#### PUD AMENDMENT 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 Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board meeting.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 deed. Please type or print clearly in **BLACK** ink.

PRIMARY CON	TACT EMAIL ADDRESS:	Jennifer@CommonOakEngine	ering.com	(407) 951-5915
PROPERTY OW	NER: Coast to Coast In	vestment Properties LLC		
Name:	Oonald Wilson			
Address: 1	540 NE Dixie Hwy, Jense	en Beach, FL 34957		
Telephone No		Email		
AGENT OF OW	NER (if any)			
Name: S	Sidlyd Investments, LLC	c/o Cantrell & Morgan & Co	mmon Oak	Engineering, LLC
Address: 9	822 Tapestry Park Circle	, Suite 201, Jacksonville, FL	32246	
Telephone No		Email		
PROPERTY INF	ORMATION			
Legal Description (Include Plat Boo	n: PINE TRACE PUD (Pok and Page)	B 49-5) TRACT D (Parcel A)		
Parcel I.D. Numb	per: 3417-501-0006-000	)-9		
Current Zoning:	PUD	Proposed Zonin	g: PUD	
Future Land Use	Designation: ROI	Acreage of Prop	perty: +/- 2.21	1
Reason for amer	ndment request: Current z	oning does not allow 100% re	etail. The cu	rrent PUD requires
a mixture of us	es and we are requesting	for approval of 100% Comm	ercial Retai	l Use.
1) Applicant mus number(s).	st list on the first page of the	e attached amendment all propo	osed changes	with corresponding page
2) All proposed a	additions must be underline	d and deleted text must have a	strikethrough	<del>)</del> .
3) Where there a applicable codes requirements sha	are conflicts between the re of the city and the requirentall govern.	quirements of the general provi nents established by official act	sions of this o	chapter or other ecific PUD, the latter
Signature of Owr	lsoc	Hand Print Name		9/26/24 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.

Revised 02/26/20

Procedure Section 158.175 (B) Sec. 158.176

The application is reviewed by the Site Plan Review Committee, Planning and Zoning Board and City Council. PUD zoning and amendments are adopted by ordinance. (Ord. No. 98-84, § 1, 3-22-99)

## Changes in Conceptual Plans

Sec. 158.177

- Minor changes in conceptual plans approved as a part of the rezoning to PUD may be permitted. The City Council upon application by the developer or his successors in interest, without the filing of a new application for PUD rezoning, provided that any change does not result in any of the following:
  - o An overall increase in number of dwelling units of over one (1%) percent.
  - A reduction of the area set aside for community open space or a relocation thereof of more than five (5%) percent.
  - o An overall increase in proposed floor area of over five (5%) percent.
  - o An overall increase by more than five (5%) percent of the total impervious surface area.
  - o An increase in the number of floors of building or an increase in height.
  - A modification in original design concept, such as an addition of land use category, change in traffic pattern or access and egress, or an increase of traffic generation exceeding that previously submitted by more than ten (10%) percent.
  - Any increase or decrease of more than ten (10%) percent of the total land area occupying a particular land use.

To apply for a minor change in conceptual plans, the developer or his successors in interest shall submit the following information to the office of the Zoning Administrator.



An up-to-date statement presenting evidence of unified control of the entire area within the PUD and a renewed agreement to all provisions set forth in subsection 158.175(A)(1).



A written statement clearly setting forth all proposed changes in the conceptual plan, setting forth in comparable fashion all applicable plan data and for both the currently approved conceptual plan and the conceptual plan as proposed for change.



Revised copy of the conceptual development plan containing all proposed changes.

A revised copy of all other documents or reports submitted as part of the original application and affected by the proposed changes.



Revised copies of any additional covenants, agreements, or stipulations made a part of the original approval action and affected by the proposed changes.

Any application for minor changes in conceptual plans shall be submitted to the site plan review committee and Planning and Zoning Board for review and recommendation, and the recommendations of the committee and board shall be entered into the official record of the application and shall be considered by the City Council prior to the taking of official action upon application. Any proposed change in conceptual plans which does not qualify as a minor change as set forth above shall be considered a major change and shall require a rezoning application meeting all applicable requirements of this chapter for PUD rezoning. (Ord. No. 98-84, § 1, 3-22-99)

H:\PZ\SHARED\APPLCTN\PUD AMENDMENT (06/23/11)



#### CONCEPT PLAN SUFFICIENCY CHECKLIST

Revised September, 2011

Project Name: Dolla	r General - Pine Trace				
Project Number: P	New Submittal	or	Resubmittal_	Χ	_ (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:  $\checkmark$  = Provided X = Incomplete or Missing NA = Not Applicable

<del>1</del>			Sufficient		
Applicant Applicant Checklist Street Che	P&Z	Eng.	Utility		
Sufficiency Checklist: One original completed and signed by applicant.					
Cover Letter: Sixteen copies of a typed letter explaining the purpose and history of the applications.	ation.				
Written Response to Comments: Sixteen copies. For resubmittals only.	ution. v				
Completed Application: Sixteen copies. Use black ink or type to fill out completely and legil	bly.				
Owner's Authorization: Sixteen copies of authorization on Owner's letterhead.	√				
Application Fees: Refer to each department's fee schedule.					
Proof of Ownership:	Ý				
Three copies of the recorded deed(s) for each parcel with the exact same name for each parcel					
Unity of Title					
PUD/MPUD Document and Concept Plan (Sections 158.170 – 158.175 of the Zoning Code)					
Sixteen sets of 11" x 17" concept plans	<b></b>				
Show traffic access points	<b>✓</b>				
Show drainage discharge locations					
Show proposed water and sewer connection points					
Evidence of unified control and binding PUD agreement	<b>✓</b>				
Density statement					
Proposed zoning district regulations	<b>✓</b>				
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					



# CONCEPT PLAN SUFFICIENCY CHECKLIST

Revised September, 2011

Project Name: Dollar General - Pine Trace						
- TORIO	Project Number: P	New Submittal	or ResubmittalX(C	heck One)		
		Applicant Certification				
checklist is used to further understand	ded above has been proved determine if the submit that review of the submit from being tabled or denice the subman (Signature of Applicant)	rided to the City of Port St Lutal is complete so that the projectital contents will not be made at the Site Plan Review Com	9 27	erstand that the view Agenda. I		
T			•	ng and Zoning		
I,	that this submittal is S	(Print name), a	as a representative of the Planni sed upon my review on	ng and Zoning (date).		
(Signature of Plan	nning and Zoning Depar	tment Representative)		Date)		
Line 41 - Fire	H	Engineering Department Repre	sentative			
Additional Comm	that this submittal is Sents:	ufficient / Non-Sufficient ba	ype name), as a representative of sed upon my review on	(date).		
(Signature of Eng	ineering Department Rep			Date)		
Contract Contract		Utilities System Departme				
I,System Departme Additional Commo		(Clearly print or lis Sufficient / Non-Sufficien	type name), as a representative t based upon my review on	of the Utilities (date)		
(Signature of I Itil	ity System Department R	epresentative)		(Date)		