

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPARTMENT MEMORANDUM

• • • • •
A CITY FOR ALL AGES

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

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

FROM: Thresiamma Kuruvilla, Planner *JK*

DATE: August 7, 2012

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

Please add the subject project to the 8/13/12 City Council meeting agenda under Unfinished Business. The subject site plan was tabled at the 7/23/12 City Council meeting so that the denied special exception use (drive through facility) could be removed. Subsequently, the applicant has requested that the approved special exception use (convenience store), approved by Resolution 12-R74, be moved to the south side of the proposed building. Originally, the approval was for the special exception use (convenience store) to be located on the north side of the building. The attached site plan is not consistent with the approved resolution. Since this request differs from what was approved, it is being brought back to the City Council for consideration. If the City Council chooses to move forward with this request, direction should be given to staff to prepare an amended resolution.

COUNCIL ITEM 12A
DATE 8/13/12

COUNCIL ITEM 13A
DATE 7/23/12

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

AGENDA ITEM REQUEST

MEETING: **REGULAR** X **SPECIAL** _____

DATE: **JULY 23, 2012**

ORDINANCE _____ **RESOLUTION** _____ **MOTION** X **PUBLIC HEARING** _____

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

RECOMMENDED ACTION:

The Site Plan Review Committee unanimously recommended approval of this project on June 13, 2012.

EXHIBITS:

- A. Staff Report
- B. Support Materials

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.

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

None.

SUBMITTING DEPARTMENT: PLANNING and ZONING

DATE: 7/09/2012



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPARTMENT MEMORANDUM

• • • • •
A CITY FOR ALL AGES

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

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 *TK*

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

DATE: JULY 11, 2012

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 7th 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).

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 & ZONING 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)

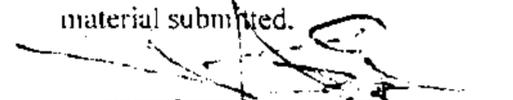
OWNER(S) OF PROPERTY: Pierre Azzi; Azzi Plus, LLC
Name, Address, Telephone & Fax No.: 171 SW Andover Court Phone: 772-812-1505
Port St. Lucie, FL 34953 Email: budman39fl@hotmail.com

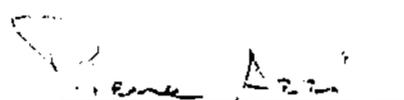
APPLICANT OR AGENT OF OWNER: "Same as Owner"
Name, Address, Telephone & Fax No.:

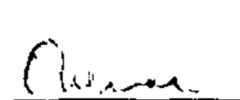
PROJECT ARCHITECT/ENGINEER: David L. Phillips, P.E.; Sustainable Engineering & Design, LLC
(Firm, Engineer Of Record, P.O. Box 2247 Phone: 772-257-3032
Florida Registration No., Contact Vero Beach, FL 32961 Email: dp@sed-eng.com
Person, Address, Phone & Fax No.)

- 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.

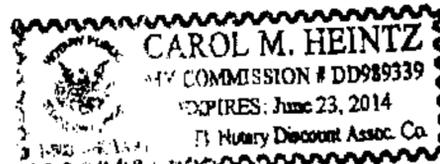
Sincerely,



Mr. Pierre Azzi
President



Cc: file



Carol M. Heintz

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

This Instrument Prepared by:
Cledy 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 life insurance commitment issued by me

Property Appraiser's 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 17th 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 34953-5928

to Azzel Pina, 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 situated in St. Lucie County, Florida, to-wit:

Lots 1, Block 2283, 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 those accruing subsequent to 2011, easements, restrictions and encumbrances 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: [Signature]

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 17th day of Jan, 2012 by Milton W. Koster, individually and as Trustee of the Milton W. Koster Revocable Trust Agreement dated 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
Notary Public Number: _____



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 the title insurance commitment issued by it.

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

File No: 1112922 - 2902

Rec: 10/10
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: SIDE MAGNOLIA PLACE, SEBONCH, FL 33872

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 2, 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 fully warrants the title to said land and well defend the same against the lawful claims of all persons whatsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to 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: Janet Toney

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 32968

This Instrument Prepared by
Cindy Silverstein
Stewart Title Company
333 17th Street, Suite F
Vero Beach, Florida 32968

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: 71 SW 62nd Avenue, PSL, 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 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)

Witness Signature: [Signature]
Printed Name: CAROL MCADAMS
Witness Signature: [Signature]
Printed Name: 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 ID. (Folio) Number(s): 3420-666-2611-000/7

File No: 1112922 - 2902
Ac: 10.00
As: 341.60

COPY
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 ²⁶ ~~21~~, 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.

COPY
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] Creative Realty Management, Inc., a Florida Corporation
Printed Name: Cindy Silverstein

2 Witness Signature: [Signature] By [Signature]
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: _____
Notary Public Signature: [Signature]
Printed Name: Cindy Silverstein
Serial Number: _____



Item 7G+7H

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

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

6/29/2012

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

RECEIVED
JUL 02 2012

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, inconvience 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 7A + 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.

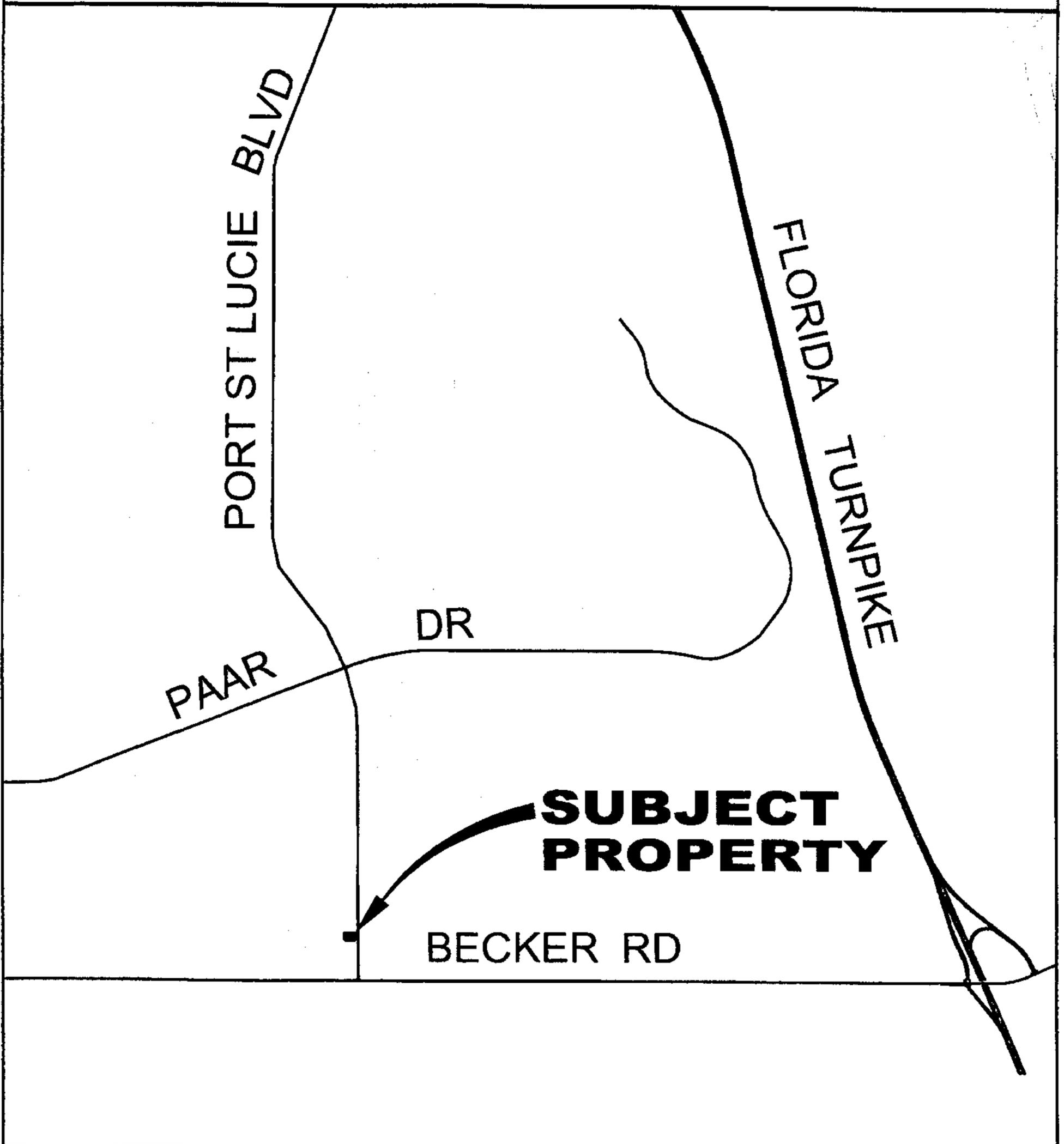


Thomas K. Farley, Esq.

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

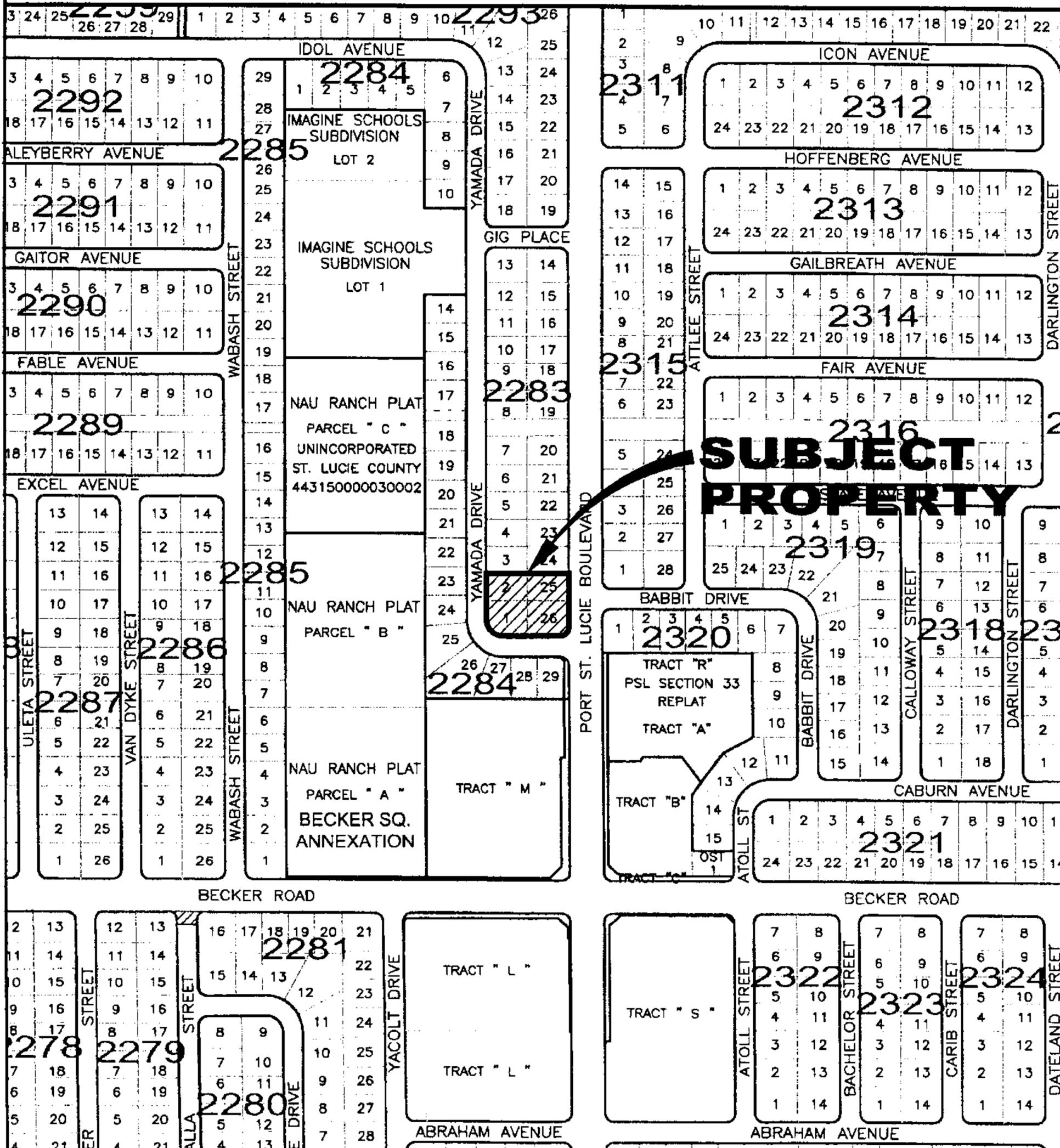
DATE: 3/23/2012

APPLICATION NUMBER:
P12-038

CADD FILE NAME:
P12-038L

SCALE: 1" = .5 MI

SITE LOCATION



SUBJECT PROPERTY



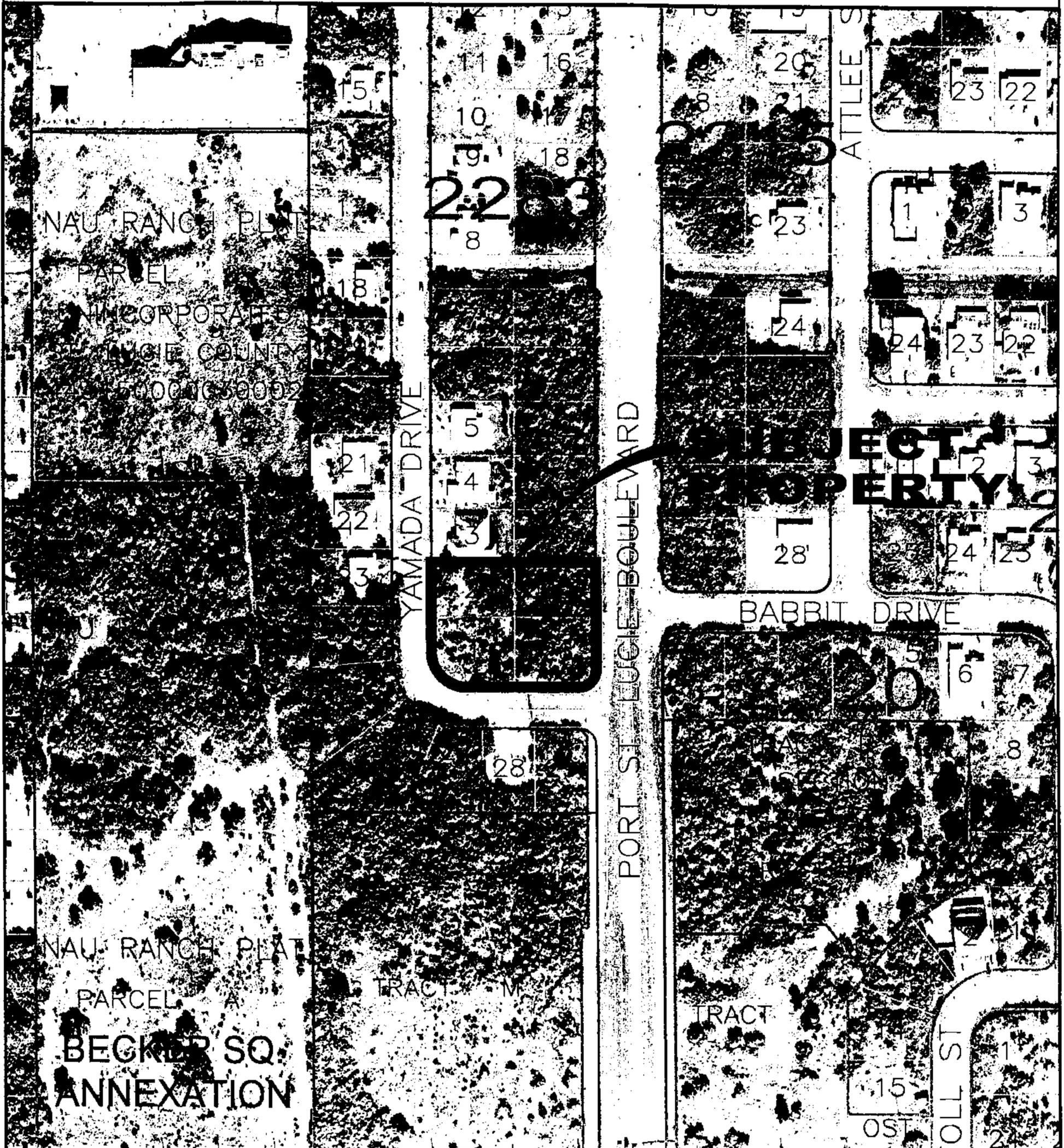
CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT 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'

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

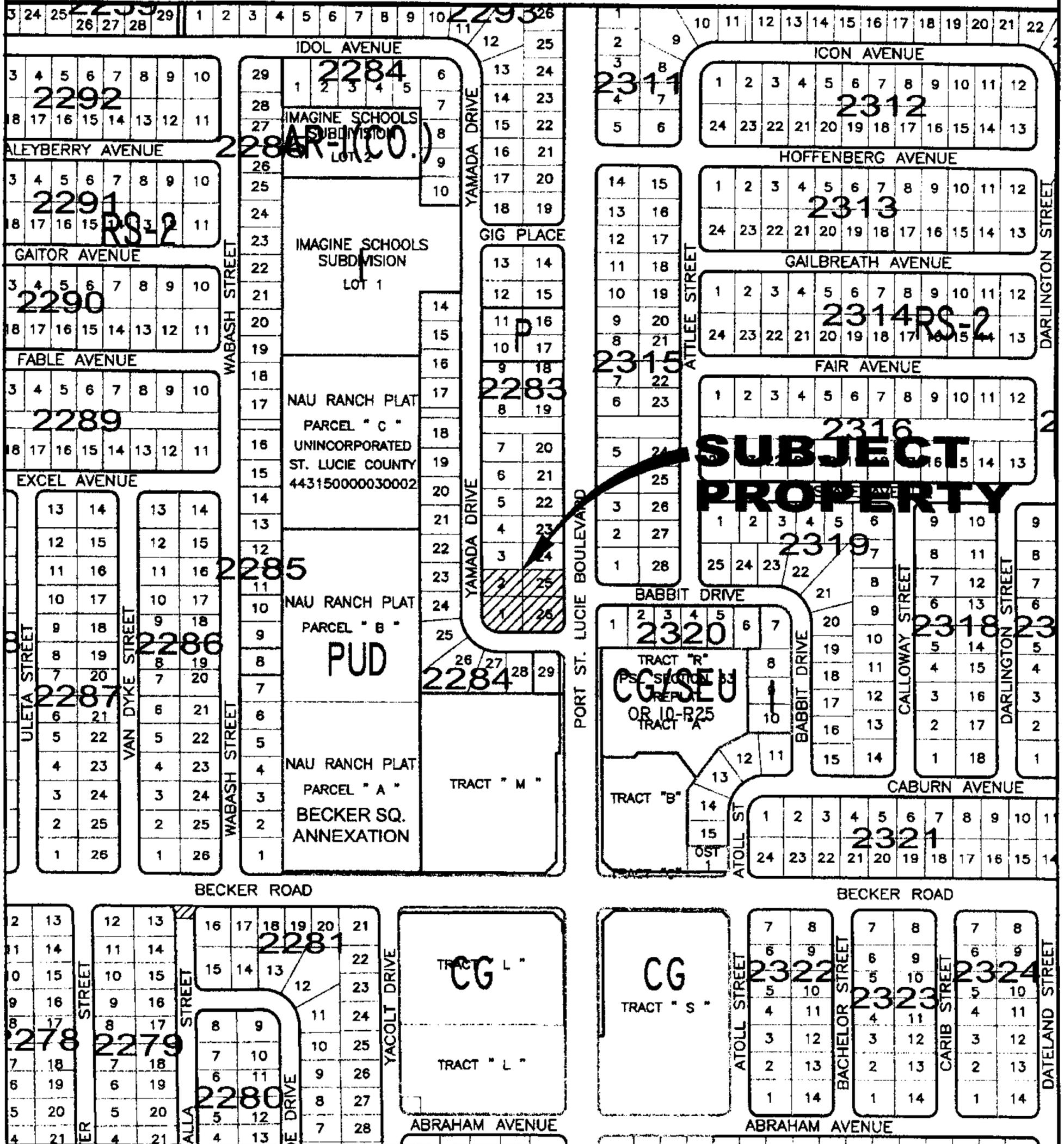
DATE: 3/23/2012

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

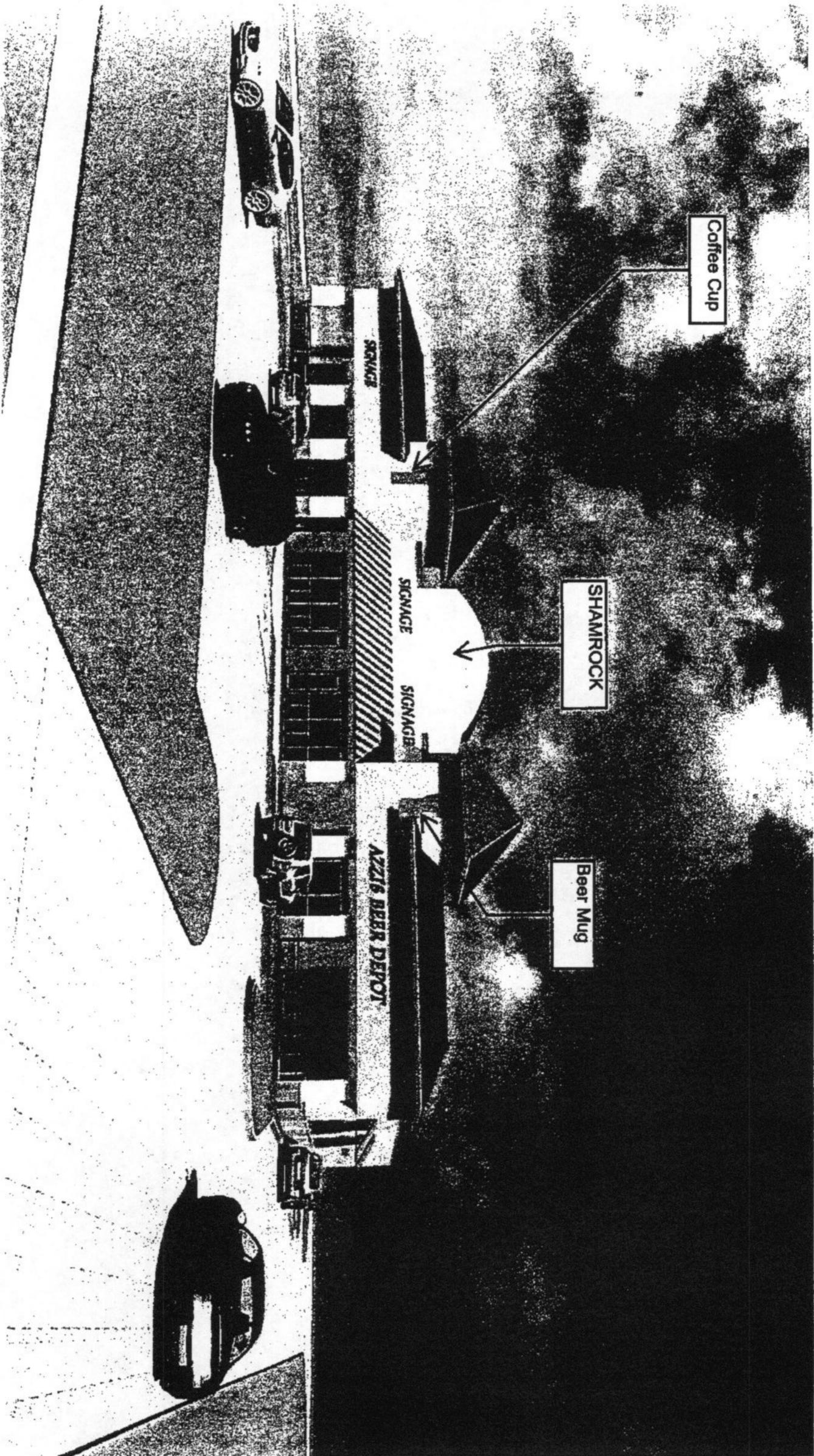
SITE PLAN REVIEW
LOTS 1, 2, 25 & 26 BLOCK 2283
PORT ST LUCIE SECTION 33

DATE: 3/23/2012

APPLICATION NUMBER:
P12-038

CADD FILE NAME:
P12-038M

SCALE: 1"=400'



Coffee Cup

SHAMROCK

Beer Mug

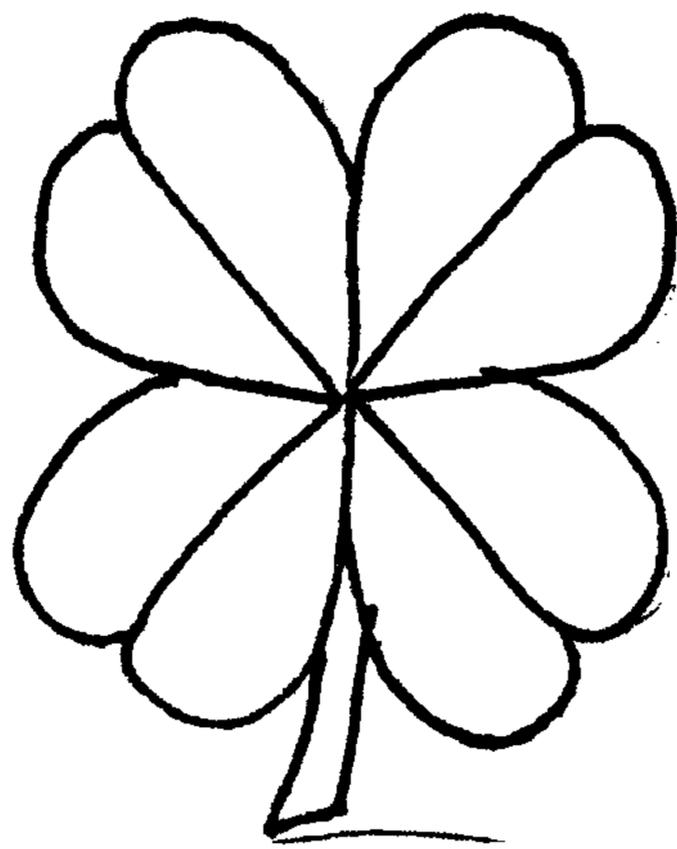
SIGNAGE

SIGNAGE

SIGNAGE

AZZIS BEER DEPOT









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
TOTAL ESTIMATED COSTS:	\$ 622,000
Public Art Requirement Value: (1% of Total Estimated Costs)	\$ 6220

(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.

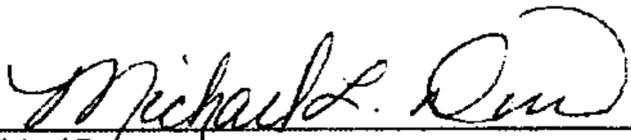
- (1) Copper coffee cup, 36" wide, 32.5" high, offset from stainless steel background
- (2) Copper shamrock, 36" wide, 44.3" high, offset from stainless steel background
- (3) Copper beer mug, 36" wide, 41" high, offset from stainless steel background

Installation done by customer.

APPROX: \$4,500⁰⁰ MATERIAL

50% Deposit , with Balance upon completion.

PRICE: \$4500 INSTALLATION


Michael Dunn

Project:

SHAMROCK PLAZA

24 Lunda Boulevard @ 5th Yosemite Drive
 Port St. Lucie, St. Lucie County
 Florida 34953

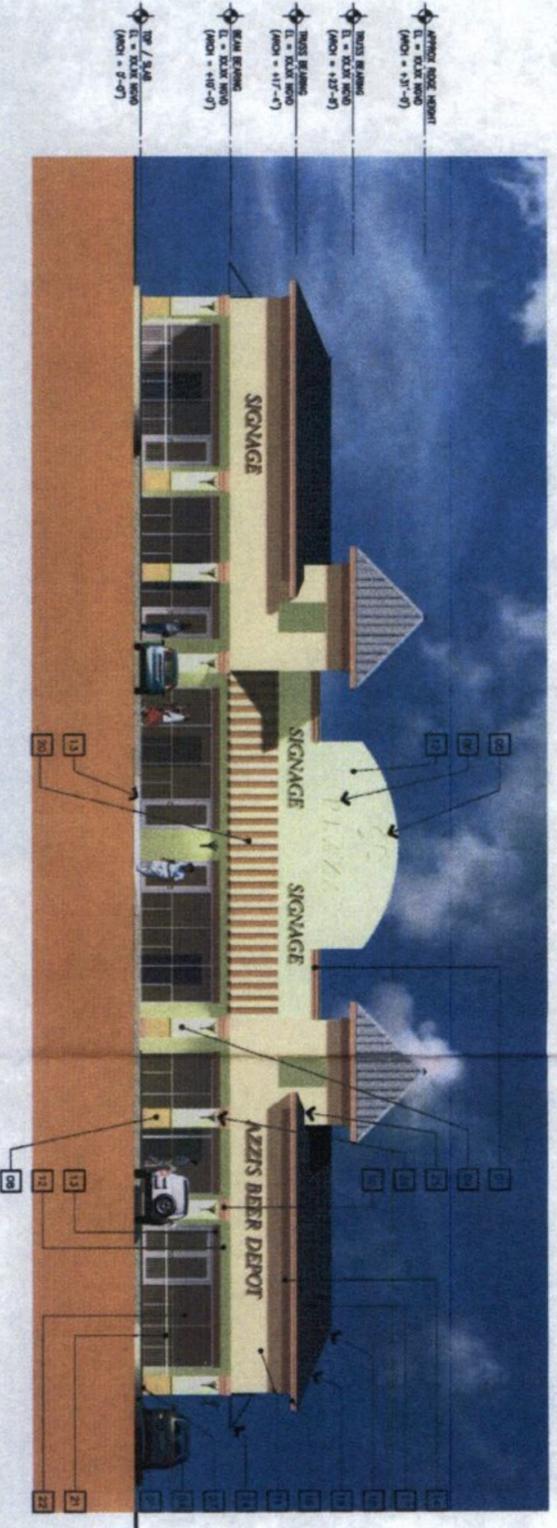
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 (Gregory John Bunker)
 ARCHITECT, PA
 203 17th Street
 Reg A - 2nd J
 Vero Beach, FL 32906
 Tel: 772.238.8444
 Fax: 772.238.8444
 www.gjba.com

ARCH001194

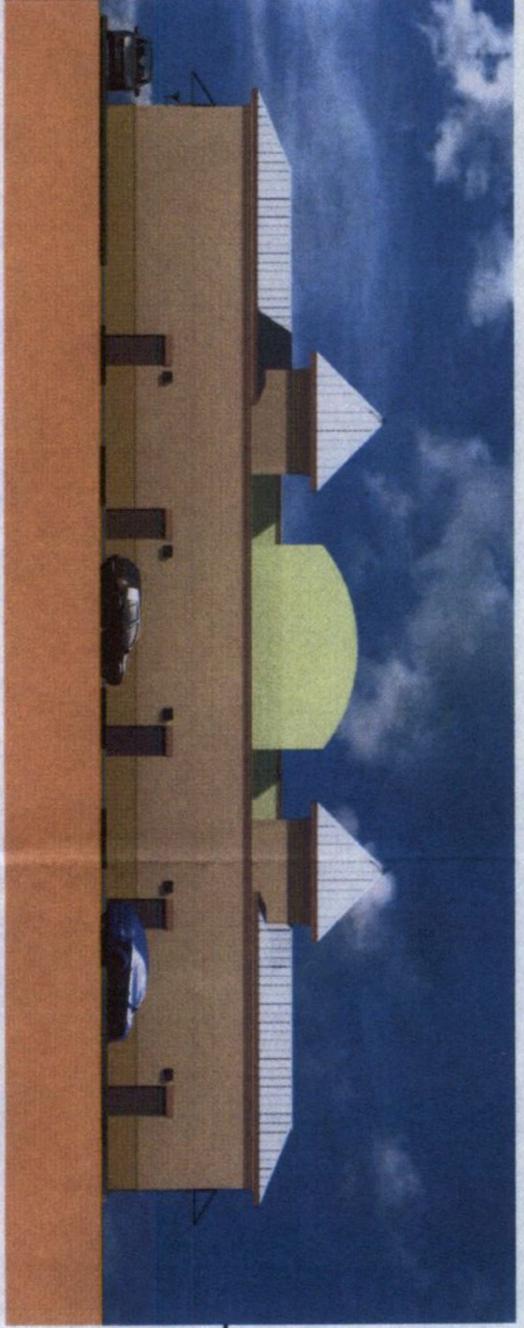
Architecture Plan Key Notes

- 01. USE OF MATERIAL (TYP)
- 02. USE OF COLOR (TYP)
- 03. USE OF CURB RAMP (TYP)
- 04. USE OF FLOORING (TYP)
- 05. ROOF DRAIN (TYP)
- 06. USE OF ROOF DRAIN (TYP)
- 07. STYLICATED, FORM FACTORY TROUGH COAT WITH SAND FINISH (FINISHES FLOOR - 119)
- 08. FINISH, FORM FACTORY TROUGH COAT WITH SAND FINISH (FINISHES FLOOR - 119)
- 09. COULURE, FORM FACTORY TROUGH COAT WITH SAND FINISH (FINISHES FLOOR - 119)
- 10. CORPULE, FORM FACTORY TROUGH COAT WITH SAND FINISH (FINISHES FLOOR - 119)
- 11. COOPER PLATER (STOCCO FINISH - FINISHES FLOOR - 119)
- 12. COOPER PLATER (STOCCO FINISH - FINISHES FLOOR - 119)
- 13. UNFILL, FORM FACTORY TROUGH COAT WITH SAND FINISH (FINISHES FLOOR - 119)
- 14. FINISH, FORM FACTORY TROUGH COAT WITH SAND FINISH (FINISHES FLOOR - 119)
- 15. CORPUL [FINISH, FORM FACTORY TROUGH COAT WITH SAND FINISH (FINISHES FLOOR - 119)
- 16. USE OF CURB RAMP (TYP)
- 17. FINISH, FORM FACTORY TROUGH COAT WITH SAND FINISH (FINISHES FLOOR - 119)
- 18. FINISH, FORM FACTORY TROUGH COAT WITH SAND FINISH (FINISHES FLOOR - 119)
- 19. FINISH, FORM FACTORY TROUGH COAT WITH SAND FINISH (FINISHES FLOOR - 119)
- 20. FINISH, FORM FACTORY TROUGH COAT WITH SAND FINISH (FINISHES FLOOR - 119)
- 21. FINISH, FORM FACTORY TROUGH COAT WITH SAND FINISH (FINISHES FLOOR - 119)
- 22. FINISH, FORM FACTORY TROUGH COAT WITH SAND FINISH (FINISHES FLOOR - 119)
- 23. FINISH, FORM FACTORY TROUGH COAT WITH SAND FINISH (FINISHES FLOOR - 119)
- 24. FINISH, FORM FACTORY TROUGH COAT WITH SAND FINISH (FINISHES FLOOR - 119)
- 25. FINISH, FORM FACTORY TROUGH COAT WITH SAND FINISH (FINISHES FLOOR - 119)
- 26. FINISH, FORM FACTORY TROUGH COAT WITH SAND FINISH (FINISHES FLOOR - 119)

Building Elevation: East Side (Front)



Building Elevation: West Side (Rear)



01

02

03

04

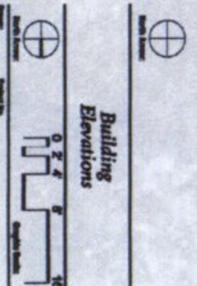
PSL City-Wide Design Guidelines
 The following selections are called from Chapter V, Architectural Guidelines section 601 of the City of Port St. Lucie City-wide Design Guidelines and are contained in this design.

- (1) 1. Square Columns
- (2) 2. Round Columns
- (3) 3. Square Columns
- (4) 4. Round Columns
- (5) 5. Square Columns
- (6) 6. Round Columns
- (7) 7. Square Columns
- (8) 8. Round Columns
- (9) 9. Square Columns
- (10) 10. Round Columns
- (11) 11. Square Columns
- (12) 12. Round Columns
- (13) 13. Square Columns
- (14) 14. Round Columns
- (15) 15. Square Columns
- (16) 16. Round Columns
- (17) 17. Square Columns
- (18) 18. Round Columns
- (19) 19. Square Columns
- (20) 20. Round Columns
- (21) 21. Square Columns
- (22) 22. Round Columns
- (23) 23. Square Columns
- (24) 24. Round Columns
- (25) 25. Square Columns
- (26) 26. Round Columns

Issue / Revisions:

No.	Date	Description
1	03/12	SEE PLAN APPROVAL FOLDER

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



Project No: SHM.00
 Client: A001
 Architect: GJB
 Date: 03/12/12
 Scale: 1/4" = 1'-0"
 Drawing No: A3.01
 Revision: 01
 Date: 03/12/12

Project: _____

SHAMROCK PLAZA

St. Luke Boulevard @ SW Venetula Drive
Port St. Lucie, St. Lucie County
Florida 34953

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Tel: 772.208.8800
Fax: 772.208.0444
www.gjburkearchitect.com
A4000154

Issues / Revisions:

No.	Date	Description
A	03/21/12	5/E PLAN APPROVAL PACKAGE

PRELIMINARY
Not for Construction
12 MAR 2012
Key Plan:

North Arrow

Building Elevations

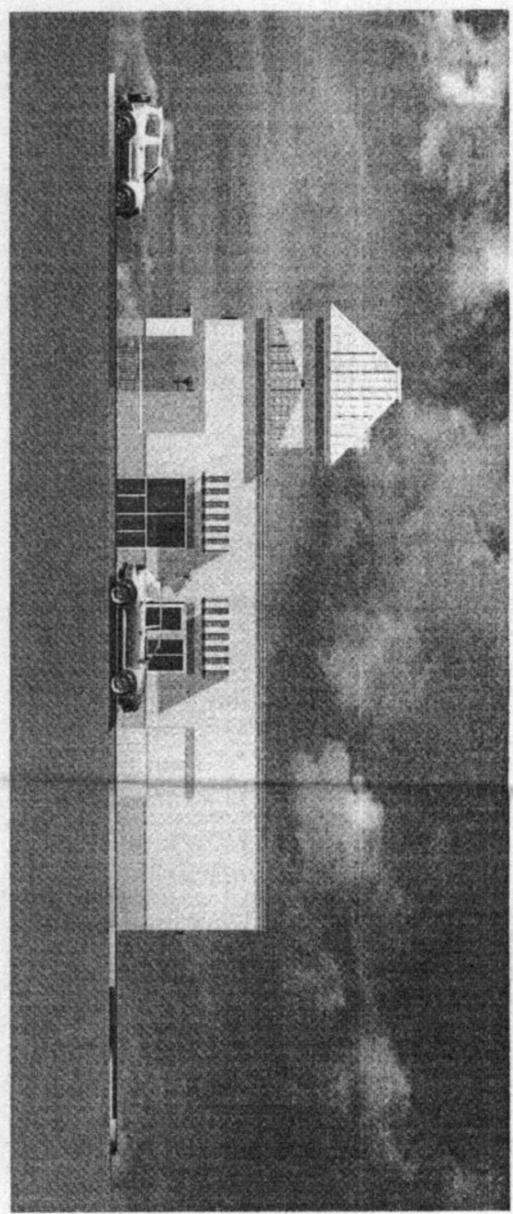
0 2' 4' 8' 16'

Owner	Project No.
QLB	1206109
Contractor	ASD
DATE	10/17/11
Scale	ELEV
Sheet	15' x 11'-0"

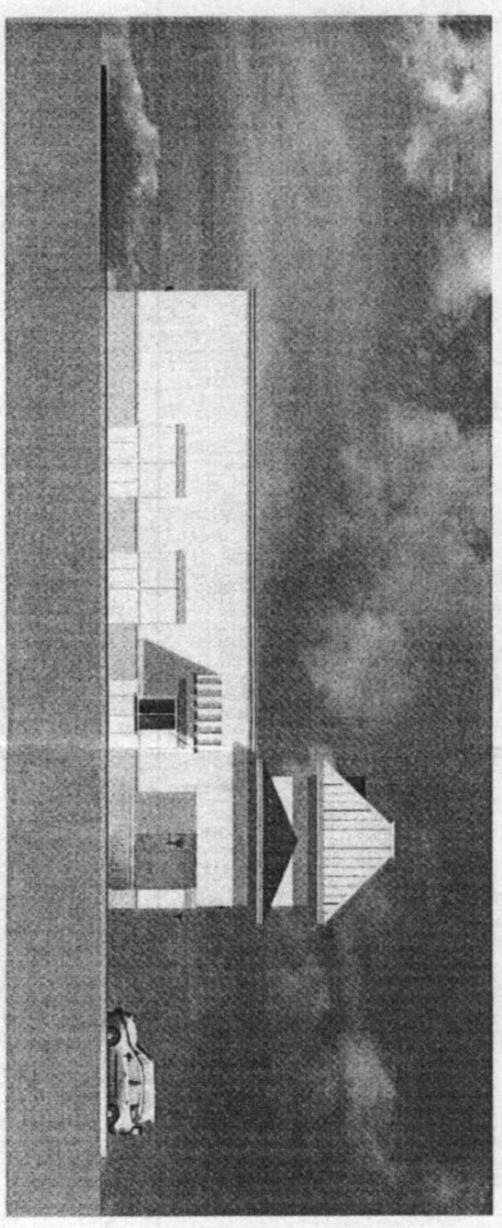
A3.02

A400015750

Customer Use
Date Printed



Building Elevation: North Side (Right)



Building Elevation: South Side (Left)

02

Project: [REDACTED]

SHAMROCK PLAZA

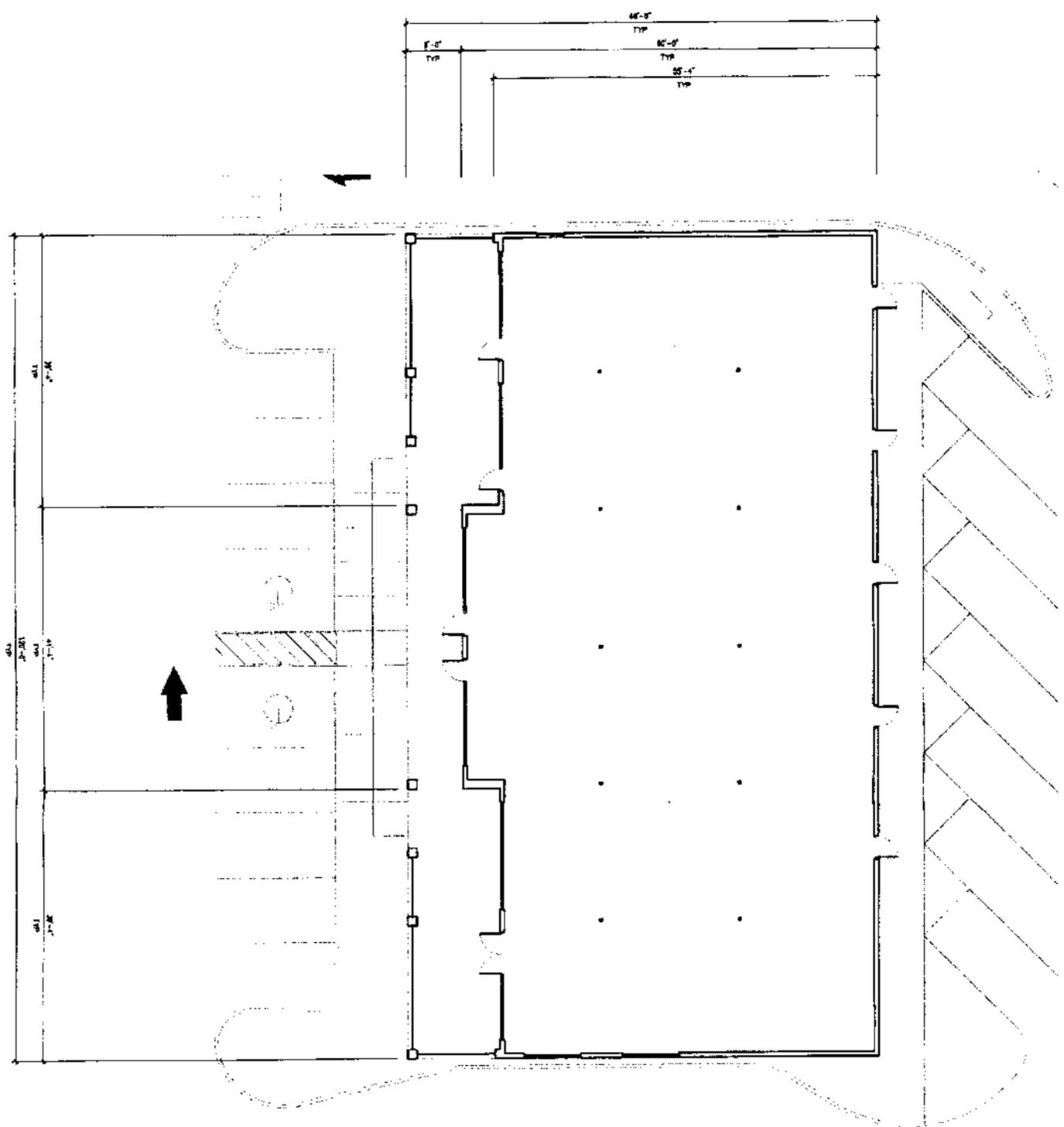
26 Litchfield Boulevard @ Post Vermont Drive
Fitchburg, VT 05740

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100 SUNNYSIDE BLVD #101
BRIDGEVILLE, VT 05401
303 178 Street
Montpelier, VT 05602
Phone: 802.249.1111
www.gjarchitect.com

Issues / Revisions:

No.	Date	Description
1	12/11/11	3D MODEL PROPOSAL PHASE

PRELIMINARY
NOT FOR CONSTRUCTION
22 MAR 2012
Key Plan: [REDACTED]



Architecture Plan

Name	Project
ASH	SHAMROCK PLAZA

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

NOON 15750
A2.01