CITY OF STUART, FLORIDA
DEVELOPMENT DEPARTMENT
SMALL SCALE COMP PLAN AMENDMENT APPLICATION

Reviewed By: _____

Application must be legible with all relevant fields completed.

Project ID#_____
(Staff Entry)

Pre-App Conference Date: On file	Application Date: 5-17-2021
Project Name: Silverthorne RPUD	
Parcel ID# 38-38-41-002-065-00010-3	Project Address: Unassigned
Zoning/CRA Sub-district: CPUD	
Subdivision: See Survey	Lot(s): See Survey
Fee: $1792.00 *(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)*	
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 justification for the proposed change and any other information required by the City Development Director.	
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.	
Justification: Please explain the need and justification of the change and the relationship of the proposed change to the goals, objectives and policies of the City of Stuart Comprehensive Plan and Land Development Code *(include additional pages if needed).* See provided land use narrative.	

(over)

General Information
(Please Print or Type)

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

Name: Mark MacFarland	City/State/Zip Code: West Palm Beach, FL, 33401
Title: Director of Land Development	Telephone Number: 561-847-7520
Company: Meritage Homes	Facsimile Number:
Company Address: 1400 Centrepark Blvd, Suite 100	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: Doug Fitzwater	City/State/Zip Code: Stuart, FL, 34994
Title: Landscape Architect	Telephone Number: 772-220-2100
Company: Lucido & Associates	Facsimile Number:
Company Address: 701 East Ocean Blvd	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: Doug Fitzwater	City/State/Zip Code: Stuart, FL, 34994
Title: Landscape Architect	Telephone Number: 772-220-2100
Company: Lucido & Associates	Facsimile Number:
Company Address: 701 East Ocean	Email Address (optional):

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

4. Signed this 17 day of May, 2021.

Signature of Property Owner, Lessee, Contract Purchaser or Applicant (circle one) Agent on behalf of Meritage Homes

State of Florida, Martin County The foregoing instrument was acknowledged before me on this 17 day of May 2021 by Doug Fitzwater who is personally known to me, or who has produced _____ as identification and who did/did not take an oath.

Notary Signature

Commission expires

KATHLEEN ANDERSON
MY COMMISSION # GG 173271
EXPIRES: January 31, 2022
Bonded Thru Notary Public Underwriters

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: On-File	Application Date: April 1, 2021
Project Name: Silverthorn RPUD	
Parcel ID# 38-38-41-002-065-00010-3	Project Address: No address
Zoning/CRA Sub-district: CPUD to RPUD	
Subdivision: Not applicable	Lot(s): Not applicable

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: Theodore G. Glasrud, President of Glasrud Management, Inc	City/State/Zip Code: Stuart, FL 34994
Title: Manager	Telephone Number:
Company: Ted Glasrud Associates FL, LLC	Facsimile Number:
Company Address: 759 SW Federal Highway, Suite 217	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: Doug Fitzwater	City/State/Zip Code: Stuart, FL 34994
Title: Landscape Architect	Telephone Number: 772-220-2100
Company: Lucido & Associates	Facsimile Number:
Company Address: 701 SE Ocean Boulevard	Email Address (optional): dfitzwater@lucidodesign.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: Dante Fraiegari	City/State/Zip Code: Orlando, FL 32839
Title: Vice President of Land, South Florida Division	Telephone Number: 561-847-7517
Company: Meritage Homes	Facsimile Number:
Company Address: 5337 Millenia Lakes Boulevard, Suite 410	Email Address (optional): dante.fraiegari@meritagehomes.com

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

4. Signed this 1st day of April, 20__.

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 1 day of April, 2021 by Doug Fitzwater who is personally known to me, or who has produced _____ as identification and who did/did not take an oath.

Notary Signature

Commission expires:

KATHLEEN ANDERSON
MY COMMISSION # GG 173271
EXPIRES: January 31, 2022
Bonded Thru Notary Public Underwriters