

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

AGENDA ITEM REQUEST

MEETING: REGULAR X SPECIAL

DATE: MARCH 26, 2012

ORDINANCE RESOLUTION MOTION X PUBLIC HEARING

ITEM: P12-011 Scott's Lawn Service @ SLW
 Major Site Plan Amendment

RECOMMENDED ACTION:

On February 22, 2012, Site Plan Review Committee unanimously voted to recommend approval of this site plan amendment application.

EXHIBITS:

- A. Staff Report
 - B. Support Materials
-

SUMMARY EXPLANATION/BACKGROUND INFORMATION:

To construct a 1,296 square foot CBS and metal building on existing pavement area on the site. This 'fill station' will be used to wash down and fill company vehicles.

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

None.

SUBMITTING DEPARTMENT: PLANNING and ZONING DATE: 03/15/2012



City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: PLANNING AND ZONING BOARD - MEETING OF MARCH 26, 2012

FROM: JOHN FINIZIO, PLANNER *ff*

RE: MAJOR SITE PLAN AMENDMENT APPLICATION
(PROJECT NO. P-12-011)
SCOTT'S LAWN SERVICE @ SLW

DATE: MARCH 13, 2012

APPLICANT: Art Concepts, Inc.

OWNER: Brogan Pest Control, Inc. The authorization letter is attached to the staff report.

LOCATION: South side of FPL Drive, west of Enterprise Drive in St. Lucie West.

LEGAL DESCRIPTION: St. Lucie West Plat 52, Lot 10.

SIZE: 1.56 acres, or 679,536 square feet.

EXISTING ZONING: WI (Warehouse Industrial).

EXISTING USE: Warehouse building and storage area for a lawn fertilizer company.

SURROUNDING USES: North = WI (Warehouse Industrial) zoning, currently vacant. South = WI (Warehouse Industrial) zoning; used by the School Board of St. Lucie County for warehousing and parking (storing) for school buses. East = WI (Warehouse Industrial) zoning, currently vacant land (this property is owned by St. Lucie West Services District and is being used as a conservation tract. West = WI (Warehouse Industrial) zoning, currently an FPL substation.

PROPOSED PROJECT: To construct a 1,296 square foot CBS and metal building on existing pavement area on the site. This 'fill station' will be used to wash down and fill company vehicles.

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: St. Lucie West Services District will be providing utilities for this project. This is an existing site, and utilities are already in place, so there is capacity available for this accessory structure.

Transportation: This is an amendment to an existing site plan. The amendment adds an accessory structure (Fill Station) to the site which will be used to load fertilizer onto company vehicles, and wash these vehicles down at the end of the day. Staff review indicates that this amendment will not generate any additional trips and will not adversely affect the transportation level of service for the adjacent roads.

Parks/Open Space: Not applicable as this is a commercial project.

Stormwater: The project includes a paving and drainage plan that is in compliance with the adopted level of service standard.

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 (12' x 25') enclosure allowing for both general and recyclable refuse.

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

Environmental: This is an existing development, and all environmental issues had been handled during the original site plan review process.

Architectural Design Standards: This project is located in St. Lucie West and is not subject to the City's design standards.

Art in Public Places: On March 13, 2012 the City of Port St. Lucie Public Art Advisory Board recommended approval for the payment of fee in lieu of artwork on site.

Public School Concurrency Analysis: Not applicable as this is a commercial project.

Related Projects:

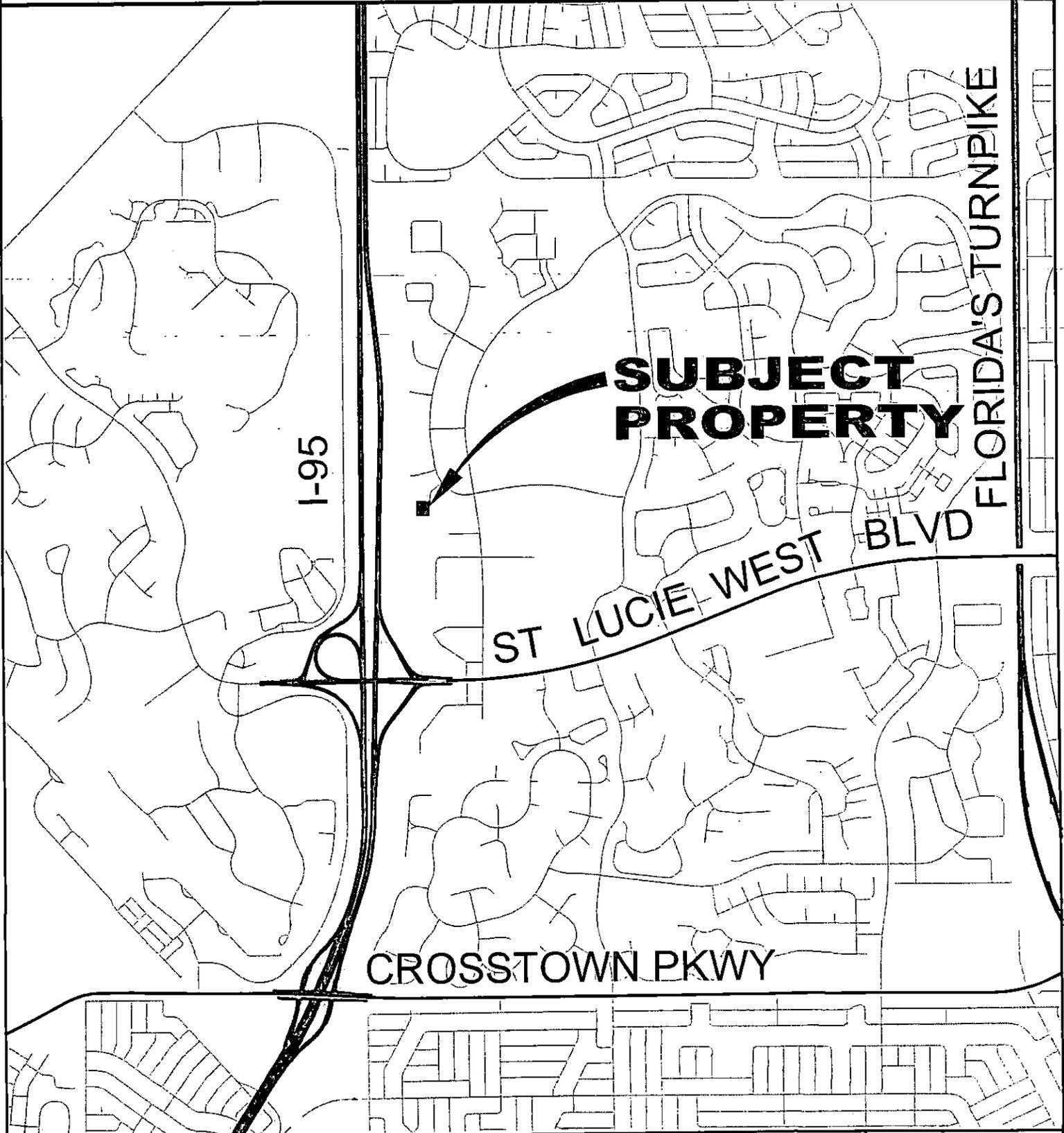
P93-084 – SLW – City Gas Dist. Site Plan Application. This application created office and warehouse space for the City Gas Company. This site plan was approved by City Council on August 8, 1995.

Approval of this project is conditioned upon payment of all applicable impact fees, as provided in the Port St. Lucie Road, Park and Recreation, Public Buildings and Law Enforcement Impact Fee Ordinances. Please note that additional impact fees may be due to St. Lucie County.

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. The Site Plan Review Committee reviewed the request on February 22, 2012 and recommended approval.

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ 2012.DWG

SITE PLAN REVIEW

LOT 10

ST LUCIE WEST PLAT 52 5TH REPLAT

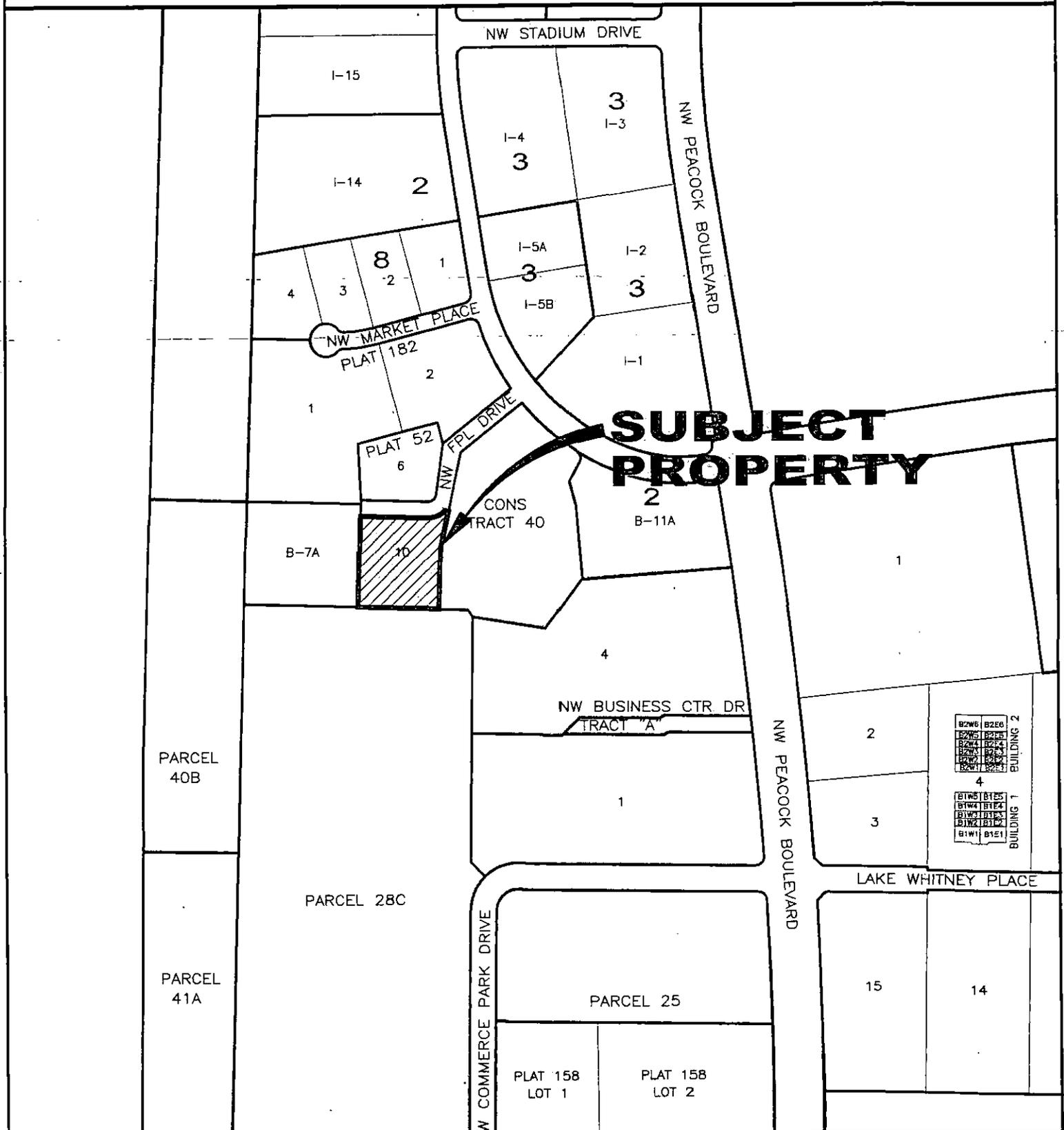
DATE: 3/13/2012

APPLICATION NUMBER:
P12-011

CADD FILE NAME:
P12-011L

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

LOT 10

ST LUCIE WEST PLAT 52 5TH REPLAT

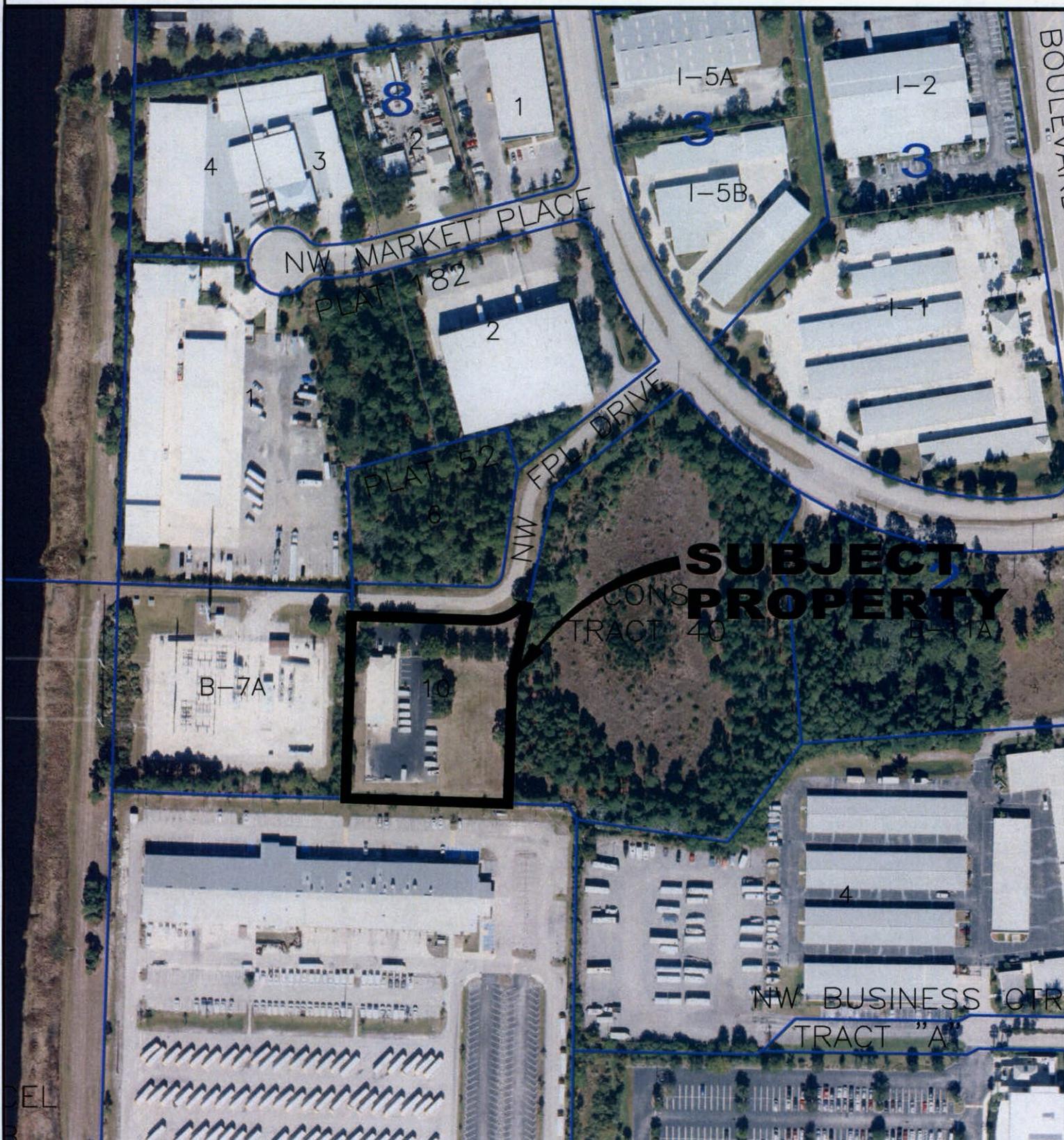
DATE: 3/13/2012

APPLICATION NUMBER:
P12-011

CADD FILE NAME:
P12-011M

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

LOT 10

ST LUCIE WEST PLAT 52 5TH REPLAT

AERIAL DEC 2010

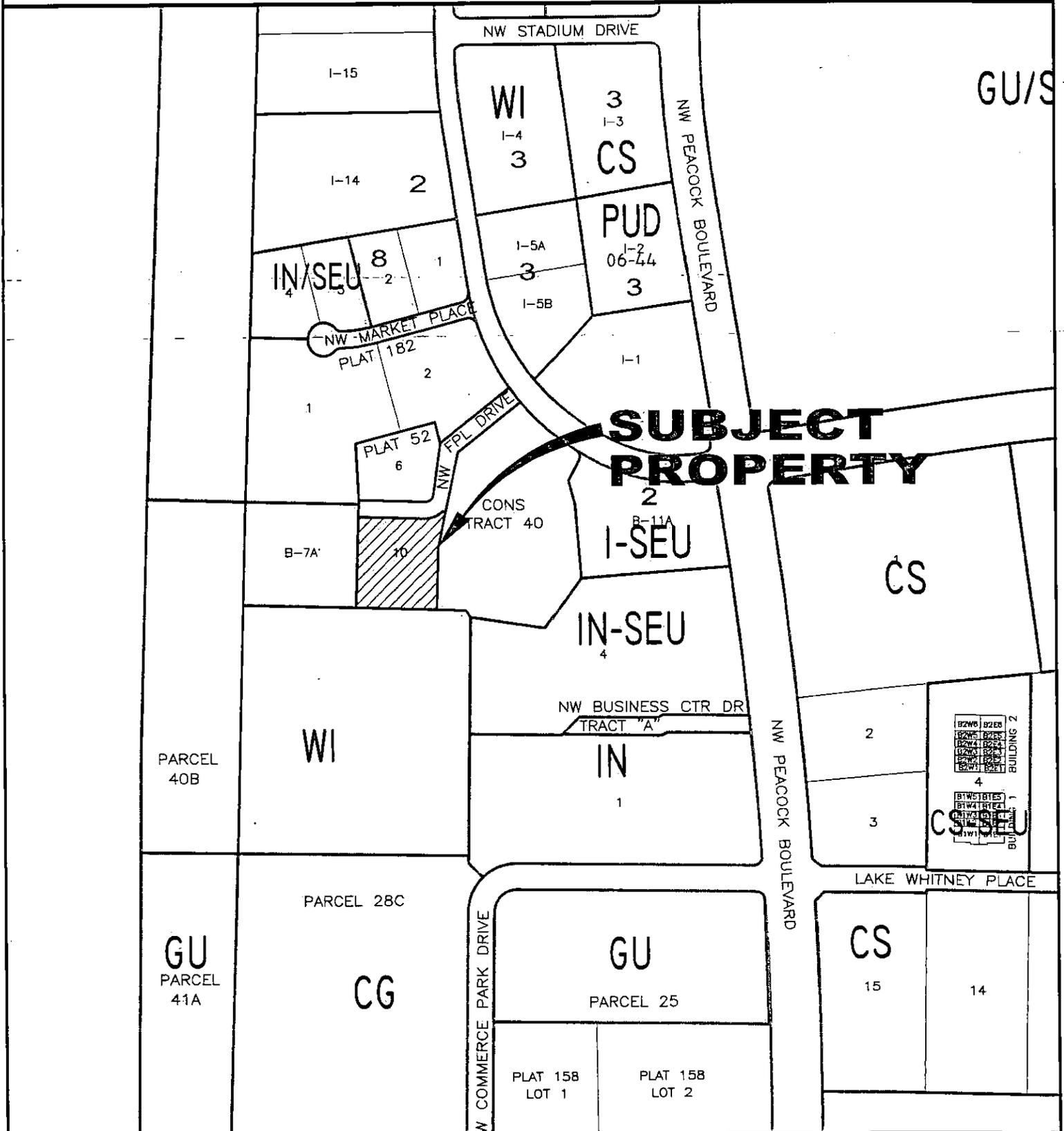
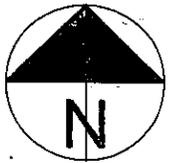
DATE: 3/13/2012

APPLICATION NUMBER:
P12-011

CADD FILE NAME:
P12-011A

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

LOT 10

ST LUCIE WEST PLAT 52 5TH REPLAT

DATE: 3/13/2012

APPLICATION NUMBER:
P12-011

CADD FILE NAME:
P12-011.M

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. #574 P12-011
Fee (Nonrefundable) \$ 1,890.00
Receipt # 11516

PRIMARY CONTACT EMAIL ADDRESS: ART CONCEPTS INC 1288 RAINBOW CT NAPLES, FLORIDA 34110

PROJECT NAME: SCOTT'S LAWN SERVICE PROPOSED WASH & FILL BUILDING

LEGAL DESCRIPTION: ST LUCIE WEST PLAT #52 FIFTH REPLAT IN COMMERCE PARK LOT 10 (1.5'

LOCATION OF PROJECT SITE: 401 NW F.P.L DR

PROPERTY TAX I.D. NUMBER: 332365600040004

STATEMENT DESCRIBING IN PLACEMENT OF NEW STRUCTURE ON EXISTING PAVEMENT AREA FOR
DETAIL PROPOSED CHANGES WASH DOWN OF TRUCKS AND MOVING EXISTING FILLING OF
FROM APPROVED SITE PLAN: FERTIZATOR FROM EXISTING GARAGE TO THIS BLDG. FOR TRUCK FILL

GROSS SQ. FT. OF STRUCTURE (S): 1296 SF

RECEIVED

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

JAN 20 2012

UTILITIES & SUPPLIER: N/A

PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

GROSS ACREAGE & SQ. FT. OF SITE: 67788.5065364845 **ESTIMATED NO. EMPLOYEES: N/A

FUTURE LAND USE DESIGNATION: LI ZONING DISTRICT: WI

OWNER (S) OF PROPERTY: BROGAN PEST CONTROL INC 4175 SE ST LUCIE BLVD STUART, FL 34997
Name, Address, Telephone & Fax No.:

APPLICANT OR AGENT OF OWNER: DALE WEISL 1288 RAINBOW CT NAPLES FLORIDA 34110 239-2892629
Name, Address, Telephone & Fax No.: ARTCONCEPTS@COMCAST.NET

PROJECT ARCHITECT/ENGINEER: ART CONCEPTS INC JOSEPH C. KOSINSKI P.E. #52288 239-289-2629
(Firm, Engineer of Record, DALE WEISL 1288 RAINBOW CT NAPLES, FLORIDA 34110
Florida Registration No., Contact
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.

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

JOHN D. BROGAN
HAND PRINT NAME

PRESIDENT
TITLE

1-09-2012
DATE

BROGAN ENTERPRISES, INC.
4175 SE ST. LUCIE BLVD
STUART FL 34997

To: Dale Weisl, Art Concepts, Inc.
Re: Letter of Authorization.

Dear Dale,

Please accept this Letter of Authorization for Art Concepts, Inc. to act on Brogan Enterprises, Inc. behalf in the construction and completion of the additional building on our property at 411 FPL Drive in Port St. Lucie FL. The legal description is Parcel 28, Block 8 Lot 9 St. Lucie West Fl.

Please feel free to call me if I can assist in any way.

Thank you,

A handwritten signature in black ink, appearing to read "John D. Brogan". The signature is stylized and written in cursive.

John D. Brogan, President
Brogan Enterprises, Inc.
Office: 772-781-4528
Cell: 772-284-4127

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Events	Name History	<input type="submit" value="Submit"/>	
Detail by Entity Name			
Florida Profit Corporation			
BROGAN ENTERPRISES, INC.			
Filing Information			
Document Number	G95499		
FEI/EIN Number	592390086		
Date Filed	04/09/1984		
State	FL		
Status	ACTIVE		
Last Event	NAME CHANGE AMENDMENT		
Event Date Filed	11/05/2001		
Event Effective Date	NONE		
Principal Address			
4175 SE ST LUCIE BLVD STUART FL 34997 US			
Changed 01/04/2011			
Mailing Address			
4175 SE ST LUCIE BLVD STUART FL 34997 US			
Changed 01/04/2011			
Registered Agent Name & Address			
BROGAN, JOHN D 4175 SE ST. LUCIE BLVD. STUART FL 34997 US			
Address Changed: 04/12/2004			
Officer/Director Detail			
Name & Address			
Title DP			
BROGAN, JOHN D 4175 SE ST LUCIE BLVD STUART FL 34997 US			
Title D			
BROGAN, BARBARA A 4175 SE ST LUCIE BLVD STUART FL 34997 US			
Annual Reports			

Report Year Filed Date

2010	02/18/2010
2011	01/04/2011
2012	02/25/2012

Document Images

- [02/25/2012 -- ANNUAL REPORT](#) [View image in PDF format](#)
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Note: This is not official record. See documents if question or conflict.

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 State of Florida, Department of State

This instrument prepared by and return to:

Andros M. Isley
ATLANTIC TITLE, INC.
1088 EAST INDIANTOWN ROAD
JUPITER, FLORIDA 33477

Property Appraiser Parcel Identification (PaId) Numbers:
5523-558-004-000/4

Grantee SS #:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 21st day of April, A.D. 1998 by E.L. Bell hereinafter called the grantor, to Bregan Post Control, Inc., An Active Florida Corporation whose post office address is: 1394 S.E. Huffman Road, Port St. Lucie, FL 34982, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of each of them, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, assigns, remits, releases, conveys and confirms unto the grantee of that certain land situate in St. Lucie County, State of Florida, viz:

SEE ATTACHED LEGAL DESCRIPTION DESIGNATED AS EXHIBIT 'A'

The Grantor hereby warrants that the above-described property is not his residence and never was his residence and that he resides at 17923 S.E. Village Circle, Tequesta, Florida 33469.

TOGETHER, with all the transcripts, incumbrances 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 hereunto lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby 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 December 31, 1994.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Andros M. Isley
Signature
Andros M. Isley
Printed Name
Charles H. Burns
Signature
Charles H. Burns
Printed Name

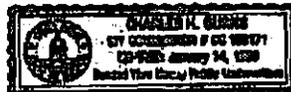
E.L. Bell .I.S.
E.L. Bell
P.O. Box 418270, Melbourne, FL 32941

STATE OF FLORIDA
COUNTY OF St. Lucie County

The foregoing instrument was acknowledged before me this 21st day of April, 1998 by E.L. Bell who is/are personally known to me or has produced _____ as identification and did (did not) take an oath.

SEAL

Charles H. Burns
Notary Signature
Charles H. Burns
Printed Notary Signature
My Commission Expires:



LEGAL DESCRIPTION

EXHIBIT "A"

LEGAL DESCRIPTION FOR: Part of Lot 9, Block 8, St. Lucie West Plat No. 16, Commerce Park - Phase Three.

A parcel of land lying in Section 26, Township 36 South, Range 39 East, St. Lucie County, Florida, being part of Lot 9, Block 8 as shown on St. Lucie West Plat No. 16, Commerce Park - Phase Three, recorded in Plat Book 28, Pages 6, 6A through 6D inclusive of the Public Records of St. Lucie County, Florida, and being more particularly described as follows:

Beginning at the Southeast corner of Lot B-7A, Block 2, St. Lucie West Plat No. 1, as recorded in Plat Book 26, Pages 8 and 8A-G, Public Records of St. Lucie County, Florida; thence North 01 degrees 49 minutes 30 seconds East along the East line of said Lot B-7A, a distance of 272.50 feet; thence South 88 degrees 10 minutes 30 seconds East, a distance of 129.74 feet; thence South 01 degrees 49 minutes 30 seconds West, a distance of 90.05 feet; thence South 88 degrees 10 minutes 30 seconds East, a distance of 81.56 feet; thence North 19 degrees 07 minutes 00 seconds East, a distance of 107.40 feet; thence North 88 degrees 10 minutes 30 seconds West, a distance of 1.76 feet to a point of non-radial intersection with a curve concave to the Northwest; the radius point of said curve bears North 31 degrees 43 minutes 56 seconds west from this point; thence Northeasterly along the arc of said curve, having a radius of 75.00 feet and a central angle of 12 degrees 56 minutes 44 seconds, a distance of 16.95 feet; thence South 77 degrees 33 minutes 10 seconds East, a distance of 10.00 feet to a point on the Westerly line of conservation tract no. 40 as shown on said St. Lucie West Plat No. 16, thence South 12 degrees 26 minutes 50 seconds West along the Westerly line of said conservation tract no. 40, a distance of 108.63 feet; thence South 01 degrees 49 minutes 30 seconds West, a distance of 187.26 feet to the Southeast corner of said Lot 9, thence North 88 degrees 10 minutes 30 seconds West along the South line of said Lot 9, a distance of 244.22 feet to the Point of Beginning, containing 1.355 acres and to be known as Lot No. 10, Block 8, of St. Lucie West Plat No. 52.

LEGAL DESCRIPTION FOR: Part of Lot 9, Block 8, St. Lucie West Plat No. 15, Commerce Park - Phase Three, Option Parcel.

A parcel of land lying in Section 26, Township 36 South, Range 39, East, St. Lucie County, Florida, being part of Lot 9, Block 8 as shown on St. Lucie West Plat No. 16, Commerce Park - Phase Three, recorded in Plat Book 28, Pages 6, 6A through 6D inclusive of the Public Records of St. Lucie County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of Lot B-7A, Block 2, St. Lucie West Plat No. 1, recorded in Plat Book 26, Pages 8 and 8A-G, Public Records of St. Lucie County, Florida; thence North 01 degrees 49 minutes 30 seconds East along the East line of said Lot B-7A, a distance of 272.50 feet; thence South 88 degrees 10 minutes 30 seconds East, a distance of 129.74 feet to the Point of Beginning; thence continue South 88 degrees 10 minutes 30 seconds East, a distance of 70.27 feet to the beginning of a curve concave to the Northwest having a radius of 75.00 feet and a central angle of 33 degrees 33 minutes 26 seconds; thence Northeasterly along the arc of said curve, a distance of 43.93 feet to a point of non-radial intersection; thence South 88 degrees 10 minutes 30 seconds East, a distance of 1.76 feet; thence South 19 degrees 07 minutes 00 seconds West, a distance of 107.40 feet; thence North 88 degrees 10 minutes 30 seconds West, a distance of 81.56 feet; thence North 01 degrees 49 minutes 30 seconds East, a distance of 90.05 feet to the Point of Beginning, containing 0.201 of an acre to be known as Lot 11, Block 8, of St. Lucie West Plat No. 52.

