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 Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board Meeting.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 CONTACT EMAIL ADDRESS: alejandrotoro@edc-inc.com

PROPERTY OWNER:

Name: Nicole Bush

Address: 2748 SW Casella Street, Port St. Lucie, FL 34953

Telephone No.: 772-528-4044 Email nicolebush01@gmail.com

AGENT OF OWNER (if any)

Name: Alejandro Toro - EDC (Authorized Agent)

Address: 10250 SW Village Parkway Suite 201, Port St. Lucie, FL 34987

Telephone No.: 772-462-2455 x 121 Email alejandrotoro@edc-inc.com

PROPERTY INFORMATION

Legal Description: PORT ST LUCIE-SECTION 31- BLK 1706 LOT 13 (MAP 43/14N) (PB 14, PG 22)
(Include Plat Book and Page)

Parcel I.D. Number: 3420-650-1027-000-8

Current Zoning: Single-Family Residential Zoning District (RS-2)

Proposed Zoning: Service Commercial Zoning District (CS)

Future Land Use Designation: Service Commercial (CS) Acreage of Property: 0.24

Reason for Rezoning Request:
The property located to the north of the subject property has been granted a variance to rezone to the CS Zoning This approval was adopted at the July 24,2023 City Council meeting (Resolution 23-R74). When the property owner to the north rezones to service Commercial (CS), the subject site will be isolated. Because the City of Port St. Lucie Land Conversion Manual does not allow for isolated lots, the subject property must be rezoned.

*Signature of Owner	Alejandro Toro (Authorized Agent) Hand Print Name	10/30/2023 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.