



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 _____

1. Property Address/Location: 400 N. 26th Street
2. Property Tax ID(s): Lots (1+16) 2408.501.0003.0007 Lots (1,2,3,4+5) 2408.507.0133.0005
3. Total Acreage: 2.55 AC Lots (8+9, 10-12) 240850700970000
4. Existing Future Land Use Designation: RL/GC
5. Existing Zoning Classification: R3/C-3
6. Proposed Zoning Classification: C-3
7. Other applications being submitted concurrent with this application, if any: Development Review, R.O.W. abandonment and Building Design Review.
8. Describe the existing uses, improvements and structures on the amendment lands: Please see attached maps that describe existing split zoning and proposed zoning
9. Are there any identified or possible historical structures on the amendment lands? No
10. The reason for making this request: Please see attached letter

11. Capacity Analysis:

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	City Prop Canal No. 8	City Prop Canal No. 8	C-3
South	Vacant Prop.	Fellowship	Currently R-3 To be rezoned to C-3
East	N. 25 th St. Prop.	N. 25 th St.	C-3
West	Vacant Prop Residential	Residential Activity	R-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC/RL	R-3/C-3	5 Dwelling/Acre	2.55	
Proposed	GC	C-3	20400 SF	2.55	N/A

Estimated Max Build out
 $8000 \text{ SF/Acre} \times 2.55 \text{ AC} = 20400 \text{ SF}$

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 <i>Estimated Max Build out 8000 SF/ac x 2.55 = 20400 SF.</i>
Current Zoning	Total gallons per day <i>260 GPD/DU x 12 DU = 3120 GPD</i>
Proposed Zoning	Total gallons per day <i>20400 SF x .125 GPD/SF = 2550 GPD</i>
Change in Demand	Total gallons per day <i>- 570 GPD Reduction</i>

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 <i>Estimated Max Build out 8000 SF/ac x 2.55 = 20400 SF.</i>
Current Zoning	Total gallons per day <i>260 GPD/DU x 12 DU = 3120 GPD</i>
Proposed Zoning	Total gallons per day <i>20400 SF x .10 GPD/SF = 2040 GPD</i>
Change in Demand	Total gallons per day <i>- 1080 GPD Reduction</i>

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	<i>0.624 AC</i>	<i>0</i>	<i>- 0.624 AC</i>
Urban District	5 acres per 1,000 people	<i>0.156 AC</i>	<i>0</i>	<i>- 0.156 AC</i>
Community	2.5 acres per 1,000 people	<i>0.078 AC</i>	<i>0</i>	<i>- 0.078 AC</i>
Neighborhood	1.36 acres per 1,000 people	<i>0.042 AC</i>	<i>0</i>	<i>- 0.042 AC</i>

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)		
	K-8	High
School Name	<i>Lincoln Park Academy</i>	<i>Lincoln Park Academy</i>
City	<i>Fort Pierce</i>	<i>Fort Pierce</i>
Distance	<i>1.0 mile</i>	<i>1.0 mile</i>
Current Zoning Enrollment Demand	<i>3.4</i>	<i>1.5</i>
Proposed Zoning Enrollment Demand	<i>0</i>	<i>0</i>
Change in Demand	<i>- 3.4</i>	<i>- 1.5</i>

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	<i>2.0 C.Y.</i>
Proposed Zoning	<i>8.0 C.Y.</i>
Change in Demand	<i>+ 6.0 C.Y.</i>

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 will be no impact to city drainage system. Site will be designed to meet city drainage requirements with minimum discharge during 25-year 3-day storm event with post discharge equal or less than the current discharge rate.
---------------	--

G. Transportation Analysis:

Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	3.2 Trips/DU x 12 DU = 38.4	1.6 Trips/DU x 12 = 19.2 Trips/hr
Proposed Zoning	20400 SF x 19.2 Trips/10000 SF = 392	20400 SF x 2.56 Trips/10000 SF = 52.25 Trips/hr
Change in Demand	Trips +353.6 Trips/day	Trips +33 Trips/hr
Impact to Capacity	+ increase	+ increase

12. Name of Owner(s): Fresh Wind Fresh Fire Church of God Inc.
 Mailing Address: P.O. Box 853
 City Fort Pierce State FL Zip 34947
 Phone # 772.713.4879
 E-mail: arndreadampier@gmail.com

13. Name of Applicant: Pastor Arndrea Dompier
 Mailing Address: P.O. Box 853
 City Fort Pierce State FL Zip 34947
 Phone # 772.713.4879 Fax # _____
 E-mail: arndreadompier@gmail.com

14. Name of Representative: Abraham Chabrb PE
 Mailing Address: 5428 NW Edgewater Ave
 City Port St. Lucie State FL Zip 34983
 Phone # 772.878.5079 Fax # _____
 E-mail: agchabrb1@msn.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

Address

State

Zip

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.

Property Owner's Name (Please Print)

Phone

Address

State

Zip

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: _____	