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

Reviewed By: SM

RECEIVED
MAY 15 2020
DEVELOPMENT

Application must be legible with all relevant fields completed.

Project ID# 220050004 *(Staff Entry)*

Received By:

Pre-App Conference Date:	Application Date:
Project Name: Palm Beach Rd and 6th St	
Parcel ID# 04-38-41-011-004-00010-3	Project Address: Unassigned, Palm Beach Rd
Current Zoning: R-1	Current Land Use: Low Density Residential
Proposed Zoning: Urban District	Proposed Land Use: Urban Neighborhood
Present Use: Vacant Land	Site Area/Acreage: .72 acres (+/-)

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	$1,433.00	☑	

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).*

In an effort to address the city's need and desire to have more affordable housing, the applicant is asking to change the land use and zoning to Urban to allow for construction of homes on 50 ft Lots and possibly 75 ft duplex lots

(over)

General Information
(Please Print or Type)

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

Name: Ransom R. Hartman	City/State/Zip Code: Palm City, FL 34990
Title: Manager/owner	Telephone Number: 772-287-4690
Company: Lone Palm Property Investments LLC	Facsimile Number: 772-287-9643
Company Address: 3500 SW Corporate Pkwy, Suite 202	Email Address (optional): ransomreed@hotmail.com

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: Ransom R. Hartman	City/State/Zip Code: Palm City, FL 34990
Title: Owner/Manager	Telephone Number: 772-287-4690
Company: Lone Palm Property Investments	Facsimile Number: 772-287-9643
Company Address: 3500 SW Corporate Pkwy Suite 202	Email Address (optional): ransomreed@hotmail.com

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

4. Signed this 20th day of February, 2020

_____
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 20th day of February, 2020 by Ransom Hartman who is personally known to me, or who has produced _____ as identification and who did/did not take an oath.

_____
Notary Signature

Commission expires:

KELLY BRYAN
Commission # GG 212785
Expires April 30, 2022
Bonded Thru Budget Notary Services

Lone Palm Property Investments LLC
Ransom R. Hartman
3500 SW Corporate Pkwy
Suite 202
Palm City, FL 34990
3/23/2020

Mr. Stephen Mayer
Senior Planner
City of Stuart
121 SW Flagler Ave
Stuart, FL 34994

Dear Mr. Stephen Mayer:

I am an owner/manager of the LLC that owns the property located between 6th St and Martin Luther King Jr Ave along Palm Beach Road in the City of Stuart. The property is better described by parcel id #: 04-38-41-011-004-00010-3.

I am writing to request a zoning change to the property from R-1 Single Family Zoning to a downtown zoning district of Urban Neighborhood. The reason for this request is after meeting with city staff and observing market conditions there is a need for additional residences within the city limits. The current zoning allows for single family homes on 75 ft lots. With the current zoning this property would allow 4 single family homes. If the zoning change is allowed the property could accommodate homes on 50 ft lots; 50 foot lots are common throughout the city. The goal is to be able to provide a few more fee simple homes on the subject property and help provide additional housing options within the city limits. I appreciate your time in considering my request.

Sincerely,



Ransom R. Hartman