McCARTHY SUMMERS WOOD NORMAN MELBY & SCHULTZ P.A.
Attorneys at Law

Terence P. McCarthy *
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Steven J. Wood **
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Owen Schultz
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Donna R. McMillan
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Christen Spake
Kimberly A. Ryan

*Board Certified Real Estate Lawyer
**Board Certified Wills, Trusts & Estates Lawyer
***Board Certified Elder Law Lawyer

October 16, 2020

VIA HAND-DELIVERY
Kevin Freeman, Development Director
City of Stuart
121 SW Flagler Avenue
Stuart, FL 34994

Re: ***Palmetto Calle – Rezone Real Property Application***

Dear Kev,

Enclosed, on behalf of our client, 924 SW Palm City Road, LLC, please find the following:

1. Executed Rezone Real Property Application;
2. Our client's check, made payable to the City of Stuart, in the application fee amount of $3,584;
3. One hard copy of PUD Site Plan, Boundary Survey, Landscape Plan, Conceptual Engineering Plan and Preliminary Architectural Plans; and
4. One (1) PDF formatted electronically signed and sealed disc of application materials.

Please advise should you require anything further.

Thank you.

Very truly yours,

Terence P. McCarthy, Esquire
tpm@mccarthysummers.com
TPM/dd

Enclosures

cc: Client
Scott Montgomery

P:\DOCS\16491\16491.01\LTR\34P1207.DOCX 10/16/2020

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: October 16, 2020
Project Name: **Palmetto Calle**	
Parcel ID# **05-38-41-009-002-00010-8** **05-38-41-024-000-00020-0**	**Project Address: 924 SW Palm City Road, Stuart, FL**
Current Zoning: **R-3**	Current Land Use: **Office Residential**
Proposed Zoning : **RPUD**	Proposed Land Use: **Office Residential**
Present Use: **Vacant**	Site Area/Acreage: **0.97 ac.**

Fees *{check box}: This does not include fees that maybe 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 Requirement s: 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}.*

(ov e r)

General Information

(Please Print or Type)

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

Name:	City/State/Zip Code: **Wellington, FL 33414**
Title:	Telephone Number **(561) 307-2998**
Company: **924 SW Palm City Road, LLC**	Facsimile Number :
Company Address: **12917 Mizner Way**	Email Address (optional) : **nicolasdanielcalle@gmail.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: **Terence P. McCarthy, Esquire**	City/State/Zip Code: **Stuart, FL 34994**
Title:	Telephone Number: **(772) 286-1700**
Company: **McCarthy Summers Wood Norman Melby & Schultz, P.A.**	Facsimile Number: **(772) 283-1803**
Company Address: **2400 SE Federal Highway, 4 FL**	Email Address (optional): **tpm@mccarthysummers.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:	City/State/Zip Code: **Wellington, FL 33414**
Title:	Telephone Number: **(561) 307-2998**
Company : **924 SW Palm City Road, LLC**	Facsimile Number :
Company Address: **12917 Mizner Way**	Email Address (optional) **nicolasdanielcalle@gmail.com**

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

SEE SIGNATURE PAGE ATTACHED HERETO

4. Signed this _____ day of _____, 2020.

_____

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

Note: Florida Statutes requires one of the following: corporate officer's signature attested by the corporate secretary and corporate seal applied; or, corporate seal applied and one witness; or corporate officer's signature and two witnesses.

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of € physical presence or € online notarization, this ____ day of _____, 2020, by **Nicolas Calle, President of 924 SW Palm City Road, LLC, a Florida limited liability company** on behalf of the **Company**.

_____

_____ Notary Public – State of Florida

(SEAL)

_____ Printed Name: _____

~~Personally Known OR Produced Identification~~
~~Type of Identification Produced:~~ _____

SIGNATURE PAGE

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

4. Signed this 15 day of October, 2020.

924 SW Palm City Road, LLC, a Florida limited liability company
BY: Palm City 924, Inc., a Florida corporation, Manager

By: Nicolas Calle
_____

Nicolas Calle, President

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

Note: Florida Statutes requires one of the following: corporate officer's signature attested by the corporate secretary and corporate seal applied; or, corporate seal applied and one witness; or corporate officer's signature and two witnesses.

STATE OF Nevada
COUNTY OF Clark

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 15th day of October, 2020, by **Nicolas Calle, President of Palm City 924, Inc., a Florida corporation, Manager of 924 SW Palm City Road, LLC, a Florida limited liability company on behalf of the Company.**

(SEAL)

Steven Lawrence Sr
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 18-3542-1
Expires October 3, 2024

_____
Notary Public – State of ~~Florida~~ Nevada

Printed Name: Steven Lawrence Sr

Notarized online using audio-video communication

Personally Known OR Produced Identification
Type of Identification Produced: Florida Drivers License