



THE SUNRISE CITY

FORT PIERCE
PLANNING DEPARTMENT
Florida

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: 2191 S. Jenkins Road
2. Property Tax ID(s): 2313-431-0000-000-1, 2313-441-0000-000-2, 2313-434-0001-000-7, 2313-443-0000-000-8 & 2313-444-0040-000-3
3. Total Acreage: 44.97
4. Existing Future Land Use Designation: RL
5. Existing Zoning Classification: PUD
6. Proposed Zoning Classification: C3
7. Other applications being submitted concurrent with this application, if any: Future Land Use Amendment

8. Describe the existing uses, improvements and structures on the amendment lands: _____
 Unimproved - vacant.
9. Are there any identified or possible historical structures on the amendment lands? No.
10. The reason for making this request: To allow for the development of a retail, sales and service area (80,241 sf +/-) known as Camping World.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	ROW followed by Residential	N-NW: (SLC) RU NE: (FP) RL	N-NW: (SLC) AR-1 and RS-2 NE: (FP): C-1
South	Vacant residential and agricultural	RL	PD/AR-1
East	ROW then vacant residential.	RM	R4
West	I-95 ROW followed by vacant residential	RU	RS-2

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RL	PD	282 res / 51,600 sf commercial	55.423	X
Proposed	CG	C3	80,241 SF Commercial	44.97	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	Total gallons per day (Current: 282 Res X 2.6 = 733.20 x 100 = 73,320 gpd, 51,600 sf x 0.125 = 6,450 gpd)
Proposed Zoning	Total gallons per day 1,900,000 x 0.125 = 237,500 gpd (proposed: 80,241 sf x 0.125 = 10,031 gpd)
Change in Demand	Total gallons per day increase 112,580 gpd (proposed: reduction of 69,739 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
Current Zoning	Total gallons per day (Current: 282 Res x 2.6 = 733.20 x 100 = 73,320 gpd, 51,600 sf x 0.1 = 5,160 gpd)
Proposed Zoning	Total gallons per day 1,900,00 x 0.125 = 190,000 gpd (proposed: 80,241 sf x 0.1 = 8,024 gpd)
Change in Demand	Total gallons per day Increase of 111,520 gpd (proposed: decrease of 70,456 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			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people	2,750	0	Reduction of 2,750

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	Samuel S. Gaines Academy	Fort Pierce Westwood High School
City	Fort Pierce	Fort Pierce
Distance	0.21 miles	2 miles
Current Zoning Enrollment Demand	46.97	20.12
Proposed Zoning Enrollment Demand	0	0
Change in Demand	Reduction 46.97	Reduction 20.12

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	282 DU x .47 cy per DU = 132.54 cy; 14,000 office @ 0.02 per sf = 280 cy; 37,600 @ 0.05 per sf = comm/shop: 1,880 cy
Proposed Zoning	maximum buildout: 1,900,000 sf x 0.05 per sf = 95,000 cy (proposed: 80,240 sf x 0.05 per sf = 4,012 cy)
Change in Demand	maximum buildout: increase 92,987.46 cy (proposed: increase of 1,999.46 cy)

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	Based on the proposed use, there will be an increase to the volume of discharge as the site will go from vacant to approximately 54% developed. The proposed development will not exceed the land use assumptions of the C-3 zoning and will be limited to a discharge rate of 2"/AC/Day per the requirements of the NSLRWCD. Water quality and quantity will be based on the greater of the SFWMD requirements of the 1" over the site or 2.5 x % impervious, and site storage will be made up on the proposed onsite lake.

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	LU Code 210 2,787	212/284
Proposed Zoning	LU Code 720 67,656	2839/5979
Change in Demand	Trips 64,869	Trips 2627/5695
Impact to Capacity		

12. Name of Owner(s): Spec Ft. Pierce, LLC
 Mailing Address: 3200 St. Lucie Blvd.
 City Fort Pierce State FL Zip 34946
 Phone # 772-403-3752
 E-mail: nikschroth@naisouthcoast.com

13. Name of Applicant: Stephen Doyle / Structural Real Estate
 Mailing Address: 171 N. Aberdeen Street, Suite 400
 City Chicago State IL Zip 60607
 Phone # 847-951-8974 Fax # _____
 E-mail: SteveD@structuredrea.com

14. Name of Representative: Bradley J. Currie / Engineering Design & Construction, Inc.
 Mailing Address: 10250 SW Village Parkway, Suite 201
 City Fort Pierce State FL Zip 34987
 Phone # 772-462-2455 Fax # 772-408-4208
 E-mail: bradcurrie@edc-inc.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.

Patricia Sesta, Engineering Design & Const, Inc.

Applicant's Signature

Date

10250 SW Village Pwy, St. 101, Port St. Lucie, FL 34987

3/7/18

Address

State

Zip

772-462-2455

772-408-4208

patricia.sesta@edc-inc.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.

Nikolaus Schroth - Manager

772-403-3752

Property Owner's Name (Please Print)

Phone

3200 St. Leon Blvd Ft. Pierce FL

34946

Address

State

Zip

ts

2-26-18

Property Owner's Signature

Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 26 day of February 20 18, by

Nikolaus Schroth who is personally known to me or has produced _____ as ident

Crystal Marie Ward

Signature of Notary

(seal)



Crystal Marie Ward
COMMISSION # FF129126
EXPIRES: JUN 03, 2018
BONDED THRU
1st FLORIDA NOTARY, LLC

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

File Number: _____ Check No: _____ Receipt No: _____

TRC Review: _____ Planning Board Review: _____ City Commission: _____

Ordinance No: _____ Date Approved: _____