

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 Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board Meeting.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 the execution of the required Unity of Title. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: icapra@gocaptec.com copy: smarquart@gocaptec.com

PROPERTY OWNER:

Name: CEMAR REALTY LLC
Address: 2820 SW Port St. Lucie Boulevard, Port St. Lucie, Florida 34953
Telephone No.: (772) 352-3556 Email luismerejo.lm@gmail.com

AGENT OF OWNER (if any):

Name: Joseph W. Capra, P.E., and Steve Marquart, P.E., CAPTEC Engineering, Inc.
Address: 301 NW Flagler Avenue, Stuart, Florida 34994
Telephone No.: (772) 692-4344 Email icapra@gocaptec.com smarquart@gocaptec.com


PROPERTY INFORMATION:

Legal Description (Include Plat Book and Page): LOT 1, BLOCK 1501 OF PORT ST. LUCIE SECTION SIXTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 7, 7A THROUGH 7C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Parcel I.D. Number: 3420-575-0752-000-2
Current Zoning: Single-Family Residential 2
Proposed Zoning: General Commercial

Future Land Use Designation: General Commercial

Reason for Rezoning Request: Project includes a proposed restaurant and retail plaza. Client intends to seek a Unity of Title to join this parcel along with Parcels 3420-575-0003-000-7 and 3420-575-0003-020-3



*Signature of Owner

Luis Merejo

Hand Printed Name

05/16/25

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 process. Adequacy of 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.

02/26/20