



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

Application for Future Land Use Map Amendment

Future Land Use Map Amendment – Large Scale (>10 acres)

Future Land Use Map Amendment – Small Scale (<10 acres)

In accordance with Chapter 163.3187, Florida Statutes, The City of Fort Pierce will consider applications for land use changes on parcels in excess of 10 acres ("Large Scale Amendments") only twice each calendar year. The City Commission will consider applications for land use changes on parcels less than or equal to 10 acres with a maximum density of 10 units per acres or less at any time during the calendar year. You are encouraged to schedule a pre-application meeting with the planning staff and to submit your application up to three months in advance of the application deadline.

Application submission shall include the following:

- **TRC (*Initial Submission):** One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board:** One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission:** One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- Warranty Deed & Legal Description
- St. Lucie County Property Record Card
- Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- Current Survey
- Environmental Study
- Traffic Impact Report
- *** Capacity Analysis-Separate Form
- Drainage Analysis
- Historical Report
- 1 CD of all documents submitted in PDF
- Other _____

1. Property Address/Location: ____, 1502, 1508, ____, 1600, 1604, 1608, and 1610 Seaway Drive
 2. Property Tax ID(s): 2401-501-0279-010-4; -0279-000-1; -0277-000-7; -0276-000-0; -0275-000-3;
 3. Total Acreage: 2.59 -0274-000-6; -0273-010-2; and -0278-000-4
 4. Existing Future Land Use Designation: General Commercial (GC)
 5. Existing Zoning Classification: Tourist Commercial (C-5)
 6. Proposed Zoning Classification: Hutchinson Island Medium Density Residential (R-4A)
 7. Other applications being submitted concurrent with this application, if any: Map Amendment
-
8. Describe the existing uses, improvements and structures on the amendment lands: Vacant
-
9. Are there any identified or possible historical structures on the amendment lands? None
 10. The reason for making this request: See attached Statement of Need
-

11. Capacity Analysis:

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South	Single Residential	RL	R-3
East	Multi-Family Residential	GC	C-5
West	Educational	GC	C-5

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C-5	Non Residential 112,820 SF + Residential 22,564 SF (7 units)	2.59*	AE (6.0) AE (8.0) AE (7.0)
Proposed	HIR	R-4A	Non Residential 9,000 SF + Residential 8 +1 du/acre (23 units)	2.59*	N/A

*Area based on data from St. Lucie County Office of the Property Appraiser.

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 15,923
Proposed Zoning	Total gallons per day 7,105
Change in Demand	Total gallons per day -8,818

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 12,971
Proposed Zoning	Total gallons per day 6,880
Change in Demand	Total gallons per day -6,091

C. Parks and Recreation (Residential Classifications Only): (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	2.21	2.21	+ 0
Urban District	5 acres per 1,000 people	8.85	8.86	+ 0.01
Community	2.5 acres per 1,000 people	17.70	17.71	+ 0.01
Neighborhood	1.36 acres per 1,000 people	32.53	32.56	+ 0.03

D. Public Schools (Residential Classifications Only): Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	K-8	High
School Name	Lawnwood Elem. / Dan McCarty Middle	Lincoln Park Academy
City	Ft. Pierce	Ft. Pierce
Distance		
Current Zoning Enrollment Demand	1.01	0.43
Proposed Zoning Enrollment Demand	3.33	1.43
Change in Demand	+2.32	+0.99

E. Solid Waste: 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	2 yards
Proposed Zoning	4 yards
Change in Demand	+ 2 yards

F. Stormwater: Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year - 1 day storm event)	
Impact	No potential increase in stormwater volume discharge. See attached drainage analysis.

G. Transportation Analysis: Land use codes, existing 932, 710 230 proposed 710/230 Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	4785	344/351
Proposed Zoning	470	44/106
Change in Demand	-4315 Trips	Trips -300/-245
Impact to Capacity	substantial decrease	

12. Name of Owner(s): See attached
 Mailing Address: _____
 City _____ State _____ Zip _____
 Phone # _____
 E-mail: _____

13. Name of Applicant: See attached
 Mailing Address: _____
 City _____ State _____ Zip _____
 Phone # _____ Fax # _____
 E-mail: _____

14. Name of Representative: William P. Stoddard, Ph.D., P.E., Schulke, Bittle & Stoddard, LLC
 Mailing Address: 1717 Indian River Blvd, Suite 201
 City Vero Beach State FL Zip 32960
 Phone # 772-770-9622 Fax # 772-770-9496
 E-mail: wstoddard@sbsengineers.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

William Robinson II - Manager 27 October 2014
 Applicant's Signature Date
P.O. Box 1616, Vero Beach, FL 32961
 Address State Zip
772-473-5919 bladesrobinson@gmail.com
 Phone Fax E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Privateer Property, LLC
 Property Owner's Name (Please Print) Phone
P.O. Box 1616 Vero Beach, FL 32961
 Address State Zip
William Robinson II - Manager 27 October 2014
 Property Owner's Signature Date

STATE OF FLORIDA)
 ST LUCIE COUNTY)
Indian River

The foregoing instrument was acknowledged before me this 27 day of October, 20 14, by William Robinson who is personally known to me or has produced FL Driver's License as identification.

Lauren F. Hamilton
 Signature of Notary

 **LAUREN F. HAMILTON**
 MY COMMISSION # EE 053495
 EXPIRES: February 7, 2015
 Bonded Thru Budget Notary Services

OFFICE USE:		
DATE RECEIVED: _____	Signed: _____	
File Number: _____	Check No: _____	Receipt No: _____
TRC Review: _____	Planning Board Review: _____	City Commission: _____
Ordinance No: _____	Date Approved: _____	

Thomas M Abinanti

Applicant's Signature

2277 N Circle Drive, Palatine, IL 60067

Date

Address

State

Zip

847-337-1756

mabinanti@comcast.net

Phone

Fax

E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Belmont Ave Property, LLC

847-337-1756

Property Owner's Name (Please Print)

2277 N Circle Drive

Phone

Palatine, IL 60067

Address

State

Zip

Thomas M Abinanti

Property Owner's Signature

Date

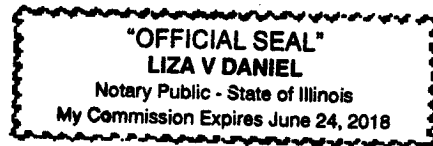
STATE OF FLORIDA)
ST LUCIE COUNTY)

state of Illinois
COOK county

The foregoing instrument was acknowledged before me this 12 day of September, 2014, by Thomas Abinanti who is personally known to me or has produced IL DL as identification.

Liza V Daniel
Signature of Notary

(seal)



OFFICE USE:		
DATE RECEIVED: _____	Signed: _____	
File Number: _____	Check No: _____	Receipt No: _____
TRC Review: _____	Planning Board Review: _____	City Commission: _____
Ordinance No: _____	Date Approved: _____	

[Handwritten Signature]

[Handwritten Signature: Gale Pults]

Applicant's Signature

Date

252 ORANGE TREE DR FL 33462
Address

State Zip

561-329-5219

lcpults@aol.com

Phone

Fax

E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Leon and Gale Pults

Property Owner's Name (Please Print)

Phone

252 ORANGE TREE DR ATLANTIS FL 33462
Address State Zip

[Handwritten Signature] *[Handwritten Signature: Gale Pults]*
Property Owner's Signature Date

STATE OF FLORIDA)

~~ST. LUCIE COUNTY)~~

Palm Beach County

The foregoing instrument was acknowledged before me this 15th day of SEPTEMBER 2014 by LEON & GALE PULTS who is personally known to me or has produced FL DLIC as identification.

[Handwritten Signature: Kandace White]
Signature of Notary

(seal)



KANDACE WHITE
MY COMMISSION # FF 081024
EXPIRES: January 6, 2018
Bonded Thru Budget Notary Services

OFFICE USE:		
DATE RECEIVED: _____	Signed: _____	
File Number: _____	Check No: _____	Receipt No: _____
TRC Review: _____	Planning Board Review: _____	City Commission: _____
Ordinance No: _____	Date Approved: _____	

[Signature] Linda M. Godfrey
 Applicant's Signature Date
1604 Seaway Dr, Fort Pierce, FL 34949
 Address State Zip
772-201-7045 pathfinder2222@aol.com
 Phone Fax E-mail Address


16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Joseph and Linda Godfrey 772-201-7045
 Property Owner's Name (Please Print) Phone
1604 Seaway Dr Fort Pierce, FL 34949
 Address State Zip
[Signature] Linda M. Godfrey
 Property Owner's Signature Date

STATE OF FLORIDA)
 ST. LUCIE COUNTY)
Palm Beach

The foregoing instrument was acknowledged before me this 15 day of Sept, 2014 by Joseph & Linda Godfrey who is personally known to me or has produced _____ as identification.

[Signature]
 Signature of Notary

(seal) 

OFFICE USE:		
DATE RECEIVED: _____	Signed: _____	
File Number: _____	Check No: _____	Receipt No: _____
TRC Review: _____	Planning Board Review: _____	City Commission: _____
Ordinance No: _____	Date Approved: _____	

C.F. - Melanie Francisco

9/15/14

Applicant's Signature

Date

P.O. Box 3715, Fort Pierce, FL 34948-3715

Address

State

Zip

772-466-0245

Phone

Fax

E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Craig and Melanie Francisco

Property Owner's Name (Please Print)

P.O. Box 3715

Phone

Fort Pierce, FL 34948-3715

Address

C.F. - Melanie Francisco

State

9/15/14

Zip

Property Owner's Signature

Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 15th day of September, 20 14 by Craig and Melanie Francisco who ^{are} personally known to me or has produced _____ as identification.

Hope R. Potter
Signature of Notary

(seal)



OFFICE USE:		
DATE RECEIVED: _____	Signed: _____	
File Number: _____	Check No: _____	Receipt No: _____
TRC Review: _____	Planning Board Review: _____	City Commission: _____
Ordinance No: _____	Date Approved: _____	

[Handwritten Signature]

Applicant's Signature

Date

1610 Seaway Drive, Fort Pierce, FL 34949

Address

State

Zip

Phone

Fax

E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Terry and Pamela Wolters

Property Owner's Name (Please Print)

Phone

1610 Seaway Dr

Fort Pierce, FL 34949

Address

State

Zip

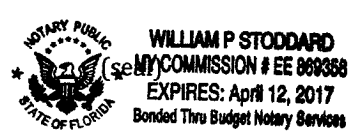
Property Owner's Signature

Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 22 day of September, 2014 by Terry Wolters who is personally known to me or has produced _____ as identification.

[Handwritten Signature]
Signature of Notary



OFFICE USE:		
DATE RECEIVED: _____	Signed: _____	
File Number: _____	Check No: _____	Receipt No: _____
TRC Review: _____	Planning Board Review: _____	City Commission: _____
Ordinance No: _____	Date Approved: _____	