



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: NW corner of the I-95/Midway Road interchange
2. Property Tax ID(s): 233441000000001; 233434000000007
3. Total Acreage: 516.32 ac.
4. Existing Future Land Use Designation: MXD
5. Existing Zoning Classification: AG-1; AG-2.5; PUD

- 6. Proposed Zoning Classification: Planned Development (PD)
- 7. Other applications being submitted concurrent with this application, if any: Preliminary Plat
- 8. Describe the existing uses, improvements and structures on the amendment lands: The subject parcels are currently vacant; there exist FPL transmission lines and billboards within the subject parcel
- 9. Are there any identified or possible historical structures on the amendment lands? N/A
- 10. The reason for making this request: Rezone subject parcels to PD to allow for the construction of a Mixed-Use development.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant	AG-2.5; MXD; SD (County)	AG-1; AG-2.5 (County)
South	Vacant; FPL Substation	ROI; CG;CH;CS (City of PSL)	TBD; U (City of PSL)
East	Tropicana facility; SLC Landfill	IND (County); INST (City of FP)	IL (County); I1 (City of FP)
West	Vacant	AG-2.5	AG-2.5 (County)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	MXD	AG-1; AG-2.5; PUD	571 units	516.32	Zone X
Proposed	No Change	Planned Development	Up To 650 Multifamily Units	516.32	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 694,000 gpd
Current Zoning	Total gallons per day 571 x 100 x 2.6 = 148,460 gpd
Proposed Zoning	Total gallons per day (650 x 100 x 2.6) + (4,200,000 x .125) = 694,000 gpd

Change in Demand	Total gallons per day 545,540 gpd
-------------------------	--

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 589,000 gpd
Current Zoning	Total gallons per day 571 x 100 x 2.6 = 148,460
Proposed Zoning	Total gallons per day (650 x 100 x 2.6)+ (4,200,000 x 0.1) = 589,000
Change in Demand	Total gallons per day 440,540 gpd

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	914 ac.	918 ac.	+4 ac.
Urban District	5 acres per 1,000 people	228 ac.	229 ac.	+1 ac.
Community	2.5 acres per 1,000 people	114 ac.	115 ac.	+1 ac.
Neighborhood	1.36 acres per 1,000 people	62 ac.	62 ac.	No Change

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) Current: 571 SF Units / Proposed: 650 MF Units		
	K-8	High
School Name	Samuel Gains Academy	Fort Pierce Central
City	Fort Pierce	Fort Pierce
Distance	5 miles	5 miles
Current Zoning Enrollment Demand	162 Students	69 Students
Proposed Zoning Enrollment Demand	94 Students	40 Students
Change in Demand	-68 Students	-29 Students

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	7.5 yds x 571 Units = 76 yds.
Proposed Zoning	7.5 yds x 650 Units = 87 yds.
Change in Demand	+11 yds.

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	Increase in volume discharge is not anticipated for this site. Any increased in runoff will be contained on-site within a stormwater management system.

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): Walton Acquisitions FL, LLC
 Mailing Address: 4800 North Scottsdale Rd., Suite 4000
 City Scottsdale State AZ Zip 85251
 Phone # _____
 E-mail: mjacobson@walton.com

13. Name of Applicant: Mark E. Jacobson, Senior Planning and Development Manager, WDM
 Mailing Address: 8309 ChampionsGate Blvd., Suite 315
 City ChampionsGate State FL Zip 33896
 Phone # 727.744.7283 Fax # _____
 E-mail: mjacobson@walton.com

14. Name of Representative: Mark E. Jacobson, Senior Planning & Development Manager - Walton Development and Mgmt
 Mailing Address: 8309 ChampionsGate Blvd. Suite 315
 City ChampionsGate State FL Zip 33896
 Phone # 727.744.7283 Fax # _____
 E-mail: mjacobson@walton.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		Date
8390 ChampionsGate Blvd., Suite 315	FL	33896
Address	State	Zip
727.744.7283	mjacobson@walton.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.

Walton Acquisitions FL, LLC		(800) 959 6048
Property Owner's Name (Please Print)		Phone
4800 North Scottsdale Road, Suite 4000, Scottsdale	Arizona	85251
Address	State	Zip

Please see attached signature page		Date
Property Owner's Signature		Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this ___ day of _____, 20____, by _____ who is personally known to me or has produced 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: _____	

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 acknowledgment of the submission of the 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 on its behalf for the purposes of seeking this change to the City Land Development Regulations for the property described herein.

WALTON ACQUISITIONS FL, LLC
a Florida limited liability company

By: **Walton International Group, Inc.,**
a Nevada Corporation,
Its Manager

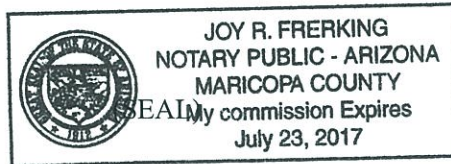
By: *C. Herbert*
Name: **Carey Herbert**
Its: **Authorized Signatory**

By: *Gordon A. Price*
Name: **GORDON A. PRICE**
Its: **AUTHORIZED SIGNATORY**

STATE OF ARIZONA }
MARICOPA COUNTY }

The foregoing instrument was acknowledged before me this *9th* day of July, 2015, by *Carey Herbert* and *Gordon A. Price*, who are personally known to me.

Joy R. Frerking
Signature of Notary



☐ SUBDIVISION: PRELIMINARY PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- A copy of the deed
- Concurrency application, complete
- Complete, notarized application

☐ SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :

- Street construction plans
- Water & Sewer system construction plans
- Stormwater Retention plans
- Electric Infrastructure plans
- Gas Infrastructure plans
- Complete, notarized application

☐ SUBDIVISION: FINAL PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- A copy of the deed
- Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- Complete, notarized application

☐ SUBDIVISION: MINOR REPLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- A copy of the deed
- As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
 - proposed lots, including acreage, square footage, & dimensions.
 - any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- Complete, notarized application

Property Owner 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 their behalf for the purposes of seeking approval for the application described herein.

Property Owner Signatures:

WALTON ACQUISITIONS FL, LLC
a Florida limited liability company

By: **Walton International Group, Inc.**,
a Nevada Corporation,
Its Manager

By: Carey Herbert
Name: **Carey Herbert**
Its: **Authorized Signatory**

By: Gordon A. Price
Name: **GORDON A. PRICE**
Its: **AUTHORIZED SIGNATORY**

STATE OF ARIZONA }
MARICOPA COUNTY }

The foregoing instrument was acknowledged before me this 9th day of July, 2015, by Carey Herbert and Gordon A. Price, who are personally known to me.

Joy Frerking
Signature of Notary

