

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

AGENDA ITEM REQUEST

---

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

DATE:               FEBRUARY 13, 2012

---

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

---

ITEM: Lake Forest at St. Lucie West-North Entrance  
Minor Site Plan (P11-170)

---

**RECOMMENDED ACTION:**

The Site Plan Review Committee unanimously recommended approval of this project on January 11, 2012.

---

**EXHIBITS:**

- A. Staff Report
- B. Support Materials

---

**SUMMARY EXPLANATION/BACKGROUND INFORMATION:**

The applicant is proposing to replace the existing signs at the north entrance to a slightly different location with new monument signs.

---

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

None.

---

**SUBMITTING DEPARTMENT: PLANNING and ZONING**

**DATE: 02/02/2012**



# **City of Port St. Lucie**

## **Planning and Zoning Department**

**TO:** CITY COUNCIL - MEETING OF FEBRUARY 13, 2012

**FROM:** THRESIAMMA KURUVILLA, PLANNER *JK*

**RE:** LAKE FOREST AT ST. LUCIE WEST –NORTH ENTRANCE  
MINOR SITE PLAN - PROJECT NO. P11-170

**DATE:** FEBRUARY 2, 2012

---

**APPLICANT:** Sabine Marcks, RLA of Landscape Design Associates.

**OWNERS:** Lake Forest at St. Lucie West Homeowner's Association.

**LOCATION:** The property is located along the east side of Cashmere Boulevard, and south of St. Lucie West Boulevard.

**LEGAL DESCRIPTION:** O.S.T-1 and O.S.T.-6 of St. Lucie West Plat No.117, Lake Forest at St. Lucie West- Phase 1.

**EXISTING ZONING:** Lake Forest PUD (Planned Unit Development) zoning.

**PROJECT DESCRIPTION:** The applicant is proposing to remove the existing signs at the north entrance (Crystal River Boulevard) and to replace them with new monument signs in a slightly different location.

**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:

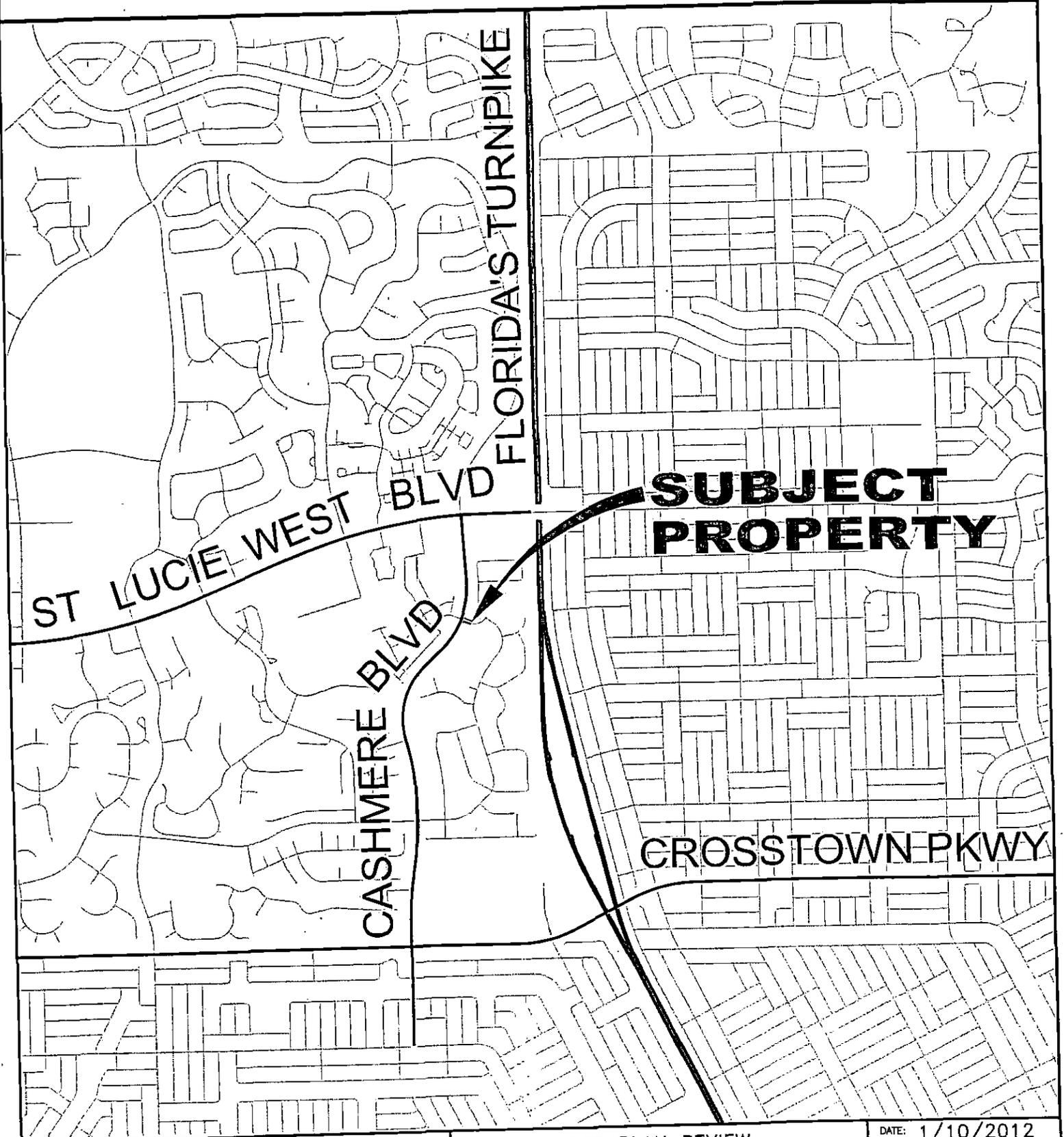
The proposed concrete monument signs will be attached to the existing columns at the north entrance (Crystal River Boulevard), of Lake Forest. This street provides the main access to homes in Lake Forest.

---

**STAFF RECOMMENDATION:**

The Site Plan review Committee recommended approval of this project on January 11, 2012. 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.

# SITE LOCATION



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

FZ2011.DWG

SITE PLAN REVIEW  
CRYSTAL RIVER ENTRANCE  
ST LUCIE WEST LAKE FOREST

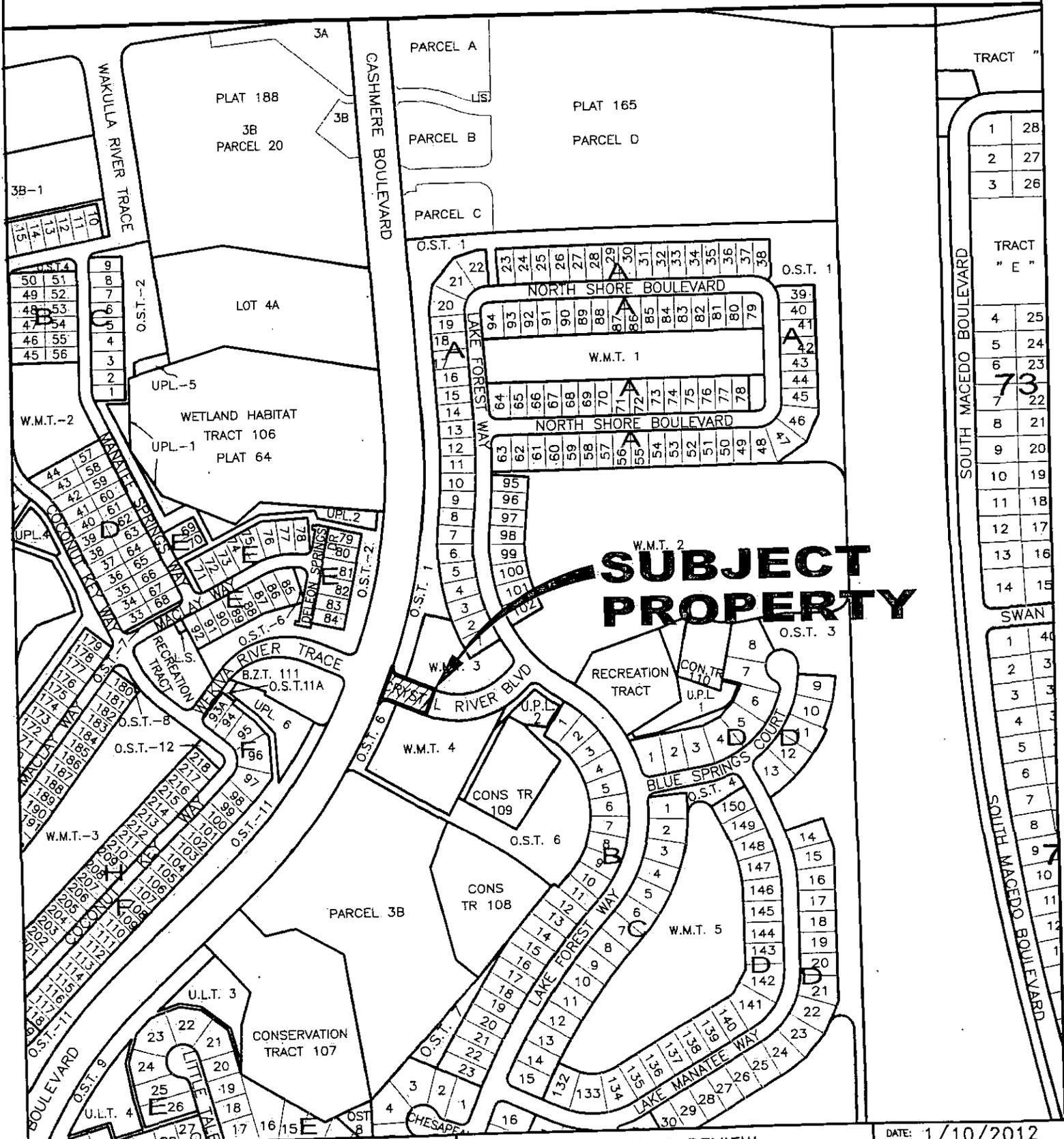
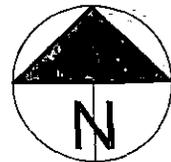
DATE: 1/10/2012

APPLICATION NUMBER:  
P11-170

CADD FILE NAME:  
P11-170L

SCALE: 1" = .5 MI

# SITE LOCATION



TRACT " "	
1	28
2	27
3	26
TRACT " E "	
4	25
5	24
6	23
7	22
8	21
9	20
10	19
11	18
12	17
13	16
14	15
SWAN	
1	40
2	39
3	38
4	37
5	36
6	35
7	34
8	33
9	32
10	31
11	30
12	29
13	28
14	27

**SUBJECT PROPERTY**



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

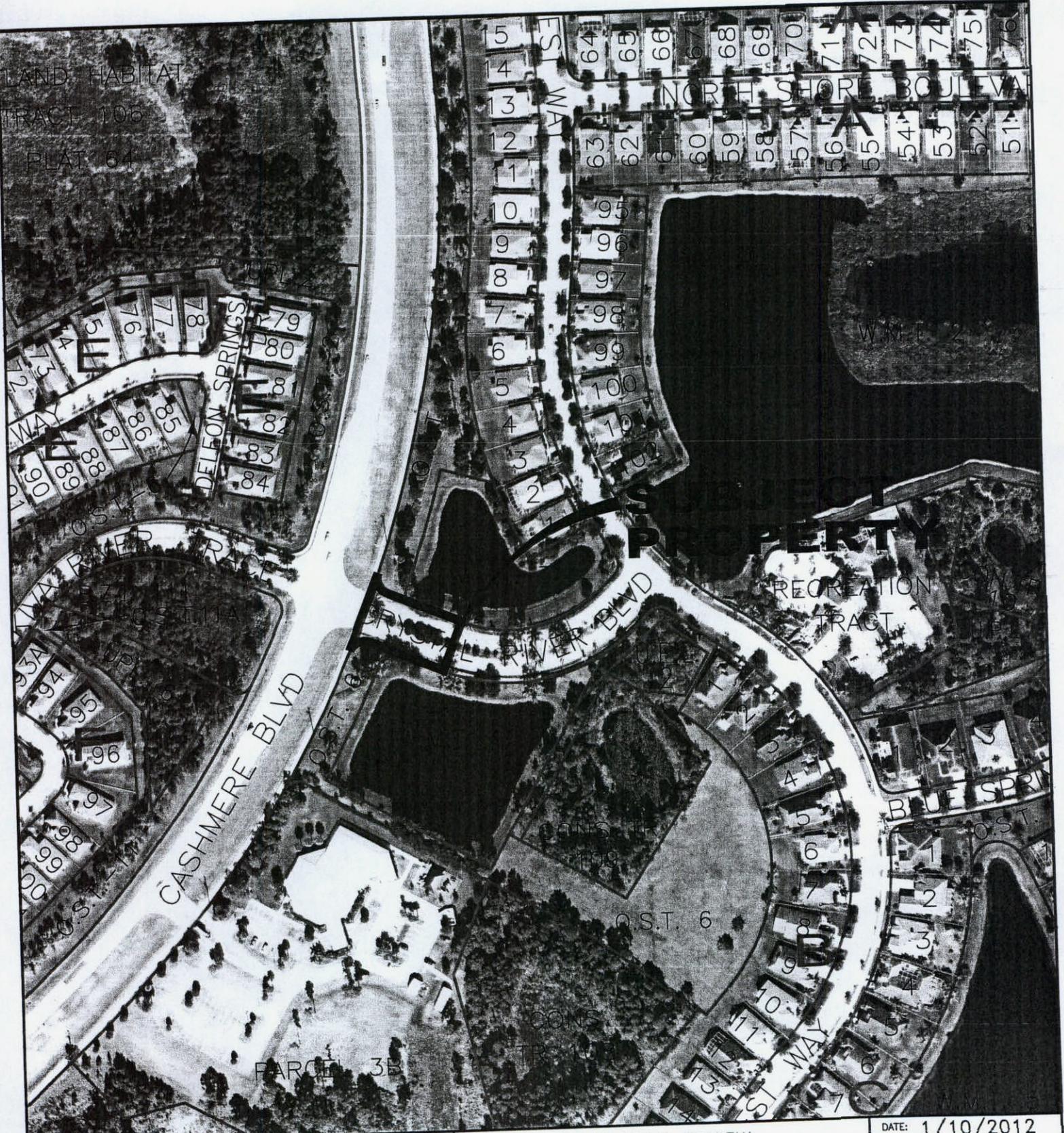
Prepared by:  
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW  
CRYSTAL RIVER ENTRANCE  
ST LUCIE WEST LAKE FOREST

DATE: 1/10/2012  
APPLICATION NUMBER:  
P11-170  
CADD FILE NAME:  
P11-170M  
SCALE: 1" = 400'

# SITE LOCATION



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

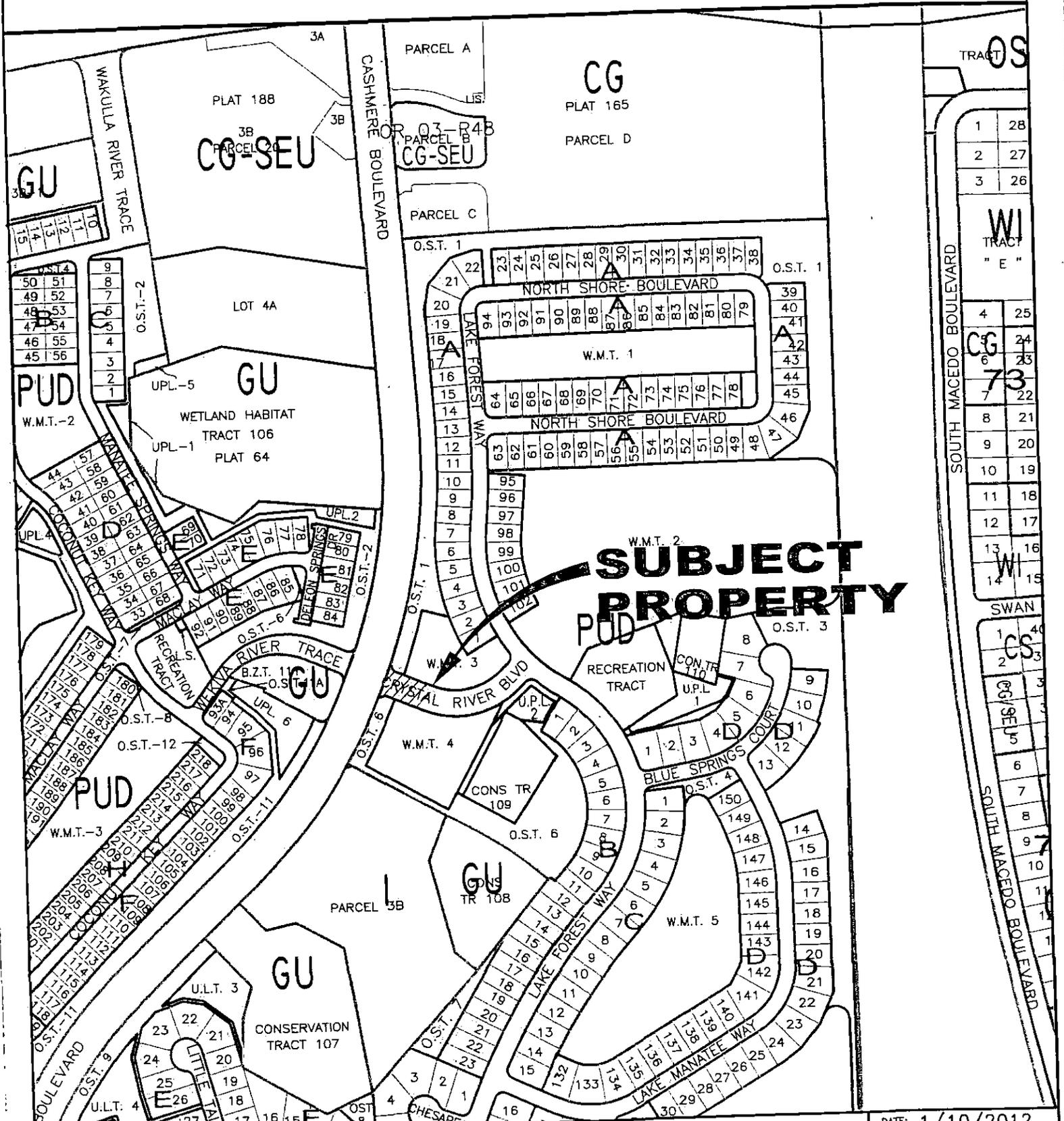
Prepared by:  
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW  
CRYSTAL RIVER ENTRANCE  
ST LUCIE WEST LAKE FOREST  
AERIAL DEC 2010

DATE: 1/10/2012
APPLICATION NUMBER: P11-170
CADD FILE NAME: P11-170A
SCALE: 1"=200'

# EXISTING ZONING



**SUBJECT PROPERTY**

TRACT OS	
1	28
2	27
3	26
TRACT WI "E"	
4	25
5	24
6	23
7	22
8	21
9	20
10	19
11	18
12	17
13	16
14	15
TRACT SWAN	
1	40
2	39
3	38
4	37
5	36
6	35
7	34
8	33
9	32
10	31
11	30
12	29
13	28
14	27
15	26
16	25
17	24
18	23
19	22
20	21
21	20
22	19
23	18
24	17
25	16
26	15
27	14
28	13
29	12
30	11
31	10
32	9
33	8
34	7
35	6
36	5
37	4
38	3
39	2
40	1



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT PZ2011.DWG

SITE PLAN REVIEW  
CRYSTAL RIVER ENTRANCE  
ST LUCIE WEST LAKE FOREST

DATE: 1/10/2012  
APPLICATION NUMBER:  
P11-170  
CADD FILE NAME:  
P11-170M  
SCALE: 1"=400'

# APPLICATION FOR SITE PLAN REVIEW - AMENDMENT

ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED

Application Fee: Refer to "Fee Schedule". Fee is **nonrefundable**.

CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPARTMENT  
(772) 871-5212 FAX: (772)871-5124

P&Z File No. P11-170  
Fee (Nonrefundable) \$ 710.00  
Receipt # 11472

PROJECT NAME: Lake Forest at St. Lucie West

LEGAL DESCRIPTION: SEC 30, TWP 36S, RGE 40E

LOCATION OF PROJECT SITE: Cashmere Blvd, Port St. Lucie

PROPERTY TAX I.D. NUMBER: 3323-928-0096-000-9

STATEMENT DESCRIBING IN  
DETAIL PROPOSED CHANGES  
FROM APPROVED SITE PLAN: Relocation of existing monument signs at main entry

GROSS SQ. FT. OF STRUCTURE (S): N/A

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

UTILITIES & SUPPLIER: St. Lucie West Services District

GROSS ACREAGE & SQ. FT. OF SITE: 29.89 ac, 1,302,008 sf \*\*ESTIMATED NO. EMPLOYEES: \_\_\_\_\_

FUTURE LAND USE DESIGNATION: RM ZONING DISTRICT: RM

OWNER (S) OF PROPERTY:  
Name, Address, Telephone & Fax No.: Board of Directors Lake Forest at St. Lucie West  
249 Lake Forest Way Port St. Lucie, FL 34986  
878-1944 (ph), 878- (fax)

APPLICANT OR AGENT OF OWNER:  
Name, Address, Telephone & Fax No.: Landscape Design Associates  
702 SW Port St. Lucie Blvd, Port St. Lucie, FL 34953  
871-5816 (ph), 405-1006 (fax)

PROJECT ARCHITECT/ENGINEER:  
(Firm, Engineer of Record,  
Florida Registration No., Contact  
Person, Address, Phone & Fax No.) Arcadis-US, Inc  
2081 Vista Parkway, West Palm Beach, FL 33411  
Robert W. Lawson, P.E., License No 26640  
(561) 697-7000 (phone) (561) 697-7751 (fax)

- 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.

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.

H:\PZ\SHARED\APPLCTN\SPRMINORREVISOR (02/20/07)

*Jack J. Minemura*  
OWNER'S SIGNATURE

JACK J MINEMURA President  
HAND PRINT NAME TITLE

12/18/00  
DATE



*Landscape Design Associates*  
*Landscape Architecture, Land Planning*  
License No: LC26000247

December 15, 2011

City of Port St. Lucie  
Planning & Zoning Department  
121 SW Port St. Lucie Blvd  
Port St. Lucie, FL 34984  
Attn: Daniel Holbrook

RECEIVED

DEC 20 2011

PLANNING DEPARTMENT  
CITY OF PORT ST. LUCIE, FL

**Re: Lake Forest Main Entry Minor Site Plan Amendment**  
**Our Ref No: 11-022**

Dear Mr. Holbrook

On behalf of the Lake Forest HOA, I am submitting an amendment to the site plan for the main entry area.  
The HOA proposes to remove the existing monument signs and replace them in a slightly different location with new signs. The new signs will meet all setback regulations, as is indicated on the attached site plan.

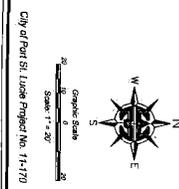
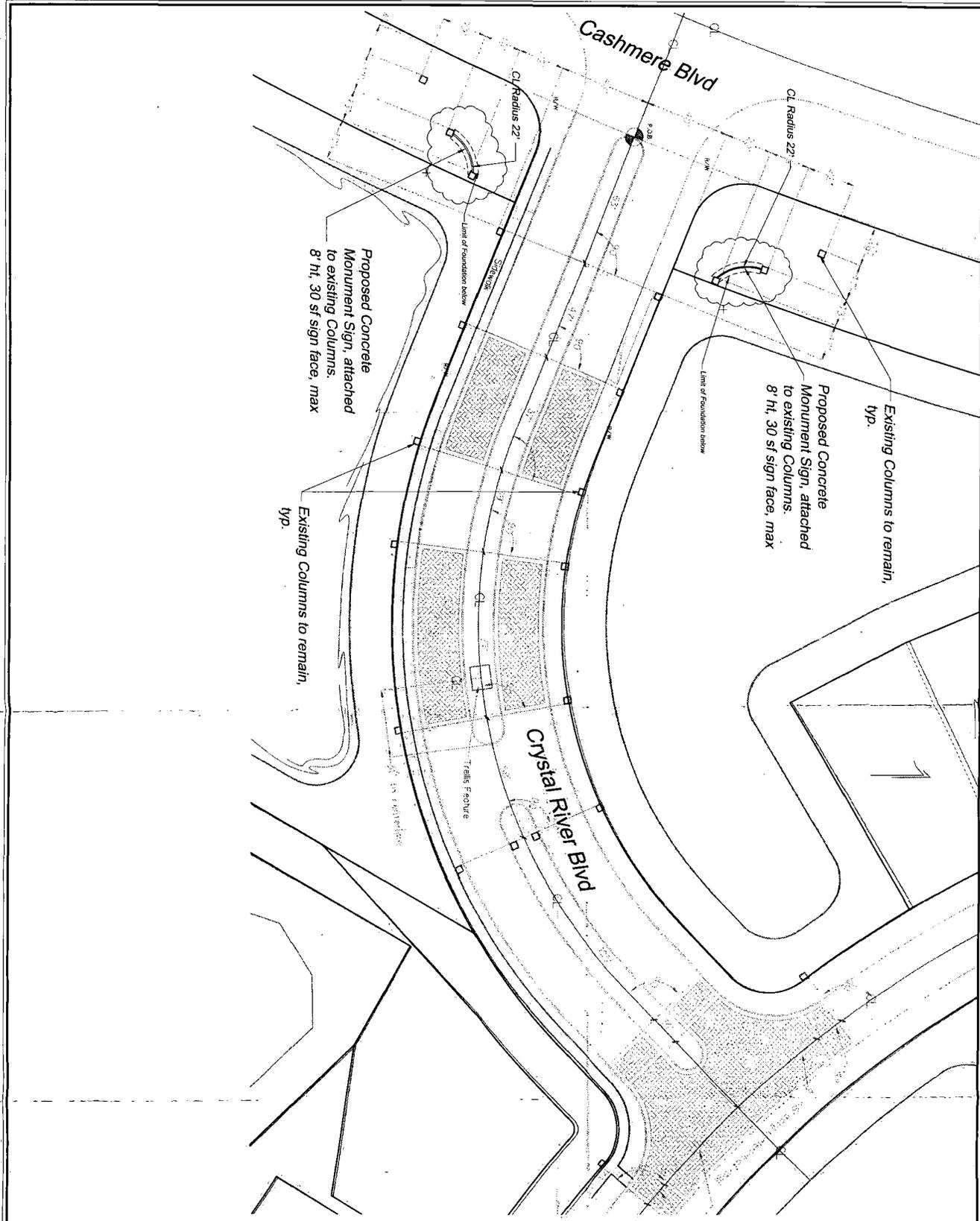
If you have any questions or concerns, please do not hesitate to contact me.

Sincerely  
**Landscape Design Associates**

Sabine Marcks, RLA  
President

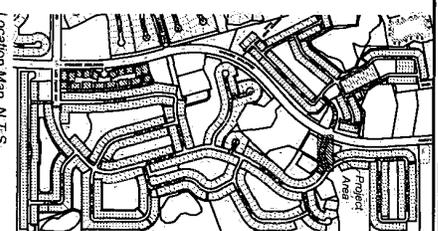
Cc: Jack Minenna, Lake Forest at St. Lucie West, President

C:\Users\main PC\Documents\LDA\Projects 2011\11-022\wdoc\11-022 Cover Letter.doc



City of Port St. Lucie Project No. 11-170

Location Map, N.T.S.  
 Legal Description:  
 O.S. T-1 and O.S. T-6 of St. Lucie  
 West Phase 1, 177 Lake Forest at  
 St. Lucie West-Phase 1



**Lake Forest at St. Lucie West**  
 City of Port St. Lucie  
**North Entrance Site Plan**

Revisions	Date
1.18.12 per SPRIC Comments	

Scale:	1" = 20'
Drawn by:	SM
Checked by:	SM
CADD No.:	11-022 site.dwg
Date:	12.21.11

**Landscape Design Associates**

702 SW Port St. Lucie Blvd  
 Port St. Lucie, FL 34853  
 772-871-5816 ph, 772-405-1006 fax