



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN REDEVELOPMENT ♦ 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: 3798 Selvitz Road
2. Property Tax ID(s): 2432-122-001-000-5
3. Total Acreage: 160.43 acres; Affected Acreage: 75 acres
4. Existing Future Land Use Designation: Heavy Industrial
5. Existing Zoning Classification: I1 - Light Industrial

- 6. Proposed Zoning Classification: I3 - Heavy Industrial
- 7. Other applications being submitted concurrent with this application, if any: preliminary/final plat & site plan
- 8. Describe the existing uses, improvements and structures on the amendment lands: The Property is currently vacant and was previously utilized as an orchard.
- 9. Are there any identified or possible historical structures on the amendment lands? No
- 10. The reason for making this request: The Applicant desires to rezone the Property to allow for the development of a significant employment generating precast concrete facility.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant - former orchard	Heavy Industrial (HI)	I1 - Light Industrial
South	SW - Vacant S - Single Family Home SE - Palm Lake Gardens	Residential Low Density(RL) County - Residential Suburban(RS) Residential Low Density(RL)	R1 - Single Family County - AR - Ag Residential PD - Planned Development
East	Ft. Pierce Central High School	Residential Low Density(RL)	R2 - Single Family Intermediate
West	Vacant	Heavy Industrial (HI)	I1 - Light Industrial

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	Heavy Industrial (HI)	I1 - Light Industrial	6,534,000 SF (2.0 FAR) Max	75 acres	X
Proposed	Same	I3 - Heavy Industrial	6,534,000 SF (2.0 FAR) Max 76,100 SF Proposed	75 acres	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
Current Zoning	9,512.5 Total gallons per day 76,100 SF x 0.125 GPD per SF
Proposed Zoning	9,512.5 Total gallons per day 76,100 SF x 0.125 GPD per SF

Change in Demand	0 Total gallons per day - There is no change rezoning from I1 to I3
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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	7,610 Total gallons per day 76,100 x 0.10 GPD per SF
Proposed Zoning	7,610 Total gallons per day 76,100 x 0.10 GPD per SF
Change in Demand	0 Total gallons per day - There is no change rezoning from I1 to I3

C. Parks and Recreation (Residential Classifications Only): Not Applicable (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			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only): Not Applicable 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		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

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	46 YD - two 20 YD containers in production area and one 6 yard office dumpster
Proposed Zoning	46 YD - two 20 YD containers in production area and one 6 yard office dumpster
Change in Demand	0 YD - There is no change in waste rezoning from I1 to I3

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	There is no change in drainage impacts associated with the change in zoning. All drainage will be accommodated on-site in the proposed lake. Discharge will be controlled up to the 25 year, 3 day storm event with outfall to the adjacent NSLWCD 101 Canal.

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	3,430	563 / 545
Proposed Zoning	506	149 / 162
Change in Demand	-2,924 Trips	-414 / -383 Trips
Impact to Capacity	There is no impact to capacity.	

12. Name of Owner(s): Cargill Juice N. America Inc.
 Mailing Address: PO Box 5626
 City Minneapolis, MN 55440 State _____ Zip _____
 Phone # _____
 E-mail: _____

13. Name of Applicant: Dean Locke - Precast Specialties, LLC
 Mailing Address: 1380 NE 48th Street
 City Pompano Beach State Florida Zip 33064
 Phone # (561) 758-7950 Fax # _____
 E-mail: mrupp@precastspecialties.com

14. Name of Representative: Jennifer Morton / Steve Pickett - JMorton Planning & Landscape Architecture
 Mailing Address: 3920 RCA Boulevard, Suite 2002
 City Palm Beach Gardens State Florida Zip 33410
 Phone # (561) 371-9384 / (561) 721-4461 Fax # N/A
 E-mail: jmorton@jmortonla.com / spickett@jmortonla.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.

Cargill Juice North America, Inc.

Tom Abrahamson 8-29-16
Applicant's Signature Date

15407 McGinty Road West MN 55391
Address State Zip

(952) 742-6777 Tom_Abrahamson@cargill.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.

Cargill Juice North America, Inc. (952) 742-6777
Property Owner's Name (Please Print) Phone

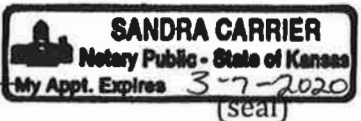
15407 McGinty Road West MN 55391
Address State Zip

Cargill Juice North America, Inc.
Tom Abrahamson 8-29-16
Property Owner's Signature Date

~~STATE OF FLORIDA~~
~~ST. LUCIE COUNTY~~ KANSAS SEDGWICK

The foregoing instrument was acknowledged before me this 29th day of AUGUST, 2016, by Tom Abrahamson who is personally known to me or has produced as identification.

Sandra Carrier
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: _____

Ownership

Cargill Juice N America Inc
PO Box 5626
Minneapolis, MN 55440

Legal Description

32 35 40 THAT PART OF SEC MPDAF:BEG NW COR OF NE 1/4 RUN N 85 47 50 E ALG SEC LI 694.56 FT,TH S 01 09 02 W 765.50 FT,TH N 88 07 52 E 682.40 FT,TH S 01 49 35 W 594.97 FT,TH S 88 03 45 W 1350.99 FT,TH N 00 25 20 E 1332.57 FT TO POB AND SE 1/4 OF NW 1/4 AND SW 1/4 OF NE 1/4 AND NE 1/4 OF NW 1/4 AND FROM W 1/4 COR RUN N 00 04 06 E ALG W LI OF NW 1/4 53.50 FT,TH S 89 58 19 E 50 FT TO E R/W LI OF SELVITZ RD AND NLY R/W LI OF NSLWCD CANAL NO. 101,TH CONT SE ALG NLY R/W LI 1273.67 FT TO POB;TH N 00 49 02 E 801.37 FT,TH N 51 03 36 W 241.52 FT,TH N 00 49 02 E 228.64 FT,TH CONT NE 967.72 FT,TH WLY 170 FT,TH NELY 460 FT TO N LI OF SEC,TH ELY ALG N LI 400 FT TO NW COR OF NE 1/4 OF NW 1/4,TH S 00 49 04 W ALG W LI OF E 1/2 OF NW 1/4 2284.77 FT TO N LI OF NSLWCD CANAL NO. 101,TH N 89 58 19 W ALG N LI 40 FT TO POB (160.43 AC) (OR 1814-1541)

Current Values

Just/Market Value: \$4,452,340
Assessed Value: \$90,764
Exemptions: \$0
Taxable Value: \$90,764
Taxes for this parcel: SLC Tax Collector's Office



Total Areas

Finished/Under Air (SF): 936
Gross Area (SF): 936
Land Size (acres): 160.43
Land Size (SF): 6,988,331

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 30, 2003	1814 / 1541	XX01	WD	Sunpure LTD,	\$2,932,900
Oct 16, 1997	1104 / 2339	XX01	WD	BECKER HOLDING CORP	\$581,200
Apr 1, 1986	0495 / 2537	XX02	CV		\$406,200

Building Information (1 of 1)

Finished Area: 936 SF
Gross Total Area: 936 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Hip
Building Type: UT4	Year Built: 1990	Frame:
Grade: Y_D	Effective Year: 1990	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heat Type: FredHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: CONC GRD
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%

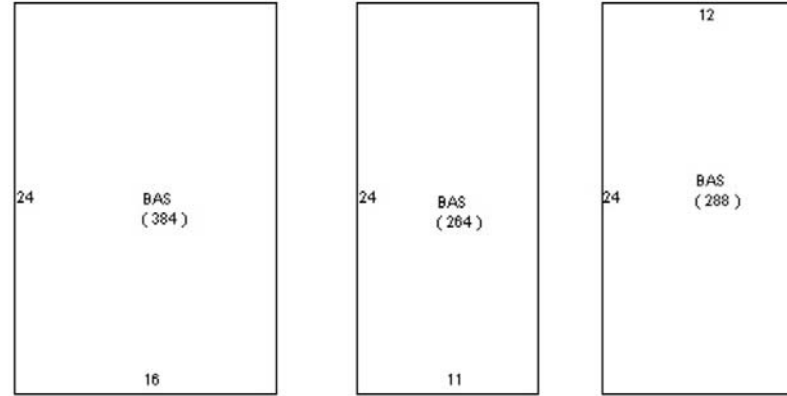
Special Features and Yard Items

Type	Qty	Units	Year Blt
SINGLE LIGHT	1	2	1990
DOUBLE LIGHT	1	3	1990
CHAINLINK 6'	1	300	1990
TRIPLE LIGHT	1	1	1990

Current Year Values

Current Values Breakdown

Current Year Exemption Value Breakdown



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	936	936	222

Building:	\$15,400
Land:	\$4,436,940
Just/Market:	\$4,452,340
Ag Credit:	\$4,356,429
Save Our Homes or 10% Cap:	\$5,147
Assessed:	\$90,764
Exemption(s):	\$0
Taxable:	\$90,764

Tax Year	Grant Year	Code	Description	Amount
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Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2011	0041	436.4	Fort Pierce Stormwater Charge	\$23,565.60
2013	0054	160.43	North St. Lucie Water Management District	\$2,005.38

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office [☑](#).

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$4,452,340	\$90,764	\$0	\$90,764
2014	\$4,452,440	\$86,441	\$0	\$86,441
2013	\$4,438,940	\$82,511	\$0	\$82,511

Permits

Number	Date	Description	Amount	Fee
BP09-1554	Sep 7, 2010	Alterations/Remodeling	\$65,000	\$900
BP10-1492	Oct 19, 2010	Alterations/Remodeling	\$10,000	\$175
BP10-1495	Oct 20, 2010	Fence	\$14,700	\$158
BP12-0916	Jul 17, 2012	Electric	\$2,250	\$100
BP13-1467	Sep 9, 2013	Alterations/Remodeling	\$41,000	\$426
BP14-1973	Sep 11, 2014	Alterations/Remodeling	\$18,000	\$188
BP16-0279	Mar 2, 2016	Alterations/Remodeling	\$12,000	\$150

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Fort Pierce

