COUNCIL ITEM 7E
DATE 11/28/11

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

AGENDA ITEM REQUEST

MEETING: *REGULAR* X *SPECIAL* ____

DATE: **November 28, 2011**

ORDINANCE ____ *RESOLUTION* ____ *MOTION* x *PUBLIC HEARING* ____

ITEM: **MINOR SITE PLAN APPLICATION**
PROJECT NO. P11-102
CASABELLA HOLDINGS

RECOMMENDED ACTION: The Site Plan Review Committee reviewed the request at their meeting on November 9, 2011 and unanimously recommended approval.

EXHIBITS:

A. **Staff Report**
B. **Support Materials**

SUMMARY EXPLANATION/BACKGROUND INFORMATION: The proposed use is a vehicle storage yard.

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

None.

SUBMITTING DEPARTMENT: PLANNING and ZONING DATE: November 15, 2011

City of Port St. Lucie

Planning and Zoning Department Memorandum

TO: **CITY COUNCIL – MEETING OF NOVEMBER 28, 2011**

FROM: **KATHERINE H. HUNTRESS, PLANNER**

RE: **MINOR SITE PLAN APPLICATION**
PROJECT NO. P11-102
CASABELLA HOLDINGS

DATE: **NOVEMBER 15, 2011**

APPLICANT: Nathaniel J. Holt is acting as the agent, and the authorization letter is attached to the staff report.

OWNER: Casabella Holdings, a Florida General Partnership.

LOCATION: The property is located at 619 SW Whitmore Drive, north of Whitmore Drive, west of Bayshore Boulevard, east of Macedo Boulevard, and south of the Elkcam Waterway.

LEGAL DESCRIPTION: The property is legally described as Lot 2, Block 621, Port St. Lucie Section 13.

SIZE: .3188 acres

EXISTING ZONING: CS (Service Commercial)

EXISTING USE: The lot has been cleared and shell rock has been installed for a parking lot.

SURROUNDING USES: North = CG (General Commercial) and CS (Service Commercial) zoning, existing commercial buildings. South = CS (Service Commercial) zoning, existing commercial building. East = P (Professional) zoning, existing professional building. West = LMD (Limited Mixed Use) zoning, existing commercial building.

FUTURE LAND USE: LI/CS (Light Industrial/Commercial Service)

PROPOSED PROJECT: The proposed use is a vehicle storage yard. Chapter 158.126(C) states that this use is a permitted principal use which need not be fully enclosed in a building or structure, provided that all open storage areas shall be completely enclosed by an opaque fence or wall having a minimum height of eight feet with no material placed so as to be visible beyond the height of the fence or wall.

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: This is not applicable.

Transportation: The ITE Trip Generation Manual does not contain a description code for a project of this type. The closest would be 030 Truck Terminal. For the purposes of this application, the trips generated from this project were determined to be 6 average daily trips which will not adversely affect the transportation level of service for the adjacent roads.

Parks/Open Space: This is not applicable.

Stormwater: The site plan is in compliance with the adopted level of service standard.

Solid Waste: This is not applicable.

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

Environmental: The site has previously been cleared.

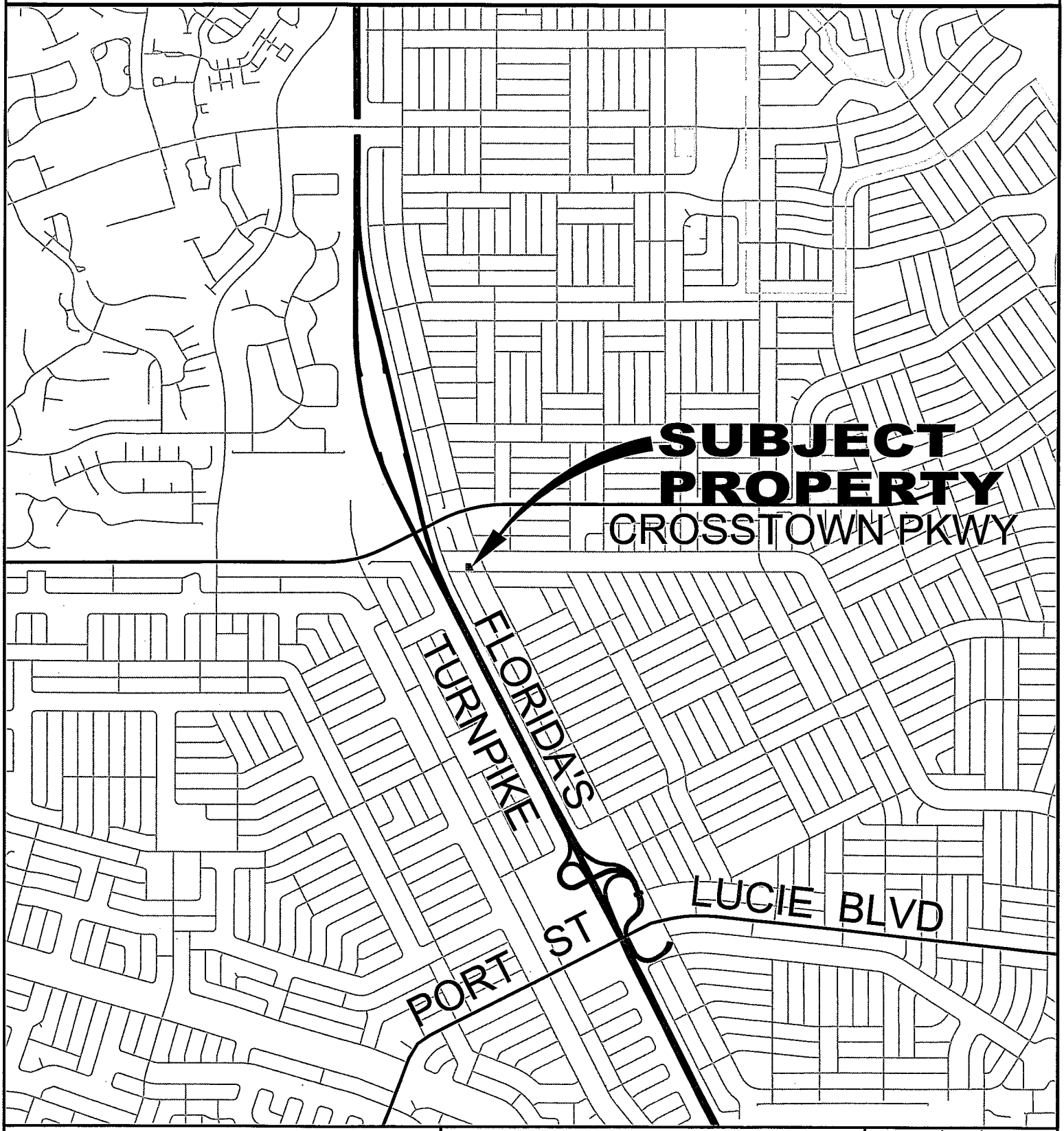
Architectural Design Standards: This is not applicable.

Art in Public Places: The proposed project was reviewed by the Art in Public Places Approval Board on November 8, 2011. The applicant indicated a monetary donation to PAAB to be paid prior to a building permit being issued and the Board approved it.

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. The Site Plan Review Committee reviewed the request at their meeting on November 9, 2011 and unanimously recommended approval.

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

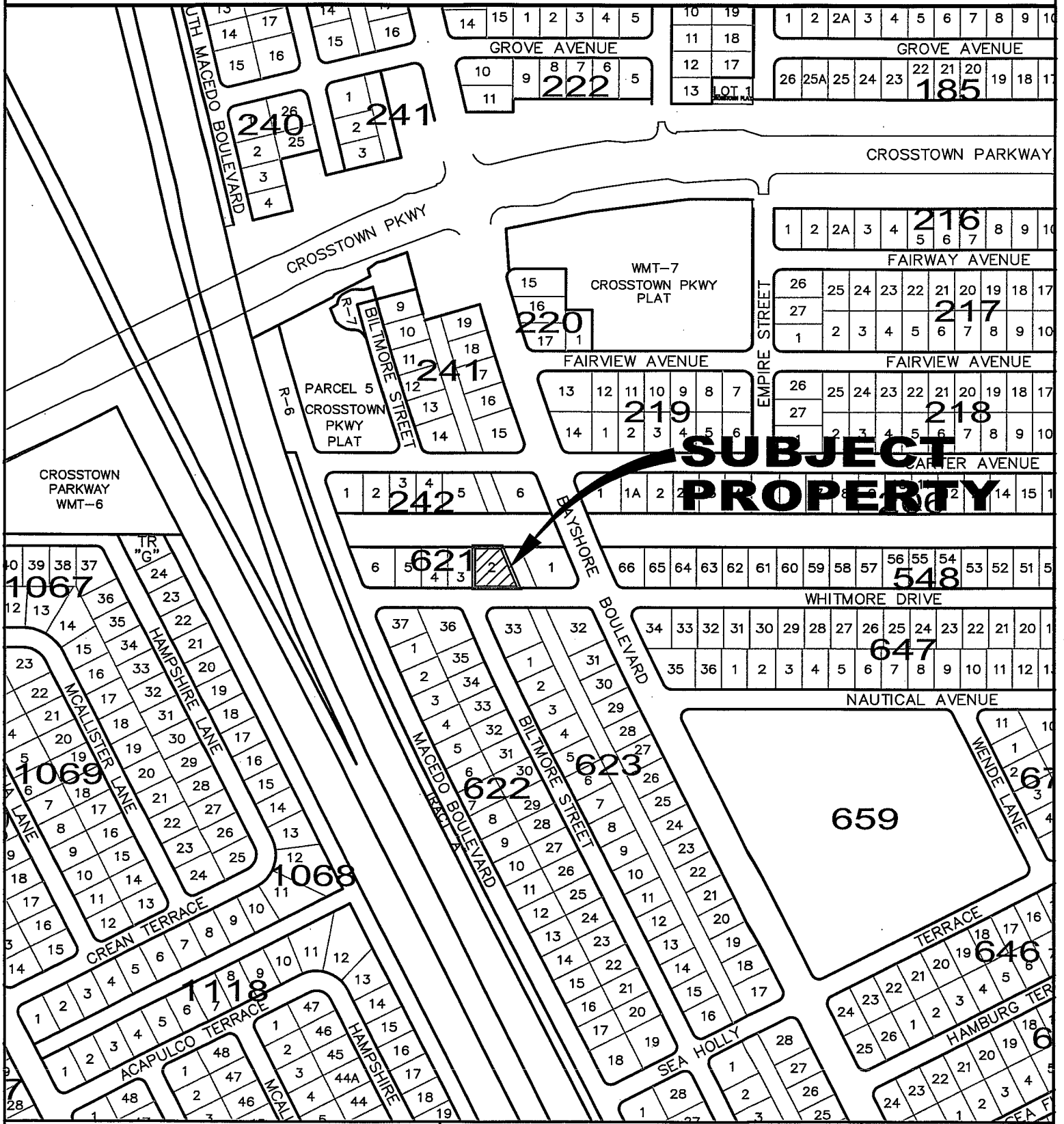
Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW
LOT 2 BLOCK 621
PORT ST LUCIE SECTION 13

DATE: 8/10/2011
APPLICATION NUMBER: P11-102
CADD FILE NAME: P11-102L
SCALE:1"=.5 MI

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

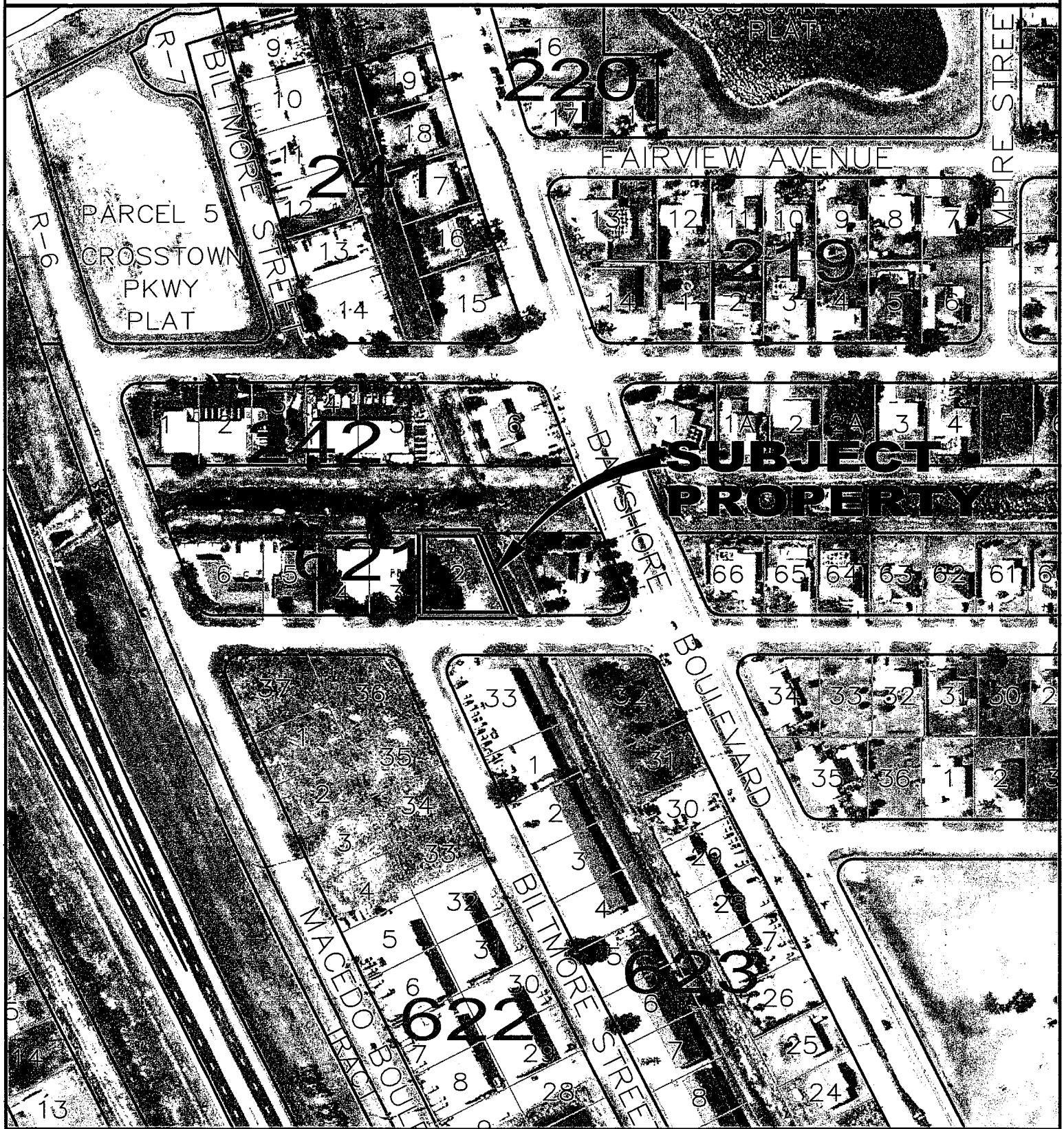
Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW
LOT 2 BLOCK 621
PORT ST LUCIE SECTION 13

DATE: 8/10/2011
APPLICATION NUMBER: P11-102
CADD FILE NAME: P11-102M
SCALE:1"=400'

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

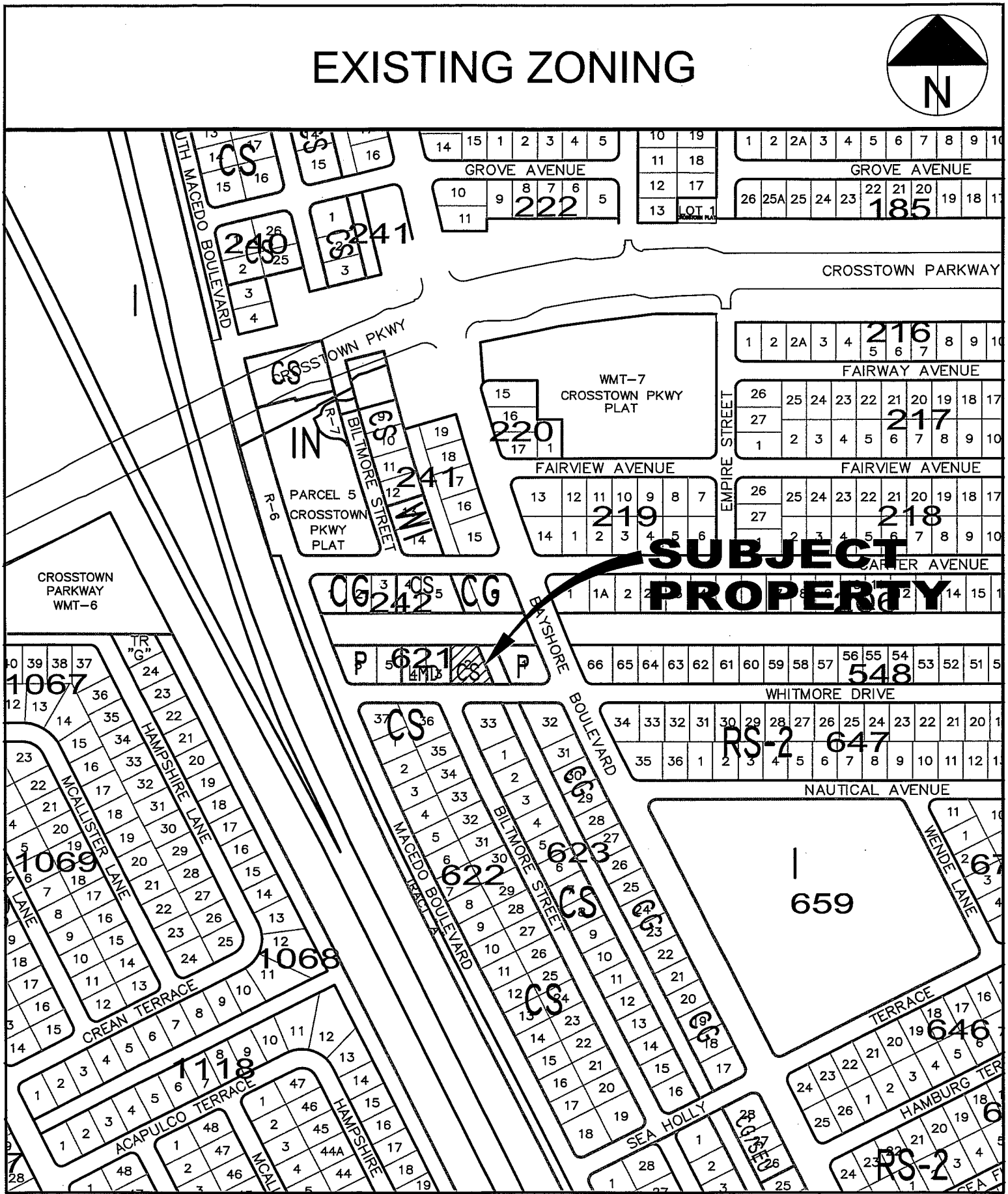
Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW
LOT 2 BLOCK 621
PORT ST LUCIE SECTION 13
AERIAL JAN 2009

DATE: 8/10/2011
APPLICATION NUMBER: P11-102
CADD FILE NAME: P11-102A
SCALE:1"=200'

EXISTING ZONING



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW
LOT 2 BLOCK 621
PORT ST LUCIE SECTION 13

DATE: 8/10/2011
APPLICATION NUMBER: P11-102
CADD FILE NAME: P11-102M
SCALE: 1"=400'

HOLT ENGINEERING & CONSULTING, P.A.

Nathaniel J. Holt, P.E.
dan@holtengineering.com

June 30, 2011

City of Port St Lucie
Planning and Zoning Department
121 SW Port St Lucie Boulevard
Port St Lucie, Florida 34984

Attn: Mr. Daniel Holbrook, AICP
Director

RE: Application for Site Plan Review
Casabella Holdings
Section 13, Block 621; Lot 2

RECEIVED
JUL 27 2011
PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

Dear Mr. Holbrook:

On behalf of our client, Casabella Holdings, we are submitting herewith an Application for Site Plan Review and related materials for the above referenced property. The subject site, is 619 SW Whitmore Drive and has recently been re-zoned CS (Service Commercial) and is located within Conversion Area 25. It is our clients' intent to utilize the approximately 0.38 acre parcel as a parking area for trucks. There will be no structures erected on the site, nor will there be the need for utilities (sewer, water, electric, etc). The parking area will consist of the extension of the existing crushed coquina/limerock surface surrounded by an eight foot high chain link fence.

The property is currently cleared and partially "limerocked"; furthermore, the Owner has no intention of paving the parking surface.

Attached, please find the following materials for the proposed development of the property:

- Application for Site Plan Review Form
- Application fee in the amount of $1,890.00
- Letter of Authorization to act as Agent in this application
- Two copies of the filed and recorded deed

- Sixteen (16) complete sets of the Site Development Plans, Sheet 1of 1, dated last revised June 29, 2011, as prepared by this office.

- Sixteen (16) copies of the Boundary and Topographic Survey as prepared by William Bennett, L.S., dated last revised November 16, 2007

Also attached, please find a completed copy of the Site Plan Sufficiency Checklist.

Very truly yours,

Nathaniel J. Holt, P.E.
Holt Engineering & Consulting, PA

encl w/attachments

cc: Bill Squillace

F:\KH Projects_Docs\casabella\casabella.siteplanreviewappl.wpd

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. P11-102
Fees (Nonrefundable) $ 1,890.00 Arch.: $
Receipt #'s: 11204

PROJECT NAME: CASABELLA HOLDINGS

LEGAL DESCRIPTION: PSL SECTION 13; BLK 621; LOT 2 (MAP 44/06N)

LOCATION OF PROJECT SITE: 619 SW WHITMORE DRIVE

PROPERTY TAX I.D. NUMBER: 3420560222500007

STATEMENT DESCRIBING IN DETAIL THE CHARACTER AND INTENDED USE OF THE DEVELOPMENT: PARKING LOT FOR TRUCKS

RECEIVED
JUL 27 2011
PLANNING DEPARTMENT
PORT ST. LUCIE, FL

GROSS SQ. FT. OF STRUCTURE (S): 0

NUMBER OF DWELLING UNITS & DENSITY FOR MULTI-FAMILY PROJECTS: 0

UTILITIES & SUPPLIER: N/A

GROSS ACREAGE & SQ. FT. OF SITE: 0.38 / 13,852.1 **ESTIMATED NO. EMPLOYEES: 0

FUTURE LAND USE DESIGNATION: COMMERCIAL ZONING DISTRICT: CS

OWNER(S) OF PROPERTY:
Name, Address, Telephone & Fax No.: CASABELLA HOLDINGS
622 LAKE CHARLES DRIVE
PORT ST LUCIE

APPLICANT OR AGENT OF OWNER:
Name, Address, Telephone & Fax No.: NA

PROJECT ARCHITECT/ENGINEER:
(Firm, Engineer Of Record, Florida Registration No., Contact Person, Address, Phone & Fax No.)
NATHANIEL J. HOLT, PE #63213
540NW UNIVERSITY BLVD, STE 105 PSL
772-204 9550
Fx 772-204-9553

- 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
X	WILLIAM SQUILLACE	PRES	6/30/11

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3496592 OR BOOK 3815 PAGE 281, Recorded 07/22/2010 at 10:03 AM
Doc Tax: $154.00

This Instrument Prepared by and Return to:
Marc Shomberg
Florida Title & Guarantee
1580 Sawgrass Corporate Pkwy, #410
Sunrise, Florida 33323
Parcel I.D: 3420-560-2225-000/7
File No: 903207

WARRANTY DEED

COPY

This Warranty Deed Made this 30th day of June, 2010, by Paramoutie Singh, a single woman, whose post office address is: 1699 SW Sunset Trail, Palm City, Fl 34990 hereinafter called the grantor: to Casabella Holdings, a Florida General Partnership, whose post office address is: 622 SW Lake Charles Circle, Port St. Lucie, Fl 34986 hereinafter called the grantee

WITNESSETH: That said grantor, for and in consideration of the sum of $22,000.00 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, viz:

Lot 2, Block 621 of PORT ST. LUCIE SECTION THIRTEEN, according to the Plat thereof as recorded in Plat Book 13, Page(s) 4, 4A to 4M of the Public Records of St. Lucie County, Florida.

COPY

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 2009, 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.)

COPY

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: Shellie N. Owen
Printed Name: Shellie N. Owen

Witness Signature:
Printed Name: PATRICK M. SHEEHAN

Paramoutie Singh

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 30th day of June, 2010 by Paramoutie Singh, who ( ) is/are personally known to me or who (✓) has/have produced driver license(s) as identification.

My Commission Expires:

PATRICK M. SHEEHAN
MY COMMISSION # DD 916049
EXPIRES: August 18, 2013
Bonded Thru Notary Public Underwriters

Notary Public
Serial Number

COPY
COPY
COPY

June 30, 2011

Daniel Holbrook
Director of Planning
City of Port St Lucie
121 SW Port St Lucie Boulevard
Port St Lucie, Florida 34984

RECEIVED
JUL 27 2011
PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE

RE: Casabella Holdings
619 SW Whitmore Drive
Parcel ID #342056022250007

Dear Mr. Holbrook:

Please consider this letter as Casabella Holdings' authorization of Nathaniel J. Holt, PE located at 540 NW University Boulevard, Suite 105, Port St Lucie Fl 34986 to represent this company's interests in regard to the above referenced parcel. Representatives of the City of Port St Lucie are specifically authorized to correspond with and discuss all planning, zoning and development issues with Mr. Holt. Please advise if you have any questions or concerns.

Thank you

Casabella Holdings

By:
622 Lake Charles Drive
Port St Lucie, Florida 34986
Tel: 971-9100

COUNCIL ITEM # 15
DATE 11-28-11

SHEET: 1 of 3

DRAINAGE STATEMENT

1. STORMWATER MITIGATION SHALL CONSIST OF A DRY DETENTION BASIN WITH DISCHARGE AT THE ROADSIDE SWALE ON WHITMORE DRIVE. SFWMD CRITERIA FOR WATER QUALITY AND QUANTITY WILL BE PROVIDED.

2. STORMWATER SHALL BE DIRECTED TO THE SWALE VIA OVERLAND (SHEET) FLOW

3. POINT OF DISHARGE SHALL BE TO THE EXISTING SWALE LOCATED ON WHITMORE DRIVE.

4. THE CITY OF PORT ST LUCIE SHALL HAVE FINAL APPROVAL ON THE SIZE OF THE PROPOSED CULVERT TO BE INSTALLED UNDER THE ACCESS DRIVE.

IMPERVIOUS AREA CALCULATION

GROSS SITE AREA 13,848 SF (0.318 AC) = 100%

PROPOSED IMPERVIOUS AREA: 8,676 SF (0.199 AC) = 62.3%

PERVIOUS AREA (OPEN SPACE): 5,172 SF (0.119 AC) = 37.7 %

CITY OF PORT ST. LUCIE NOTES

1. NO TREES, SHRUBS OR OTHER LANDSCAPING (EXCEPT GRASS) SHALL BE LOCATED WITHIN TEN FEET OF A CITY MAIN.
2. ALL OTHER UTILITES SHALL HAVE A MINIMUM OF FIVE FEET HORIZONTAL SEPARATION FROM CITY UTILITY MAINS FOR PARALLEL INSTALLATIONS AND A MINIUM OF 18" BELOW CITY UTILITY MAINS (MEASURED FROM OUTSIDE OF PIPE)
3. ANY HAZARDOUS WASTE DISPOSAL SHALL COMPLY WITH FEDERAL, STATE AND LOCAL REGULATIONS
4. PROJECT IS NOT VESTED FOR ANY MUNICIPLE FEES
5. ALL EVEVATIONS SHOWN HERE ON ARE IN NAVD 88 DATUM,TO CONVERT FROM NAVD 88 TO NGVD 29 ADD 1.46'.
6. SWALE LINER AND DRIVEWAY CULVERT MATERIAL, SIZE, LENGTH AND INVERTS TO BE DETERMINED BY CITY OF PORT ST LUCIE ENGINEERING DEPARTMENT.

GENERAL NOTES

1. FLOOD ZONE DESIGNATION: "X".
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITY LINES PRIOR TO THE START OF ANY EXCAVATION AND SHALL BE RESPONSIBLE FOR NOTIFICATION TO ALL UTILITIY COMPANIES (1-800-432-4770).
3. EXISTING SEWER AND WATER MAINS FROM A PLAN PREPARED BY THE CITY OF PORT ST LUCIE UTILITIES DEPARTMENT.

TRAFFIC STATEMENT

THE ITE TRIP GENERATION MANUAL DOES NOT CONTAIN A DESCRIPTION CODE FOR A PROJTECT OF THIS TYPE. THE CLOSEST WOULD BE 030 TRUCK TERMINAL. FOR THE PURPOSES OF THIS APPLICATION, THE TRIPS GENERATED FROM THIS PROJECT WERE DETERMINED TO BE:

AM (AVG)	3	PM (AVG)	3
AM (IN)	1	PM (IN)	2
AM (OUT)	2	PM (OUT)	1

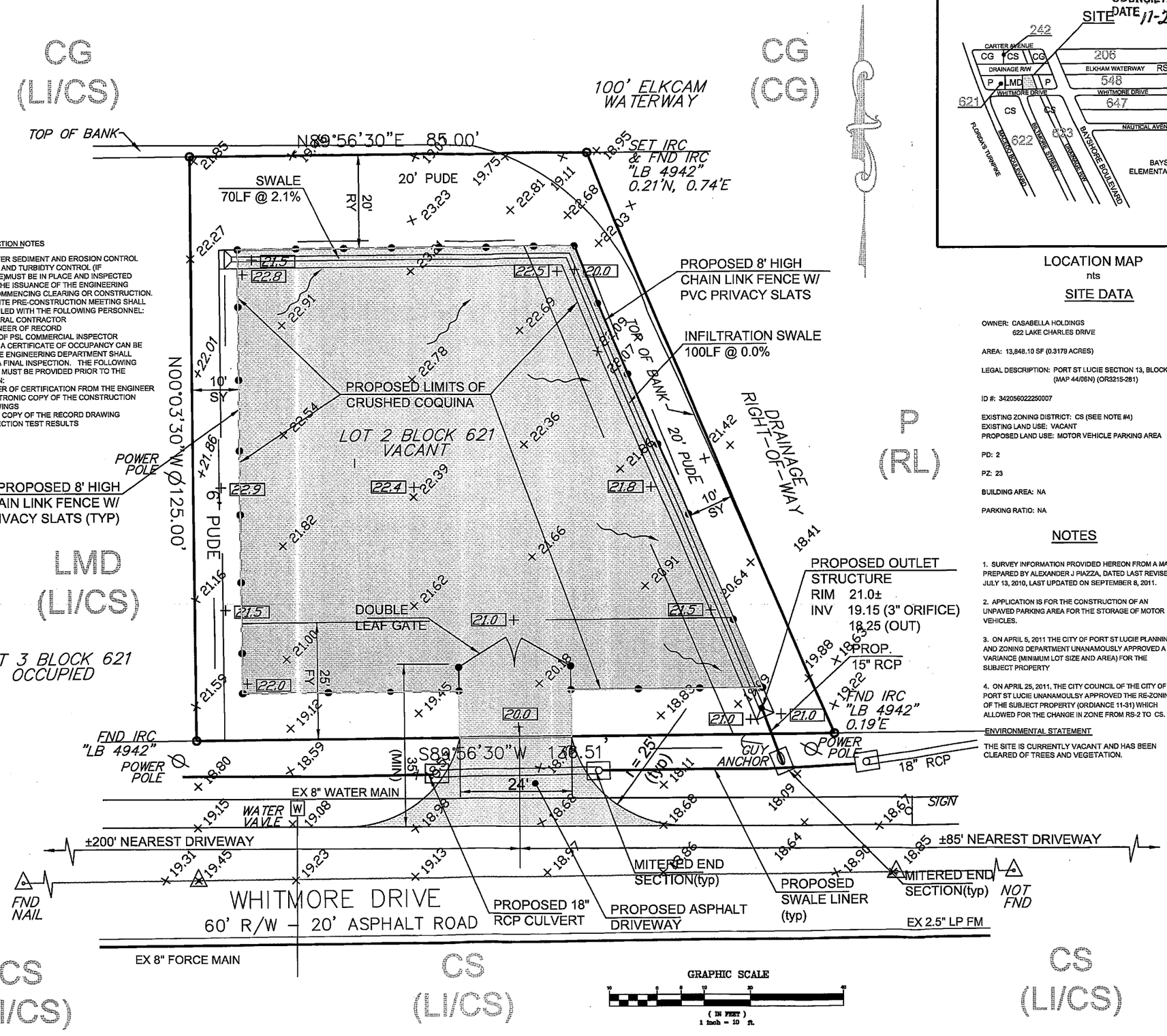
CONSTRUCTION NOTES

1. PERIMETER SEDIMENT AND EROSION CONTROL MEASURES AND TURBIDTY CONTROL (IF APPLICABLE)MUST BE IN PLACE AND INSPECTED PRIOR TO THE ISSUANCE OF THE ENGINEERING PERMIT, COMMENCING CLEARING OR CONSTRUCTION.
2. AN ON-SITE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE FOLLOWING PERSONNEL:
   - GENERAL CONTRACTOR
   - ENGINEER OF RECORD
   - CITY OF PSL COMMERCIAL INSPECTOR
3. BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED, THE ENGINEERING DEPARTMENT SHALL PERFORM A FINAL INSPECTION. THE FOLLOWING MATERIALS MUST BE PROVIDED PRIOR TO THE INSPECTION:
   - LETTER OF CERTIFICATION FROM THE ENGINEER
   - ELECTRONIC COPY OF THE CONSTRUCTION DRAWINGS
   - HARD COPY OF THE RECORD DRAWING
   - INSPECTION TEST RESULTS

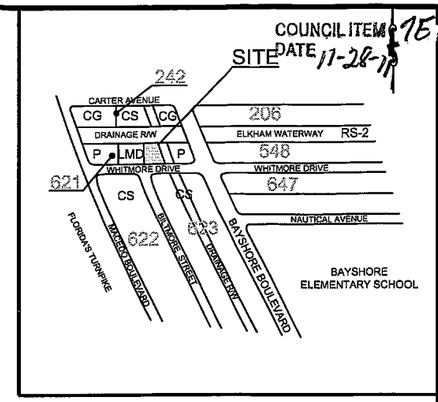
ABBREVIATIONS:

(C) = CALCULATED
(M) = MEASURED
(P) = PLATTED
CMP = CORRUGATED METAL PIPE
CNS = COULD NOT SET
CONC = CONCRETE
FFE = FINISHED FLOOR ELEVATION
FND = FOUND 5/8" IRON REBAR
IRC = 5/8" IRON REBAR WITH PLASTIC CAP
PCOR = PROPERTY CORNER
IR = 5/8" IRON REBAR
PL = PROPERTY LINE
PUDE = PUBLIC UTILITIES AND DRAINAGE EASEMENT
R/W = RIGHT-OF-WAY
R = RADIUS OF CURVE
L = LENGTH OF CURVE
SF = SQUARE FOOT
Δ = DELTA OF CURVE
= SET 5/8" IRON REBAR WITH PLASTIC CAP "AJP PSM 6330"

+ 21.00 EXISTING SPOT GRADE
+ [21.00] PROPOSED SPOT GRADE
PROPOSED FLOW DIRECTION



GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.



LOCATION MAP
nts

SITE DATA

OWNER: CASABELLA HOLDINGS
622 LAKE CHARLES DRIVE

AREA: 13,848.10 SF (0.3179 ACRES)

LEGAL DESCRIPTION: PORT ST LUCIE SECTION 13, BLOCK 621, LOT 2 (MAP 44/06N) (OR3215-281)

ID #: 342056022250007

EXISTING ZONING DISTRICT: CS (SEE NOTE #4)
EXISTING LAND USE: VACANT
PROPOSED LAND USE: MOTOR VEHICLE PARKING AREA

PD: 2

PZ: 23

BUILDING AREA: NA

PARKING RATIO: NA

NOTES

1. SURVEY INFORMATION PROVIDED HEREON FROM A MAP PREPARED BY ALEXANDER J PIAZZA, DATED LAST REVISED JULY 13, 2010, LAST UPDATED ON SEPTEMBER 8, 2011.

2. APPLICATION IS FOR THE CONSTRUCTION OF AN UNPAVED PARKING AREA FOR THE STORAGE OF MOTOR VEHICLES.

3. ON APRIL 5, 2011 THE CITY OF PORT ST LUCIE PLANNING AND ZONING DEPARTMENT UNANAMOUSLY APPROVED A VARIANCE (MINIMUM LOT SIZE AND AREA) FOR THE SUBJECT PROPERTY

4. ON APRIL 25, 2011, THE CITY COUNCIL OF THE CITY OF PORT ST LUCIE UNANAMOULSY APPROVED THE RE-ZONING OF THE SUBJECT PROPERTY (ORDIANCE 11-31) WHICH ALLOWED FOR THE CHANGE IN ZONE FROM RS-2 TO CS.

ENVIRONMENTAL STATEMENT

THE SITE IS CURRENTLY VACANT AND HAS BEEN CLEARED OF TREES AND VEGETATION.

5	
4	
3	NOVEMBER 15, 2011 SFWMD COMMENTS
2	SEPTEMBER 8, 2011 REVISED PER CITY
1	Original Date: JUNE 29, 2011
	Project Number: CASA.11.101

Nathaniel J. Holt, P.E.
FL REG #: 63213
Date: _____

HOLT ENGINEERING & CONSULTING, PA
540 NW UNIVERSITY BLVD., SUITE 105
PORT ST LUCIE, FLORIDA 34986
(772) 204-9550

SITE PLAN

CASABELLA HOLDINGS
622 SW LAKE CHARLES CIRCLE
PORT ST LUCIE, FLORIDA 34986

CITY OF PORT ST LUCIE
PROJECT NUMBER: P11-102

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