CITY OF STUART, FLORIDA
DEVELOPMENT DEPARTMENT
PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT APPLICATION

Reviewed By: _____

Application must be legible with all relevant fields completed.

Pre-App Conference Date:	Application Date:
Project Name: Lakeside Marketplace	
Parcel ID# 38-38-41-013-000-00001-0/ Director	Project Address: 2700 S.E. Market Place
Zoning/CRA Sub-district: CPUD Commercial Planned Unit Development	
Subdivision:	Lot(s):

Fees: Major PUD Amendment - $3,072.00; Minor PUD Amendment: $2,048.00; PUD Agreement Amendment (text change only): $1,024.00 *(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)*

A Major Planned Unit Development Amendment is one which shall include any one of the following;

- A change of two (2) percent or more in the area of any land use designations shown on the site plan;
- Any change in the list of proposed uses;
- An increase in residential density of five (5) percent or more;
- An increase in nonresidential Building square footage of ten (10) percent or more;
- A change in the boundary of the PUD district;
- A change in the site plan or approval regarding any area(s) set aside and designated for future development;
- Any other change determined by the City Development Director to have a potentially significant impact on City services or the surrounding neighborhood;
- An amendment of greater than twelve (12) months to an originally approved timetable of development. Such an amendment may only be approved upon good cause shown to the City Commission. Any contributions conditioned as part of the original PUD agreement shall be revisited upon application for timetable extension. A timetable extension greater than twelve (12) months will require a full concurrency review.

(A Minor Planned Unit Development Amendment is any amendment that is not a Major Amendment.)

Submittal Requirements: A completed application form, the payment of fees, a site plan, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, and any other information as may be required by the City Development Director in order to do a thorough review of the request. (Note: A concept plan may, at the discretion of the applicant, be submitted instead of a site plan if a site plan has not previously been approved. 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. For a Major PUD amendment, the Local Planning Agency (LPA) is required to hold an advertised public hearing and formulate a recommendation to the City Commission. For both types of applications, the City Commission is required to hold an advertised public hearing after which it may approve, approve with conditions, or deny the application.

Justification: Written justification supporting the application and demonstrating how the application remains: (a) 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 (b) complies with the relevant development standards of the City of Stuart Land Development Code.

(over)

General Information
(Please Print or Type)

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

Name: Osiris Ramos	City/State/Zip Code: Stuart, Florida 34997
Title: President / Director	Telephone Number: (772) 463-8333
Company: Marketplace at Stuart Condominium Assoc., Inc.	Facsimile Number: (772) 463-8334
Company Address: 5640 S.E. Grouper Avenue	Email Address (optional): coastallanddev@att.net

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: William J. Mathers, P.E.	City/State/Zip Code: Stuart, Florida 34996
Title: Engineer of Record	Telephone Number: (772) 287-0525
Company: Mathers Engineering Corp.	Facsimile Number:
Company Address: 2431 S.E. Dixie Highway	Email Address (optional): mathersengineers@bellsouth.net

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: Osiris Ramos	City/State/Zip Code: Stuart, Florida 34997
Title: President / Director	Telephone Number: (772) 463-8333
Company: Marketplace at Stuart Condominium Assoc. Inc.	Facsimile Number: (772) 463-8334
Company Address: 5640 S.E. Grouper Avenue	Email Address (optional): coastallanddev@att.net

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

4. Signed this 10th day of September, 2019.

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

THERESA JEAN ORTADO
Notary Public - State of Florida
Commission # GG 135168
My Comm. Expires Dec 9, 2021
Bonded through National Notary Assn.

State of Florida, Martin County The foregoing instrument was acknowledged before me on this 10th day of Sept 2019 by Osiris Ramos who is personally known to me, or who has produced _____ as identification and who did/did not take an oath.

Theresa Jean Ortado
Notary Signature

Commission expires: Dec 9, 2021

General Information
(Please Print or Type)

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

Name: Daniel Lawrence	City/State/Zip Code: Palm City, Florida 34990
Title: Authorized Member	Telephone Number: (772) 283-2383
Company: D Lawrence Properties LLC	Facsimile Number:
Company Address: 1336 SW Alligator Street	Email Address (optional): dan@danielsfence.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: William J. Mathers, P.E.	City/State/Zip Code: Stuart, Florida 34996
Title: Engineer of Record	Telephone Number: (772) 287-0525
Company: Mathers Engineering Corp.	Facsimile Number:
Company Address: 2431 S.E. Dixie Highway	Email Address (optional): mathersengineers@bellsouth.net

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Name: Daniel Lawrence	City/State/Zip Code: Palm City, Florida 34990
Title: Authorized Member	Telephone Number: (772) 283-2383
Company: D Lawrence Properties LLC	Facsimile Number:
Company Address: 1336 SW Alligator Street	Email Address (optional): dan@danielsfence.com

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

4. Signed this 17th day of SEPT., 2019.

Daniel J. Lawrence
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 17th day of SEPT 2019 by DANIEL LAWRENCE who is personally known to me, or who has produced _____ as identification and who did/did not take an oath.

Notary Signature

Commission expires:

Alicia J. Hill
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF976609
Expires 3/29/2020

General Information
(Please Print or Type)

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

Name: Osiris Ramos	City/State/Zip Code: Stuart, Florida 34997
Title: Manager	Telephone Number: (772) 463-8333
Company: OK of Martin County LLC	Facsimile Number: (772) 463-8334
Company Address: 5640 S.E. Grouper Avenue	Email Address (optional): coastallanddev@att.net

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: William J. Mathers, P.E.	City/State/Zip Code: Stuart, Florida 34996
Title: Engineer of Record	Telephone Number: (772) 287-0525
Company: Mathers Engineering Corp.	Facsimile Number:
Company Address: 2431 S.E. Dixie Highway	Email Address (optional): mathersengineers@bellsouth.net

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: Osiris Ramos	City/State/Zip Code: Stuart, Florida 34997
Title: Manager	Telephone Number: (772) 463-8333
Company: OK of Martin County LLC	Facsimile Number: (772) 463-8334
Company Address: 5640 S.E. Grouper Avenue	Email Address (optional): coastallanddev@att.net

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

4. Signed this 30th day of August, 2019.

THERESA JEAN ORTADO
Notary Public - State of Florida
Commission # GG 135168
My Comm. Expires Dec 9, 2021
Bonded through National Notary Assn.

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 30th day of August 2019 by Osiris Ramos who is personally known to me, or who has produced _____ as identification and who did/did not take an oath.

Theresa Jean Ortado
Notary Signature

Commission expires: Dec 9, 2021