

May 13, 2015

Rebecca Grohall  
City of Fort Pierce  
Planning Department  
100 N. US 1  
Fort Pierce, FL 34954

Re: Future Land Use Map Amendment  
401, 411, 426, 500, 507, 509 and 515 S. Indian River Drive, Ft. Pierce, FL  
**Statement of Need**

Dear Ms. Grohall:

Enclosed please find an application for Future Land Use Map Amendment for the above described properties. There are seven (7) contiguous parcels included in this application.

Property Address	Owner Name	Parcel ID	Current Use
401 S Indian River Dr	TA1 (IRD), LLC (Abinanti)	2401-808-0017-000-7	Vacant Land
411 S Indian River Dr	TMH, LLC (Abinanti)	2401-808-0019-000-1	Vacant Land
426 S Indian River Dr	Susnar Realty, LLC	2401-808-0020-010-4	Multi-Family Residential
500 S Indian River Dr	Kraaz & Kraaz Finance, LLC	2401-809-0001-000-5	Vacant Land
507 S Indian River Dr	Kraaz & Kraaz Finance, LLC	2401-809-0002-000-2	Vacant Land
509 S Indian River Dr	Kraaz & Kraaz Finance, LLC	2401-809-0004-000-6	Vacant Land
515 S Indian River Dr	Kraaz & Kraaz Finance, LLC	2410-810-0001-000-9	Single Family Residential / Professional Office

The existing Future Land Use OP is primarily designated for office and limited commercial developments or horizontal and vertical mixed-use developments. Residential use is limited to a **maximum** of 20% of the total floor area.

Two of the properties are currently developed. 426 South Indian River Drive is being utilized as a 4-unit multi-family residence of which 100% of the floor area is residential use. This constitutes an existing non-conformity with respect to the underlying Future Land Use, OP. 515 South Indian River Drive is identified by St. Lucie County Property Appraiser as a single family residence but is currently being occupied as a professional office.

The five vacant properties included in this application have been on the real estate market for several years with little or no interest in commercial type development. These property owners/developers believe through market analysis that the best use and most financially

feasible option is for a mixed use development which would allow for more than 20% of the floor area to be residential.

This Future Land Use Map Amendment application proposes to change the Future Land Use to CBD (Central Business District) which would eliminate the existing non-conformities and allow for mixed use type development with a **minimum** residential use of 25% of the total floor area. The current zoning designation is C-1 and no change is being proposed to the zoning. This proposed land use amendment would mirror the future land use and zoning designations that currently exist on the properties immediately north.

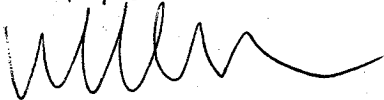
The possible benefits of changing the future land use to CBD include the following:

1. The ability to have greater residential floor area would allow for an increased number of residential units in the downtown waterfront area, this would spur commercial activity in the evening and weekend hours and provide an increased tax base.
2. 426 South Indian River Drive and possibly 515 South Indian River Drive are considered non-conforming. Under the current OP future land use requirements, these two (2) property owners face a significant risk that they could not repair or rebuild their residences if they incurred storm damage greater than 50% of the current value of the dwelling. Beyond the code related issues, the owners may experience difficulty selling and acquiring loans on their property because the lending agencies often view the existing non-conforming land use as a risk.
3. A CBD mixed use development allows for a larger percentage of the floor area to be utilized for residential use, which would serve as a buffer or transition between the residential use to the south and the commercial developments to the north.
4. A compatible land use and zoning designation with the property to the north would complement the proposed developments at St. Andrews's Episcopal Academy and provide commercial services and nearby housing.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,

Date: 5/13/15



William P. Stoddard, Ph.D., P.E.

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