CITY OF STUART, FLORIDA
DEVELOPMENT DEPARTMENT
REZONE REAL PROPERTY APPLICATION
(including Planned Unit Developments)

Reviewed By: SM

Application must be legible with all relevant fields completed.

Project ID# 719120004
(Staff Entry)

Pre-App Conference Date:	Application Date: 12-20-19
Project Name: SE DOLPHIN DRIVE	
Parcel ID# 03-38-41-023-029-00010-8 & 03-38-41-023-029-00030-4	Project Address: TBD: SE DOLPHIN DRIVE
Current Zoning: CPUD	Current Land Use: RESIDENTIAL - LOW
Proposed Zoning: R-1	Proposed Land Use: RESIDENTIAL - LOW
Present Use: VACANT	Site Area/Acreage:

Fees *(check box): This does not include fees that may be charged as a result of application review by the City's consultants or any required recording fees.*

Rezoning to CPUD	$3,584.00	☐	Site space must be greater than 20,000 sq. ft.
Rezoning to RPUD	$3,584.00	☐	Site area must be greater than .5 acre
Rezoning to MXPUD	$3,584.00	☐	Site area must be greater than .5 acre
Rezoning to Industrial IPUD	$3,584.00	☐	Site area must be greater than 1 acre
Rezoning to Public Service PSPUD	$3,584.00	☐	Site area must be greater than 2.5 acres
Non-PUD District Rezoning	$1,049.00	☒	

Submittal Requirements: A completed application form, the payment of fees, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, and a site plan. (Note: A concept plan may, at the discretion of the applicant, be submitted instead of a site plan. However, in doing so the applicant acknowledges that a site plan will need to be submitted for City Commission approval prior to making application for a development permit.) The data requirements for a site plan and a concept plan are available at the Development Department.

Approving Authority: The Development Director is required to prepare a staff report and recommendation concerning this application. The Local Planning Agency (LPA) is required to hold an advertised public hearing and formulate a recommendation to the City Commission. The City Commission is also required to hold an advertised public hearing after which it may approve, approve with conditions, or deny the application.

Written justification supporting the application and demonstrating how the application:

- Is consistent with the relevant components of the City of Stuart Comprehensive Plan including concurrency with adopted levels-of-service for utilities/facilities and compatibility with existing/planned uses and
- Complies with the relevant development standards of the City of Stuart Land Development Code *(include additional pages if needed).*

(over)

General Information
(Please Print or Type)

1. Property Owner, Lessee, Contract Purchaser, or Applicant (circle one):

Name: JEREMY LEMASTER	City/State/Zip Code: PALM CITY, FL 34991
Title: JEREMY LEMASTER - MGMR	Telephone Number: 772-287-2010
Company: MEDALIST BUILDING GROUP, LLC	Facsimile Number:
Company Address: PO BOX 1067	Email Address (optional):

2. Agent of Record (if any): The following individual is designated as the Agent of Record for the property owner, lessee, or contract purchaser and should receive all correspondence related to the application review.

Name:	City/State/Zip Code:
Title:	Telephone Number:
Company:	Facsimile Number:
Company Address:	Email Address (optional):

3. The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will be made prior to the receipt of the consultant comments.

Name:	City/State/Zip Code:
Title:	Telephone Number:
Company:	Facsimile Number:
Company Address:	Email Address (optional):

I hereby certify that all information contained herein is true and correct.

4. Signed this 26 day of December, 2019.

Signature of Property Owner, Lessee, Contract Purchaser or Applicant (circle one)

State of Florida, Martin County The foregoing instrument was acknowledged before me on this 26 day of December 2019 by Jeremy LeMaster who is personally known to me, or who has produced _____ as identification and who did/did not take an oath.

Notary Signature

Commission expires:

DONNA H. BASS
MY COMMISSION # FF 954727
EXPIRES: January 27, 2020
Bonded Thru Notary Public Underwriters

Martin County, Florida - Laurel Kelly, C.F.A

generated on 12/20/2019 10:31:51 AM EST

Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
03-38-41-023-029-00030-4	20727	UNASSIGNED, STUART	$76,500	12/14/2019

Owner Information

Owner(Current)	MEDALIST BUILDING GROUP LLC
Owner/Mail Address	PO BOX 1067 PALM CITY FL 34991
Sale Date	7/29/2019
Document Book/Page	3074 0797
Document No.	2767788
Sale Price	380000

Location/Description

Account #	20727
Tax District	3100
Parcel Address	UNASSIGNED, STUART
Acres	.2390
Map Page No.	O-O3B
Legal Description	BROADWAY, ST LUCIE ESTATES, LOTS 3 4 5 & 6 BLK 29 & 1/2 OF CLOSED ALLEYS ADJ

NOTE: Legal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.

Parcel Type

Use Code	0000 Vacant Residential
Neighborhood	333830 Kreuger Est Broad St Lucie Est

Assessment Information

Market Land Value	$76,500
Market Improvement Value	
Market Total Value	$76,500

Martin County, Florida - Laurel Kelly, C.F.A

generated on 12/20/2019 10:30:21 AM EST

Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
03-38-41-023-029-00010-8	20726	UNASSIGNED, STUART	$54,000	12/14/2019

Owner Information

Owner(Current)	MEDALIST BUILDING GROUP LLC
Owner/Mail Address	PO BOX 1067 PALM CITY FL 34991
Sale Date	7/29/2019
Document Book/Page	3074 0797
Document No.	2767788
Sale Price	380000

Location/Description

Account #	20726	**Map Page No.**	0-03B
Tax District	3100	**Legal Description**	BROADWAY, ST LUCIE ESTATES, LOTS 1 & 2 BLK 29
Parcel Address	UNASSIGNED, STUART		
Acres	.1850		

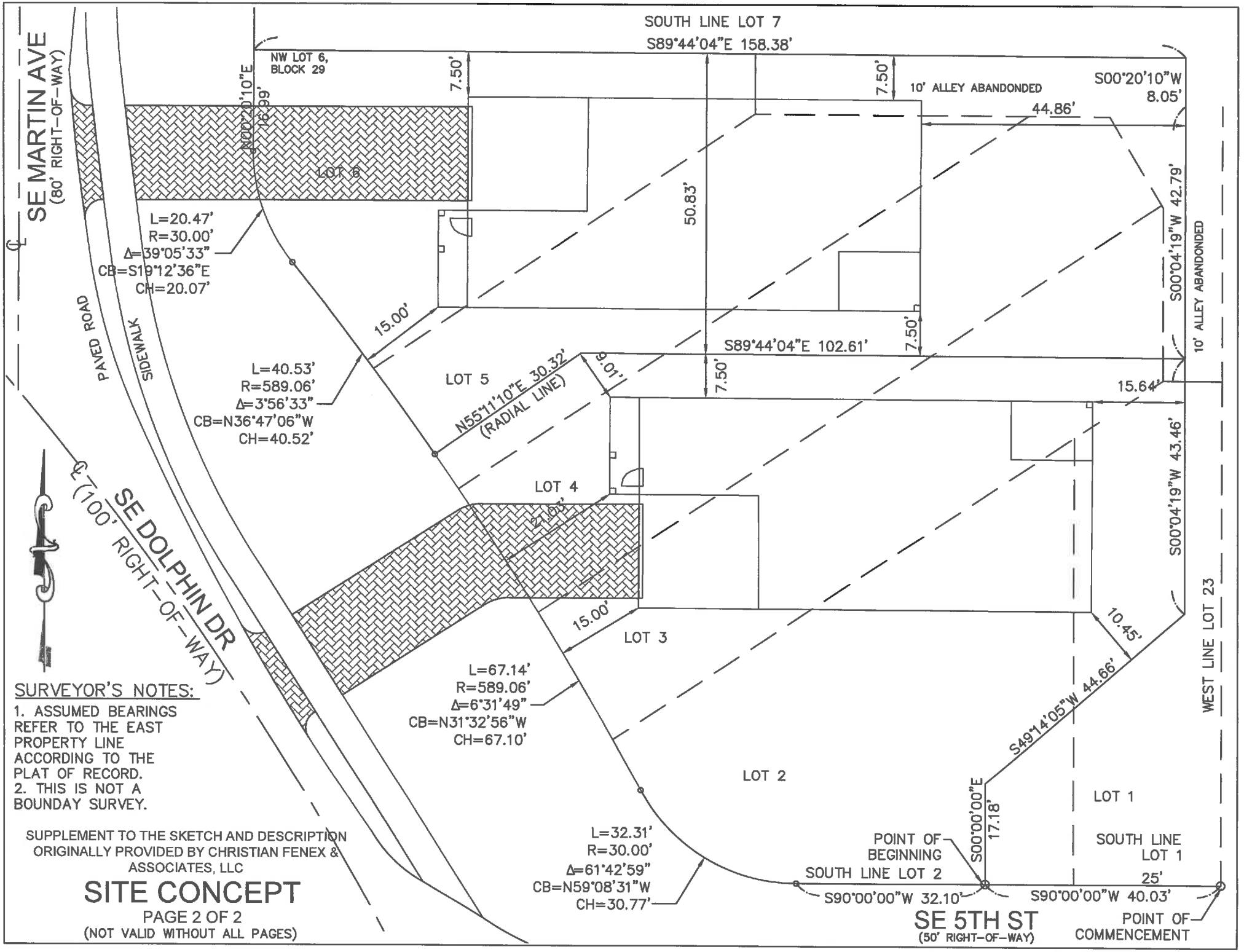
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Parcel Type

Use Code	0000 Vacant Residential
Neighborhood	333830 Kreuger Est Broad St Lucie Est

Assessment Information

Market Land Value	$54,000
Market Improvement Value	
Market Total Value	$54,000



SURVEYOR'S NOTES:

1. ASSUMED BEARINGS REFER TO THE EAST PROPERTY LINE ACCORDING TO THE PLAT OF RECORD.
2. THIS IS NOT A BOUNDAY SURVEY.

SUPPLEMENT TO THE SKETCH AND DESCRIPTION ORIGINALLY PROVIDED BY CHRISTIAN FENEX & ASSOCIATES, LLC

SITE CONCEPT

(NOT VALID WITHOUT ALL PAGES)

SKETCH & DESCRIPTION

LEGAL DESCRIPTION:

ALL OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 29, BROADWAY SECTION OF ST. LUCIE ESTATES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 4, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA,

ALSO THE WESTERLY HALF OF ABANDONED ALLEY ABUTTING REAR OF LOT 3, ALL OF THE ALLEY NORTH AND WEST OF AND ABUTTING LOTS 4, 5 AND 6, SAID BLOCK 29, BROADWAY SECTION OF ST. LUCIE ESTATES SUBDIVISION;

SAID LOTS 1 THROUGH 6 AND ALLEY WAYS, ALL IN BLOCK 29, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 6, BLOCK 29, SAID NORTHWEST CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 7, BLOCK 29, BROADWAY SECTION OF ST. LUCIE ESTATES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 4, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S89°44'04"E ALONG THE SOUTH LINE OF SAID LOT 7, BLOCK 29, A DISTANCE OF 158.38 FEET TO THE CENTER OF ABANDONED ALLEY BETWEEN LOTS 7 AND 16, BLOCK 29; THENCE S00°20'10"W, A DISTANCE OF 8.05 FEET TO THE CENTER OF ABANDONED ALLEY BETWEEN LOTS 16 AND 23, BLOCK 29; THENCE N90°00'00"E, A DISTANCE OF 1.26 FEET THE THE CENTER OF ABANDONED ALLEY BETWEEN LOTS 23 AND 3 AND 4; THENCE S00°04'19"W, A DISTANCE OF 46.65 FEET TO THE SOUTH LINE OF ABANDONDED ALLEY; THENCE S89°55'41"E; A DISTANCE OF 5.00 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 29; THENCE S00°04'19"W ALONG THE EAST LINE OF SAID LOT 1, BLOCK 29, A DISTANCE OF 85.93 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 29; THENCE S90°00'00"W ALONG THE SOUTH LINE OF LOTS 1 AND 2, BLOCK 29, A DISTANCE OF 72.12 FEET TO A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 32.31 FEET, THROUGH A DELTA OF 61°42'59", A CHORD DISTANCE OF 30.77 FEET AND A CHORD BEARING OF N59°08'31"W TO A POINT OF REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 589.06 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 107.67 FEET, THROUGH A DELTA OF 0°28'21", A CHORD DISTANCE OF 107.52 FEET AND A CHORD BEARING OF N33°31'12"W TO A POINT OF REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 30 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 20.47 FEET, THROUGH A DELTA OF 39°05'33", A CHORD DISTANCE OF 20.07 FEET AND A CHORD BEARING OF N19°12'36"W; THENCE N00°20'10"E ALONG THE WEST LINE OF LOT 6, BLOCK 29, A DISTANCE OF 16.99 FEET TO THE PINT OF BEGINNING.

SAID PARCEL CONTAINING 18,293± SQ.FT. (0.42± ACRES)

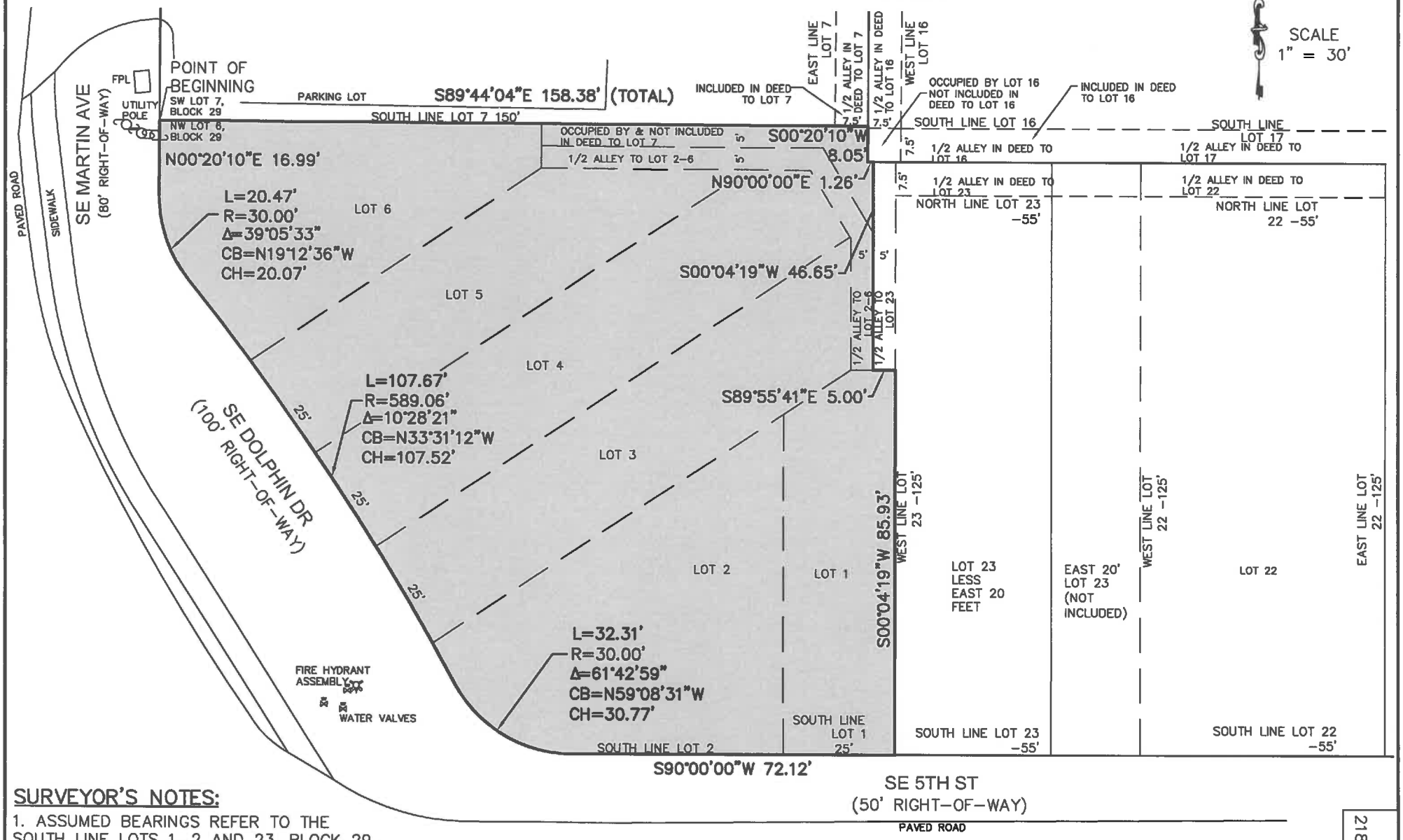
SURVEYOR'S NOTES:

1. ASSUMED BEARINGS REFER TO THE SOUTH LINE LOTS 1, 2 AND 23, BLOCK 29.
2. THIS IS NOT A BOUNDAY SURVEY.
3. NOT VALID WITH OUT SHEET 2 OF 2.

CHRISTIAN FENEX AND ASSOCIATES, LLC
PROFESSIONAL SURVEYING AND MAPPING
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P.O. BOX 2533, PALM CITY, FL 34991
PH.(772)283-2977 EMAIL FENEXC@BELLSOUTH.NET
LICENSED BUSINESS # 6858

SKETCH NO. 218131_lot2THRU6.dwg

SKETCH & DESCRIPTION



SURVEYOR'S NOTES:

1. ASSUMED BEARINGS REFER TO THE SOUTH LINE LOTS 1, 2 AND 23, BLOCK 29.
2. THIS IS NOT A BOUNDAY SURVEY.
3. NOT VALID WITH OUT SHEET 2 OF 2.

SHEET 1 OF 2
(NOT VALID WITH OUT SHEET 2 OF 2)

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LICENSED BUSINESS # 6858

FLORIDA REGISTRATION #5102
CHRISTIAN FENEX

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DRAWING DATE	F.B.	PG.	SCALE	W.O.#
08/2/19			1" = 30'	218131

SKETCH NO. 218131_lot2THRU6.dwg

SKETCH & DESCRIPTION

LEGAL DESCRIPTION:

BEING A PORTION OF LOTS 3, 4, 5, AND 6, BLOCK 34, AND PORTION OF ABANDONED ALLEY ADJACENT TO LOTS 3, 4, 5, AND 6, BLOCK 34, BROADWAY SECTION OF ST. LUCIE ESTATES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 4, PUBLIC RECORDS OF MARTIN COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

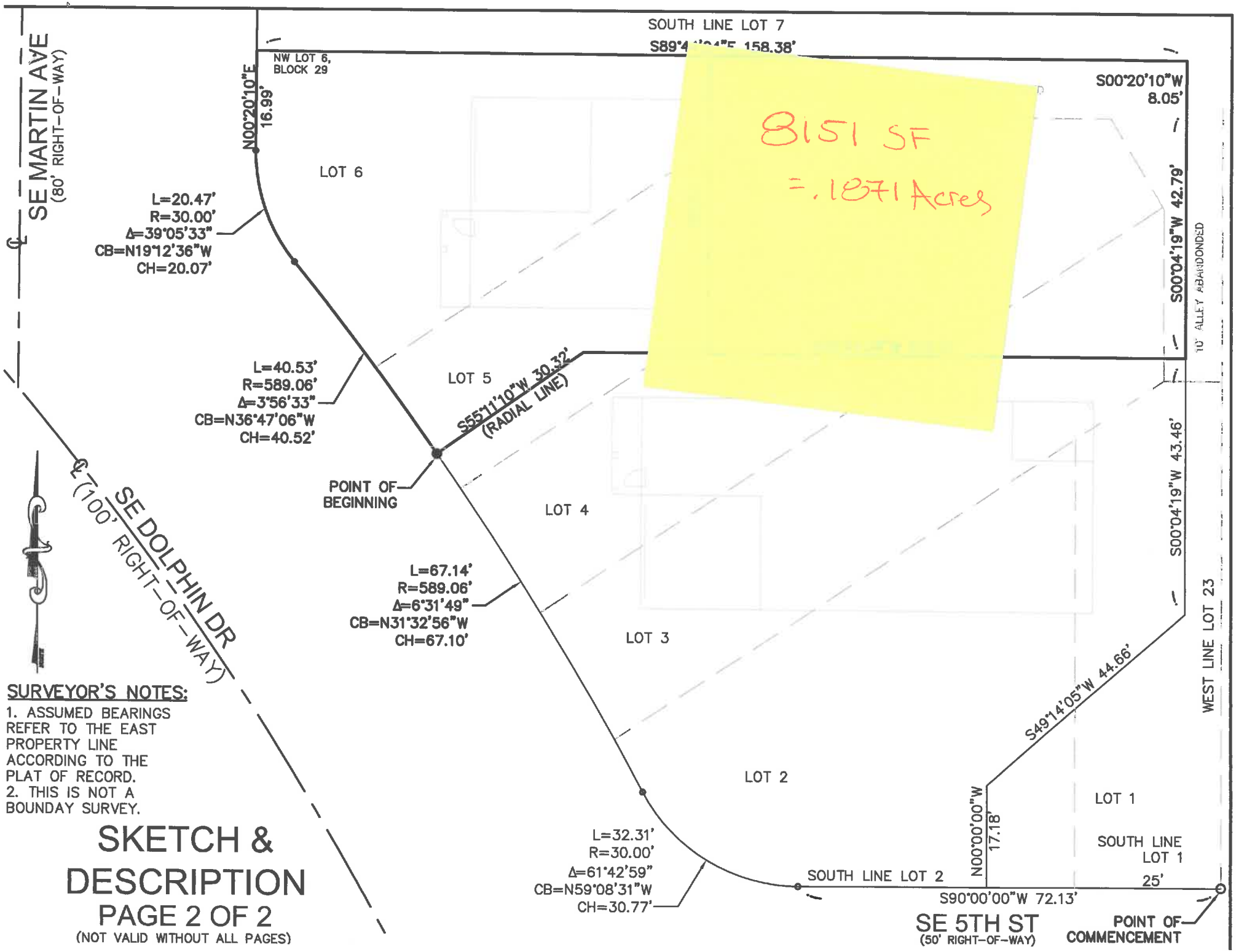
COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 34, BROADWAY SECTION OF ST. LUCIE ESTATES SUBDIVISION; THENCE S90°00'00"W ALONG THE SOUTH LINE OF SAID LOTS 1 AND 2, BLOCK 34, A DISTANCE OF 40.03 FEET TO THE POINT OF BEGINNING; SAID POINT BEING A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 32.31 FEET, THROUGH A DELTA OF 61°42'59", A CHORD DISTANCE OF 30.77 FEET AND A CHORD BEARING OF N59°08'31"W TO THE POINT OF REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 589.06 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 67.14 FEET, THROUGH A DELTA OF 6°31'49", A CHORD DISTANCE OF 67.10 FEET AND A CHORD BEARING OF N31°32'56"W TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID ARC OF CURVE HAVING A RADIUS OF 589.06 FEET AN ARC DISTANCE OF 40.53 FEET, THROUGH A DELTA OF 3°56'33", A CHORD DISTANCE OF 40.52 FEET AND A CHORD BEARING OF N36°47'06"W TO A POINT OF REVERSE CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 30.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 20.47 FEET, THROUGH A DELTA OF 39°05'33", A CHORD DISTANCE OF 20.07 FEET AND A CHORD BEARING OF N19°12'36"W; THENCE N00°20'10"E ALONG THE WEST LINE OF LOT 6, BLOCK 34, A DISTANCE OF 16.99 FEET; THENCE S89°44'04"E ALONG THE NORTH LINE OF SAID LOT 6, BLOCK 34, SAME BEING THE SOUTH LINE OF LOT 7, BLOCK 34, A DISTANCE OF 158.38 FEET; THENCE S00°20'10"W, A DISTANCE OF 8.05 FEET; THENCE S00°04'19"W ALONG A LINE THAT IS 116.24 FEET WEST OF AND PARALLEL TO THE EAST LINE OF LOT 22, BLOCK 34, A DISTANCE OF 42.79 FEET; THENCE N89°44'04"W ALONG A LINE THAT IS 50.83 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF LOT 7 BLOCK 34, A DISTANCE OF 102.61 FEET; THENCE S55°11'10"W ALONG A RADIAL LINE, A DISTANCE OF 30.32 FEET TO THE POINT OF BEGINNING.

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DRAWING DATE	F.B.	PG.	SCALE	W.O.#
08/15/19	A5/56		1" = 20'	218131

SKETCH NO. 218131_lots3-6.dwg



SURVEYOR'S NOTES:

1. ASSUMED BEARINGS REFER TO THE EAST PROPERTY LINE ACCORDING TO THE PLAT OF RECORD.
2. THIS IS NOT A BOUNDAY SURVEY.

SKETCH & DESCRIPTION

PAGE 2 OF 2

(NOT VALID WITHOUT ALL PAGES)

SKETCH & DESCRIPTION

LEGAL DESCRIPTION:

BEING A PORTION OF LOTS, 1, 2, 3, 4, AND 5, BLOCK 34, AND PORTION OF ABANDONED ALLEY ADJACENT TO LOT 2 AND 3, BLOCK 34, BROADWAY SECTION OF ST. LUCIE ESTATES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 4, PUBLIC RECORDS OF MARTIN COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

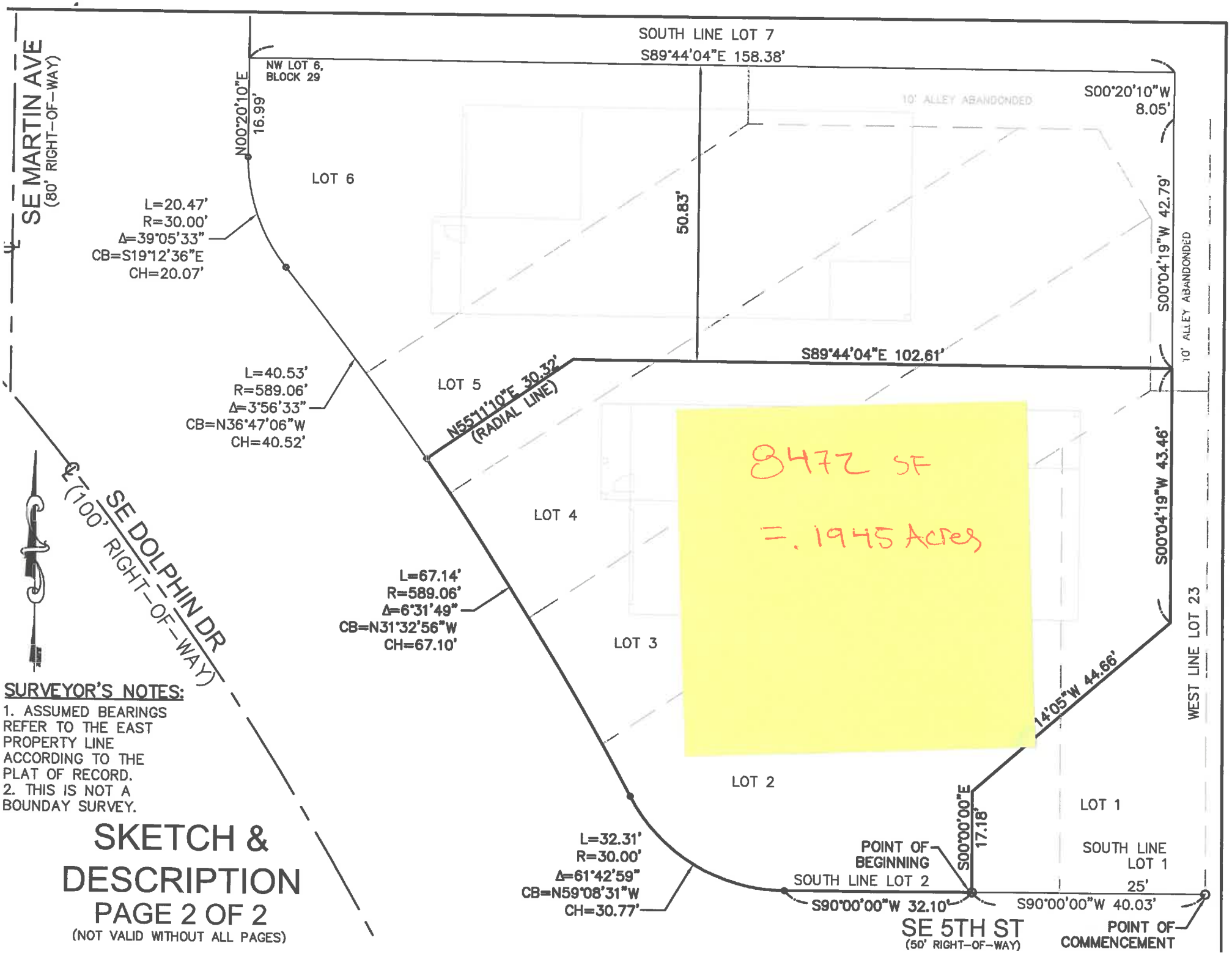
COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 34, BROADWAY SECTION OF ST. LUCIE ESTATES SUBDIVISION; THENCE S90°00'00"W ALONG THE SOUTH LINE OF SAID LOTS 1 AND 2, BLOCK 34, A DISTANCE OF 40.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S90°00'00"W ALONG THE SOUTH LINE OF SAID LOT 2, BLOCK 34, A DISTANCE OF 32.10 FEET TO A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 32.31 FEET, THROUGH A DELTA OF 61°42'59", A CHORD DISTANCE OF 30.77 FEET AND A CHORD BEARING OF N59°08'31"W TO THE POINT OF REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 589.06 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 67.14 FEET, THROUGH A DELTA OF 6°31'49", A CHORD DISTANCE OF 67.10 FEET AND A CHORD BEARING OF N31°32'56"W; THENCE DEPARTING SAID CURVE ALONG A RADIAL LINE, N55°11'10"E A DISTANCE OF 30.32 FEET; THENCE S89°44'04"E ALONG A LINE THAT IS 50.83 SOUTH OF AND PARALLEL TO THE SOUTH LINE OF LOT 7, BLOCK 34, A DISTANCE OF 102.61 FEET; THENCE S60°04'19"W ALONG A LINE THAT IS 116.24 FEET WEST OF AND PARALLEL TO THE EAST LINE OF LOT 22, BLOCK 34, A DISTANCE OF 43.46 FEET; THENCE S49°14'05"W, A DISTANCE OF 44.66 FEET; THENCE S00°00'00"E, A DISTANCE OF 17.18 FEET TO THE POINT OF BEGINNING.

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DRAWING DATE	F.B. PG.	SCALE	W.O.#
08/15/19	A5/56	1" = 20'	218131

SKETCH NO. 218131_lot1-5.dwg



SURVEYOR'S NOTES:

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2. THIS IS NOT A BOUNDAY SURVEY.

SKETCH & DESCRIPTION

PAGE 2 OF 2

(NOT VALID WITHOUT ALL PAGES)