



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

Reviewed By: _____

Application must be legible with all relevant fields completed.

Project ID# _____
(Staff Entry)

Pre-App Conference Date:	Application Date: November 30, 2020
Project Name: Weitzel OZ	
Parcel ID# 32-37-41-004-019-00010-3	Project Address: 304 Flagler Ave
Current Zoning: Urban Waterfront	Current Land Use: Marine and Industrial
Proposed Zoning: UPUD	Proposed Land Use: Multifamily Residential
Present Use: Commercial office	Site Area/Acreage: 0.73 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 checked="" 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 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:	
<ul style="list-style-type: none">➤ 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).	
The applicant is proposing a UPUD to accommodate a multifamily 4 story building consisting of 37 residential units with amenities including a wet slip marina. The proposed development is in compliance with the LDRs and the City of Stuart's Urban Waterfront zoning district.	

(over)

General Information
(Please Print or Type)

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

Name: Fernando Limon
Title: Manager
Company: LBS Power Holdings LLC
Company Address: 415 NW Flagler Ave #301

City/State/Zip Code: Stuart FL 34994
Telephone Number: N/A
Facsimile Number:
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: Mike McCarty
Title: Principal
Company: McCarty & Associates Land Planning and Design LLC
Company Address: 309 SE Osceola Street #104

City/State/Zip Code: Stuart FL 34994
Telephone Number: 772-341-9322
Facsimile Number:
Email Address (optional): mike@mccartylandplanning.com

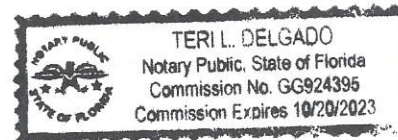
3. The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will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

Name: Ted Weitzel
Title: President
Company: Weitzel OZ LLC
Company Address: 201 NW 7th Street

City/State/Zip Code: Miami FL 33136
Telephone Number: 305-979-1792
Facsimile Number:
Email Address (optional):

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

4. Signed this 30 day of November, 2020.



[Signature]
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 30 day of November 2020 by Fernando Limon who is personally known to me, or who has produced _____ as identification and who did/did not take an oath.

Teri Delgado
Notary Signature

Commission expires: 10/20/2023
66 924395