



## 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: South of Ohio Avenue & 417 ft West of US -1, Fort Pierce, FL 34950
2. Property Tax ID(s): 2415-312-0001-010-8
3. Total Acreage: 1.19
4. Existing Future Land Use Designation: RM - Medium Density Residential
5. Existing Zoning Classification: R4 - Medium Density Residential
6. Proposed Zoning Classification: C3 - General Commercial
7. Other applications being submitted concurrent with this application, if any: None

8. Describe the existing uses, improvements and structures on the amendment lands: \_\_\_\_\_  
 Existing site is vacant and there are no existing structures on the site.

9. Are there any identified or possible historical structures on the amendment lands? No

10. The reason for making this request: The owner wishes to open a self storage business on his property which consists of three parcels 2415-312-0001-010-8, 2415-311-0003-000-6, and 2415-311-0003-030-5. The two parcels on the east of the subject parcel is zoned C3 General Commercial. Since self storage business is not permitted in R4 Medium Density Residential zoning district, parcel 2415-312-0001-010-8 needs to be rezoned to C3 General Commercial to match the zoning districts to the other two parcels.

**11. CAPACITY ANALYSIS**

**I. Site Data:**

	Existing Use	Future Land Use	Zoning
North	Commercial & Residential	GC - Commercial General	C3 - General Commercial
South	HOMES REALTY VENTURES LC, & Vacant	RM - Medium Density Residential; GC - Commercial General	R4 - Medium Density Residential; C3 - General Commercial
East	Popeyes & Walgreens	GC - Commercial General	C3 - General Commercial
West	Arc of St. Lucie County INC. & BCAG LLC - APARTMENT BLDGS.	RM - Medium Density Residential	R4 - Medium Density Residential

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM - Medium Density Residential	R4 - Medium Density Residential	11	1.19	
Proposed	GC - Commercial General	C3 - General Commercial	31,102	1.19	N/A

**II. Public Facilities Information:**

<b>A. Potable Water:</b>	
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 2,860
Demand Analysis	Maximum
Current Zoning	Total gallons per day 2,860
Proposed Zoning	Total gallons per day 3,888
<b>Change in Demand</b>	<b>Total gallons per day 1,028</b>

<b>B. Wastewater:</b>	
Average Use	Residential: 100 gallons per day per person 2,860 (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 2,860
Proposed Zoning	Total gallons per day 3,110
<b>Change in Demand</b>	<b>Total gallons per day 250</b>

<b>C. Parks and Recreation (Residential Classifications Only):</b>				
(Du x 2.6 = persons + 44,227 = population /LOS)				<b>N/A</b>
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
<b>Regional</b>	20 acres per 1,000 people			
<b>Urban District</b>	5 acres per 1,000 people			
<b>Community</b>	2.5 acres per 1,000 people			
<b>Neighborhood</b>	1.36 acres per 1,000 people			

<b>D. Public Schools (Residential Classifications Only):</b>		
Single Family: (du x 0.405 = students/70% K-8/30% High)		<b>N/A</b>
Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	<b>K-8</b>	<b>High</b>
<b>School Name</b>		
<b>City</b>		
<b>Distance</b>		
<b>Current Zoning Enrollment Demand</b>		
<b>Proposed Zoning Enrollment Demand</b>		
<b>Change in Demand</b>		

<b>E. Solid Waste:</b>	
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	2 yards
Proposed Zoning	TBD
<b>Change in Demand</b>	

**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)

<b>Impact</b>	No significant impacts are anticipated due to rezoning from medium density residential to general commercial zoning district.
---------------	-------------------------------------------------------------------------------------------------------------------------------

**III. Transportation Analysis**

<b>G. Traffic</b>		
Most recent ITE Code for use; HCM Roadway Capacity		
	<b>AADT</b>	<b>AM/PM Peak Hour Trips</b>
<b>Demand Analysis</b>	Maximum	Maximum
<b>Current Zoning</b>	73.92	6.05/7.37
<b>Proposed Zoning</b>	1378.44	213/156
<b>Change in Demand</b>	Trips 1305	Trips 207/148
<b>Impact to Capacity</b>	More trips will be generated from the rezoning but since the US highway - 1 is located 225 ft east of the property this trip generation will not have any negative impacts to the neighborhood area.	

12. Name of Owner(s): Yo No Se LLC  
 Mailing Address: 2701 Industrial Avenue 3  
 City Fort Pierce State FL Zip 34946  
 Phone # 407-921-6991  
 E-mail: redfishtony@hotmail.com

13. Name of Applicant: Darren Guettler, P.E. - Velcon Engineering & Surveying, LLC.  
 Mailing Address: 590 NW Peacock Blvd., Suite 8  
 City Port St. Lucie State FL Zip 34986  
 Phone # 772/879-0477 Fax # \_\_\_\_\_  
 E-mail: darreng@velconfl.com

14. Name of Representative: Darren Guettler, P.E. - Velcon Engineering & Surveying, LLC.  
 Mailing Address: 590 NW Peacock Blvd., Suite 8  
 City Port St. Lucie State FL Zip 34986  
 Phone # 772/879-0477 Fax # \_\_\_\_\_  
 E-mail: darreng@velconfl.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

590 NW Peacock Blvd., Suite 8 FL 34986  
 Address State Zip  
 772/879-0477 randyr@velconfl.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.

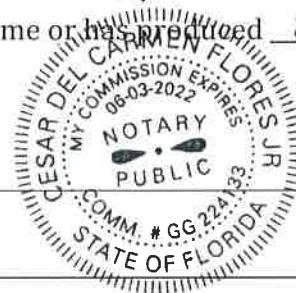
ANTONIO HUERTA 407-921-6991  
 Property Owner's Name (Please Print) Phone  
 2701 Industrial Avenue 3 Fort Pierce 34946  
 Address State Zip  
*[Signature]* 4/3/19  
 Property Owner's Signature Date

STATE OF FLORIDA)  
 ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of April, 2019, by Antonio A. Huerta who is personally known to me or has been FLDL as ident

*[Signature]*  
 Signature of Notary

(seal)



<b>OFFICE USE:</b>		
DATE RECEIVED: _____	Signed: _____	
File Number: _____	Check No: _____	Receipt No: _____
TRC Review: _____	Planning Board Review: _____	City Commission: _____
Ordinance No: _____	Date Approved: _____	