City of Stuart
121 SW Flagler Ave
Stuart, FL 34994

(772) 288-5326

Received by: _____
Reviewed by: _____
Approved by: _____

Planned Unit Development (PUD) Amendment Application

Project ID#_____
(Staff Entry)

Pre-App Conference Date: February 15, 2018	Application Date: December 11, 2018
Project Name: Baker & US 1	
Parcel ID# 29-37-41-001-001-00010-0	Project Address: 1400 NW Federal Hwy, Stuart, FL
Zoning/CRA Sub-district: Commercial Planned Unit Development (CPUD)	
Subdivision: Palm Lake Park	Lot(s): Lots 1 & 2 / Block 1

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)*

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

1. A change of two (2) percent or more in the area of any land use designations shown on the site plan;
2. Any change in the list of proposed uses;
3. An increase in residential density of five (5) percent or more;
4. An increase in nonresidential Building square footage of ten (10) percent or more;
5. A change in the boundary of the PUD district;
6. A change in the site plan or approval regarding any area(s) set aside and designated for future development;
7. Any other change determined by the City Development Director to have a potentially significant impact on City services or the surrounding neighborhood;
8. 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: Daniel DelRowe	City/State/Zip Code: Stuart, FL 34994
Title: Mgr.	Telephone Number: (772) 237-7696
Company: Baker Road, LLC	Facsimile Number:
Company Address: 1400 NW Federal Highway	Email Address (optional): project@baker-rd.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: Brad Currie, AICP	City/State/Zip Code: Port St. Lucie, FL 34987
Title: Vice President	Telephone Number: 772-462-2455
Company: Engineering Design & Construction, Inc.	Facsimile Number: 772-408-4208
Company Address: 10250 SW Village Pkwy, Ste 201	Email Address (optional): bradcurrie@edc-inc.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: Daniel DelRowe	City/State/Zip Code: Stuart, FL 34994
Title: Manager	Telephone Number: 772-237-7696
Company: Baker Road, LLC	Facsimile Number:
Company Address: 1400 SW Federal Highway	Email Address (optional): project@baker-rd.com

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

4. Signed this 10th day of December, 2018.

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 10th day of December 2018 by Dan Del Rowe who is personally known to me, or who has produced n/a as identification and who did/did not take an oath.

Patricia Sesta
Notary Signature

Commission Expires: 8/11/2020

Patricia M. Sesta
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF983414
Expires 8/11/2020