

# 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: 401 AND 411 S. INDIAN RIVER DRIVE
2. Property Tax ID(s): 2410-808-0017-000-7 AND 2410-808-0019-000-1
3. Total Acreage: 0.909
4. Existing Future Land Use Designation: CBD
5. Existing Zoning Classification: C-1

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
9. Are there any identified or possible historical structures on the amendment lands? No, vacant
10. The reason for making this request: To develop ten (10) multifamily units, 13,825 sf office space and 8,186 sf retail space

**11. CAPACITY ANALYSIS**

**I. Site Data:**

	Existing Use	Future Land Use	Zoning
North	Office	GC	C-1
South	Residential	OP	C-1
East	Vacant	CBD	C-1
West	East	OP	I1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	CBD	C-1	30.0	0.909	X
Proposed	CBD	PD	12.0	0.909	N/A

**II. Public Facilities Information:**

<b>A. Potable Water:</b>	
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 5,349 GPD
Current Zoning	Total gallons per day 5,349
Proposed Zoning	Total gallons per day 5,349

<b>Change in Demand</b>	<b>Total gallons per day</b>	0
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<b>B. Wastewater:</b>		
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	4,799
Current Zoning	Total gallons per day	4,799
Proposed Zoning	Total gallons per day	4,799
<b>Change in Demand</b>	<b>Total gallons per day</b>	0

<b>C. Parks and Recreation (Residential Classifications Only):</b> (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	8.85	8.85	0.00
Community	2.5 acres per 1,000 people	17.7	17.7	0.00
Neighborhood	1.36 acres per 1,000 people	32.54	32.54	0.00

<b>D. Public Schools (Residential Classifications Only):</b> Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	<b>K-8</b>	<b>High</b>
School Name	Lawnwood Elem./ Dan McCarty Middle/Lincoln Park Academy	
City	Ft. Pierce	Ft. Pierce
Distance	N/A	N/A
Current Zoning Enrollment Demand	1.45	0.62
Proposed Zoning Enrollment Demand	1.45	0.62
<b>Change in Demand</b>	0.00	0.00

<b>E. Solid Waste:</b> 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
<b>Change in Demand</b>	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)

<b>Impact</b>	No net increase proposed
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**III. Transportation Analysis**

**G. Traffic**

Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
<b>Demand Analysis</b>	Maximum	Maximum
<b>Current Zoning</b>	C-1, 1,406	80 / 74
<b>Proposed Zoning</b>	PD, 1,406	80 / 74
<b>Change in Demand</b>	0 Trips	Trips 0 / 0
<b>Impact to Capacity</b>	All links operate at acceptable levels of service	

12. Name of Owner(s): TA1 (IRD), LLC and TMH, LLC  
 Mailing Address: 266 Park Drive  
 City Palatine State IL Zip 60067  
 Phone # 846-337-1756  
 E-mail: mabinanti@comcast.net

13. Name of Applicant: Same as Owner  
 Mailing Address: \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone # \_\_\_\_\_ Fax # \_\_\_\_\_  
 E-mail: \_\_\_\_\_

14. Name of Representative: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone # \_\_\_\_\_ Fax # \_\_\_\_\_  
 E-mail: \_\_\_\_\_

**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		Date
266 Park Drive, Palatine, IL 60067		
Address	State	Zip
846-337-1756	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 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 (IRD), LLC & TMH, LLC	846-337-1756	
Property Owner's Name (Please Print)	Phone	
266 Park Drive, Palatine, IL 60067		
Address	State	Zip
<i>Thomas Abinanti</i>	<i>Thomas Michael</i>	11/2/2015
Property Owner's Signature	Date	

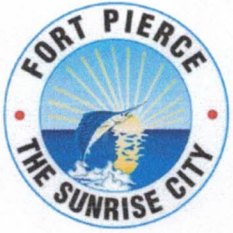
STATE OF FLORIDA) ~~ILLINOIS~~  
ST LUCIE COUNTY) ~~COOK~~

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of NOV., 2015, by Thomas M. Abinanti & Thomas Abinanti who is personally known to me or has produced as identification.

Signature of Notary



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



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager  
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

### DEVELOPMENT REVIEW

Property address or Location 401 and 411 S Indian River Dr  
Parcel ID #(s) 2410-808-0017-000-7 and 2410-808-0019-000-1  
Project description INDIAN RIVER COMMERCE CENTER

TA1 (IRD), LLC  
Property Owner(s)  
266 Park Dr  
Street Address  
Palatine, IL 60067  
City State Zip  
846-337-1756  
Phone Number  
mabinanti@comcast.net  
Email Address

Foglia Contracting Corp.  
Applicant/Representative, Title, Company  
1555 Indian River Boulevard, Unit B141  
Street Address  
Vero Beach, FL 32960  
City State Zip  
954-444-6125  
Phone Number  
jf33067@aol.com  
Email Address

**Property Owner(s) 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. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

*Thomas Abinanti*  
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY  
The foregoing instrument was acknowledged before me this 26 day of October, 2015, by  
Thomas Abinanti (2) who is personally known to me or has produced  
Dr. De Fe De as identification.

Signature of Notary  
*[Signature]*



**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729**

#### To Be Completed By Staff

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date \_\_\_\_\_ Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_  
Intake Planner \_\_\_\_\_  
Planner Assigned \_\_\_\_\_  
Approved By \_\_\_\_\_ Date \_\_\_\_\_  
Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Intake Date Stamp



# DEVELOPMENT REVIEW

### General Information

- Incomplete application packets cannot be accepted.
- Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

### Choose Application Type:

Application Type		
<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Conditional Use with New Const.	<input type="checkbox"/> Major Amendment
<input type="checkbox"/> Conceptual Development Plan	<input type="checkbox"/> Minor Amendment	

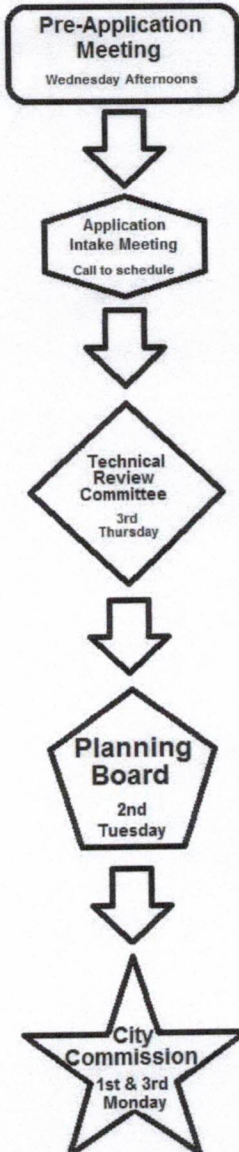
### Site Information:

Non-Residential: Proposed Sq. Ft.: \_\_\_\_\_ Residential: Proposed Units: 23

Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
Right-of-way, streets, etc	Multifamily <10	Indian River Lagoon	Residential/Commercial

### Application Outlook



### Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- Complete notarized application
- Warranty Deed
- SLC Property Record Card
- Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- General location map (see Section 22-58.d.2)
- Survey (see Section 22-58.d.3)
- Site Plan (see Section 22-58.d.4)
- Landscaping Plan (see Section 22-187)
- Storm Drainage Plan (see Section 22-58.d.6)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- Lighting Plan (see Section 22-58.d.8)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)

(See attached file: Pre-Application Meeting - West.pdf)  
401 S. Indian River Drive  
Mixed Use Planned Development

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Pre-Application  
Meeting - West...



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# City of Fort Pierce

## Planning Department

Rebecca Grohall, AICP, Planning Manager  
Comprehensive Planning ♦ Development Review  
Historic Preservation ♦ Urban Design ♦ Zoning

### Design Review

Property address or Location 401 and 411 S Indian River Dr  
Parcel ID #(s) 2410-808-0017-000-7 and 2410-808-0019-000-1  
Project Description INDIAN RIVER COMMERCE CENTER

TA1 (IRD), LLC  
Property Owner(s)  
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Foglia Contracting Corp.  
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1555 Indian River Blvd, Unit B141  
Street Address  
Vero Beach, FL 32960  
City State Zip  
954-444-6125  
Phone Number  
jf33067@aol.com  
Email Address

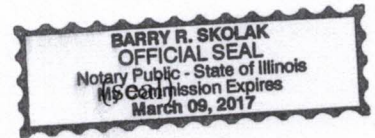
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Thomas Abinanti  
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY  
The foregoing instrument was acknowledged before me this 26 day of October, 2015, by

Thomas Abinanti (2) who is personally known to me or has produced  
IL DL FL DL as identification.

[Signature]  
Signature of Notary



#### TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date \_\_\_\_\_ Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit \_\_\_\_\_  
Intake Planner \_\_\_\_\_  
Planner Assigned \_\_\_\_\_  
Approved \_\_\_\_\_ Date \_\_\_\_\_  
Comments \_\_\_\_\_

Intake Date Stamp

# **Design Review Application Checklist**

## **(City Code of Ordinances 22-59)**

### Submittal for Administrative Approval

- a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 22-194, location of bordering streets and, if applicable, wetlands and beaches.
- b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements.
- c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.
- d. Context photographs of neighboring uses and architectural styles.
- e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
- f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
- g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
- h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
- i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
- j. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
- k. Design review concurrent with conceptual development plan procedure according to subsection 22-58(e) is also available.

### Submittal for Board Approval

- a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
- b. A final site plan meeting the requirements of section 22-58
- c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).
- d. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
- e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.