LMD REZONING APPLICATION

CITY OF PORT ST. LUCIE

Planning & Zoning Department 121 SW Port St. Lucie Boulevard Port St. Lucie, Florida 34984 (772) 871-5213

FOR OFFICE USE ONLY

Planning Dept	
Fee (Nonrefundable)\$_	
Receipt #	

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 Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board Meeting.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 CON	ITACT EMAIL A	DDRESS:	Jose@StoryF	BookHoldings.com				
PROPERTY O	WNER:							
Name:	ame: G. CALLAS HOLDINGS, LLC							
Address:	3720 NE 209 TERRACE, AVENTURA FL 33180							
Telephone No.:	772-359-6791		Email	DAVID@AMILESG	FROUP.COM			
AGENT OF OV	VNER (if any)							
Name:	STORYBOOK	HOLDINGS	, LLC					
Address:	ddress: 5260 N. LAKE BURKETT LANE, WINTER PARK FL 32792							
Telephone No.:	321-246-8811		Email_	Jose@StoryBookHolo	dings.com			
PROPERTY IN	FORMATION PROPERTY OF THE PROP							
Legal Description (Include Plat Bo	on: (see ook and Page)	attached)						
Parcel I.D. Num	nber:(see	attached)						
Current Zoning:	SINO	GLE FAMIL	Y RESIDENT	TIAL				
Proposed Zonir	ng: <u>LIM</u>	ITED MIXE	D USE					
Future Land Us	e Designation: _	ROI		_Acreage of Property:	2.50 AC			
Reason for Rez	oning Request:	Consistent	with the prope	erty's future land use o	f ROI, the rezoning will allow			
the property to	support light into	ensity comme	ercial use alon	g SW Gatlin Blvd. The	e intent is to provide flexible			
space to suppo	rt local small bus	iness (small	restaurant, ret	ail, professional servic	es, etc)			
-								
			•	ook Holdings, LLC	8/3/2020			
*Signature of O	wner	Hand	Print Name		Date			

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.

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



CONCEPT PLAN SUFFICIENCY CHECKLIST

Revised September, 2013

Project Name:	GATLIN-CALABRIA RETAIL			
Project Number: P _	New Submittal	or	Resubmittal_	(Check One)

Applicant should submit the concept plan package to Planning & Zoning Department with all items listed below to initiate the review process. Other drawings or information may be required, if deemed necessary, upon review of the submittal for the Site Plan Review Committee Meeting.

The Applicant should complete the Project Information, Applicant Checklist and Applicant Certification. Use the following to

complete the checklist: $\sqrt{} = Provided$ X = Incomplete or Missing NA = Not Applicable

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<i>t t</i>				nt
Applicant Checklist	Description of Item Provided	P&Z	Eng.	Utility
	Sufficiency Checklist: One original completed and signed by applicant.			
/	2 CD's with all application materials			
Ĭ	Cover Letter: Sixteen copies of a typed letter explaining the purpose and history of the application.			
NA	Written Response to Comments: Sixteen copies. For resubmittals only.			
<u> </u>	Completed Application: Sixteen copies. Use black ink or type to fill out completely and legibly.			
Ż	Owner's Authorization: Sixteen copies of authorization on Owner's letterhead.			
Ż	Application Fees: Refer to each department's fee schedule.			
	Proof of Ownership:			
/	Three copies of the recorded deed(s) for each parcel with the exact same name for each parcel or			
	Unity of Title			
	PUD/MPUD Document and Concept Plan (Sections 158.170 – 158.175 of the Zoning Code):			
NA	Sixteen sets of 11" x 17" concept plans			
NA	Show traffic access points			
NA	Show drainage discharge locations			
NA	Show proposed water and sewer connection points			
NA	Evidence of unified control and binding PUD agreement			
NA	Density statement			
NA	Proposed zoning district regulations			
	LMD Rezoning and Concept Plan (Section 158.155(M) of the Zoning Code):			
✓	Sixteen sets of 11" x 17" concept plans			
✓	Show traffic access points			
✓	Show drainage discharge locations			
/	Show proposed water and sewer connection points			
/	Evidence of unified control and development agreement			
/	Preliminary building elevations			
-	Landscape Plan			
	SEU Concept Plan:			
✓	Sixteen sets of 11" x 17" plans – either approved site plan or proposed concept plan			



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	Project Number: P	New Submittal	or Resubmittal	(Check One)
		Applicant Certification		
information chec checklist is used further understar	cked above has been provide to determine if the submittal and that review of the submitta	ed to the City of Port St Luc is complete so that the project al contents will not be made a at the Site Plan Review Comm	cie for the subject project. It can be added to the Site I It this time and that a suffic	I understand that the Plan Review Agenda. I
	(Signature of Applicant)			(Date)
		g and Zoning Department Re	presentative	,
I,		(Print name), as ficient / Non-Sufficient bas	s a representative of the sed upon my review on _	
(Signature of Pl	anning and Zoning Departme	ent Representative)		(Date)
	Eng	gineering Department Repres	entative	
Department, find Additional Comm	d that this submittal is Suf nents:	(Clearly print or ty ficient / Non-Sufficient bas		
(Signature of En	igineering Department Repre			(Date)
		Utilities System Departmen	nt	
I, Department, find Additional Comm		(Clearly print or type	e name), as a representative sed upon my review on _	
(Signature of Uti	ility System Department Repr	esentative)		(Date)