

STATEMENT FOR ZONING MAP AMENDMENT

On behalf of the owner/applicant, Kraaz and Kraaz Finance, LLC, please accept this statement as to why there is a need for the proposed zoning map amendment. The entire 1.04 acres is currently zoned PUR (Planned Unit Redevelopment) in the underlying land use of CBD (Central Business District). The property will be subdivided into two parcels (i.e. parcels 'A' and 'B'). Parcel 'B' will remain as currently zoned. However, a rezoning request is proposed for parcel 'A' (0.138 acres) to C-4 (Central Commercial Zone). Parcel 'A' is a fifty (50) feet wide parcel between two existing buildings. The PP Cobb building is on the east side and the Second Street Station building is on the west. Also, the property to the south across Avenue 'A' is zoned C-4. All of these adjacent buildings contain retail, business, and restaurant uses to be consistent with the site plan proposed by the owner/applicant. Because the City of Fort Pierce comprehensive plan for the PUR/CBD districts encourages a mixed use with residential, it is our opinion that the size restraints of the property prohibits residential. Furthermore, the adjacent buildings listed above are compatible with the proposed site plan and do not contain any residential use. Therefore, based on the above reasons, it is our opinion that the proposed rezoning to C-4 for parcel 'A' is justified.