

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 acre 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 1/2 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: 401, 411, 426, 500, 507, 509, and 515 South Indian River Drive
2. Property Tax ID(s): 2410-808-0017-000-7; -0019-000-1; 0020-010-4; 2410-809-0001-000-5; -0002-000-2; -0004-000-6;
3. Total Acreage: 3.27 and 2410-810-0001-000-9
4. Existing Future Land Use Designation: Office Professional (OP)
5. Existing Zoning Classification: C-1
6. Proposed Zoning Classification: C-1
7. Other applications being submitted concurrent with this application, if any: None
8. Describe the existing uses, improvements and structures on the amendment lands: 426 S. Indian River Dr: 4 unit apartment; 515 S. Indian River Dr: 4,219 SF office building; 401 S. Indian River Dr: parking lot; all other parcels vacant
9. Are there any identified or possible historical structures on the amendment lands? Yes, 515 S. Indian River Dr
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	Educational/Office Bldg	CBD	C1
South	Multi-Family Residential	RM	R4
East	N/A Indian River Lagoon	N/A	N/A
West	SF Residential/Vacant/ Professional	OP	C1/I1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	OP	C-1	18	3.27*	VE 7.0 / AE 4.0 / X
Proposed	CBD	C-1	30	3.27*	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 18,924
Proposed Zoning	Total gallons per day 24,440
Change in Demand	Total gallons per day +5,516

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 16,075
Proposed Zoning	Total gallons per day 24,440
Change in Demand	Total gallons per day +8,365

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	2.22	+0.01
Urban District	5 acres per 1,000 people	8.85	8.89	+0.04
Community	2.5 acres per 1,000 people	17.71	17.79	+0.08
Neighborhood	1.36 acres per 1,000 people	32.55	32.70	+0.15

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	Fort Pierce	Fort Pierce
Distance		
Current Zoning Enrollment Demand	2.61	1.12
Proposed Zoning Enrollment Demand	13.62	5.84
Change in Demand	+11.01	+4.72

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	4
Proposed Zoning	14
Change in Demand	+10

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	

G. Transportation Analysis: ITE land use code 710 office and 230 multi-family Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	OP 5445	291 / 267
Proposed Zoning LU OP CBD 8478		428 / 392
Change in Demand	3033 Trips	Trips 137 / 125
Impact to Capacity	All links operate at acceptable levels of service	

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

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

14. Name of Representative: William P. Stoddard, Ph.D., P.E.
 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.

Property Address	Name of Property Owner	Mailing Address	Phone Number	Email
401 South Indian River Drive	TA1, LLC	266 Park Dr Palatine, IL 60067	846-337-1756	mabinanti@comcast.net
411 South Indian River Drive	TMH, LLC	2277 N. Circle Dr Palatine, IL 60067	846-337-1756	mabinanti@comcast.net
426 South Indian River Drive	Susnar Realty, LLC	2340 S Ocean Blvd Palm Beach, FL 33480-5304	561-588-3308	lmsusnar@aol.com
500 South Indian River Drive	Kraaz & Kraaz Finance, LLC	124-A N. 2 nd St Fort Pierce, FL 34950	772-979-0308	hkraaz@boatloans.net
507 South Indian River Drive	Kraaz & Kraaz Finance, LLC	124-A N. 2 nd St Fort Pierce, FL 34950	772-979-0308	hkraaz@boatloans.net
509 South Indian River Drive	Kraaz & Kraaz Finance, LLC	124-A N. 2 nd St Fort Pierce, FL 34950	772-979-0308	hkraaz@boatloans.net
515 South Indian River Drive	Kraaz & Kraaz Finance, LLC	124-A N. 2 nd St Fort Pierce, FL 34950	772-979-0308	hkraaz@boatloans.net

[Handwritten Signature]

Applicant's Signature

Date 3-16-15

2340 S. Ocean Blvd, Palm Beach, FL 33480

Address

State

Zip

561 588 3308

imsusnar@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.

Susnar Realty, LLC

Property Owner's Name (Please Print)

Phone

2340 S. Ocean Blvd

Palm Beach, FL

33480

Address

State

Zip

[Handwritten Signature]

Property Owner's Signature

Date

STATE OF FLORIDA)

ST. LUCIE COUNTY)

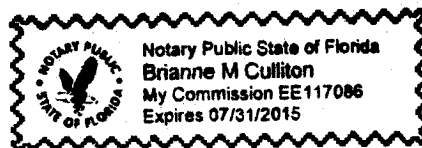
PALM BEACH

The foregoing instrument was acknowledged before me this 16th day of March, 20 15 by Lisa Susnar who is personally known to me or has produced _____ as identification.

[Handwritten 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: _____	

J Michael Abinanti

Applicant's Signature

Date 3/17/2015

266 Park Drive, Palatine, IL 60067
Address

State _____ Zip _____

846-337-1756
Phone

Fax _____

mabinanti@comcast.net
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.

TA1, LLC _____ 846-337-1756 _____
Property Owner's Name (Please Print) Phone

266 Park Drive _____ Palatine, IL _____ 60067 _____
Address State Zip

J Michael Abinanti
Property Owner's Signature

Date 3/17/2015

IL
STATE OF ~~FLORIDA~~
~~ST LUCIE COUNTY~~
COOK

The foregoing instrument was acknowledged before me this 17th day of March, 202015 by Thomas M. Abinanti who is personally known to me or has produced Drivers License 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: _____	

Thomas Abenanti

3-19-15

Applicant's Signature

Date

2277 N. Circle Drive, Palatine, IL 60067

Address

State

Zip

846-337-1756

Phone

Fax

mabinanti@comcast.net

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.

TMH, LLC

Property Owner's Name (Please Print)

846-337-1756

Phone

2277 N. Circle Drive

Address

Palatine, IL

60067

State

3-19-15

Zip

Property Owner's Signature

Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 19th day of March, 2015, by Thomas Abenanti who is personally known to me or has produced Illinois license as identification.

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] 3/13/15

Applicant's Signature Date

124-A N. 2nd Street, Fort Pierce, FL 34950

Address State Zip

772-979-0308 hkraaz@boatloans.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.

Kraaz & Kraaz Finance, LLC 772-979-0308

Property Owner's Name (Please Print) Phone

124-A N. 2nd Street Fort Pierce, FL 34950

Address State Zip

[Handwritten Signature] 3/13/15

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 17th day of March, 2015, by Hans Kraaz 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: _____	