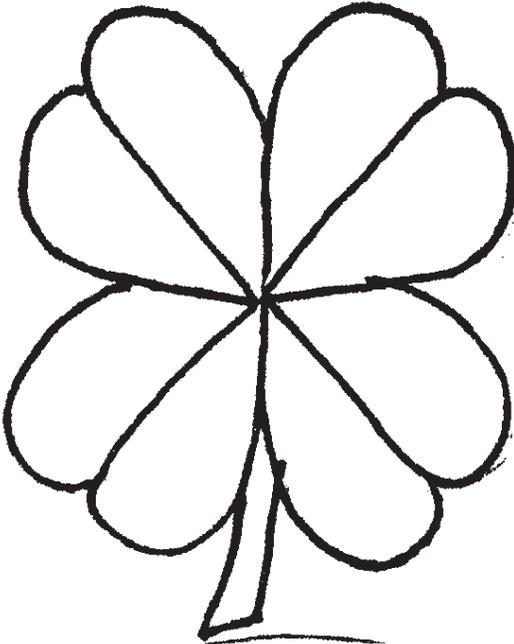
Coffee Cup

AZZIS BEER DEPOT

SIGNAGE

SIGNAGE

SIGNAGE





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## CALCULATION OF PUBLIC ART REQUIREMENT VALUE:

Building Costs (Vertical construction estimate)	\$ 500,000
Civil Costs (Paving, Drainage, Parking)	\$ 85,000
Landscape Costs	\$ 25,000
Site Lighting Costs	\$ 12,000
<b>TOTAL ESTIMATED COSTS:</b>	<b>\$ 622,000</b>
<b>Public Art Requirement Value: (1% of Total Estimated Costs)</b>	<b>\$ 6220</b>

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

## ARTWORK PROPOSAL AND SPECIFICATIONS:

### 1. Artwork & Artist Information:

Artwork Title: SHAMROCK PLAZA  
 Artwork Site: PSC BLVD & YAMADA DR.  
 Artwork Material: METAL & GLASS  
 Artwork Dimensions: SEE ATTACHED EXHIBITS  
 Artist Name: MICHAEL DUNN  
 Address: METAL ART  
 City, State Zip: FL  
 Telephone: 772-528-7074  
 Website: N/A

2. Artwork Description: ARTWORK ON FACE OF BUILDING, PUBLIC BENCHES IN FRONT, AND OUTDOOR SEATING AREA.

3. Siting: EAST FACE OF BUILDING

4. Materials with Specifications: GLASS & METAL

5. Fabrication and Installation Procedures: MOUNTED TO BUILDING & PROTECTED WITH GLASS

6. Yearly Maintenance and Conservation Plan: MINIMAL MAINTENANCE DUE TO ARTWORK BEING PROTECTED WITH GLASS; GENERAL PRESSURE WASHING.

7. Examples of artist's work or related pieces: SEE ATTACHED EXHIBITS

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.

  
Applicant's Signature

Pierre Azzi  
Printed Applicant Name

3-20-12  
Date

PROPOSAL

Michael Dunn  
Metal Art  
772-528-7074

\* Price includes 3 copper sculptures, made from 16 oz/sq. ft. copper, with 18 gauge stainless steel background. All sculptures will be clear coated 4 times.

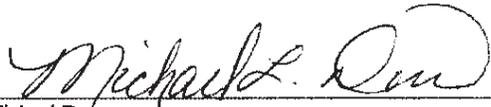
- (1) Copper coffee cup, 36" wide, 32.5" high, offset from stainless steel background
- (2) Copper shamrock, 36" wide, 44.3" high, offset from stainless steel background
- (3) Copper beer mug, 36" wide, 41" high, offset from stainless steel background

Installation done by customer.

APPROX: \$4,500<sup>00</sup> MATERIAL

50% Deposit , with Balance upon completion.

PRICE: \$4500 INSTALLATION

  
Michael Dunn

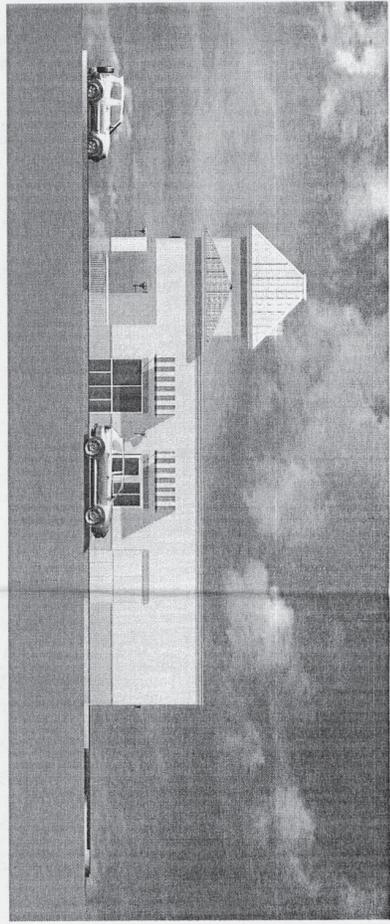


Project: \_\_\_\_\_

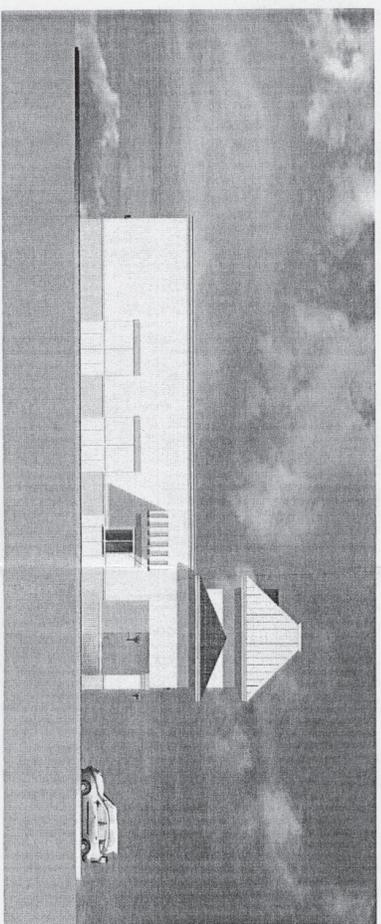
# SHAMROCK PLAZA

St. Lucie Boulevard @ SW/Venesta Drive  
Post St. Lucie, St. Lucie County  
Florida 34953

Copyright © 2012 by Gregory John Baker / ARCHITECT, PA  
Gregory John Baker / ARCHITECT, PA  
233 7th Street  
Dunedin, FL 34626  
Phone: 772.298.6999  
Fax: 772.298.0444  
www.bakerarchitect.com  
A3.02.01.14



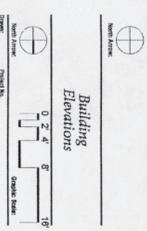
Building Elevation: North Side (Right)



Building Elevation: South Side (Left)

Issues / Revisions:	
No.	Description
1	3/12/12 - 2nd ELEV APPROVAL MARKED

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**  
**12 MAR 2012**  
Key Plan: \_\_\_\_\_



Building Elevations	
Q.B.	1/26/10
Q.B.	AS&S
DATE:	AS&S
TITLE:	ELEV
SCALE:	AS&S
1/8" = 1'-0"	

A3.02  
ARCH0017750  
C:\shamrock\A3.02.dwg  
Date: 03/12/12

Project: \_\_\_\_\_

# SHAMROCK PLAZA

St. Lucia Boulevard @ SW Veneta Drive  
P.O. Box 1000, St. Lucia County  
Veneta, Oregon 97540

Copyright © 2012 by Gregory John Burke ARCHITECT, PA  
Gregory John Burke  
ARCHITECT, PA  
333 17th Street  
Veneta, OR 97540  
PH: 773-933-9390  
FX: 773-933-9344  
www.gjburkearchitect.com

4/20/2012

Issues / Revisions:

No.	Date	Description
01	03/12	SEE EXIST. PERSON. FINANCE

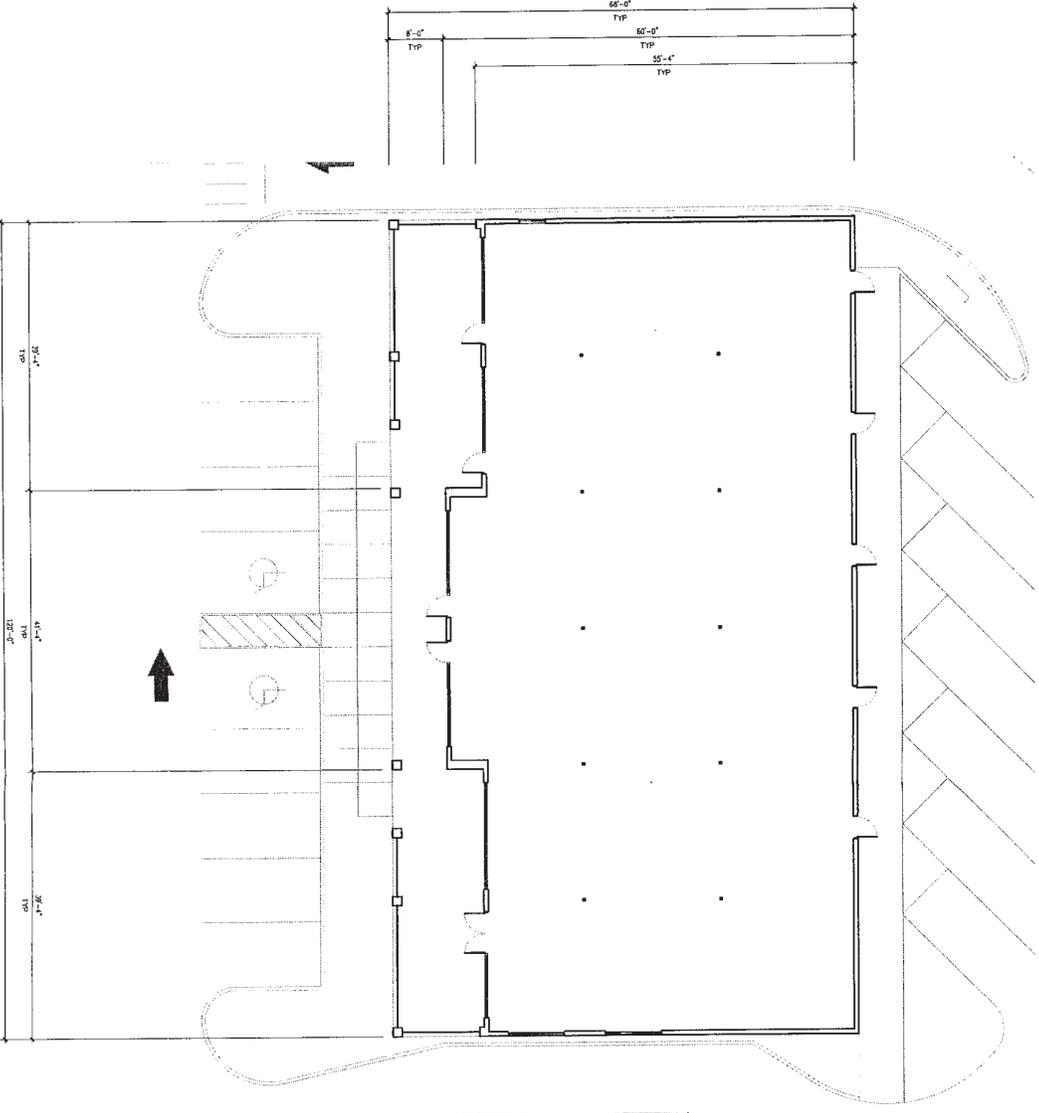
PRELIMINARY  
Not for Construction  
12-MAR-2012  
Key Plan: \_\_\_\_\_

Architecture  
Plan

Scale: 1/8" = 1'-0"

Author	Project No.
GBB	120610
Checked	GBB
Drawn	ADN
Scale	AS SHOWN
Date	03/12/12

Sheet No. A2.01 of 15  
4/20/2012  
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Gregory John Burke ARCHITECT, PA



02/13/02

02/13/02

02/13/10

01/11/03