LANDSCAPE MODIFICATION APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port ST. Lucie Blvd.
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 check payable to the "City of Port St. Lucie. Fee is nonrefundable unless application is withdrawn prior to Planning and Zoning Board meeting. **Attach two copies of proof of ownership (e.g. warranty deed, affidavit), and a copy of recent survey.**

PRIMARY CONTACT EMAIL ADDRESS: jose@storybookteam.com

PROPERTY OWNER:

Name: Rossell, LLC

Address: 451 SW Bethany Dr, Suite 202, Port St. Lucie, FL 34986

Telephone No. _____ Email _____

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: StoryBook Development Services, LLC

Address: 5931 Brick Court, Suite 168, Winter Park, FL 32792

Telephone No. 321-246-8811 Email jose@storybookteam.com

SUBJECT PROPERTY:

Legal Description: _____

Parcel I.D. Number: 3420-555-1059-000-9 / 1060-000-9 / 1061-000-6 / 1062-000-3 / 1063-000-0 / 1064-000-7

Address: 832 SW Sultan Dr, Port St. Lucie, FL 34953

Current zoning classification LIMITED MIXED USE (LMD)

Description of request and applicable conditions/circumstances justifying request (continue on separate sheet, if necessary). A landscape plan showing the proposed landscaping, prepared by a registered landscape architect, and reviewed by the site plan committee is required for City Council approval.

Request to not require a perimeter wall along the C-24 canal side of the project and instead provide improved landscaping.

The property currently has a 10-foot utility and drainage easement which prohibits the construction of a wall due to

encroachment restrictions.

Jose A Chaves — Signature of Applicant

Jose Chaves — Hand Print Name

04/22/2026 — 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.