

ORDINANCE 16-88

COUNCIL ITEM 86
DATE 12/12/16

COUNCIL ITEM 10G
DATE 11/28/16

AN ORDINANCE TO REZONE 1.02 ACRES OF PROPERTY LOCATED ON THE SOUTH SIDE OF GATLIN BOULEVARD, BETWEEN SAVONA BOULEVARD AND EAST CALABRIA CIRCLE, FROM RS-2 (SINGLE FAMILY RESIDENTIAL) TO CG (GENERAL COMMERCIAL) FOR A PROJECT KNOWN AS GATLIN BOULEVARD (SPEC PSL), P16-155; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Spec PSL, LLC seeks to rezone 1.02 acres of property located on the south side of Gatlin Boulevard, between Savona Boulevard and East Calabria Circle and within the City of Port St. Lucie, from the zoning designation of RS-2 (Single Family Residential) to CG (General Commercial); and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board held a public hearing on November 1, 2016 to consider the rezoning application (P16-155), notice of said hearing to adjoining property owners for a radius of seven-hundred fifty (750) feet having been given and advertising of public hearing having been made; and

WHEREAS, the City Council held a public hearing on the December 12, 2016 to consider the rezoning application (P16-155), advertising of the public hearing having been made; and

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

Section 1: That the property described as Port St. Lucie Section 14, Block 1388, Lots 9, 10, 11, 33, and 34 Port St. Lucie be rezoned from the Zoning Classification of RS-2 (Single Family Residential) to CG (General Commercial).

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

ORDINANCE 16-88

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida,

this _____ day of _____ 2016.

CITY OF PORT ST. LUCIE, FLORIDA

BY: _____
Gregory J. Oravec, Mayor

ATTEST:

Karen A. Phillips, City Clerk

APPROVED AS TO FORM:

BY: _____
O. Reginald Osenton, City Attorney



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

TO: PLANNING AND ZONING BOARD - MEETING OF NOVEMBER 1, 2016

FROM: JOHN FINIZIO, PLANNER *J.F.*

RE: GATLIN BOULEVARD (SPEC PSL)
REZONING APPLICATION
PROJECT NO. P16-155

DATE: OCTOBER 20, 2016

PROPOSED PROJECT: This is a rezoning application to change the zoning designation on 1.02 acres from RS-2 (Single Family Residential) to CG (General Commercial).

APPLICANT: Daniel T. Sorrow of Cotleur & Hearing.

OWNER: Spec PSL, LLC. The authorization letter is attached to the staff report.

LOCATION: This property is located on the south side of Gatlin Boulevard, between Savona Boulevard and East Calabria Circle.

LEGAL DESCRIPTION: Port St. Lucie Section 14, Block 1388, Lots 9, 10, 11, 33, and 34.

SIZE: Approximately 1.02 acres.

EXISTING ZONING: RS-2 (Single Family Residential).

EXISTING USE: These lots are currently vacant.

SURROUNDING USES:

Direction	Future Land Use	Zoning	Existing Use
N	OSR	RS-2	Vacant lots
S	RL	RS-2	Existing residential houses
E	ROI	RS-2	Vacant lots
W	CG	CG	Vacant parcel

REQUESTED ZONING: CG (General Commercial).

FUTURE LAND USE: ROI (Residential, Office, Institutional).

IMPACTS AND FINDINGS:

Land Use Consistency: This property is located within the City's conversion area. In 1984, the City adopted The City of Port St. Lucie Conversion Manual to address the shortage of land available for both commercial and institutional facilities. With the adoption of the Conversion Manual, the City processed land use amendments to change the land use along designated segments of roadways. Within these conversion areas, single-family lots can be assembled to create larger parcels for suitable development.

This rezoning application is being reviewed concurrently with a small scale comprehensive plan amendment to change the future lands use of this 1.02 acres from ROI to CG (P16-154 Gatlin Boulevard (Spec PSL)). The rezoning of this property is consistent with the proposed future land use of CG and the direction and policies of the City's Comprehensive Plan. In particular, Objectives 1.1.8 and Policy 1.1.8.4 of the City's Comprehensive Plan provide justification for this amendment. Objective 1.1.8, allows the City to initiate and utilize planning and development controls that discourage the proliferation of urban sprawl, encourage innovative development, greater diversity of land uses, and to improve community appearance. Objective 1.1.8.4 allows for the expanding and defining of commercial nodes where appropriate and utilization of urban design standards and techniques to beautify and enhance community appearance along major corridors.

Compliance With Conversion Area Requirements:

Planning Area location per conversion manual: **2**
 The property is totally within planning area: **Yes**
 Minimum Frontage: **Yes**
 Minimum Depth: **Yes**
 Does the request isolate lots: **No**

Has a Unity of Title been submitted: **Yes, a unity of title has been submitted to Legal Department on October 19, 2016.**

Buffer required: A landscaped buffer and wall is required: **Yes, since this site abuts Low Density Residential (RL) Land Use to the south, an architectural buffer wall is required along the southern property line.**

Sewer/Water Service: The City of Port St. Lucie Utilities Service Department will provide water and sewer service to this development.

Environmental: An environmental assessment for this property was not included with this application, but a Florida Land Use and Cover Classification System (FLUCCS) Map was included. This FLUCCS Map did show that the entire 1.02 acres are classified as Pine Flatwoods, and is heavily wooded.

The total area of this application is only 1.02 acres, and typically sites under two (2) acres are not required to provide mitigation. However, the applicant will be unifying this 1.02 acres with the 1.35 acres directly to the west, and that will give the project a total acreage of 2.38 acres. A site plan for these 2.38 acres has already been submitted for department review. As such, it is over two (2) acres and will therefore be required to provide mitigation as identified in the City's Natural Resource Protection Chapter (Chapter 157).

To ensure that this area is addressing all environmental issues, such as identifying any endangered, threatened, or listed species on the site, an environmental site assessment will be required to be submitted as part of the site plan application.

Schools: Since there is no residential component to this project school concurrency will not apply.

Other: As required by §158.126 (L), an approved site plan is required before any on-site and off-site improvements can be made to ensure compliance with all City rules and regulations.

All properties are to be combined by Unity of Title under one ownership, and a unity of title has been submitted to the legal department for processing.

STAFF RECOMMENDATION:

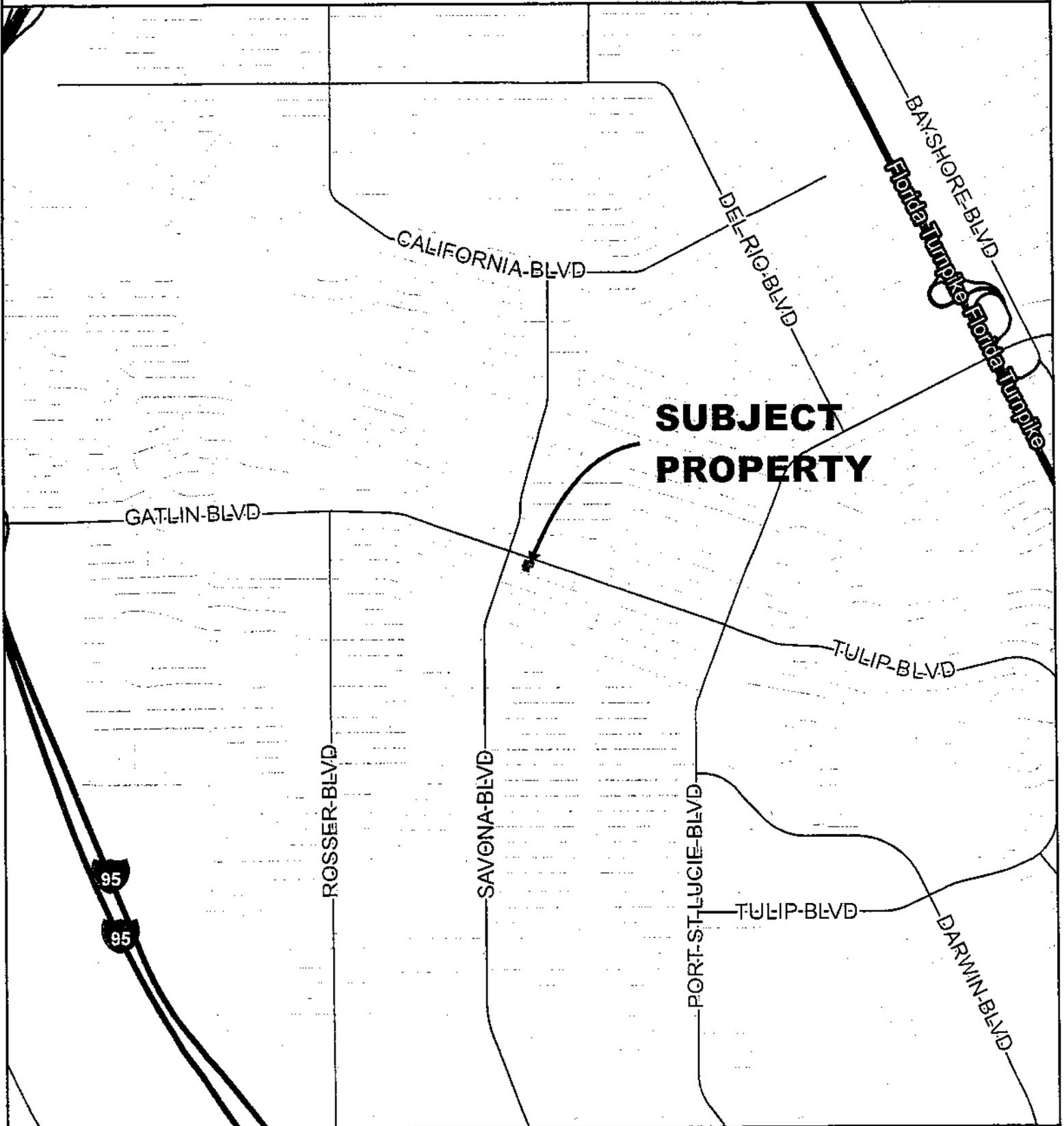
The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

GENERAL LOCATION



**SUBJECT
PROPERTY**

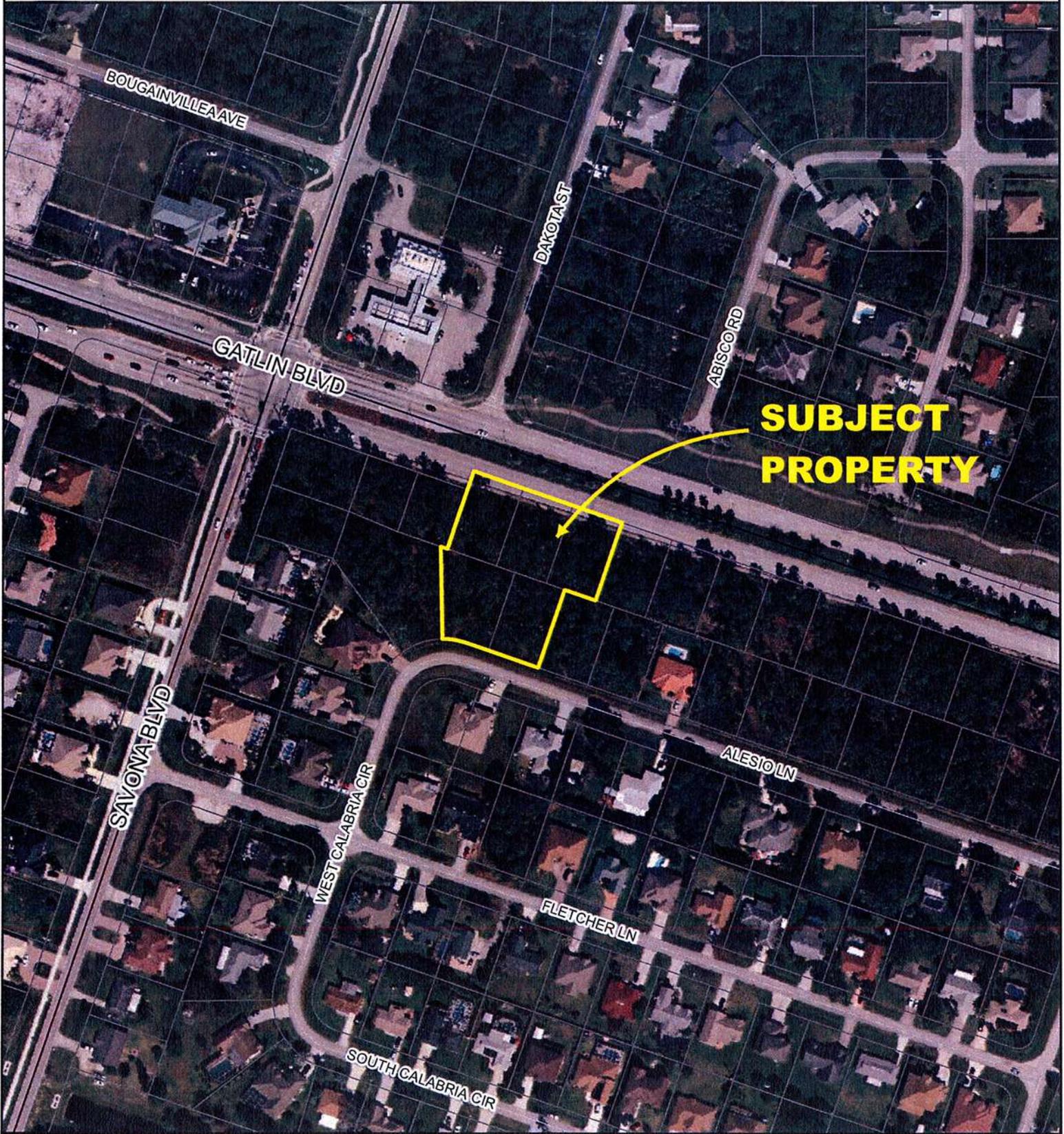


CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

REZONING
SPECS PSL, LLC
SECTION 14, BLOCK 1388, LOTS 9-11 & 33-34

DATE:	9/20/2016
APPLICATION NUMBER:	P16-155
USER:	patricias
SCALE:	1 in = 0.5 miles

AERIAL



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

REZONING

SPECS PSL, LLC

SECTION 14, BLOCK 1388, LOTS 9-11 & 33-34
AERIAL DATE 2014

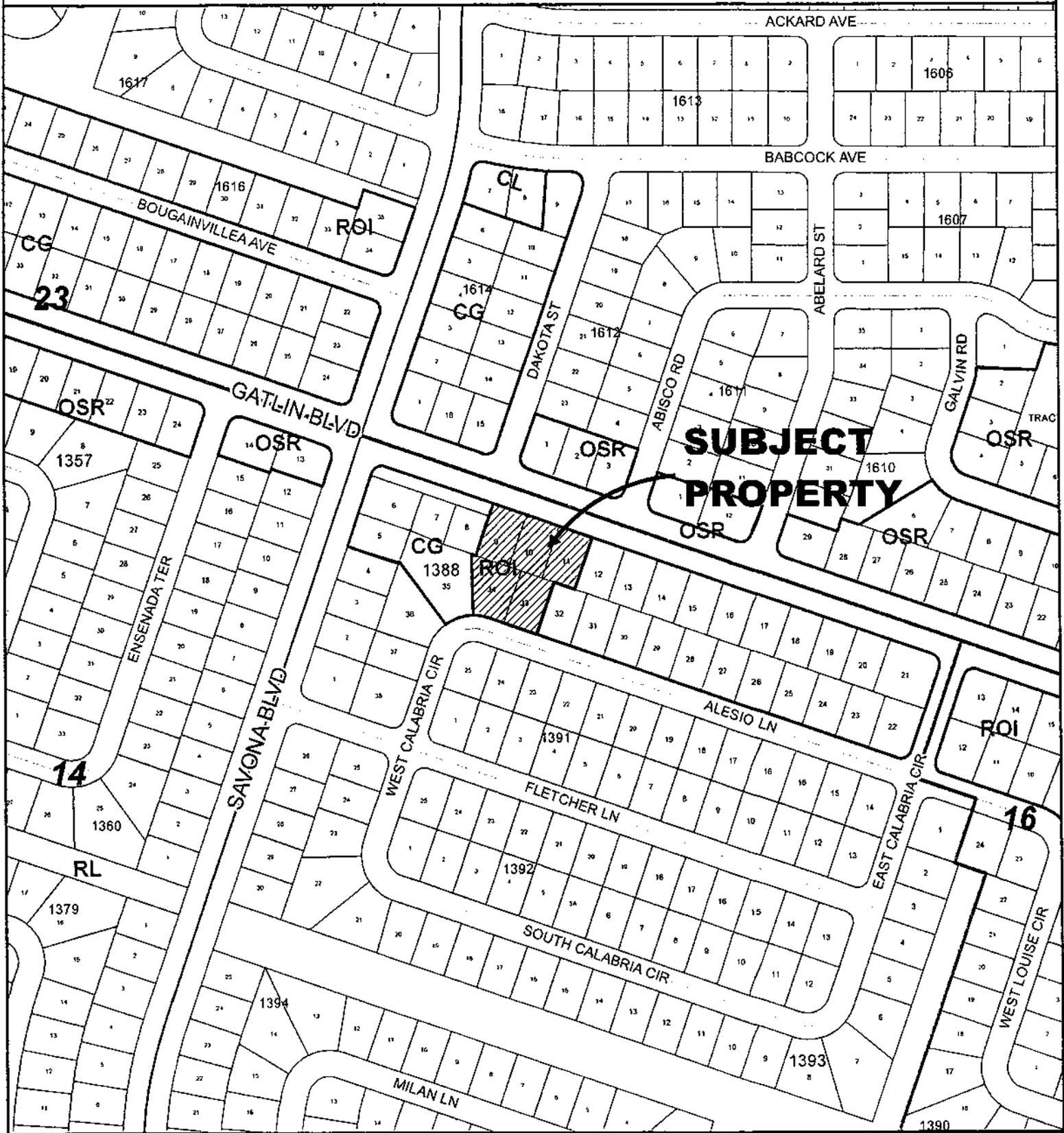
DATE: 9/20/2016

APPLICATION NUMBER:
P16-155

USER: patricias

SCALE: 1 in = 200 ft

FUTURE LAND USE



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

REZONING
SPECS PSL, LLC
SECTION 14, BLOCK 1388, LOTS 9-11 & 33-34

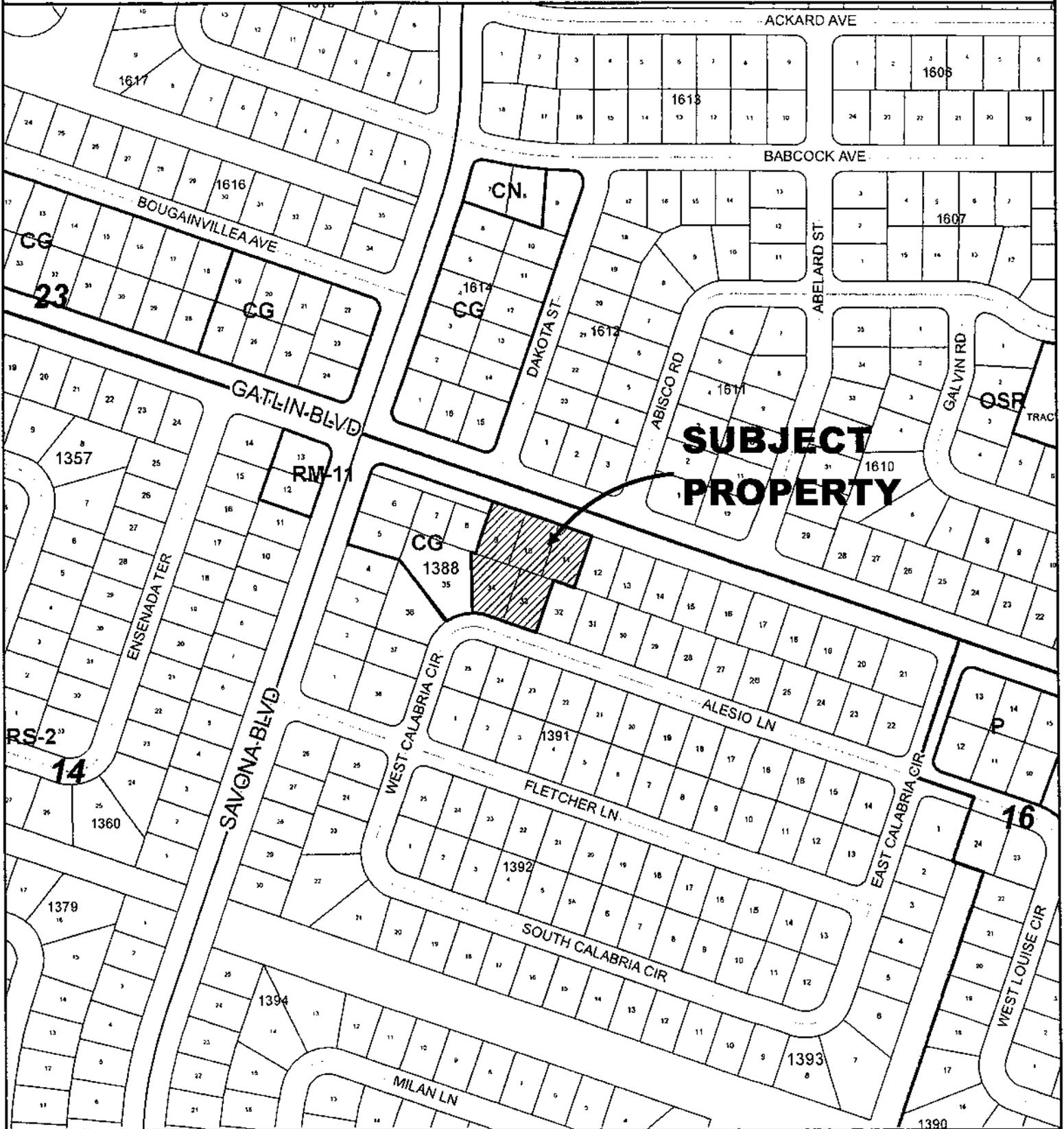
DATE: 9/20/2016

APPLICATION NUMBER:
P16-155

USER:
patricias

SCALE:
1 in = 300 ft

EXISTING ZONING



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

REZONING
SPECS PSL, LLC
SECTION 14, BLOCK 1388, LOTS 9-11 & 33-34

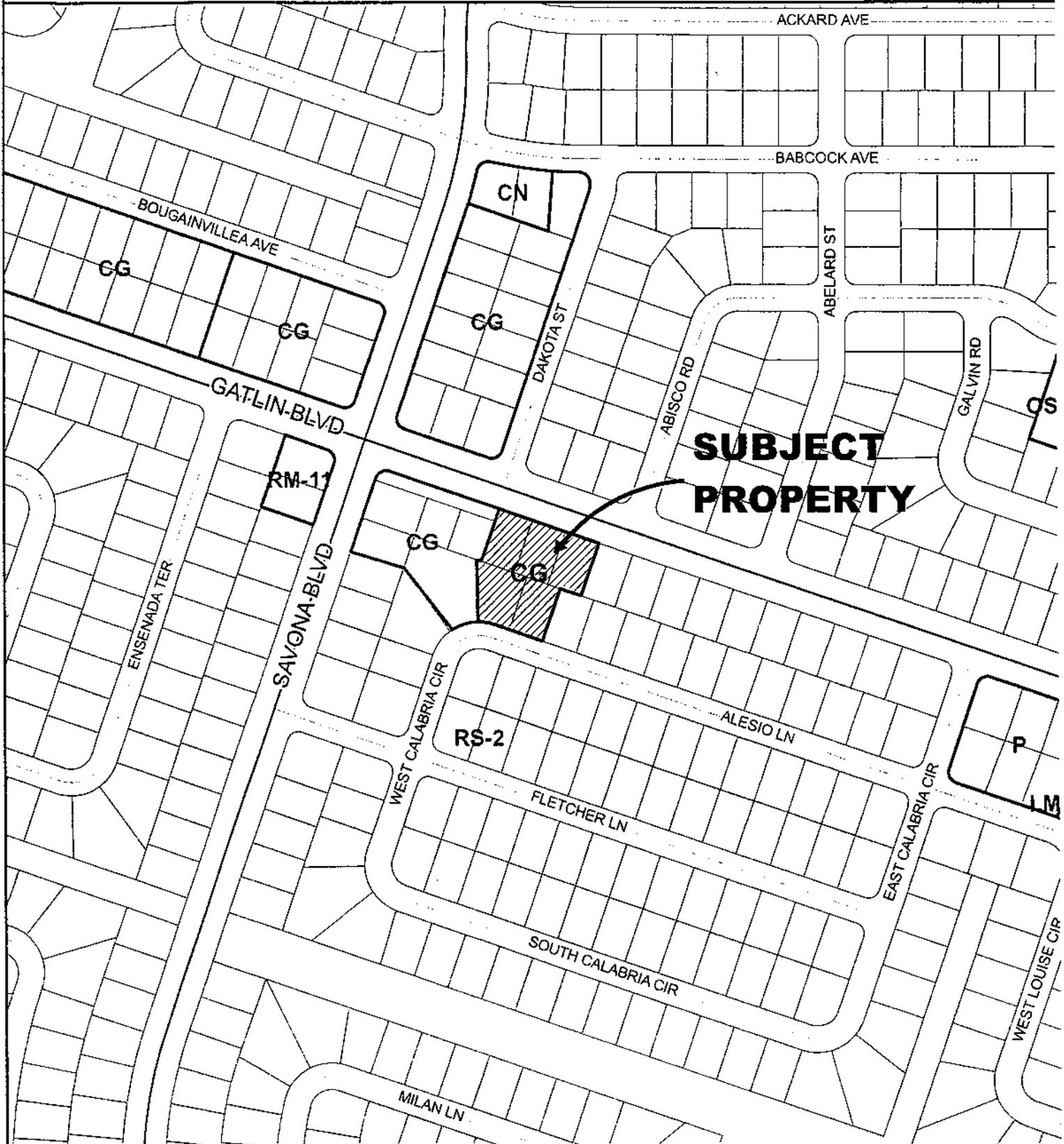
DATE: 9/20/2016

APPLICATION NUMBER:
P16-155

USER:
patricias

SCALE: 1 in = 300 ft

PROPOSED ZONING



**SUBJECT
PROPERTY**



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

REZONING

SPECS PSL, LLC

SECTION 14, BLOCK 1388, LOTS 9-11 & 33-34

DATE: 10/21/2016

APPLICATION NUMBER:
P16-155

USER:
JFinizio

SCALE: 1" = 200'

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

FOR OFFICE USE ONLY

Planning Dept. P16-155
Fee (Nonrefundable) \$2,155.80
Receipt # 111047

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: dsorrow@cotleur-hearing.com

PROPERTY OWNER:

Name: Spec PSL, LLC
Address: 3200 St. Lucie Boulevard, Fort Pierce, FL 34946
Telephone No.: _____ FAX No.: _____

AGENT OF OWNER (if any)

Name: Daniel T. Sorrow
Address: 1934 Commerce Lane, Suite 1, Jupiter, FL 33458
Telephone No.: (561) 747-6336 x112 FAX No.: _____

RECEIVED

SEP -7 2015

PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

PROPERTY INFORMATION

Legal Description: (See attached)
(Include Plat Book and Page)
Parcel I.D. Number: 3420-565-1107-000-2, 3420-565-1108-000-9, 3420-565-1131-000-9, 3420-565-1132-000-6
Current Zoning: RS-2
Proposed Zoning: CG
Future Land Use Designation: ROI Acreage of Property: 1.02 AC
Reason for Rezoning Request: _____

The applicant is requesting a Land Use Amendment from ROI to CG with concurrent Rezoning from RS-2 to CG. The reason for the request is to allow for commercial development consisting of two retail buildings and a restaurant. See attached justification statement.

*Signature of Owner
Nikolas Schmitt
Hand Print Name
8-23-16
Date

***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.
H:\PZ\SHARED\APPLCTN\REZAPPL(06/23/11)

June 10, 2016

Mr. John Finizio
City of Port St. Lucie
Planning and Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984

RE: Owner Authorization and Designation of Agent

Dear Mr. Finizio,

Please be advised that the undersigned is the owner and applicant for the property located at 2711 SW Savona Boulevard in Port St. Lucie. The undersigned does hereby consent to the filing of applications with the Department of Planning & Zoning of the City of Port St. Lucie, Florida, with respect to the Property, and does hereby authorize Daniel T. Sorrow, of Cotleur & Hearing, as representative and agent on behalf of the undersigned in connection with such filing.

Sincerely,



Nikolaus M. Schroth
(Spec PSL, LLC)

STATE OF FLORIDA
COUNTY OF ST. LUCIE

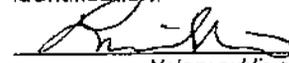
NOTARY ACKNOWLEDGMENT

STATE OF Florida

COUNTY OF MARTIN

I hereby certify that the foregoing instrument was acknowledged before me this 10th day of JUNE, 2016, by Nikolas M. Schroth.

He or she is personally known to me or has produced _____ as identification.



Notary public signature

Laurie Kurnick

Printed name

State of _____ at-large



Prepared by and return to:
Keith A. Seldin, Esq.
1934 Commerce Lane, Suite 2
Jupiter, FL 33458
(561) 747-3000

Parcel ID No. 3420-565-1107-000/2 (Lot 9)
Parcel ID No. 3420-565-1108-000/9 (Lots 10 & 11)
Parcel ID No. 3420-565-1131-000/9 (Lot 33)

WARRANTY DEED

THIS WARRANTY DEED, made this 5th day of August, 2016, by and between JANICE T. CYR, as General Partner of the CYR FAMILY LIMITED PARTNERSHIP, a Maine Limited Partnership, whose post office address is 52 Stockford Road, Portage Lake, Maine 04768, (hereinafter referred to as "the Grantor"), and SPEC PSL, LLC, a Florida Limited Liability Company, whose post office address is 3005 S.W. 2nd Avenue, Suite 101, Fort Lauderdale, Florida 33315.

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid by the said Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey the following described land, situate and being in the County of St. Lucie, State of Florida:

The South 95 feet of Lots 9, 10, 11, and all of Lot 33, Block 1388, of PORT ST. LUCIE SECTION FOURTEEN, according to the Plat thereof as recorded in Plat Book 13, Pages 5, of the Public Records of St. Lucie County, Florida.

to have and to hold in fee simple forever and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims and demands of all persons whomsoever. This covenant shall be binding upon Grantor and Grantor's heirs, personal representatives, successors and assigns.

THESE PROPERTIES ARE ALL VACANT LAND

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 5th day of August, 2016.

Witnesses:

CYR FAMILY LIMITED PARTNERSHIP
a Maine Limited Partnership

Corrine M. Routhier
Corrine M. Routhier
Print or type name

By: Janice T. Cyr
JANICE T. CYR
General Partner

Tanija Jandreau
Tanija Jandreau
Print or type name

STATE OF MAINE)
COUNTY OF AROOSTOOK)

The foregoing instrument was acknowledged before me this 5th day of August, 2016, by JANICE T. CYR, as General Partner of the CYR FAMILY LIMITED PARTNERSHIP, a Maine Limited Partnership, and who is personally known to me or who has produced a Driver's License as identification, and who did take an oath.

Lawrence J. Duchette
Notary Public, State of Maine
My Commission Expires:

LAWRENCE J. DUCHETTE
NOTARY PUBLIC
State of Maine
My Commission Expires
April 27, 2022



Prepared by and return to:
Keith A. Seldin, Esq.
1934 Commerce Lane, Suite 2
Jupiter, FL 33458
(561) 747-3000

Parcel ID No. 3420-565-1132-000/6

WARRANTY DEED

THIS WARRANTY DEED, made this 1st day of August, 2016, by and between BAYVIEW REAL ESTATE OF ST. LUCIE COUNTY, INC., a Florida Corporation, whose post office address is 2401 S.W. Valnera Street, Port St. Lucie, Florida 34953, (hereinafter referred to as "the Grantor"), and SPEC PSL, LLC, a Florida Limited Liability Company, whose post office address is 3005 S.W. 2nd Avenue, Suite 101, Fort Lauderdale, Florida 33315.

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid by the said Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey the following described land, situate and being in the County of St. Lucie, State of Florida:

Lot 34, Block 1388 of PORT ST. LUCIE SECTION FOURTEEN, according to the Plat thereof as recorded in Plat Book 13, Page(s) 5, 5A to 5F of the Public Records of St. Lucie County, Florida.

to have and to hold in fee simple forever and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims and demands of all persons whomsoever. This covenant shall be binding upon Grantor and Grantor's heirs, personal representatives, successors and assigns.

THIS PROPERTY IS VACANT LAND

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 1st day of August, 2016.

BAYVIEW REAL ESTATE OF ST. LUCIE COUNTY, INC., a Florida Corporation

Witnesses:

Kimberly Cordisco
Kimberly Cordisco
Print or type name

[Signature]

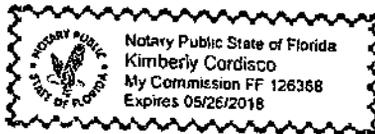
NEERMALA MELAKAM
Print or type name

By: [Signature]
THOMAS W. PETRILLO
President

STATE OF FLORIDA)
COUNTY OF ST. LUCIE)

The foregoing instrument was acknowledged before me this 1st day of August, 2016, by THOMAS W. PETRILLO, as President of BAYVIEW REAL ESTATE OF ST. LUCIE COUNTY, INC., a Florida Corporation, who is personally known to me or who has produced a Driver's License as identification, and who did take an oath.

Kimberly Cordisco
Notary Public, State of Florida
My Commission Expires:



ITEM 7(D) + (E) GATLIN BLVD. (SPEC PSL)

P16-154 + P16-155 CPA + REZONING

RECEIVED

OCT 25 2016

TO: City of Port St. Lucie

Page 1 of 2

Planning and Zoning Department

PLANNING DEPARTMENT
PORT ST. LUCIE, FL

FROM: Concerned Home Owners **Objecting to Zone Changes**

RE: Rezoning Request # P16-155 and Amendment # P16-154, Gatlin Blvd

DATE: October 24, 2016

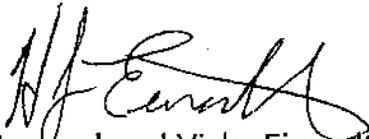
We the under signed home owners in the area of the requested changes, do hereby request that you to deny the zoning changes and keep the property zoned as residential. We wish to express our reasons for objecting and asking you to vote NO and decline the proposed zoning changes.

1. The safety of the children. There are several school buses that stop in the area.
2. Increase in traffic problems. There has already been a substantial increase in traffic due to the construction on Port St. Lucie.
3. Traffic Accidents. We already have too many accidents on Gatlin Blvd and Savona Blvd.
4. Uncontrolled Speeders. The roadway already has freeway type traffic, with all types of vehicles and trailers. We have cars and motorcycles racing up and down the road at all hours.
5. Increased Traffic. Makes it very difficult and a safety concern every time we try to get out of our driveways.
6. Increased Traffic will also increase the noise level especially at night during normal sleeping hours. Savona Blvd is a major through street for everyone even Police, Fire and Ambulances.
7. Lack of assistance of concern for safety. Past request for help with speeders due to a deaf child on Savona Blvd. The City had a sign put up for a few weeks and then it was taken back down.

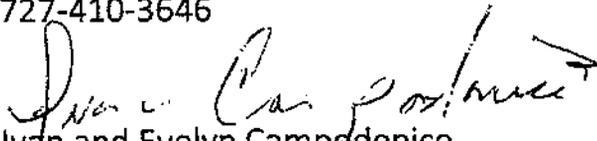
8. Lack of assistance in controlling speeders. No extra patrols have been seen. No speed humps have been installed. There is almost 3 MILES of unchecked roadway from PAAR Dr. to Gatlin Blvd.
9. Posted Speed Limit. In most residential area there is a speed limit of 30 MPH, but on this road it is 40 MHP. We all know this really allows traffic to go 45 to 50 MPH before it is even checked by a concerned Police Officer. This is already to fact for a residential neighborhood, especially with the current amount of traffic.



Sergio and Yaimara Gomez
2721-SW Savona Blvd
772-985-0384



Howard and Vicky Einwaller
2742-SW Savona Blvd
727-410-3646



Ivan and Evelyn Campodonico
2751-SW Savona Blvd
347-995-5021

John Finizio

From: Thomas Mullin <TMullin@nasonyeager.com>
Sent: Tuesday, November 08, 2016 2:45 PM
To: John Finizio
Subject: RE: Ordinances for CC
Attachments: 1745_001.pdf

Hey John –
One change/correction. See attached.
Rest are approved.
Thanks,
Tom

Thomas Mullin

Attorney at Law

Email: tmullin@nasonyeager.com

Tel: 561-982-7114 | Fax: 561-982-7116

[Profile](#) [vCard](#)



750 Park of Commerce Blvd., Suite 210 | Boca Raton | FL | 33487
www.nasonyeager.com

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*Think Green! Please do not print this e-mail unless absolutely necessary.

From: John Finizio [mailto:JFinizio@cityofpsl.com]
Sent: Wednesday, November 02, 2016 2:51 PM
To: Thomas Mullin <TMullin@nasonyeager.com>
Subject: Ordinances for CC

Good Afternoon Tom,

It was good to see you yesterday, hopefully everything is going well. I have some ordinances that I need you to review for the upcoming CC meeting of the November 28th. Yes, it is those CPA and rezoning applications that I presented yesterday. Let me know if you have any questions or concerns. Thanks Tom.

1. P16-139 Kenwick Ave Small Scale CPA
2. P16-140 Kenwick Ave Rezoning Application
3. P16-154 Gatlin Blvd Small Scale CPA
4. P16-155 Gatlin Blvd Rezoning Application
5. P16-170 Callas Holdings CPA

John

RECEIVED

NOV 14 2016

PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

1297 SW Fletcher Lane
Port St. Lucie, FL 34953
772-475-7354
SECTION 14, BLK 1391, LOT 1

November 9, 2016

City of Port St. Lucie
Planning & Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984-5099

RE: FILE NUMBER P16-155

Dear Sir or Madam:

In reference to **FILE NUMBER P16-155**, please receive this letter as my **firm objection** to the proposed rezoning request to change property located at Section 14, Block 1388, Lots 9-11 & 33-34 from RS-2 (Single Family Residential) to CG (General Commercial).

I am a homeowner and permanent resident of the property located at the above address. I purchased the property in 2003 with full intention of someday raising a family there. The residential neighborhood was safe and quiet and ideal for my need.

I am fortunate to have since been blessed with a family of my own and we enjoy the peacefulness of our home-life at our residence on Fletcher Lane. We live in a safe and quiet neighborhood where we can relax at the end of our long days at work or school. The proposed rezoning would have a negative impact on the quality of our daily life as it would change the environment of the area directly outside of our home. The backyard of my home is facing the lots affected by the proposed change. The single residential home built upon LOTS 24 & 25 of BLOCK 1391 (directly behind us) has been offset such that I have a direct view of the lots affected by the proposed change. A prized characteristic of the Florida lifestyle is our ability to spend so much of our time outdoors throughout the year, and my family takes advantage of that. My family frequently spends time playing or eating on our back patio and in our backyard area. If the affected lots are rezoned to General Commercial use as proposed, our residential lifestyle will become directly impacted on a daily basis by that change. Instead of living within a residential community, my family and I will literally be exposed to a general commercial environment every day we are at home. I did not purchase a residential home in Port St. Lucie to live within such a commercial environment and do not approve of any change of properties within my residential area to be rezoned as General Commercial.

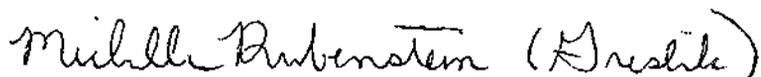
In addition, depending upon what specific general commercial business would come to the area (either initially or subsequently) if the rezoning request is approved, those businesses could produce air pollutants in the form of unpleasant smells which would affect nearby homeowners by discouraging our desire to spend time outdoors in our yards or open our home windows on cooler days, or possibly even affect indoor air quality when residential windows are closed. General commercial businesses with extended or late-night hours of operation could also become the source of regular noise pollution which would disturb and disrupt the existing established peaceful residential nighttime atmosphere.

As a final (yet no less important) point to my objection, it should be noted that there already exists significant vehicular traffic congestion on Savona Boulevard south of Gatlin Boulevard during peak weekday travel times. It is currently difficult during those times to turn either northbound or southbound onto Savona Boulevard from Fletcher Lane and to turn left onto Fletcher Lane from southbound Savona Boulevard, the latter of which can and does result in traffic backing up all the way to the Gatlin Boulevard intersection at times. Adding general commercial business to the corner of Gatlin and Savona Boulevards would only worsen the existing traffic congestion and make it increasingly difficult for local residents to travel to and from their homes.

Please take the above into strong consideration when making your final judgment regarding the proposed change. Quality of life is important for overall well-being and is a critical factor in my decision to remain a resident of Port Saint Lucie. It was a primary requirement in my selection of the property on which I now live. Please do not permit general commercial business to intrude on our established residential lifestyle and worsen an existing traffic concern. It is understood and accepted that at some point the subject vacant properties along Gatlin Boulevard would be developed for some sort of non-residential application, however it is my sincere hope that the City of Port Saint Lucie will review any such application in great detail and limit what types of businesses take residence in the subject area in consideration of the impact on existing residents local to the affected area.

I thank you for your time in reviewing my concerns. Should you have any questions on anything I have stated above, or if you simply wish to discuss this further with me, please do not hesitate to contact me directly at 772-475-7354.

Sincerely,



Michelle Rubenstein (Greslik)

Michelle Rubenstein
1297 SW Fletcher Ln
Port St Lucie, FL 34953



CITY OF PORT ST LUCIE

COUNCIL AGENDA MEMORANDUM

Agenda Item #: _____ 10G
Meeting Date: **November 28, 2016**
and **Quasi-Judicial Hearing on:**
December 12, 2016

TO: Mayor and City Council

THRU: Patricia Roebling, P.E., Interim City Manager 

FROM: Patricia A. Tobin, AICP, Director Planning and Zoning 

Agenda Item: Ordinance: **16-88** Gatlin Boulevard (Spec PSL) – Rezoning Application (P16-155)

Submittal Date: 11/14/2016

STRATEGIC PLAN LINK: This item is consistent with Goal 3: Balanced, Responsible and Sustainable Growth.

BACKGROUND: This is a rezoning application to change the zoning designation on 1.02 acres from RS-2 (Single Family Residential) to CG (General Commercial).

ANALYSIS: See attached staff report.

FINANCIAL INFORMATION: N/A

LEGAL INFORMATION: This ordinance was approved as to form by attorney Thomas Mullin for City Attorney O. Reginald Osenton on November 8, 2016.

NOTICE/ADVERTISING: Legal notice shall be provided by the City Clerk's office in accordance with FSS 166.041 (3) (a), "...shall, at least 10 days prior to adoption, be noticed once in a newspaper of general circulation in the municipality..."

PLANNING AND ZONING BOARD: The Planning and Zoning Board unanimously recommended approval of this small scale comprehensive plan amendment on November 1, 2016.

SPECIAL CONSIDERATION: N/A

PRESENTATION INFORMATION: Staff may provide a short presentation on this application.

REQUESTED MEETING DATE: 11/28/2016

LOCATION OF PROJECT: This property is located on the south side of Gatlin Boulevard, between Savona Boulevard and East Calabria Circle.

ATTACHMENTS: Ordinance, staff report, and recommendation.

PT/JF

RECEIVED

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CITY MANAGER'S OFFICE