ADDITIONAL INFORMATION

ADDITIONAL INFORMATION

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COUNCIL ITEM 12A
DATE 8/13/12

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

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.

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

AGENDA ITEM REQUEST

MEETING: ***REGULAR _X*** ***SPECIAL _____***

DATE: ~~**JULY 23, 2012**~~ **AUGUST 13, 2012**

ORDINANCE ____ ***RESOLUTION ____*** ***MOTION __X_*** ***PUBLIC HEARING ____***

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

RECOMMENDED ACTION:

A motion was passed unanimously to table this project by the City Council on July 23, 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 south side of the building.

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

None.

SUBMITTING DEPARTMENT: PLANNING and ZONING ***DATE: 8/01/2012***

City of Port St. Lucie

Planning and Zoning Department Memorandum

TO: CITY COUNCIL MEETING OF ~~JULY 23, 2012~~ AUGUST 13, 2012

FROM: THRESIAMMA KURUVILLA, PLANNER

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

DATE: JULY 11, 2012 AUGUST 1, 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 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.

ACTION:

The Special Exception Use for the proposed drive through window on the south side of the building was denied unanimously by the City Council on July 23, 2012 for compatibility issues.

The Special Exception Use for the proposed retail convenience store on the north side of the building was approved by the City Council on July 23, 2012 with 3 voting in favor and 2 voting against.

The Site Plan for Shamrock Plaza was discussed under new business by the City Council on July 23, 2012, and a motion was passed unanimously to table this project to the next City Council meeting.

The applicant revised the site plan by eliminating the drive through window on the south side of the building, and switched the convenience store to the south side from the north side. The driveway is restriped to only allow one-way traffic, and the area will serve as a temporary loading space for deliveries.

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 THE CHARACTER AND INTENDED USE OF THE DEVELOPMENT: Commerical Retail Plaza

RECEIVED
MAR 20 2012
PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

GROSS SQ. FT. OF STRUCTURE (S): 6780 S.F.

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

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

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

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

OWNER'S SIGNATURE	HAND PRINT NAME	TITLE	DATE
	Pierre Azzi	Owner	3-20-12

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
MY COMMISSION # DD989339
EXPIRES: June 23, 2014
Fl. Notary Discount Assoc. Co.

Carol M. Heintz

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3671517 OR BOOK 360 PAGE 1738, Recorded 02/0 2012 at 03:06 PM
Doc Tax: $341.60

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): 3420-660-2586-000/2

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: 3251 SE RIVER VISTA DR, PORT ST. LUCIE FL 34952-5928

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:

Lots 1, 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)

(1) Witness Signature: Evelyn L. West
Printed Name: Evelyn L. West

Milton W. Koster, individually and as Trustee

(2) Witness Signature: Jane Tovey
Printed Name: Jane Tovey

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

Witness Signature:
Printed Name:

STATE OF **FLORIDA**
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 26 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
Printed Name: Evelyn L. West
Serial Number

(SEAL)

EVELYN L. WEST
MY COMMISSION # DD 796421
EXPIRES: October 10, 2012
Bonded Thru Notary Public Underwriters

COPY

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3671518 OR BOOK 360 PAGE 1739, Recorded 02/0 2012 at 03:06 PM
Doc Tax: $341.60

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): 3420-660-2587-000/9

File No:1112922 - 2902
Rec: 10.00
D.S: 341.60

COPY

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: 5126 MAGNOLIA PLACE, SEBRING, 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.

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: _____ _____
Printed Name: _____ **Milton W. Koster**

(2) Witness Signature: _____ _____
Printed Name: _____ **Estelle Powers**

Witness Signature: _____
Printed Name: _____

Witness Signature: _____
Printed Name: _____

COPY

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:

_____
Notary Public Signature
Printed Name: _____
Serial Number

(SEAL)

EVELYN L. WEST
MY COMMISSION # DD 796421
EXPIRES: October 10, 2012
Bonded Thru Notary Public Underwriters

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3671519 OR OK 3360 PAGE 1740, Recorded 02/06/20 at 03:06 PM
Doc Tax: $341.60

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): 3420-660-2610-000/0

File No:1112922 - 2902
Rec: 10.00
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: 711 SW GRETCHEN TER, 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: _____ _____
Printed Name: CAROL MCADAMS **Karl Foxpool**

Witness 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
Printed Name: CAROL MCADAMS
Serial Number

(SEAL)

CAROL MCADAMS
MY COMMISSION # DD 762576
EXPIRES: February 26, 2012
Bonded Thru Notary Public Underwriters

COPY

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3671520 OR OK 3360 PAGE 1741, Recorded 02/06/20[illegible] at 03:07 PM
Doc Tax: $341.60

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): 3420-660-2611-000/7

File No:1112922 - 2902
Rec: 10.00
D.S: 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 ~~25~~ 26, 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)

(1) Witness Signature: Cindy Silverstein
Printed Name: Cindy Silverstein

(2) Witness Signature: Betsy Barberio
Printed Name: Betsy Barberio

Creative Realty Management, Inc., a Florida Corporation

By: Louise Pine-Flanzbaum, Pres
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 Cindy Silverstein
Printed Name: Cindy Silverstein
Serial Number

(SEAL)

CINDY SILVERSTEIN
MY COMMISSION # EE 042554
EXPIRES: December 2, 2014
Bonded Thru Notary Public Underwriters

COPY

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
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, incovenience and litter propblems 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

Steven R. Rudolph

Item 7G + 7H

6/21/2012

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

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

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,

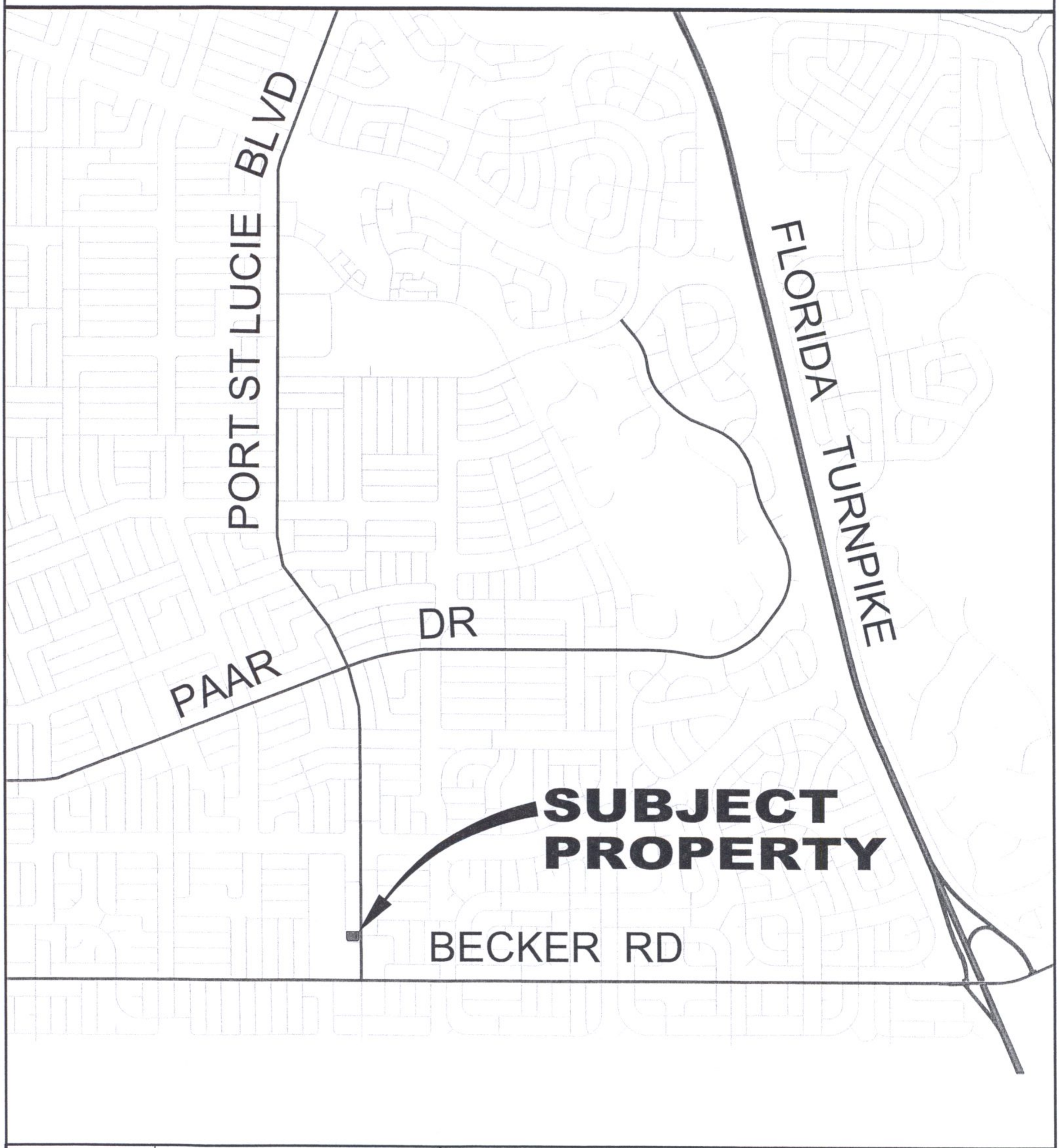
THOMAS K. FARLEY, P.A.

Thomas K. Farley, Esq.

TKF/hs

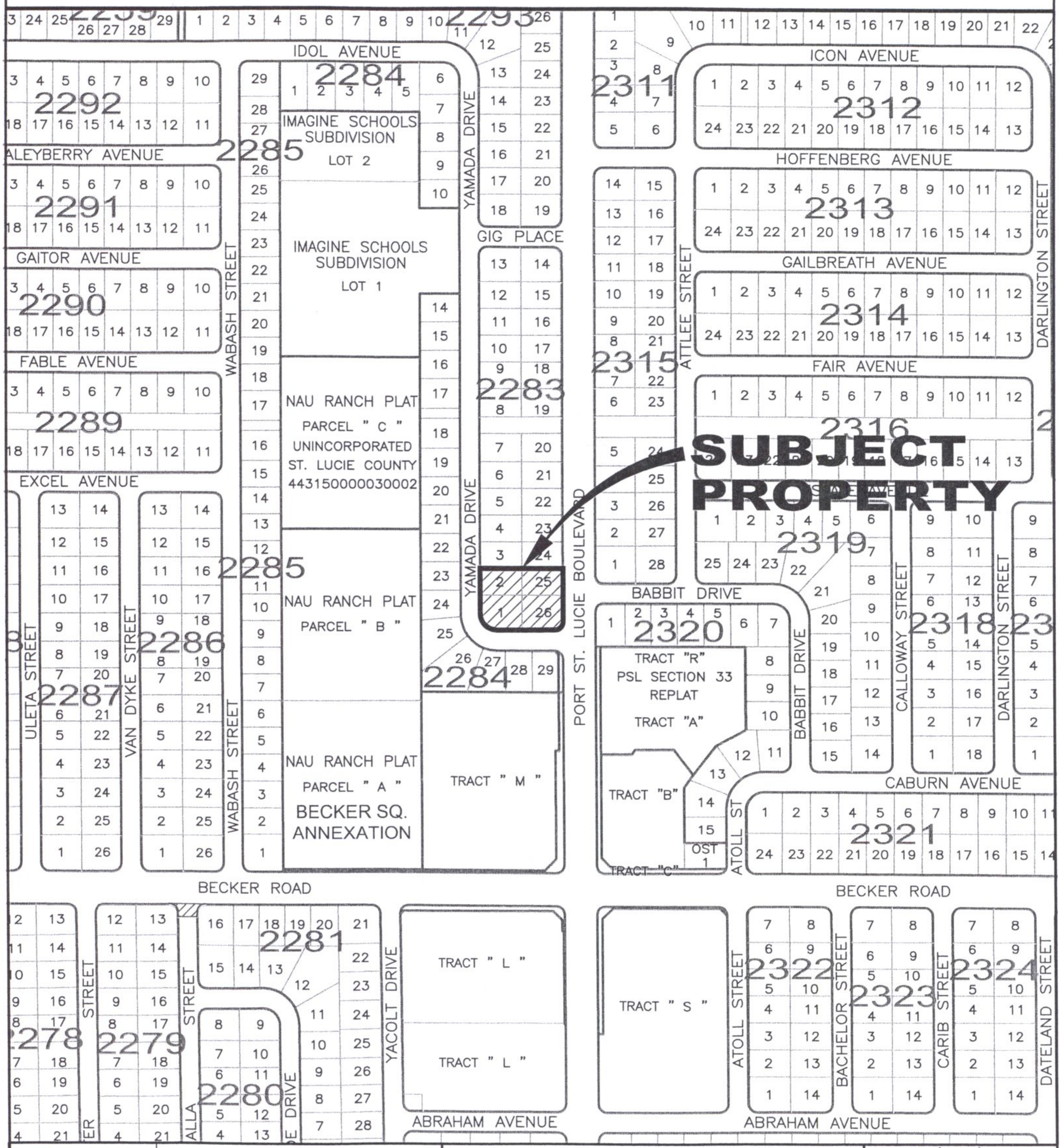
cc: Azzi Plus, LLC

SITE LOCATION



CITY of PORT ST. LUCIE FLORIDA	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



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

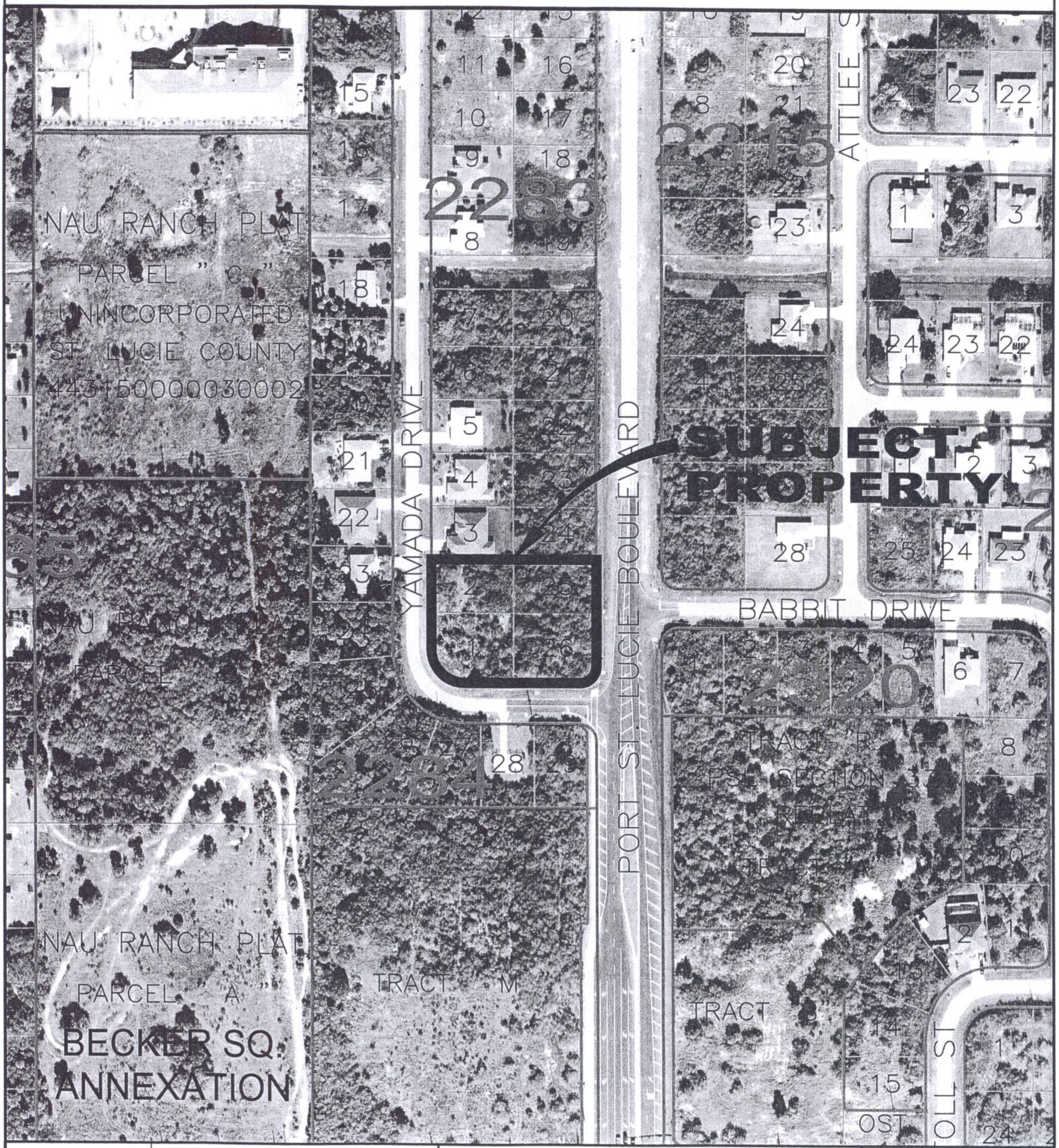
DATE: 3/23/2012

APPLICATION NUMBER: P12-038

CADD FILE NAME: P12-038M

SCALE: 1"=400'

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

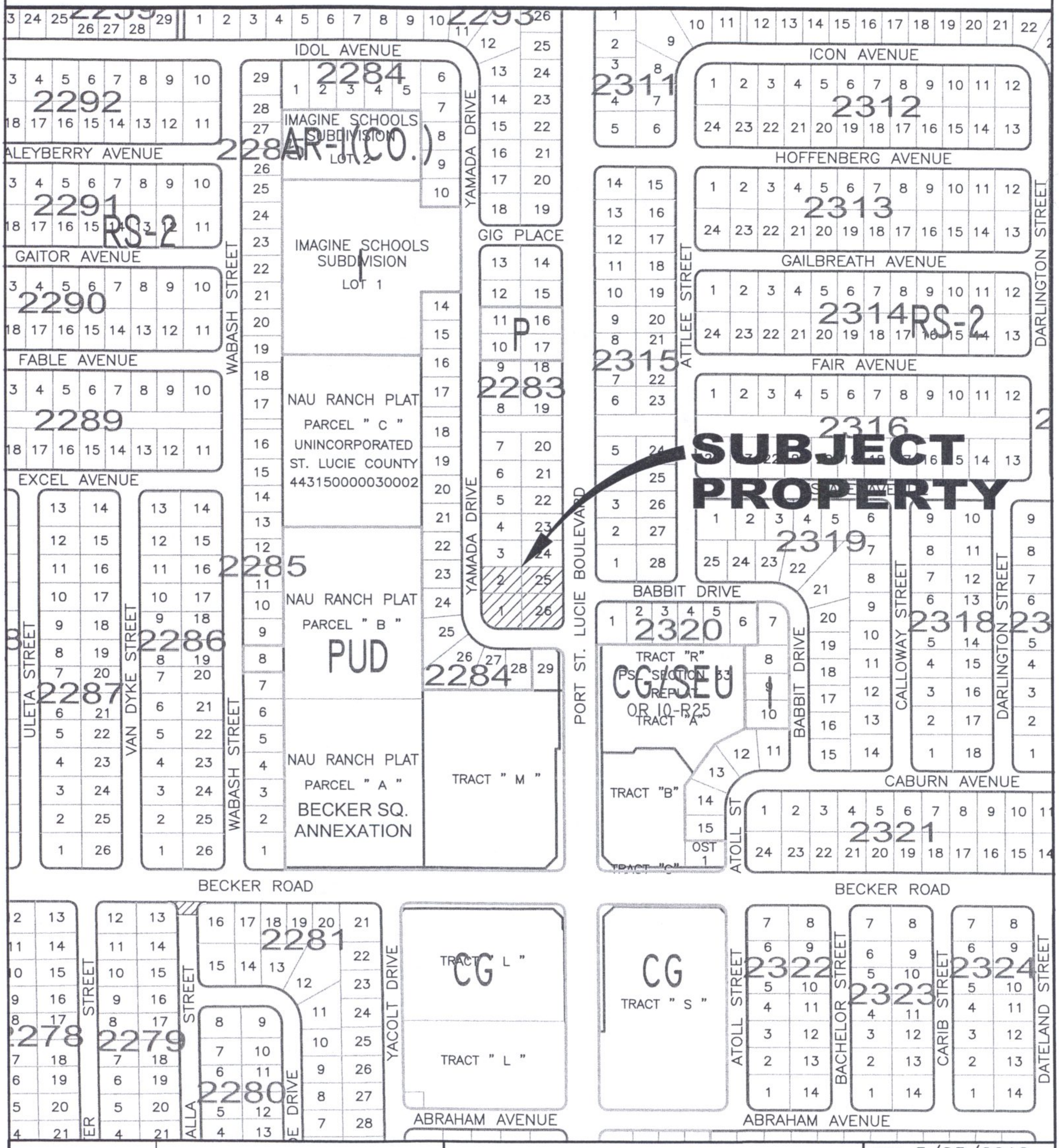
Prepared by:
M.I.S. DEPARTMENT

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



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

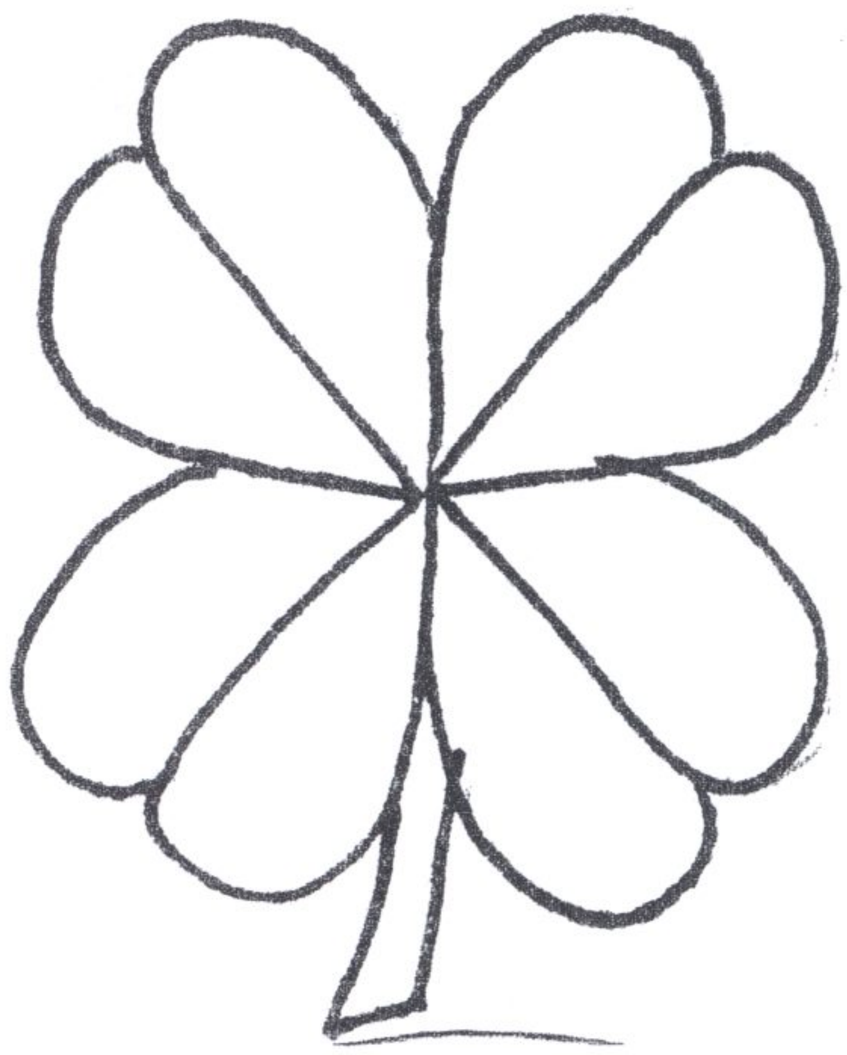
DATE: 3/23/2012

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: PSL 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	Printed Applicant Name	Date
	Pierre Azzi	3-20-12

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. APROX: $4,500.00 MATERIAL

50% Deposit , with Balance upon completion.

PRICE: $4500 INSTALLATION

Michael L. Dunn

Michael Dunn

SECTIONS §158.192; PROVIDING FOR CLARIFICATION IN THE PROCESS OF AMENDING CONCEPTUAL PLANS; §158.213, ALLOWING WIRELESS COMMUNICATION ANTENNAS AND TOWERS IN DESIGNATED PARK AND SCHOOL SITES WITHIN RESIDENTIAL LAND USE SUB-CATEGORIES FOR MPUD'S; AND §158.221 TO INCLUDE VEHICLE STACKING; PROVIDING AN EFFECTIVE DATE. (P11-146)

ACTION: Motion passed unanimously to approve Ordinance 12-39.

f) ORDINANCE 12-40, AUTHORIZING THE CITY MANAGER OF THE CITY OF PORT ST. LUCIE TO ENTER INTO A LEASE AGREEMENT BETWEEN THE CITY OF PORT ST. LUCIE AND THE BOYS AND GIRLS CLUB OF ST. LUCIE COUNTY, INC. FOR THE PROPERTY LOCATED AT 2000 SE VILLAGE GREEN DRIVE, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR AN EFFECTIVE DATE.

ACTION: Motion passed unanimously to approve Ordinance 12-40.

g) ORDINANCE 12-41, AUTHORIZING THE CITY MANAGER OF THE CITY OF PORT ST. LUCIE TO ENTER INTO A SITE LEASE AGREEMENT BETWEEN THE CITY OF PORT ST. LUCIE AND DYNAMIC TOWERS INC; PROVIDING AN EFFECTIVE DATE.

ACTION: Motion passed unanimously to approve Ordinance 12-41.

h) ORDINANCE 12-42, AUTHORIZING THE CITY MANAGER OF THE CITY OF PORT ST. LUCIE TO ENTER INTO A SITE LEASE AGREEMENT BETWEEN THE CITY OF PORT ST. LUCIE AND DYNAMIC TOWERS INC; PROVIDING AN EFFECTIVE DATE.

ACTION: Motion passed unanimously to approve Ordinance 12-42.

11. **RESOLUTIONS**

a) RESOLUTION 12-R73, PUBLIC HEARING, GRANTING A SPECIAL EXCEPTION USE PROVIDED FOR IN SECTION 158.124 (C) 14 TO ALLOW A DRIVE-THROUGH SERVICE IN THE CG (GENERAL COMMERCIAL) ZONING DISTRICT FOR THE PROPOSED SHAMROCK PLAZA, LEGALLY DESCRIBED AS LOTS 1, 2, 25 AND 26, BLOCK 2283, PORT ST. LUCIE SECTION 33 (P12-037); PROVIDING AN EFFECTIVE DATE.

ACTION: Motion passed unanimously to deny Resolution 12-R73 for compatibility issues.

b) RESOLUTION 12-R74, PUBLIC HEARING, GRANTING A SPECIAL EXCEPTION USE PROVIDED FOR IN SECTION 158.124 (C) 12 TO ALLOW A RETAIL CONVENIENCE STORE IN THE CG (GENERAL COMMERCIAL) ZONING DISTRICT FOR THE PROPOSED SHAMROCK PLAZA, LEGALLY DESCRIBED AS LOTS 1, 2, 25 AND 26, BLOCK 2283, PORT ST. LUCIE SECTION 33

(P12-056); PROVIDING AN EFFECTIVE DATE.

ACTION: Motion passed to approve Resolution 12-R74 with Mayor Faiella, Councilman Kelly, and Councilwoman Martin voting in favor, and Councilwoman Berger and Vice Mayor Bartz voting against.

c) RESOLUTION 12-R75, PUBLIC HEARING, GRANTING A SPECIAL EXCEPTION USE PROVIDED FOR IN SECTION 158.124 (C) 6 TO ALLOW A CAR WASH FACILITY IN THE CG (GENERAL COMMERCIAL) ZONING DISTRICT AT THE SAM'S CLUB SITE, FOR PNC BANK, LEGALLY DESCRIBED AS TRACT 1, LENNARD SQUARE (P12-066); PROVIDING AN EFFECTIVE DATE.

ACTION: Motion passed unanimously to approve Resolution 12-R75.

d) RESOLUTION 12-R76, PUBLIC HEARING, MAKING FINDINGS OF FACT AND DETERMINING CONCLUSIONS OF LAW PERTAINING TO THE ST. LUCIE WEST APPLICATION FOR DEVELOPMENT APPROVAL, A DEVELOPMENT OF REGIONAL IMPACT, AND CONSTITUTING THIS RESOLUTION AS A DEVELOPMENT ORDER BY THE CITY OF PORT ST. LUCIE IN COMPLIANCE WITH LAW INCLUDING MODIFICATIONS TO CERTAIN CONDITIONS OF SAID DEVELOPMENT ORDER; AND PROVIDING FOR AN EFFECTIVE DATE. (P12-058)

ACTION: Motion passed unanimously to approve Resolution 12-R76.

e) RESOLUTION 12-R77, IDENTIFYING CERTAIN PROPERTY WITHIN THE CITY OF PORT ST. LUCIE A THREAT TO THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE COMMUNITY PURSUANT TO CHAPTER 40 OF THE PORT ST. LUCIE CITY CODE; PROVIDING FOR A HEARING DATE TO DETERMINE WHETHER THE AFFECTED PROPERTY SHOULD BE FOUND A PUBLIC NUISANCE; PROVIDING NOTICE TO THE OWNERS AND MORTGAGEE(S) OF THE PROPERTY OF SAID HEARING DATE; PROVIDING AN EFFECTIVE DATE.

ACTION: Motion passed unanimously to approve Resolution 12-R77.

f) RESOLUTION 12-R78, RELATING TO THE COLLECTION AND DISPOSAL OF SOLID WASTE IN PORT ST. LUCIE, FLORIDA; ESTABLISHING THE ASSESSMENT RATE FOR SOLID WASTE SERVICE ASSESSMENTS AGAINST ASSESSED PROPERTY LOCATED WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2012; DIRECTING THE PREPARATION OF AN ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; AND PROVIDING AN EFFECTIVE DATE.

ACTION: Motion passed unanimously to approve Resolution 12-R78 with a final Public Hearing on August 13, 2012.

g) RESOLUTION 12-R79, RELATING TO RESIDENTIAL STREET

There was nothing scheduled for this item.

13. **NEW BUSINESS**

a) MINOR SITE PLAN, SHAMROCK PLAZA P12-038, LOCATED WEST OF SW PORT ST. LUCIE BOULEVARD, NORTH AND EAST OF SW YAMADA DRIVE, 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, AZZI PLUS, LLC, PLANNING AND ZONING

ACTION: Motion passed unanimously to table Item 13 a) to the next City Council meeting.

b) KAST CONSTRUCTION III, LLC, CONSTRUCTION OF THE RAVENSWOOD COMMUNITY CENTER PROJECT, **CHANGE ORDER #1,** CHANGES IN THE CIVIL DESIGN, $10,993, NO ADDITIONAL CALENDAR DAYS, **CHANGE ORDER #2,** PROVIDES DEMOBILIZATION AND SERVICES TO SEED AND MULCH SITE FOR PROJECT CLOSE OUT, $76,135, NO ADDITIONAL CALENDAR DAYS, TOTAL COST $87,128 FOR A NEW CONTRACT TOTAL OF $5,096,640, #20110108, FUND 307-7203-5620, PARKS AND RECREATION

ACTION: Motion passed unanimously to approve Item 13 b).

c) SITE CREATIONS, LLC, FOR GOOD CAUSE SHOWN, CHAPTER 35.04(C), PURCHASE AND INSTALL SYNTHETIC TURF FOR THE CIVIC CENTER, #20120073, $42,677.45, FUND 001-7501-5340, PARKS AND RECREATION

ACTION: Motion passed unanimously to approve Item 13 c).

d) CAPTEC ENGINEERING, INC., CONSTRUCTION AND ENGINEERING INSPECTION SERVICES FOR THE MARION AVENUE SIDEWALKS, #20120052, $94,635, CONTRACT PERIOD IS 192 CALENDAR DAYS, FUND 304-4105-5630, ENGINEERING

ACTION: Motion passed unanimously to approve Item 13 d).

e) ARAZOZA BROTHERS CORPORATION, & NATURE'S KEEPER, INC., COMMERCIAL LANDSCAPING SERVICES ON AN AS NEEDED BASIS, #20120040, CONTRACT PERIOD IS FOR 24 MONTHS WITH AN OPTION TO RENEW FOR AN ADDITIONAL 24 MONTH PERIOD, EXPENDITURES AS BUDGET ALLOWS, FUND 104/401-4127-5341, ENGINEERING

ACTION: Motion passed unanimously to approve Item 13 e).

ADDENDUM

f) REQUEST OF THE CITY COUNCIL TO SUPPORT A PUBLIC

"Engineering the Landscape of Tomorrow"

Sustainable Engineering & Design, LLC
Consulting Civil Engineers

P.O. Box 2247
Vero Beach, FL 32961
Office: 772-257-3032
Fax: 772-257-3033
dp@SED-eng.com
www.SED-eng.com

August 5, 2012 SED-11-055

Ms. Thresiamma Kuruvilla
Planner
City of Port St. Lucie Planning Department
121 S.W. Port St. Lucie Blvd.
Port St. Lucie, FL 34984

RE: P12-0~~37~~56 – Shamrock Plaza – Special Exception Use Convenience Store

Dear Ms. Kuruvilla,

Since the drive through Special Exception request was not granted by City Council, the owner would like to relocate the location of the convenience store from the north side of the retail plaza to the south side. With the loading zone area on the south side of the building it greatly facilitates deliveries to his convenience store. The conceptual site plan has been updated to reflect this adjustment. This modification is also represented on the Site Plan, which is running concurrently with this SEU adjustment request.

Please feel free to contact me should you have any questions or comments regarding the above.

Sincerely,
SUSTAINABLE ENGINEERING & DESIGN, LLC

David Phillips, P.E.
Principal

Cc: Pierre Azzi, Azzi Plus, LLC (via email w/ enclosures)
Jeff Smith, RLA, Conceptual Design Group (via email w/enclosures)
Dawn R. Hilton, P.E., SED (via email w/enclosures)

RECEIVED
AUG 06 2012
PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

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August 5, 2012 SED-11-055

Ms. Thresiamma Kuruvilla
Planner
City of Port St. Lucie Planning Department
121 S.W. Port St. Lucie Blvd.
Port St. Lucie, FL 34984

RE: P12-037 – Shamrock Plaza – Special Exception Use
Revised Location of Convenience Store

Dear Ms. Kuruvilla,

Please accept the following information per the last City Council meeting. We have eliminated the drive-thru window as the Special Exception was not approved at the last City Council meeting. The owner has opted to just switch the convenience store to the south side. We have restriped the driveway to only allow one-way traffic, and the area will serve as a temporary loading space for deliveries.

Site Plan Resubmittal:

1) Fourteen (14) 8.5"x11" letters requesting the convenience store modified location
2) Fourteen (14) 24"x36" signed and sealed copies of the revised Conceptual Site Plan prepared by our office

Please feel free to contact me should you have any questions or comments regarding the above.

Sincerely,
SUSTAINABLE ENGINEERING & DESIGN, LLC

David L. Phillips, P.E.
Principal

RECEIVED
AUG 06 2012
PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE

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August 5, 2012

SED-11-055

Ms. Thresiamma Kuruvilla
Planner
City of Port St. Lucie Planning Department
121 S.W. Port St. Lucie Blvd.
Port St. Lucie, FL 34984

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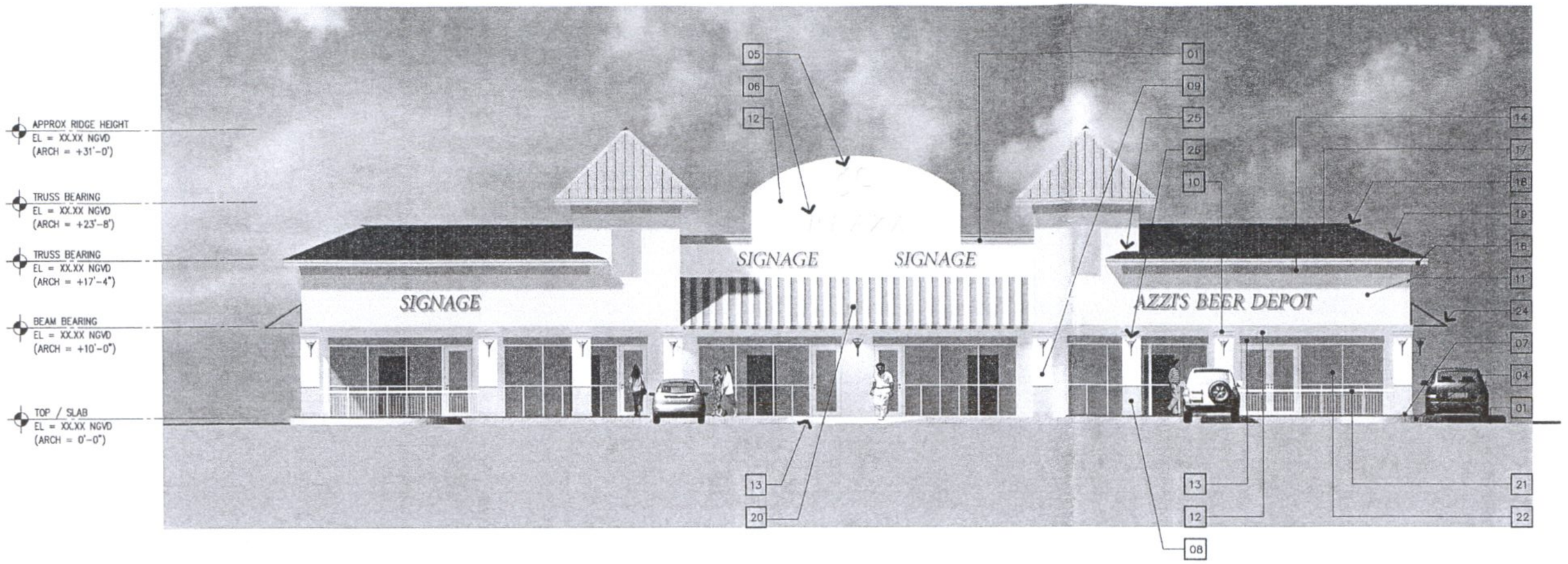
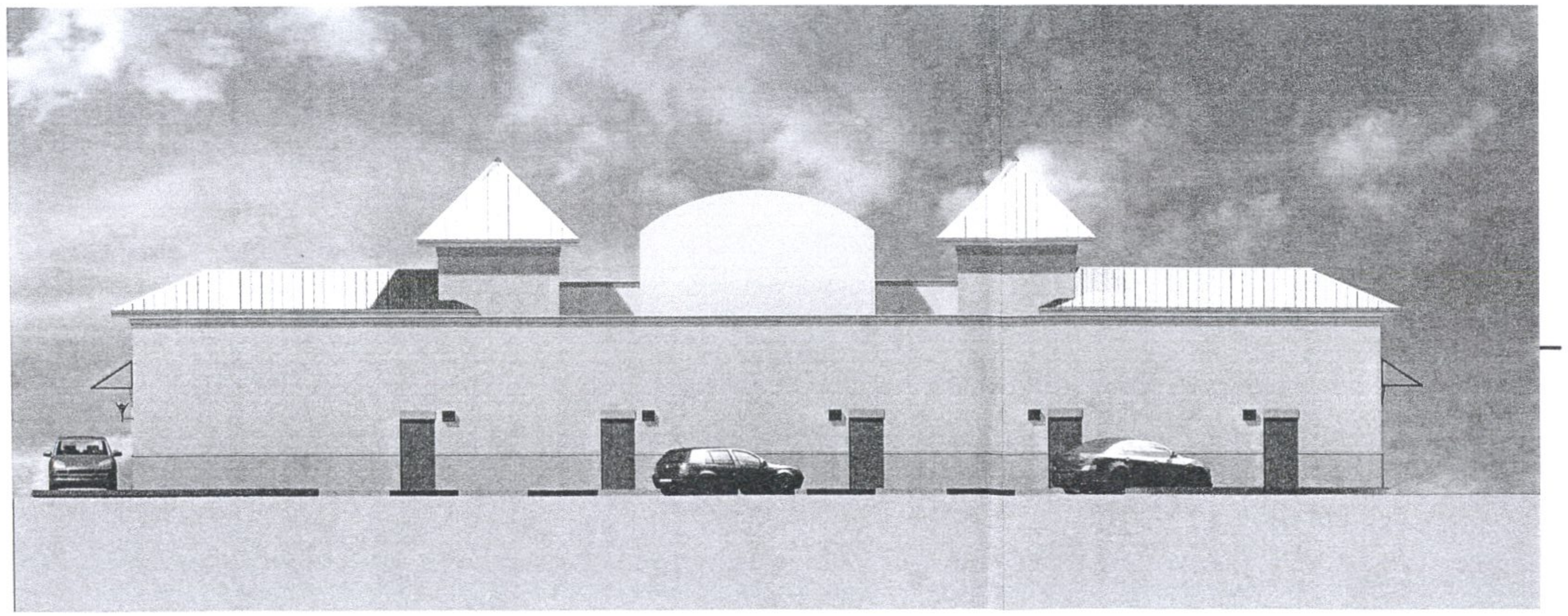


01 **Building Elevation: East Side (Front)** 1/8" 1'-0"



02 **Building Elevation: West Side (Rear)** 1/8" 1'-0"

Architecture Plan Key Notes:

01. LINE OF PAVEMENT (TYP)
REF: CIVIL DWGS

02. LINE OF CURB RAMP (TYP)
REF: CIVIL DWGS

03. LINE OF FOOTING
(BEYOND – TYP)

04. ROAD CURB (TYP)
REF: CIVIL DWGS

05. LINE OF INCISED SHAMROCK LOGO

06. LINE OF INCISED TEXT

07. STYLOBATE: FOAM FACTORY "TOUGH COAT" WITH SAND FINISH
PAINT SHERWIN WILLIAMS No. 6338
(WARMING PEACH – TYP)

08. PLINTH: FOAM FACTORY "TOUGH COAT" WITH SAND FINISH
PAINT SHERWIN WILLIAMS No. 6354
(ARMAGNAC – TYP)

09. COLUMN: FOAM FACTORY "TOUGH COAT" WITH PATCH FINISH
PAINT SHERWIN WILLIAMS No. 6693
(LILLY – TYP)

10. CAPITAL: FOAM FACTORY "TOUGH COAT" WITH SAND FINISH
PAINT SHERWIN WILLIAMS No. 6338
(WARMING PEACH – TYP)

11. CEMENT PLASTER (STUCCO FINISH – KNOCKDOWN DASH TEXTURE)
PAINT SHERWIN WILLIAMS No. 6631
(NAIVE PEACH – TYP)

12. CEMENT PLASTER (STUCCO FINISH – KNOCKDOWN DASH TEXTURE)
PAINT SHERWIN WILLIAMS No. 6693
(LILLY – TYP)

13. LINTEL: FOAM FACTORY "TOUGH COAT" WITH SAND FINISH
PAINT SHERWIN WILLIAMS No. 6338
(WARMING PEACH – TYP)

14. FRIEZE: FOAM FACTORY "TOUGH COAT" WITH SAND FINISH
PAINT SHERWIN WILLIAMS No. 6338
(WARMING PEACH – TYP)

15. COPING | FRIEZE: FOAM FACTORY "TOUGH COAT" WITH SAND FINISH
PAINT SHERWIN WILLIAMS No. 6338
(WARMING PEACH – TYP)

16. S4S CEDAR FASCIA WITH PRESSURE TREATED WOOD DRIP
PAINT SHERWIN WILLIAMS No. 6338
(WARMING PEACH – TYP)

17. STANDING SEAM METAL ROOFING
FINISH: GAVALUME

18. METAL ROOFING MFR'S STD RIDGE CAP WITH BIRD'S BEAK HEMMED EDGE – FINISH: GALVALUME (TYP)

19. METAL ROOFING MFR'S STD HIP CAP
FINISH: GALVALUME (TYP)

20. FABRIC CANOPY
SUNBRELLA No. 4773-0000 (BISQUE BROWN) 46" REPEAT PATTERN (TYP)

21. 36" HIGH ALUMINUM RAILING
PAINT WHITE

22. IMPACT RATED ALUMINUM STOREFRONT SYSTEM – WHITE (TYP)

23. IMPACT RATED DRIVE-THRU WINDOW
WHITE (TYP)

24. FABRIC CANOPY (BEYOND – TYP)

25. HEADWALL FLASHING
(TYP)

26. SCHED LIGHT FIXTURE
(TYP)

PSL City-Wide Design Guidlines

The following selections are culled from Chapter V, Architectural Elements selection list of the City of Port St. Lucie City-wide Design Guidelines and are contained in the design:

(1). f. Square Columns
(2). g. Porch with Picket Rails
(3). l. Cupola
(4). rp. Brick Pavers at Entry
(5). r. Canopy
(6). t. Public Art (shown on drawings by others)
(7). u. Raised Cornice over Doors and Windows
(8). v. Arches (Flat)
(9). z. frieze

Project:

SHAMROCK PLAZA

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

Copyright © 2012 by Gregory John Burke | ARCHITECT, PA

Gregory John Burke | ARCHITECT, pa
333 17th Street
Bldg A - Ste J
Vero Beach, FL 32960
PH: 772.299.6999
FX: 772.299.6444
www.burkearchitects.com
AA0003154

Issues / Revisions:

No.	Date:	Description:
A	03.12.12	SITE PLAN APPROVAL PACKAGE

PRELIMINARY
Not for Construction
12 MAR 2012

Key Plan:

North Arrow:

Building Elevations

North Arrow: 0 2' 4' 8' 16' Graphic Scale:

Drawn: GJB	Project No. 1246.00
Checked: GJB	File: A301
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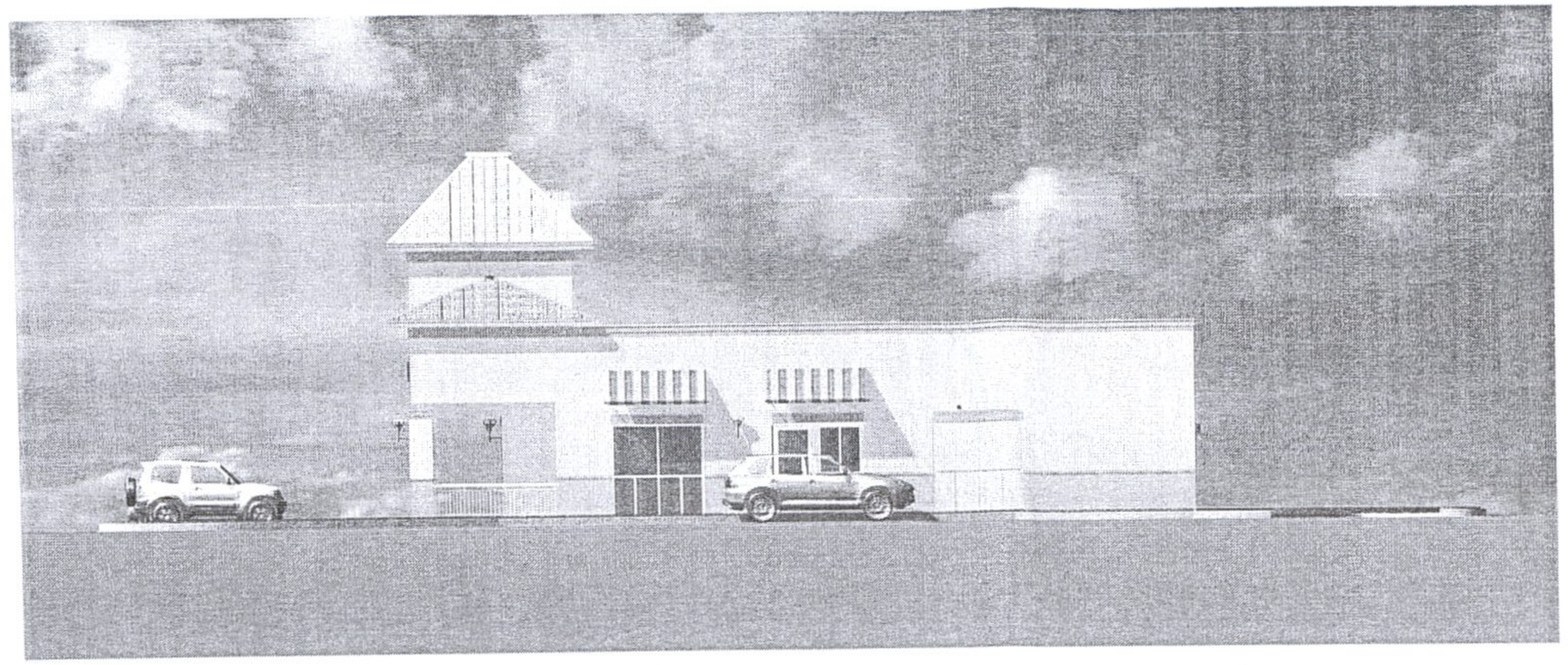
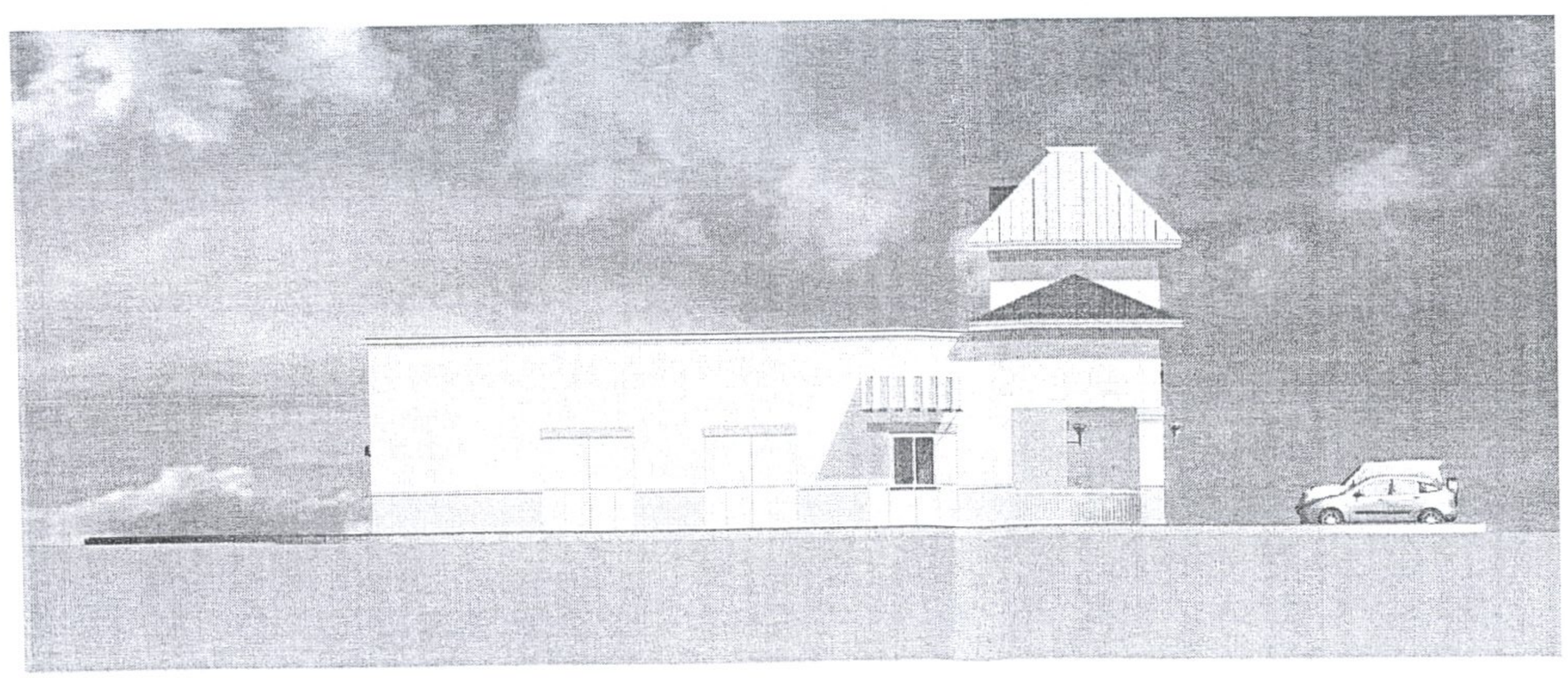
Scale: 1/8" = 1'-0"	XRef File:
Sheet No. A3.01	AR00015750 Certificate No.
	Date Signed:



01 Building Elevation: North Side (Right) 1/8" 1'-0"



02 Building Elevation: South Side (Left) 1/8" 1'-0"

Project:

SHAMROCK PLAZA

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

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Issues / Revisions:

No.	Date:	Description
A	03.12.12	SITE PLAN APPROVAL PACKAGE

PRELIMINARY
Not for Construction
12 MAR 2012

Key Plan:

North Arrow:

Building Elevations

North Arrow: Graphic Scale: 0 2' 4' 8' 16'

Drawn: GJB	Project No. 1246.00
Checked: GJB	File: A302
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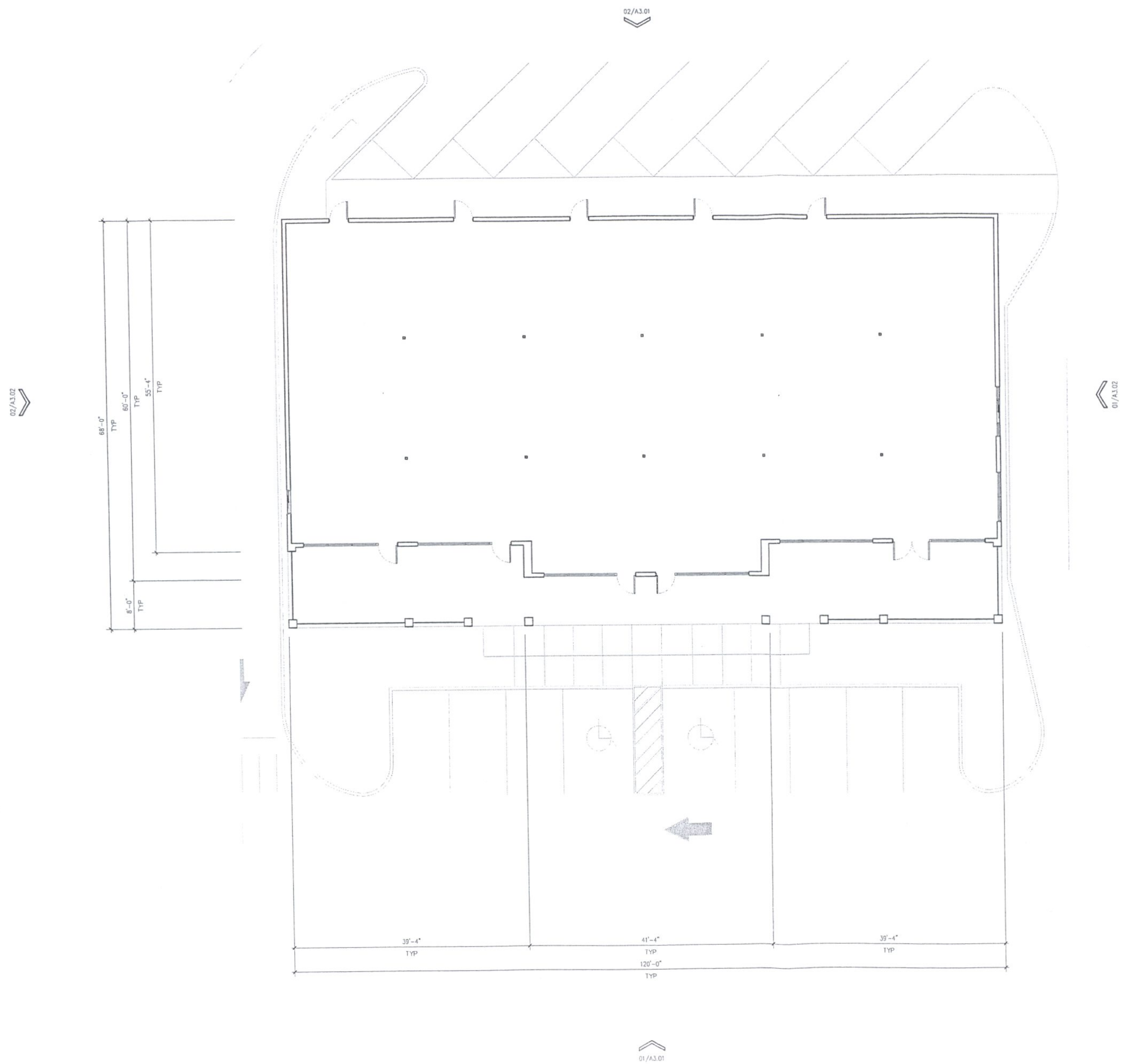
Sheet No. A3.02	AR00015750 Certificate No.
	Date Signed



Project:

SHAMROCK PLAZA

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

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AA0003154

Issues / Revisions:

No.	Date:	Description:
A	03.12.12	SITE PLAN APPROVAL PACKAGE

PRELIMINARY
Not for Construction
12 MAR 2012

Key Plan:

North Arrow:

Architecture
Plan

North Arrow:

0 2' 4' 8' 16'
Graphic Scale:

Drawn: GJB	Project No. 1246.00
Checked: GJB	File: A201
Date:	Pen File: APLAN
Scale: 1/8" = 1'-0"	XRef File:

Sheet No.
A2.01

AR00015750 Certificate No.
Date Signed