

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

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 Fee is nonrefundable unless application is withdrawn prior to advertising for the Planning and Zoning Board meeting. **All** items on this application should be addressed, otherwise it can not be processed. Attach proof of ownership; two copies of deed. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: _____

PROPERTY OWNER

Name: Brizon Investments, LLC
Address: 1891 Stratford Dr., Westbury, NY 11590

Telephone No.: 772-812-9940

IF PROPERTY IS IN MULTIPLE OR CORPORATE OWNERSHIP, PLEASE PROVIDE ONE CONTACT PERSON.

Name: Narciza Diaz
Address: 1891 Stratford Dr., Westbury, NY 11590

Telephone No.: 772-812-9940

AGENT OF OWNER (if any)

Name: Estacado Interests, Cannon Maki
Address: 1537 Singleton Blvd. Dallas, TX 75212

Telephone No.: 8179990491

PROPERTY INFORMATION

Boundary Description ORT ST LUCIE-SECTION 41- BLK 2894 LOTS 10,11,12 AND 13 (MAP 44/18N) (OR 1759-71)
(attach map) _____
Property Tax I.D. Number 3420-705-0299-000-5
Current Land Use ROI Proposed Land Use General Commercial
Current Zoning P - Professional Acreage of Property 1.06

Reason for Comprehensive Plan Amendment: We are proposing a drive-thru coffee shop which is currently not a permitted use for professional zoning. Two other corners on this intersection are zoned general commercial.


*Signature of ~~Owner~~
Applicant

Cannon Maki
Hand Print Name

12/28/22
Date

*If signature is not that of 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.

List of Adjacent Land Uses

North:

- **Future Land Use: ROI** – Residential, Office, Institutional
- **Existing Zoning: LMD** - Limited Mixed Use
- **Existing Land Use:** Multi-Tenant Building (Amethyst Recovery Center, PSL & Associates)

South:

- **Future Land Use: CG** – General Commercial
- **Existing Zoning: CG** – General Commercial
- **Existing Land Use:** Drive Through Car Wash

East:

- **Future Land Use: RL** – Residential
- **Existing Zoning: RL** - Residential
- **Existing Land Use:** Single-Family Homes

West:

- **Future Land Use: ROI** – Residential, Office, Institutional
- **Existing Zoning: ROI** – Residential, Office, Institutional
- **Existing Land Use:** Undeveloped

Southwest:

- **Future Land Use: CG** – General Commercial.
- **Existing Zoning: CG** – General Commercial.
- **Existing Land Use:** Advanced Auto Parts



