COUNCIL ITEM 10B
DATE 1/9/12

ORDINANCE 12-02

AN ORDINANCE TO REZONE 1.09 ACRES OF PROPERTY, LOCATED NORTH OF LOOKOUT BOULEVARD SOUTH OF CANAL C-24, GENERALLY WEST OF CANAL C-23 A, AND GENERALLY EAST OF PERU STREET FROM RM-5 (MULTIPLE-FAMILY RESIDENTIAL) TO RE (ESTATE RESIDENTIAL) ZONING FOR LOT 5, VIKINGS LOOKOUT (P11-156); PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Stewart J. Lang and Suzanne M. Lang, hereinafter referred to as the owners, seek to rezone 1.09 acres of property located north of Lookout Boulevard, south of Canal C-24, generally west of Canal C-23 A, and generally east of Peru St. within the City of Port St. Lucie, from the zoning designation of RM-5 (Multiple-Family Residential) to RE (Estate Residential) zoning district; and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board held a public hearing on the 6th day of December, 2011, to consider the rezoning application (P11-156), notice of said hearing to adjoining property owners for a radius of three-hundred (300) feet having been given and advertising of public hearing having been made; and

WHEREAS, the City Council held a public hearing on the 23rd day of January, 2012 to consider the rezoning application (P11-156), advertising of the public hearing having been made; and

WHEREAS, the proposed zoning is consistent with all applicable elements of the City's adopted Comprehensive Plan; and

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1: That the property legally described as Lot 5, Vikings Lookout, be rezoned from the zoning designation of RM-5 (Multiple-Family Residential) to RE (Estate Residential).

Section 2: That this Ordinance shall become effective ten (10) days after its final adoption.

ORDINANCE 12-02

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this ____ day of _____ 2012.

CITY OF PORT ST. LUCIE, FLORIDA

BY:_____
JoAnn M. Faiella, Mayor

ATTEST:

_____
Karen A. Phillips, City Clerk

APPROVED AS TO FORM:

BY:_____
Roger G. Orr, City Attorney

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

AGENDA ITEM REQUEST

MEETING: *REGULAR* X *SPECIAL* ____

DATE: JANUARY 9, 2012 AND JANUARY 23, 2012

ORDINANCE X *RESOLUTION* ____ *MOTION* ____ *PUBLIC HEARING* ____

ITEM : Rezoning Application (P11-156)
Stewart J. Lang and Suzanne M. Lang

RECOMMENDED ACTION:

On December 6, 2011 the Planning and Zoning Board unanimously recommended approval of the Rezoning, as recommended by the staff.

EXHIBITS:

A. Ordinance
B. Staff Report
C. Support Materials

SUMMARY EXPLANATION/BACKGROUND INFORMATION:

Requests a change in zoning from RM-5 (Multiple-Family Residential) to RE (Estate Residential).

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

None

SUBMITTING DEPARTMENT: PLANNING and ZONING *DATE: 12/29/11*

ITEM # 7F

City of Port St. Lucie

Planning and Zoning Department Memorandum

TO: PLANNING AND ZONING BOARD MEETING – DECEMBER 6, 2011

FROM: THRESIAMMA KURUVILLA, PLANNER

RE: REZONING APPLICATION (P11-156)
STEWART J. LANG AND SUZANNE M. LANG

DATE: NOVEMBER 28, 2011

APPLICANT: Ferusa Construction, LLC. Authorization letter is attached.

OWNERS: Stewart J. Lang and Suzanne M. Lang.

LOCATION: The property is located at 2481 SE North Lookout Blvd., north of Lookout Boulevard, south of Canal C-24, generally west of Canal C-23 A, and generally east of Peru St.

LEGAL DESCRIPTION: Lot 5, Vikings Lookout

SIZE: 1.09 acres (44,859.7 square feet).

EXISTING ZONING: RM-5 (Multiple-Family Residential) zoning district

EXISTING USE: This is a vacant lot

SURROUNDING USES: North = Canal C-24; South = Viking PUD Spruce Bluff, preserve; East = RM-5 (Multiple-Family Residential), a house; and West = RM-5 (Multiple-Family Residential), vacant lot.

REQUESTED ZONING: RE (Estate Residential) zoning

FUTURE LAND USE: RL (Low Density Residential)

PROPOSED USE: Requests a change in zoning from RM-5 (Multiple-Family Residential) to RE (Estate Residential).

IMPACTS AND FINDINGS:

Land Use Consistency: Staff finds that the rezoning application is consistent with the direction and policies of the Comprehensive Plan's Future Land Use Element.

School Concurrency: Staff finds that the rezoning application is consistent with the direction and policies of the Comprehensive Plan's PSFE (Public School Facility Element).

Compliance With Conversion Area Requirements: This property is not in the conversion area.

Sewer/Water Service: The City of Port St. Lucie is the water provider. There is no sewer service in the Viking Lookout area and it is vacant.

Environmental: Not applicable. The site is already cleared.

Other: The applicant has to apply for a special exception use to build a guest house on this lot.

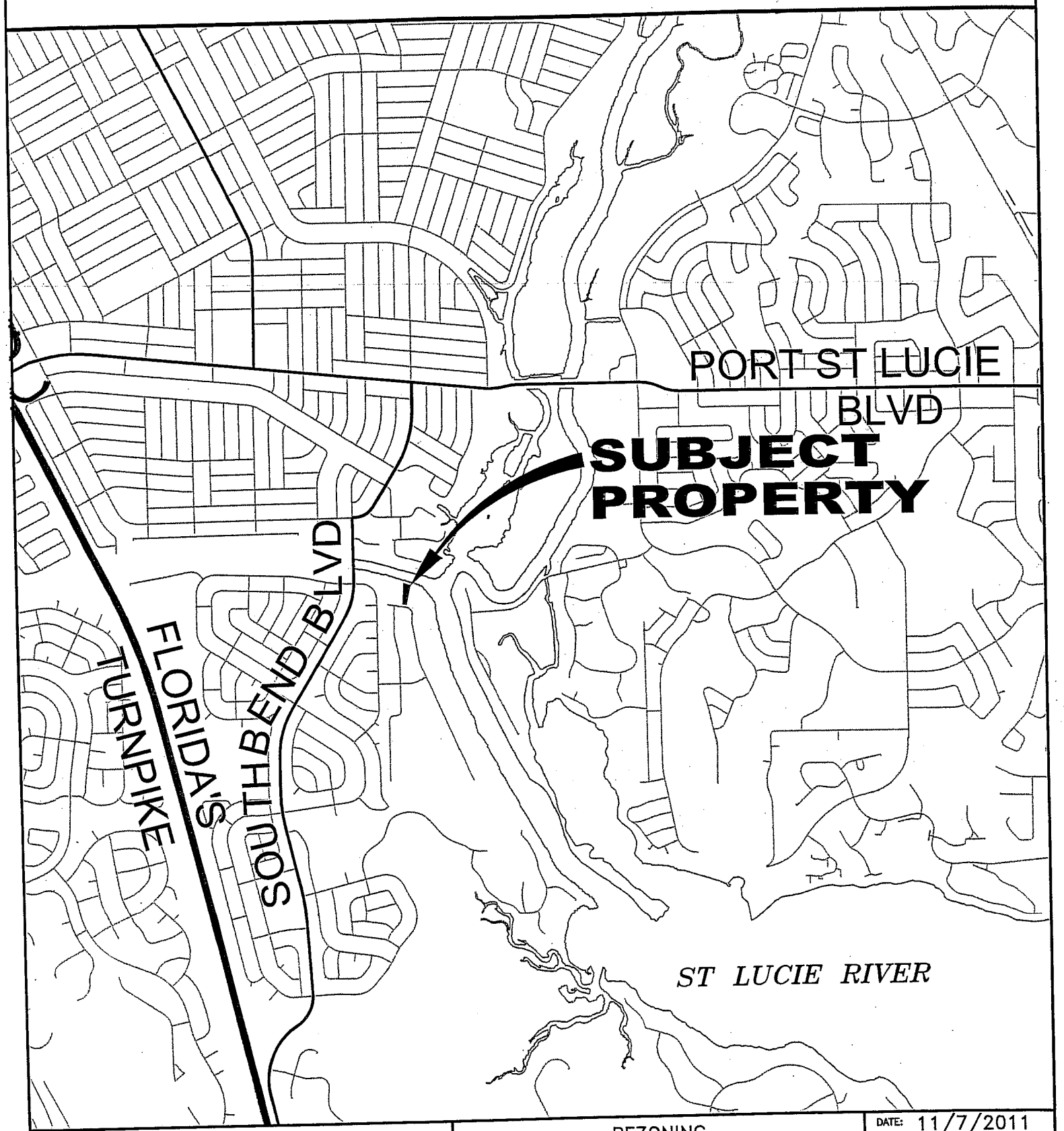
Similar Other Projects:

1. As per Ordinance 95-2, Lot 15 of Vikings Lookout had been rezoned from PUD zoning district to RE (Estate Residential) zoning district, and as per Resolution 95-R59, the special exception use was approved to allow a guest house on this lot.
2. As per Ordinance 95-21, Lot 14 of Vikings Lookout had been rezoned from PUD zoning district to RE (Estate Residential) zoning district.
3. As per Ordinance 95-66, Lot 16 of Vikings Lookout had been rezoned from PUD zoning district to RE (Estate Residential) zoning district.
4. As per Ordinance 11-33, Lot 1 had been rezoned from RM-5 (Multiple-Family Residential) zoning district to RE (Estate Residential) zoning district and as per Resolution 11-R33, the special exception use was approved to allow a guest house on this lot.

STAFF RECOMMENDATION:

The Planning and Zoning Department staff finds the request of rezoning to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

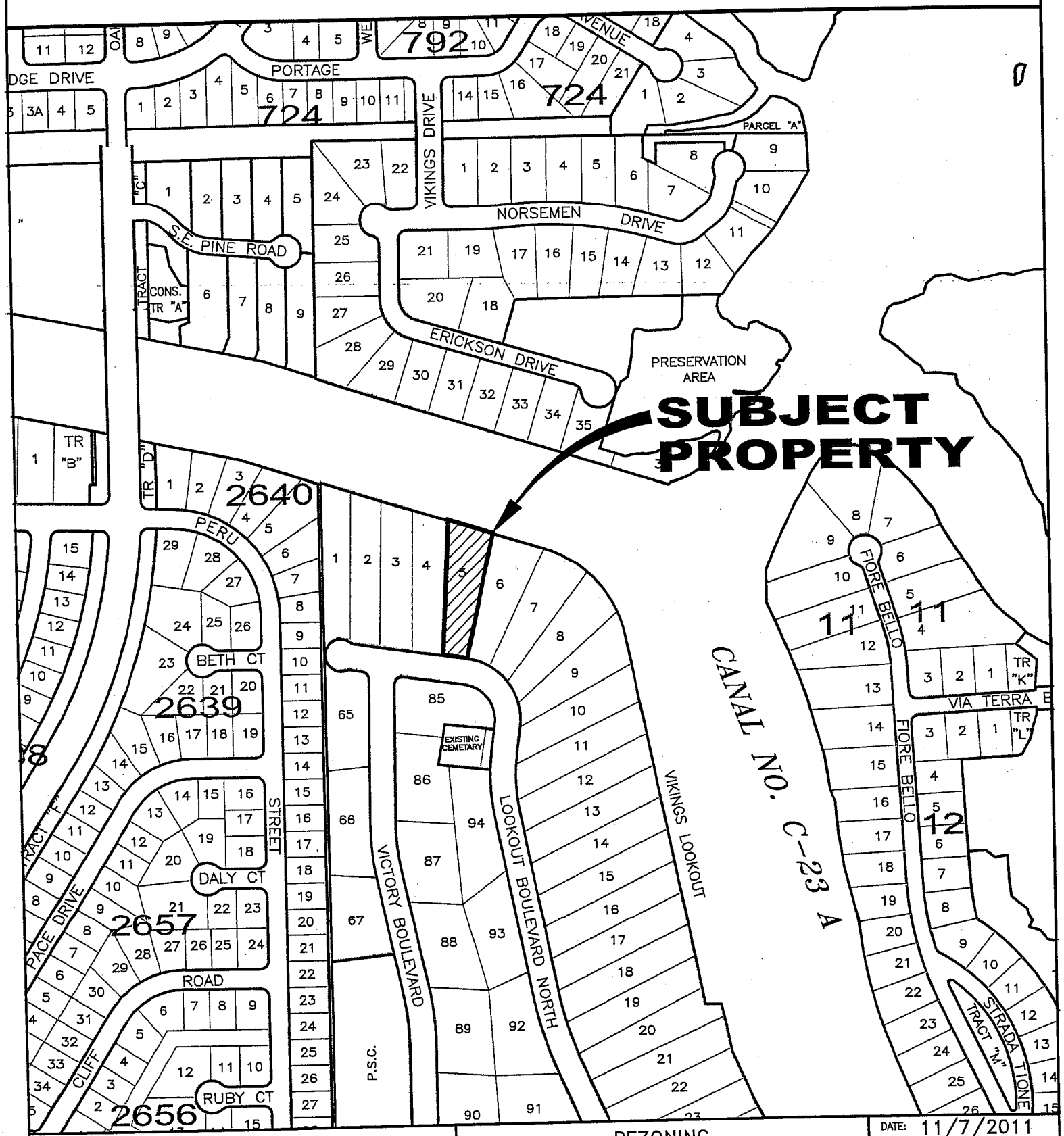
Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

REZONING
LOT 5
VIKINGS LOOK-OUT

DATE: 11/7/2011
APPLICATION NUMBER: P11-156
CADD FILE NAME: P11-156L
SCALE: 1"=.5 MI

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

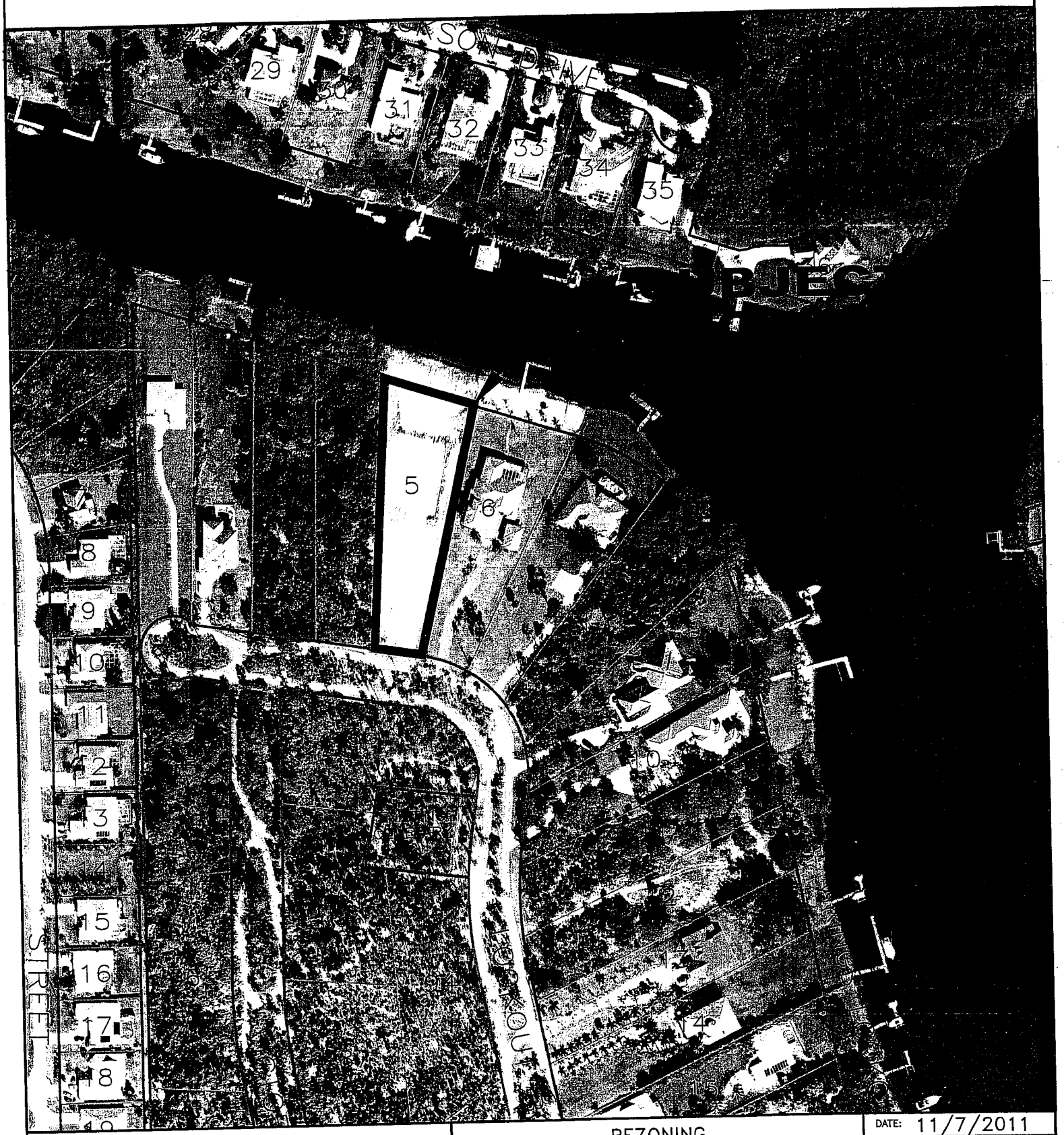
Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

REZONING
LOT 5
VIKINGS LOOK-OUT

DATE: 11/7/2011
APPLICATION NUMBER: P11-156
CADD FILE NAME: P11-156M
SCALE: 1"=400'

SITE LOCATION



CITY of PORT ST. LUCIE FLORIDA

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

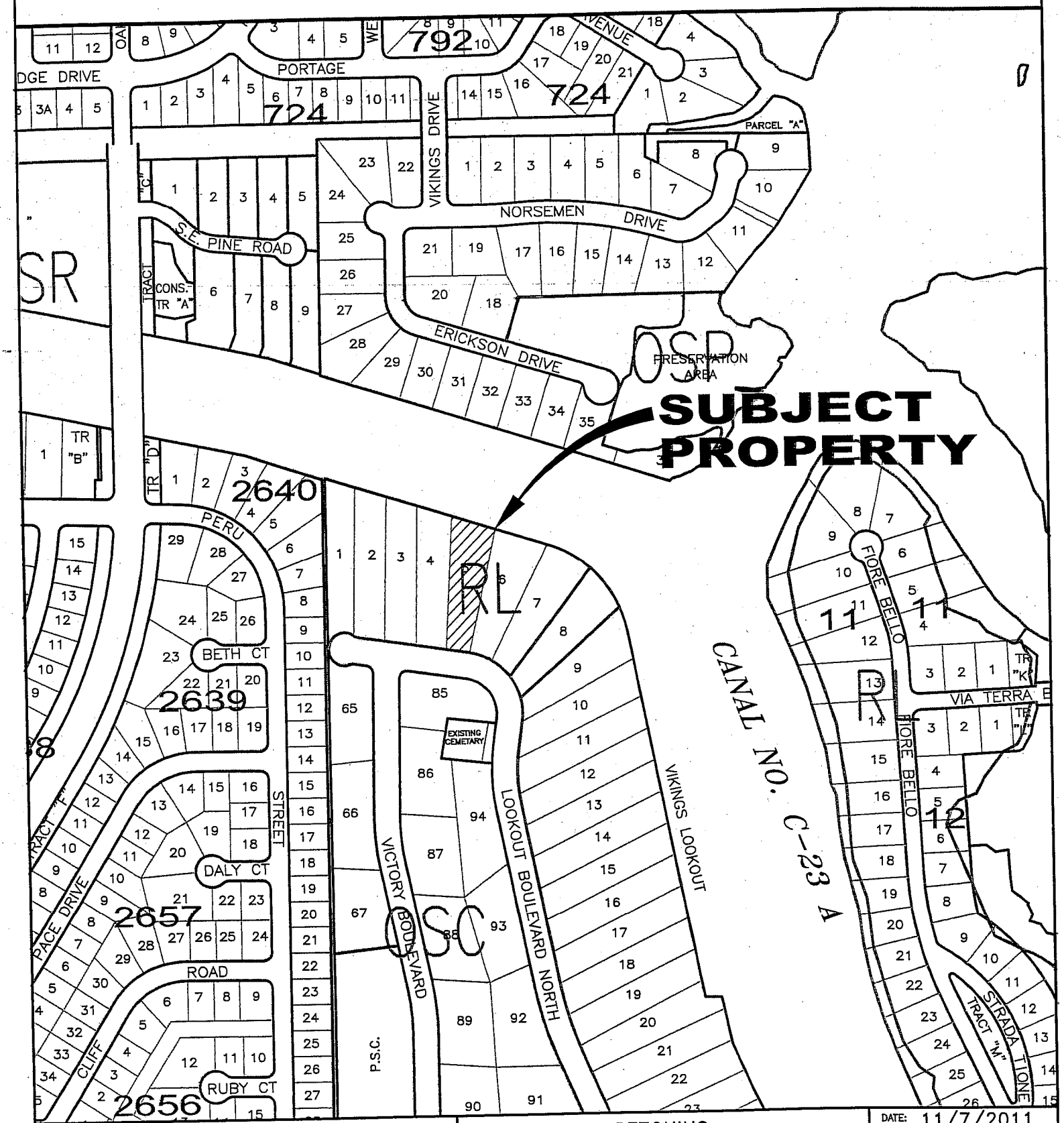
Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

REZONING
LOT 5
VIKINGS LOOK-OUT
AERIAL DEC 2011

DATE: 11/7/2011
APPLICATION NUMBER: P11-156
CADD FILE NAME: P11-156A
SCALE:1"=200'

FUTURE LAND USE



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

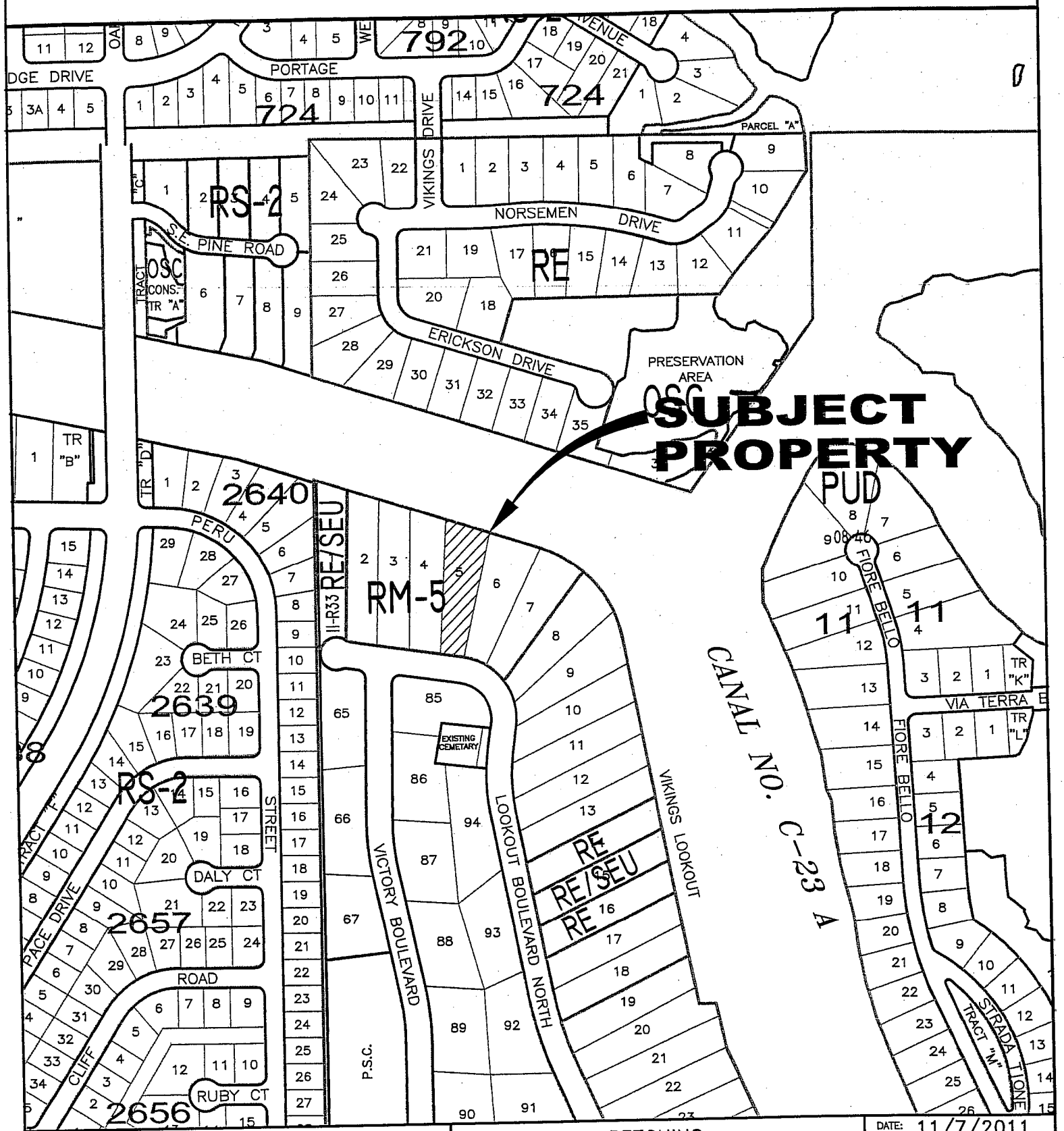
Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

REZONING
LOT 5
VIKINGS LOOK-OUT

DATE: 11/7/2011
APPLICATION NUMBER: P11-156
CADD FILE NAME: P11-156M
SCALE: 1"=400'

EXISTING ZONING



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

REZONING
LOT 5
VIKINGS LOOK-OUT

DATE: 11/7/2011
APPLICATION NUMBER: P11-156
CADD FILE NAME: P11-156M
SCALE: 1"=400'

REZONING APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5212 FAX:(772) 871-5124

RECEIVED
NOV 02 2011
PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

FOR OFFICE USE ONLY

Planning Dept. P11-156
Fee (Nonrefundable)$ 2,155.00
Receipt # 11407

Refer to "Fee Schedule" for application fee. Make checks payable to the "City of Port St. Lucie". Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board Meeting. All items on this application should be addressed, otherwise it cannot be processed. Attach proof of ownership: two copies of recorded deed. If the application includes more than one (1) lot, our Legal Department will contact you regarding execution of the required Unity of Title. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS:

PROPERTY OWNER:

CITY OF PORT ST. LUCIE, FL

Name: STEWART J. LANG & SUZANNE M. LANG

Address: 2709 SW ANN ARBOR RD.

Telephone No.: 772-380-8844 FAX No.:

AGENT OF OWNER (if any)

Name: FERUSA CONSTRUCTION, LLC

Address: 1680 SW BAYSHORE BLVD., PORT ST LUCIE, FL 34984

Telephone No.: 772-528-9436 FAX No: 772-871-0075

PROPERTY INFORMATION

Legal Description: LOT #5 VIKINGS LOOK-OUT PHASE ONE
(Include Plat Book and Page)

Parcel I.D. Number: 4415-602-0008-000-0

Current Zoning: RM-5

Proposed Zoning: RE

Future Land Use Designation: SINGLE FAMILY Acreage of Property: 1.09 ACRES

Reason for Rezoning Request: TO BUILD SINGLE FAMILY RESIDENCE WITH ONE GUEST HOUSE ATTACHED TO THE MAIN HOUSE WITH A/C CORRIDOR.

SUZANNE LANG
STEWART LANG
Hand Print Name

3 NOVEMBER 2011
Date

*Signature of Owner

***If signature is not that of the owner, a letter of authorization from the owner is needed.**

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.

Stewart & Suzzi Lang
2709 SW Ann Arbor Road
Port St. Lucie, FL 34953

RECEIVED
NOV 07 2011
PLANNING DEPARTMENT

Port Saint Lucie
Planning & Zoning Department

RECEIVED
NOV 28 2011
PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE

To Whom It May Concern:

This letter authorizes Ferusa Construction LLC to act as agent for the purposes of processing rezoning application from RM5 to RE and special exemption to obtaining permits and approvals from state and local government agencies for the property described below:

Lot #5 Lookout 2481 SE. Port St. Lucie

If you have any questions, please call me at 772-380-8844
772-807-1957 Fax

Sincerely,

Stewart Lang

10/07/11
Date