



Application for Future Land Use Map Amendment

Future Land Use Map Amendment – Large Scale (>10 acres)

Future Land Use Map Amendment – Small Scale (<10 acres)

In accordance with Chapter 163.3187, Florida Statutes, The City of Fort Pierce will consider applications for land use changes on parcels in excess of 10 acres (“Large Scale Amendments”) only twice each calendar year. The City Commission will consider applications for land use changes on parcels less than or equal to 10 acres with a maximum density of 10 units per acres or less at any time during the calendar year. You are encouraged to schedule a pre-application meeting with the planning staff and to submit your application up to three months in advance of the application deadline.

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 (13) 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 _____

{00087397.DOC. 1 }

1. Property Address/Location: 801 Avenue O
2. Property Tax ID(s): 2403-233-0002-000-3 & 2404-144-0000-000-9
3. Total Acreage: 5.99
4. Existing Future Land Use Designation: 1.57 Acres Conservation Open Space & 4.42 acres Residential, Low
5. Existing Zoning Classification: O-1 (Gen. & Recreational Open Space) & R-3 (Single Family Moderate Density)
6. Proposed Future Land Use Designation: General Commercial
7. Other applications being submitted concurrent with this application, if any: Zoning Atlas Amendment & Abandonment
8. Describe the existing uses, improvements and structures on the amendment lands: None, vacant land
9. Are there any identified or possible historical structures on the amendment lands? No, vacant land
10. The reason for making this request: To change the land use designation to match the land use designation to the east (General Commercial) so the parcels can be developed as one commercial site.

11. Capacity Analysis:

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Residential, Multi-Family	Residential, Medium	R-4
South	Park/Residential, Single-Family	Conservation Open Space/Residential, Low	O-1/R-1
East	Vacant Land	General Commercial	C-3
West	Park	Conservation Open Space	O-1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	Residential, Low/Conservation Open Space	R-3/O-1	RL: 6 DU/acre = 26 units COS: 17,097 sq. ft.	4.42 RL 1.57 COS	X
Proposed	General Commercial	C-3	260,924 sq. ft.	5.99	N/A

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II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (26 x 2.6= 67.6 persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day: R-3: 6,670 COS: 17,097(.125) = 2,137 Total: 8,807
Proposed Zoning	Total gallons per day: 260,924(.125) = 32,615
Change in Demand	Total gallons per day: 32,615 - 8,807 = Increase of 23,808

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (26 x 2.6= 67.6 x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day: R-3: 6,670 COS: 17,097(0.1) = 1,709 Total: 8,379
Proposed Zoning	Total gallons per day: 260,924(0.1) = 26,092
Change in Demand	Total gallons per day: 26,092 - 8,379 = Increase of 17,713

C. Parks and Recreation (Residential Classifications Only): N/A (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): N/A 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	R-3: 4 yards

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Proposed Zoning	None
Change in Demand	Decrease in 4 yards
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	As this site is currently unimproved, there is no drainage provided on site. Drainage improvements will be designed at the time the of site plan submittal to provide for on-site drainage. All improvements will be designed to meet the level of service required.

G. Transportation Analysis: Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	882 Trips	63 AM Trips/78 PM Trips
Proposed Zoning	12,667 Trips	280 AM Trips/1,139 PM Trips
Change in Demand	+ 11,785 Trips	+ 217 AM Trips/+1,061 PM Trips
Impact to Capacity	Avenue O changes from LOS C to F for the PM Peak Hour & US 1 remains at LOS C *See attached Trip Generation Letter & Impact Statement for Mitigation Options	

12. Name of Owner(s): Blue Water, LLC
 Mailing Address: 312 SE 17th St. 2nd Floor
 City: Fort Lauderdale State: FL Zip: 33316
 Phone # 954-767-6333
 E-mail: DSaavedra@saavlaw.com

13. Name of Applicant: Blue Water, LLC
 Mailing Address: 312 SE 17th St. 2nd Floor
 City: Fort Lauderdale State: FL Zip: 33316
 Phone # 954-767-6333
 E-mail: DSaavedra@saavlaw.com

14. Name of Representative: Amanda Martinez, Martinez Planning Associates, LLC
 Mailing Address: 115 Citrus Park Cir.
 City Boynton Beach State FL Zip 33436
 Phone # 954-304-7755 Fax # N/A
 E-mail: amandaplanner@gmail.com

15. Applicant Acknowledgements (Owner’s signature must be notarized)

I certify that: (Check One)

X 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.

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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

[Handwritten Signature] *12.6.16*

312 SE 17th St.

Ft. Lauderdale,

FL

33316

Address

State

Zip

954-767-6333

954-767-8111

DSaavedra@saavlaw.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(s) 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.

Blue Water, LLC

954-767-6333

Property Owner's Name (Please Print)

Phone

312 SE 17th St.

Ft. Lauderdale,

FL

33316

Address

State

Zip

Property Owner's Signature

Date

[Handwritten Signature] *12.6.16*
Damaso W Saavedra, Esq.

STATE OF FLORIDA)
BROWARD COUNTY)

The foregoing instrument was acknowledged before me this 6th day of December, 20 16, by Damaso W. Saavedra who is personally known to me or has produced _____ as identification.

Signature of Notary

JOANNE SPEAKE



JOANNE SPEAKE
MY COMMISSION # FF 042974
EXPIRES: December 6, 2017
Bonds of Duty Budget Notary Services
(seal)

OFFICE USE:

DATE RECEIVED: _____	Signed: _____	
File Number: _____	Check No: _____	Receipt No: _____
TRC Review: _____	Planning Board Review: _____	City Commission: _____
Ordinance No: _____	Date Approved: _____	

{00087397.DOC.1}

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2309816 OR BOOK 1848 PAGE 2087
Recorded: 11/21/03 12:50

Prepared by and return to:

Judith W. Stoner
Vice President
Lawyers Land Title Co.
312 SE 17th Street 2nd Floor
Fort Lauderdale, FL 33316

* DOC ASSUMP: \$ 0.00
* DOC Tax : \$ 6,650.00
* Int Tax : \$ 0.00

File Number: 9848.101
Will Call No.:

Parcel Identification No.

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 31st day of October, 2003 between Ft. Pierce, LLC, an Illinois Limited Liability Company whose post office address is 143 East Lake Cook Road, Palatine, IL of the County of Cook, State of Illinois, grantor*, and Blue Water, LLC, a Florida limited liability company whose post office address is 701 NW 19th Street, Suite 100, Fort Lauderdale, FL 33311 of the County of Broward, State of Florida, grantee*.

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Saint Lucie County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to land use designation, zoning restrictions, prohibitions and other requirements imposed by governmental authority; restrictions, easements and matters of record, appearing on the plat or otherwise common to the subdivision; and taxes for the year 2003 and thereafter. Said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Christy Marsh
Witness
(print name) Christy Marsh

Bruce A. Sabi
Witness
(print name) Bruce A. Sabi


Ft. Pierce, LLC, an Illinois Limited Liability Company

By: Emmett F. Stains
Emmett F. Stains, Managing Member

OR BOOK 1848 PAGE 2088

State of Illinois
County of COOK

This instrument was acknowledged before me this 31st day of October, 2003 by Emmett F. Stains, as managing member of Ft. Pierce, LLC, an Illinois Limited Liability Company. He is personally known to me or produced _____ as identification and did not take an oath.



State of Illinois, Notary Public

My commission expires _____
OFFICIAL SEAL
DIANA ANTONIO
Notary Public, State of Illinois
Commission Expires 07/29/05

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OR BOOK 1848 PAGE 2089

EXHIBIT "A"

LEGAL DESCRIPTION

That part of the North 400 feet of the South 598 feet of Government Lot 2 lying West of US Highway No. 1; less the right-of-way for Avenue "O" and less the West 25 feet for North 10th Street right-of-way and less that part more particularly described as follows:

A parcel of land lying in Section 3, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Westerly right-of-way line of U.S. Highway No. 1 with the North line of Tract "A" of Melton's Riverview Subdivision, as recorded in Plat Book 9, page 43 of the Public Records of St. Lucie County, Florida. Thence South 90 deg. 00'00" West, along said North line, a distance of 31.85 feet to the intersection of the North line of said Tract "A" with the East face of an existing metal building said point being the Point of Beginning of the following described parcel.

Thence continue South 90 deg. 00' 00" West, along the North line of said Tract "A" a distance of 85.85 feet to the intersection of the North line of said Tract "A" with the North face of said metal building thence North 89 deg. 40' 51" East, along the North face of said metal building, a distance of 85.85 feet to the Northeast corner of said metal building; thence South 00 deg. 16' 48" East, along the East face of said metal building a distance of .48 feet to the North line of said Tract "A" and the Point of Beginning.

Prepared by and return to:

Lisa K. Hermann, Esq.
Saavedra, Pelosi, Goodwin & Herman
312 SE 17th Street 2nd Floor
Fort Lauderdale, FL 33316

* Doc Assump: \$ 0.00
* Doc Tax : \$ 840.00
* Int Tax : \$ 0.00

File Number: 9848.116
Will Call No.:

Parcel Identification No.

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 24th day of December 2003 between Robert D. Meyer and Opal I. Meyer, as Trustees for the Opal I. Meyer Revocable Trust dated February 9, 1981 and, as Trustees for the Robert D. Meyer Revocable Trust dated February 9, 1981, whose post office address is ZIS LAKEVIEW CT. NW * of the County of HIGHLANDS State of FLORIDA, grantor*, and Blue Water, LLC, a Florida limited liability company whose post office address is 701 NW 19th Street, Suite 100, Fort Lauderdale, FL 33311 of the County of Broward, State of Florida, grantee*,
*Lake Placid, FL 33852

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to-wit:

From the SE corner of the NE ¼ of Section 4, Township 35 South, Range 40 East, run North 0 deg. 18'58" West, 396 feet to the point of beginning of the lands herein described: From said point of beginning run South 89 deg. 41'02" West, 660.00 feet; thence North parallel to the East line of Section 0 deg. 18'58" West 332.28 feet more or less to South right of way of Avenue "O"; thence North 89 deg. 41'02" East 207.62 feet to point of curvature to right, radius 542.96 feet, central angle 26 degrees 57' arc, 255.39 feet to a point; thence run South 63 degrees 21'58" East 85.61 feet to point of curvature, curve to left, radius 602.96 feet, arc 138 feet more or less; thence South 0 degrees 18'58" East 185 feet more or less to the point of beginning.

All lying and being in Section 4, Township 35 South, Range 40 East, in St. Lucie County, Florida.

Subject to land use designation, zoning restrictions, prohibitions and other requirements imposed by governmental authority; restrictions, easements and matters of record, appearing on the plat or otherwise common to the subdivision; and taxes for the year 2004 and thereafter. Said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

(signatures and acknowledgments appear on the following page)

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness **PATRICIA M. BARNHART**
(print name)

[Signature]
Witness **BESSIE P SMITH**
(print name)

By [Signature]
Robert D. Meyer, Trustee

By [Signature]
Opal I. Meyer, Trustee

State of **FLORIDA**
County of **HIGHLANDS**

This instrument was acknowledged before me this 24 day of DEC, 2003 by Robert D. Meyer and Opal I. Meyer, as Trustees for the Opal I. Meyer Revocable Trust dated February 9, 1981, and as Trustees for the Robert D. Meyer Revocable Trust dated February 9, 1981. They are personally known to me or produced _____ as identification and did not take an oath.

[Signature]
State of _____, Notary Public

My commission expires:



Bessie P Smith
My Commission DD171943
Expires February 05 2007

EXHIBIT "A"

PARCEL 1:

That part of the North 400 feet of the South 598 feet of Government Lot 2 lying West of US Highway No. 1; less the right-of-way for Avenue "O" and less the West 25 feet for North 10th Street right-of-way and less that part more particularly described as follows:

A parcel of land lying in Section 3, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Westerly right-of-way line of U.S. Highway No. 1 with the North line of Tract "A" of Melton's Riverview Subdivision, as recorded in Plat Book 9, page 43, of the Public Records of St. Lucie County, Florida. Thence South 90 deg. 00'00" West, along said North line, a distance of 31.85 feet to the intersection of the North line of said Tract "A" with the East face of an existing metal building said point being the Point of Beginning of the following described parcel.

Thence continue South 90 deg. 00'00" West, along the North line of said Tract "A" a distance of 85.85 feet to the intersection of the North line of said Tract "A" with the North face of said metal building thence North 89 deg. 40'51" East, along the North face of said metal building, a distance of 85.85 feet to the Northeast corner of said metal building; thence South 00 deg. 16'48" East, along the East face of said metal building a distance of .48 feet to the North line of said Tract "A" and the Point of Beginning.

PARCEL 2:

From the SE corner of the NE 1/4 of Section 4, Township 35 South, Range 40 East, run North 0 deg. 18'58" West, 396 feet to the Point of Beginning of the lands herein described: From said Point of Beginning run South 89 deg. 41'02" West, 660.00 feet; thence North parallel to the East line of Section 0 deg. 18'58" West 332.28 feet more or less to South right of way of Avenue "O"; thence North 89 deg. 41'02" East 207.62 feet to point of curvature to right, radius 542.96 feet, central angle 26 degrees 57' arc, 255.39 feet to a point; thence run South 63 deg. 21'58" East 85.61 feet to point of curvature, curve to left, radius 602.96 feet, arc 138 feet more or less; thence South 0 degrees 18'58" East 185 feet more or less to the Point of Beginning.

All lying and being in Section 4, Township 35 South, Range 40 East, in St. Lucie County, Florida.

Property Identification

Site Address: 801 Avenue O
Map ID: 24.03N

Parcel ID: 2403-233-0002-000-3
Zoning: C-3 - FP

Account #: 15831
Use Type: 1000

Sec/Town/Range: 03/35S/40E
Jurisdiction: Fort Pierce

Ownership

Blue Water Llc
312 SE 17th ST F12
Fort Lauderdale, FL 33316

Legal Description

3 35 40 THAT PART OF N 400 FT OF S 598 FT OF GOVT LOT 2 LYG W OF US 1 HWY-LESS R/W FOR AV O AND LESS W 25 FT FOR N 10 ST R/W AND LESS THAT PART MPDA: FROM INT OF WLY RD R/W LI OF US #1 AND N LI OF TRACT A OF MELTONS RIVERVIEW S/D (PB 9-43) RUN S 90 00 00 W 31 85 FT TO POB, TH CONT S 90 00 00 W 85.58 FT, TH N 89 40 51 E 85.58 FT, TH S 00 16 48 E 0.48 FT TO N LI OF TRACT A AND POB- (8.67 AC) (OR 1848-2087)

Current Values

Just/Market:	\$828,200	Assessed:	\$828,200	Year
Exemptions:	\$0	Taxable:	\$828,200	2016
				2015
				2014

Historical Values 3-year

Assessed	Exemptions	Taxable
\$828,200	\$0	\$828,200
\$828,200	\$0	\$828,200
\$828,200	\$0	\$828,200

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
10-31-2003	1848 / 2087	XX00	WD	Ft Pierce, LLC,	\$950,000
08-15-2000	1321 / 848	XX00	WD	Dloughy, Daniel J	\$339,000
12-30-1998	1194 / 0832	XX01	QC	RAVEN PARC INC	\$230,000

Primary Building Information

Finished Area of this building: 0 SF
Gross Area of this building: 0 SF

View:
Year Built: N/A
Primary Wall:

Roof Cover:
Frame:
Story Height:

Exterior Data
Roof Structure:
Grade:
No. Units: 0

Building Type:
Effective Year: 2014
Secondary Wall:

Bedrooms: 0
Full Baths: 0
Half Baths: 0

A/C %: 0%
Heated %: N/A%
Sprinkled %: 0%

Interior Data
Electric:
Heat Type:
Heat Fuel:

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors:



*Image
or
Sketch
unavailable
for display*

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	8.45
Land Size (SF):	368,082
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
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This information is believed to be correct at this time but it is subject to change and is not warranted.
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Property Identification

Site Address: Avenue O
Map ID: 24/04N

Parcel ID: 2404-144-0000-000-9
Zoning: R3

Account #: 16249
Use Type: 0000

Sec/Town/Range: 04/35S/40E
Jurisdiction: Fort Pierce

Ownership

Blue Water Llc
312 SE 17th ST Fl 2
Fort Lauderdale, FL 33316

Legal Description

4 35 40 BEG AT INT OF S R/W AV O AND E SEC LI, TH S ALG SD E LI 185 FT M/L TO PT 396 FT N OF SE COR OF NE 1/4, TH E 660 FT, TH N // TO E SEC LI 332.28 FT M/L TO S R/W AV O, TH N 89 DEG 41 MIN 02 SEC E 207.62 FT TO PC OF CURVE TO RT, R 542.96 AND CA 26 DEG 57 MIN ARC DIST OF 255.39 FT, TH S 63 DEG 21 MIN 58 SEC E 85.61 FT TO PC OF CURVE TO LEFT, R 602.96 FT, ARC DIST OF 138 FT M/L TO POB (OR 1882-478)

Current Values

Just/Market: \$125,000 Assessed: \$125,000
Exemptions: \$0 Taxable: \$125,000

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$125,000	\$125,000	\$0	\$125,000
2015	\$125,000	\$125,000	\$0	\$125,000
2014	\$125,000	\$125,000	\$0	\$125,000

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-24-2003	1882 / 0478	XX00	WD	Meyer, Robert D	\$120,000
08-01-1979	0323 / 2977	XX02	CV		\$33,000

Primary Building Information

Finished Area of this building: 0 SF
Gross Area of this building: 0 SF

View:
Year Built: N/A
Primary Wall:

Roof Cover:
Frame:
Story Height:

Exterior Data
Roof Structure:
Grade:
No. Units: 0

Building Type:
Effective Year: 2014
Secondary Wall:

Bedrooms: 0
Full Baths: 0
Half Baths: 0

A/C %: 0%
Heated %: N/A%
Sprinkled %: 0%

Interior Data
Electric:
Heat Type:
Heat Fuel:

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors:



Image
or
Sketch
unavailable
for display

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	4.41
Land Size (SF):	192,099.6
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

This information is believed to be correct at this time but it is subject to change and is not warranted.
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