



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

Application for Zoning Atlas Map Amendment

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 (16) 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 Seaway Drive, Ft. Pierce
2. Property Tax ID(s): 2401-501-0279-000-1 and 2401-501-0279-010-4
3. Total Acreage: 0.828
4. Existing Future Land Use Designation: HIR
5. Existing Zoning Classification: R-4A

- 6. Proposed Zoning Classification: PD (Planned Development)
- 7. Other applications being submitted concurrent with this application, if any: _____
Subdivision Preliminary Plat, Design Review, Development Review, Capacity Analysis
- 8. Describe the existing uses, improvements and structures on the amendment lands: Vacant (previously a hotel)
- 9. Are there any identified or possible historical structures on the amendment lands? No, vacant
- 10. The reason for making this request: To develop seven (7) multifamily units

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	N/A		
South	Residential	RL	R-3
East	Residential	GC	C-5
West	College	GC	C-5

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	HIR	R-4A	8.00	0.828	AE-6 & 7 VE-8
Proposed	HIR	PD	8.45	0.828	N/A

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 1,820 GPD
Current Zoning	Total gallons per day 1,820
Proposed Zoning	Total gallons per day 1,820

Change in Demand	Total gallons per day	1,820
-------------------------	------------------------------	-------

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	1,820
Current Zoning	Total gallons per day	1,820
Proposed Zoning	Total gallons per day	1,820
Change in Demand	Total gallons per day	1,820

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	0.00
Urban District	5 acres per 1,000 people	2.21	2.21	0.00
Community	2.5 acres per 1,000 people	2.21	2.21	0.00
Neighborhood	1.36 acres per 1,000 people	2.21	2.21	0.00

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	N/A	N/A
Current Zoning Enrollment Demand	1.01	0.43
Proposed Zoning Enrollment Demand	1.01	0.43
Change in Demand	0.00	0.00

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 2
Current Zoning	2
Proposed Zoning	2
Change in Demand	0

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 net increase proposed

III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning		
Proposed Zoning		
Change in Demand	Trips	Trips
Impact to Capacity		

12. Name of Owner(s): Belmont Ave Property, LLC
 Mailing Address: 2277 N Circle Drive
 City Palatine State IL Zip 60067
 Phone # 847-337-1756
 E-mail: mabinanti@comcast.net

13. Name of Applicant: Foglia Contracting Corp.
 Mailing Address: 1555 Indian River Blvd, B141
 City Vero Beach State FL Zip 32960
 Phone # 954-444-6125 Fax # _____
 E-mail: jf33067@aol.com

14. Name of Representative: Jodah B. Bittle, 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 # _____
 E-mail: jbittle@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.

Applicant's Signature

5/11/15 Date

1555 Indian River Blvd, Suite B141, Vero Beach, FL 32960

Address

State

Zip

954-444-6125

jf33067@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 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)

Phone

2277 N Circle Drive, Palatine, IL 60067

Address

State

Zip

Thomas Michael Abinanti

4/29/15

Property Owner's Signature

Date

Illinois
STATE OF FLORIDA)
ST LUCIE COUNTY)
Cook

The foregoing instrument was acknowledged before me this 29th day of April, 2015, by

Thomas M Abinanti, who is personally known to me or has produced as identification.

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: _____