



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

Reviewed By: 

RECEIVED

Application must be legible with all relevant fields completed.

JAN 04 2021

Project ID# 221010001
(Staff Entry)

DEVELOPMENT
Received By: _____

Pre-App Conference Date: November 23, 2020	Application Date:
Project Name: Fourwinds @ St Lucie	
Parcel ID# 03-38-41-006-007-00170-1. & 03-38-41-006-007-00150-5	Project Address: 257 SE Fourwinds Dr & 245 St Lucie Blvd
Current Zoning: R1A - Single Family Residential Estate	Current Land Use: Low Density Residential
Proposed Zoning: R2 - Single Family Residential	Proposed Land Use: Low Density Residential
Present Use: Single Family Residential	Site Area/Acreage: 32,500 sq ft / .75 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 <input type="checkbox"/>	Site space must be greater than 20,000 sq. ft.
Rezoning to RPUD \$3,584.00 <input type="checkbox"/>	Site area must be greater than .5 acre
Rezoning to MXPUD \$3,584.00 <input type="checkbox"/>	Site area must be greater than .5 acre
Rezoning to Industrial IPUD \$3,584.00 <input type="checkbox"/>	Site area must be greater than 1 acre
Rezoning to Public Service PSPUD \$3,584.00 <input type="checkbox"/>	Site area must be greater than 2.5 acres
Non-PUD District Rezoning \$1,433.00 <input checked="" type="checkbox"/>	

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).

**See attached Justification Statement

(over)

General Information
(Please Print or Type)

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

Name:	Douette Pryce
Title:	MORM
Company:	245 ST Lucie LLC & 257 4Winds LLC
Company Address:	22 NE Fieldway Drive

City/State/Zip Code:	Stuart, FL 34996
Telephone Number:	(772) 324-9220
Facsimile Number:	
Email Address (optional):	dpryce@pryceresources.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:	
Title:	
Company:	
Company Address:	

City/State/Zip Code:	
Telephone Number:	
Facsimile Number:	
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:	Douette Pryce
Title:	MORM
Company:	245 ST Lucie LLC & 257 4Winds LLC
Company Address:	22 NE Fieldway Drive

City/State/Zip Code:	Stuart, FL 34996
Telephone Number:	(772) 324-9220
Facsimile Number:	
Email Address (optional):	

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

4. Signed this 28 day of December, 2020.

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



Lisa Broom
State of Florida
My Commission Expires 04/01/2024
Commission No. GG 972869

State of Florida, Martin County The foregoing instrument was acknowledged before me on this 28th day of December 2020 by Douette H. Pryce who is personally known to me, or who has produced Florida Driver's License as identification and who did/did not take an oath.

Lisa Broom
Notary Signature

Commission expires: