



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: _____
2. Property Tax ID(s): _____
3. Total Acreage: _____
4. Existing Future Land Use Designation: _____
5. Existing Zoning Classification: _____
6. Proposed Zoning Classification: _____
7. Other applications being submitted concurrent with this application, if any: _____

- 8. Describe the existing uses, improvements and structures on the amendment lands: _____

- 9. Are there any identified or possible historical structures on the amendment lands? _____
- 10. The reason for making this request: _____

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
Proposed					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
Proposed Zoning	Total gallons per day
Change in Demand	Total gallons per day

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
Proposed Zoning	Total gallons per day
Change in Demand	Total gallons per day

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			

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		
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	
Proposed Zoning	
Change in Demand	

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	
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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		
Proposed Zoning		
Change in Demand	Trips	Trips
Impact to Capacity		

12. Name of Owner(s): _____
 Mailing Address: _____
 City _____ State _____ Zip _____
 Phone # _____
 E-mail: _____

13. Name of Applicant: _____
 Mailing Address: _____
 City _____ State _____ Zip _____
 Phone # _____ Fax # _____
 E-mail: _____

14. Name of Representative: _____
 Mailing Address: _____
 City _____ State _____ Zip _____
 Phone # _____ Fax # _____
 E-mail: _____

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 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 ident

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: _____	



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.

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- Current Survey
- Environmental Study
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- *** Capacity Analysis-Separate Form
- Drainage Analysis
- Historical Report
- 1 CD of all documents submitted in PDF
- Other _____

1. Property Address/Location: _____
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3. Total Acreage: _____
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5. Existing Zoning Classification: _____
6. Proposed Zoning Classification: _____
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8. Describe the existing uses, improvements and structures on the amendment lands: _____

9. Are there any identified or possible historical structures on the amendment lands? _____
10. The reason for making this request: _____

11. Capacity Analysis:

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South			
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West			

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Proposed					N/A

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	K-8	High
School Name		
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Proposed Zoning Enrollment Demand		
Change in Demand		

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Change in Demand	

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	

G. Transportation Analysis: Most recent ITE Code for use; HCM Roadway Capacity		
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Current Zoning		
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Change in Demand	Trips	Trips
Impact to Capacity		

12. Name of Owner(s): _____
 Mailing Address: _____
 City _____ State _____ Zip _____
 Phone # _____
 E-mail: _____

13. Name of Applicant: _____
 Mailing Address: _____
 City _____ State _____ Zip _____
 Phone # _____ Fax # _____
 E-mail: _____

14. Name of Representative: _____
 Mailing Address: _____
 City _____ State _____ Zip _____
 Phone # _____ Fax # _____
 E-mail: _____

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: _____	

Property Identification

Site Address: 1503 S 33rd ST
 Sec/Town/Range: 17/35S/40E
 Parcel ID: 2417-601-0008-000-7
 Jurisdiction: Fort Pierce

Use Type: 1000
 Account #: 26980
 Map ID: 24/17N
 Zoning: Neighborho

Ownership

J T J Enterprises Inc
 PO Box 880926
 Port St Lucie, FL 34988

Legal Description

VAN DUYN GARDENS-AS UNRECORDED PLAT OF SECTION 17-35-40
 LOT 6-LESS N 52.5 FT- AND LOT 7-LESS S 110 FT- (0.85 AC)

Current Values

Just/Market Value: \$37,000
 Assessed Value: \$37,000
 Exemptions: \$0
 Taxable Value: \$37,000



Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.85
 Land Size (SF): 37,026

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: [SLC Tax Collector's Office](#)
 Download TRIM for this parcel: [Download PDF](#)

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jun 28, 2022	4849 / 2630	0205	WD	Haagenson (TR) Roger D	\$118,000
Mar 17, 2021	4573 / 2914	0318	CT	Kelly Darrian	\$100
Nov 16, 2005	2427 / 0042	XX02	WD	Baker Boguslaw	\$97,900
Mar 17, 2004	1924 / 2482	XX01	PR	Baker (EST) Stewart	\$100
May 4, 1991	0741 / 0338	XX01	WD	Baker Stewart	\$100

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View: Roof Cover: Roof Structure:
 Building Type: Year Built: N/A Frame:
 Grade: Effective Year: N/A Primary Wall:

Story Height:

No. Units: 0

Secondary Wall:

Interior Data

Bedrooms: 0

Electric:

Primary Int Wall:

Full Baths: 0

Heat Type:

Avg Hgt/Floor: 0

Half Baths: 0

Heat Fuel:

Primary Floors:

A/C %: 0%

Heated %: N/A%

Sprinkled %: 0%



Image
or
Sketch
unavailable
for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
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Special Features and Yard Items

Type	Qty	Units	Year Blt
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Current Year Values


Current Values Breakdown

Building:	\$0
Land:	\$37,000
Just/Market:	\$37,000
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$37,000
Exemption(s):	\$0
Taxable:	\$37,000

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2006	0041	2.5	Fort Pierce Stormwater Charge	\$172.50
Start Year	AssessCode	Units	Description	Amount
2013	0054	0.85	North St. Lucie Water Management District	\$25.00

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	\$37,000	\$37,000	\$0	\$37,000
2020	\$37,000	\$37,000	\$0	\$37,000
2019	\$37,000	\$37,000	\$0	\$37,000
2018	\$37,000	\$37,000	\$0	\$37,000

Permits

Number	Issue Date	Description	Amount	Fee
C22-070568	Jul 19, 2002	Demolition	\$2,400	\$77

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Property Identification

Site Address: S 33rd ST
 Sec/Town/Range: 17/35S/40E
 Parcel ID: 2417-601-0009-000-4
 Jurisdiction: Fort Pierce

Use Type: 1000
 Account #: 26981
 Map ID: 24/17N
 Zoning: Neighborho

Ownership

J T J Enterprises Inc
 PO Box 880926
 Port St Lucie, FL 34988

Legal Description

VAN DUYN GARDENS-AN UNRECORDED PLAT-OF SECTION 17-35-40
 E 150 FT OF S 110 FT OF LOT 7 (0.38 AC)

Current Values

Just/Market Value: \$22,300
 Assessed Value: \$22,300
 Exemptions: \$0
 Taxable Value: \$22,300



Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.38
 Land Size (SF): 16,552.8

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: [SLC Tax Collector's Office](#)
 Download TRIM for this parcel: [Download PDF](#)

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
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Mar 17, 2021	4573 / 2914	0318	CT	Kelly Darrian	\$100
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Mar 17, 2004	1924 / 2480	XX01	PR	Baker (EST) Stewart	\$100
May 4, 1991	0741 / 0340	XX01	WD	Baker Stewart	\$100

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View: Roof Cover: Roof Structure:
 Building Type: Year Built: N/A Frame:
 Grade: Effective Year: N/A Primary Wall:

Story Height:

No. Units: 0

Secondary Wall:

Interior Data

Bedrooms: 0

Electric:

Primary Int Wall:

Full Baths: 0

Heat Type:

Avg Hgt/Floor: 0

Half Baths: 0

Heat Fuel:

Primary Floors:

A/C %: 0%

Heated %: N/A%

Sprinkled %: 0%



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
----------	-------------	------	-----------	-----------

Special Features and Yard Items

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

Current Year Values


Current Values Breakdown

Building:	\$0
Land:	\$22,300
Just/Market:	\$22,300
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$22,300
Exemption(s):	\$0
Taxable:	\$22,300

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2006	0041	1	Fort Pierce Stormwater Charge	\$69.00
Start Year	AssessCode	Units	Description	Amount
2013	0054	0.38	North St. Lucie Water Management District	\$25.00

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	\$22,300	\$22,300	\$0	\$22,300
2020	\$22,300	\$22,300	\$0	\$22,300
2019	\$22,300	\$22,300	\$0	\$22,300
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Permits

Number	Issue Date	Description	Amount	Fee
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J T J Enterprises Inc
PO Box 880926
Port St Lucie, FL 34988

OWNER CONSENT FORM

Project Name: 33rd Street Rezoning and FLUMA

Parcel ID: 2417-601-0008-000-7 & 2417-601-0009-000-4
TBD

Address: 1503 33rd Street &

BEFORE ME THIS DAY PERSONALLY APPEARED
_____, WHO BEING DULY SWORN, DEPOSES AND
SAYS THE FOLLOWING:

I hereby give CONSENT to Redtail DG, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed plat, site plan, construction plans, and other related development items for this parcel.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 6 day of October, 2022, by Patricia Sola (Name of Person Acknowledging) who is personally known to me or who has produced Driver License (type of identification) as identification and who did (did not) take an oath.

Charles Brabham
Notary Signature

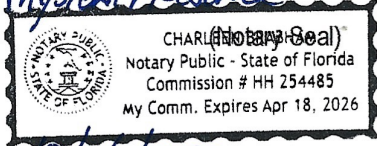
[Signature]
Owner's Signature

CHARLEEN BRABHAM
Printed Name of Notary

Patricia Sola
Owner's Name

Produced Driver License
Physical Presence

1137 SW addie St
Street Address



Port Saint Lucie, FL 34983
City, State, Zip

04-18-2026
My commission expires

772-985-7623 / patysola@yahoo.com
Telephone / Email



CONCURRENCY CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
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NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date

- A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. Yes No
- B. 1. Does this application involve demolition or re-use of any structure(s)? Yes No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? Yes No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding



October 10, 2022

Via Email

City of Fort Pierce Planning
100 North US Highway 1
Fort Pierce, FL 34950

RE: 33rd Street Rezoning & FLUMA

Dear Planning Staff,

We are pleased to present the City of Fort Pierce with applications for Zoning Atlas Map Amendment and Future Land Use Map Amendment (Small Scale) for two (2) properties (approx. 1.34 acres). The parcel IDs are 2417-601-0008-000-7 and 2417-601-0009-000-4. The current Zoning is C-2, Neighborhood Commercial and the Future Land Use is NC, Neighborhood Commercial. The application would like the rezone the property to C-3, General Commercial and change the Future Land Use to GC, General Commercial.

The properties to the east have the same Zoning and Future Land Use that is being requested by the applicant as well as other parcels in the immediate area. While the property to the west has a Zoning of C-2 and Future Land Use of Neighborhood Commercial, that property's use is Heavy Commercial or Light Industrial in nature making this request consistent with how the area is developing.

We look forward to your assistance and response.

Sincerely,

Thank you,

Tod Mowery

Tod Mowery, AICP
President



Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 742 1555
(772) 348 0908
www.redtaildg.com
vlada@redtaildg.com

Project name: 1503 S. 33rd Street
Date: 09/25/2022

ENVIRONMENTAL STUDY

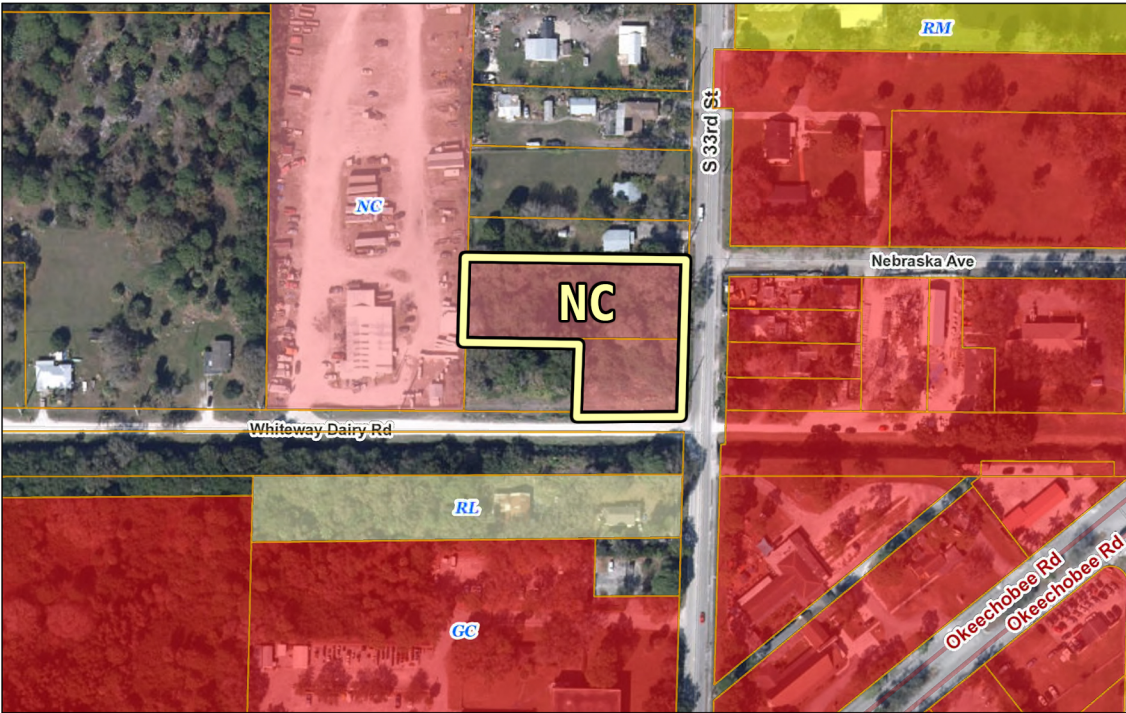
Being the pre-development orders, the proposed Zoning Atlas Map Amendment and the Future Land Use Map amendment do not have information required to calculate the environmental impact.

The Environmental Impact Report (EIR) must be provided with a development order (minor or major site plan).



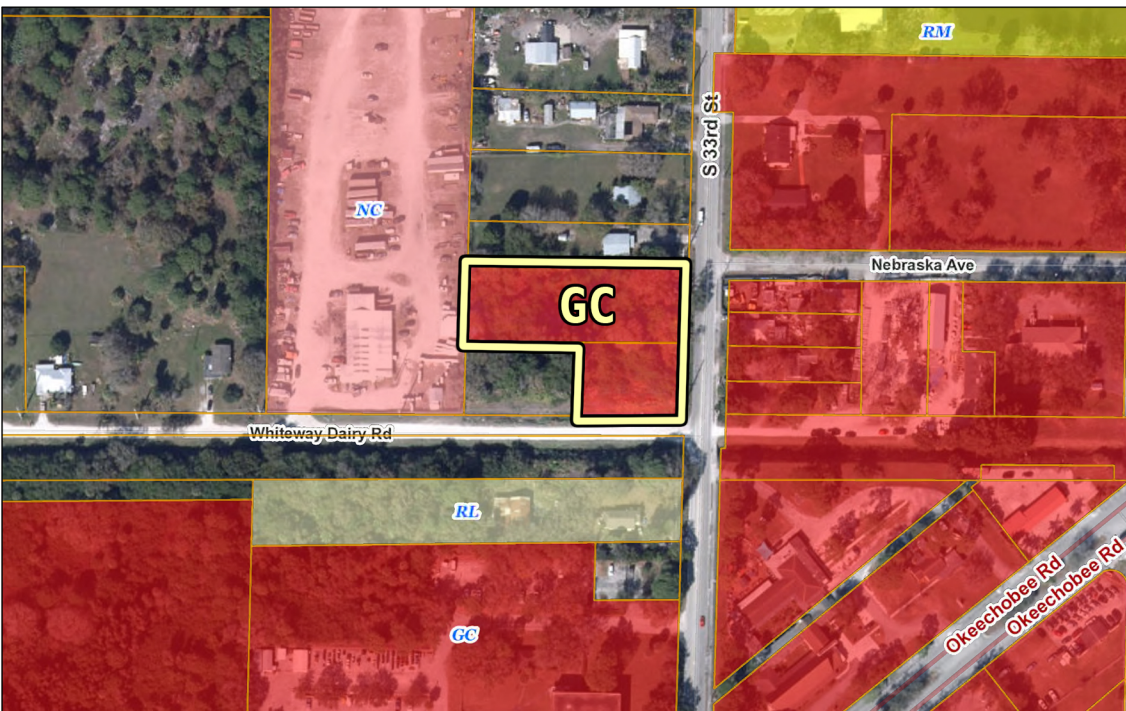
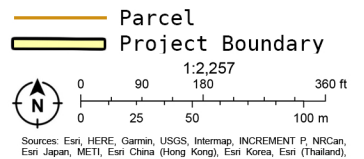
FUTURE LAND USE (FLU) MAP AMENDMENT

Project name: 1503 S 33RD STREET
Date: 22/09/22
Parcel ID: 2417-601-0008-000-7, 2417-601-0009-000-4



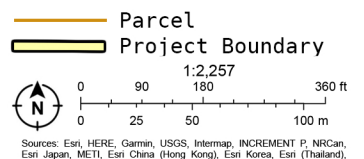
EXISTING FLU

NC
Neighborhood
Commercial
1.347 ac



PROPOSED FLU

GC
General
Commercial
1.347 ac





Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 742 1555
(772) 348 0908
www.redtaildg.com
vlada@redtaildg.com

Project name: 1503 S. 33rd Street
Date: 09/25/2022

DRAINAGE ANALYSIS

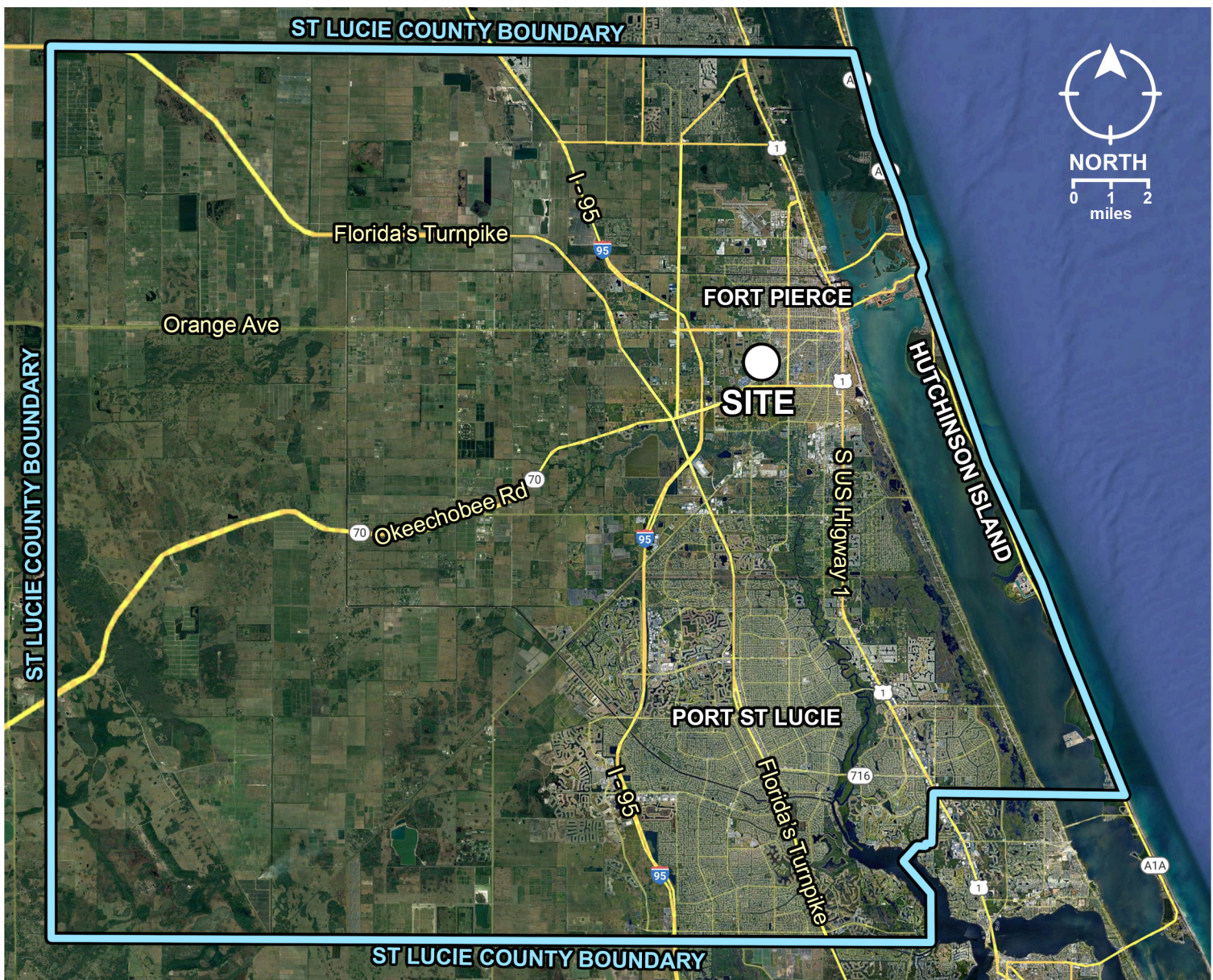
Due to the fact that they are pre-development orders, the Future Land Use Map Amendment and the Zoning Atlas Map Amendment lack the data necessary to determine the impact (wet retention/detention basin areas, flood routing calculations, off-site discharge, etc.) as well as the data necessary to verify that the design criteria have been met (roadway elevation, site perimeter elevations, building floor elevations and similar).

Any future development order (minor or major site plan) will be accompanied with a drainage analysis.



LOCATION

Project name: 1503 S 33RD STREET
Date: 22/09/22
Parcel ID: 2417-601-0008-000-7, 2417-601-0009-000-4
Address: 1503 S 33rd ST,
Fort Pierce, Florida
Acreage: 1.347
Description: At the northwest corner of S. 33rd Street and Whiteway Dairy Street,
Section 17, Township 35S, Range 40E.



LEGAL DESCRIPTION OF: 1503 S 33RD ST., FT. PIERCE, FLORIDA, 34947

FROM THE INTERIOR 1/4 CORNER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, MEASURE NORTH ALONG SAID 1/4 LINE, 158 FEET, THENCE WEST PARALLEL WITH THE EAST-WEST 1/4 LINE 30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST 310 FEET; THENCE NORTH, PARALLEL WITH THE NORTH-SOUTH 1/4 LINE 120 FEET; THENCE EAST PARALLEL WITH THE SOUTH SIDE 310 FEET TO A POINT 30 FEET WEST OF THE NORTH-SOUTH 1/4 LINE; THENCE SOUTH, PARALLEL WITH THE NORTH-SOUTH 1/4 LINE, 120 FEET TO THE POINT OF BEGINNING; THE SAME BEING A PART OF LOT 6 OF THE UNRECORDED PLAT OF VAN DUYN GARDENS, LESS THE NORTH 52.5 FEET THEREOF, AND BEING THE PREMISES SITUATE AT 1503 SOUTH 33RD STREET, ST. LUCIE COUNTY, FLORIDA.

CERTIFIED TO:
PATRICIA SOLA

FLOOD ZONE:
12111C0186J
ZONE: X
EFF: 02/16/2012

SURVEY NOTES:
- NO NOTABLE CONDITIONS FOUND.

LEGEND

- A/C -AIR CONDITIONER
- WM -WATER METER
- AL -ARC LENGTH
- (C) -CALCULATED
- (M) -MEASURED
- P.O.B. -POINT OF BEGINNING
- P.O.C. -POINT OF COMMENCEMENT
- & -AND
- P.B. -PLAT BOOK
- PG -PAGE
- U.E. -UTILITY EASEMENT
- D.E. -DRAINAGE EASEMENT
- P.U.E. -PUBLIC UTILITY EASEMENT
- L.A.E. -LIMITED ACCESS EASEMENT
- L.M.E. -LAKE MAINTENANCE EASEMENT
- O.H.E. -OVERHEAD EASEMENT
- R -RADIUS
- (R) -RECORD
- O.R.B. -OFFICIAL RECORDS BOOK
- Sq.Ft. -SQUARE FEET
- Ac. -ACRES
- DB -DEED BOOK
- (D) -DEED
- (P) -PLAT
- EOW -EDGE OF WATER
- TOB -TOP OF BANK
- OHL -OVERHEAD LINE
- C/O -CLEAN OUT
- ELEV -ELEVATION
- FF -FINISHED FLOOR
- LS -LICENSED SURVEYOR
- LB -LICENSED BUSINESS
- PSM -PROFESSIONAL SURVEYOR & MAPPER
- x - FENCE
- # -NUMBER
- ± -PLUS OR MINUS
- -ASPHALT
- -CONCRETE
- -PAVER/BRINCK
- -WOOD
- ☼ -LIGHT POLE
- ⊙ -WELL
- ⊗ -WATER VALVE
- ⊕ -CENTER LINE
- ⊕ -CATCH BASIN
- ⊕ -FIRE HYDRANT
- ⊕ -UTILITY POLE
- ⊕ -MANHOLE
- XXX -ELEVATION

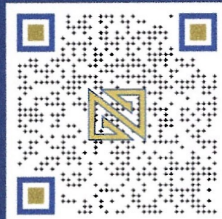
SOME ITEMS IN LEGEND MAY NOT
APPEAR ON DRAWING.

GENERAL NOTES:

- 1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
- 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)

LB 8111

info@NexGenSurveying.com



561-508-6272

1421 Oglethorpe Rd
West Palm Beach
FL 33405

1503 SOUTH 33rd STREET, FT. PIERCE, FL. 34947



LINE TABLE		
	BEARING	LENGTH
L1	N01° 23' 00"E	158.00'
L2	S89° 57' 00"W	30.00'
L3	N01° 23' 00"E	48.00'
L4	S89° 57' 00"W	30.00'

SCALE: 1"=50'

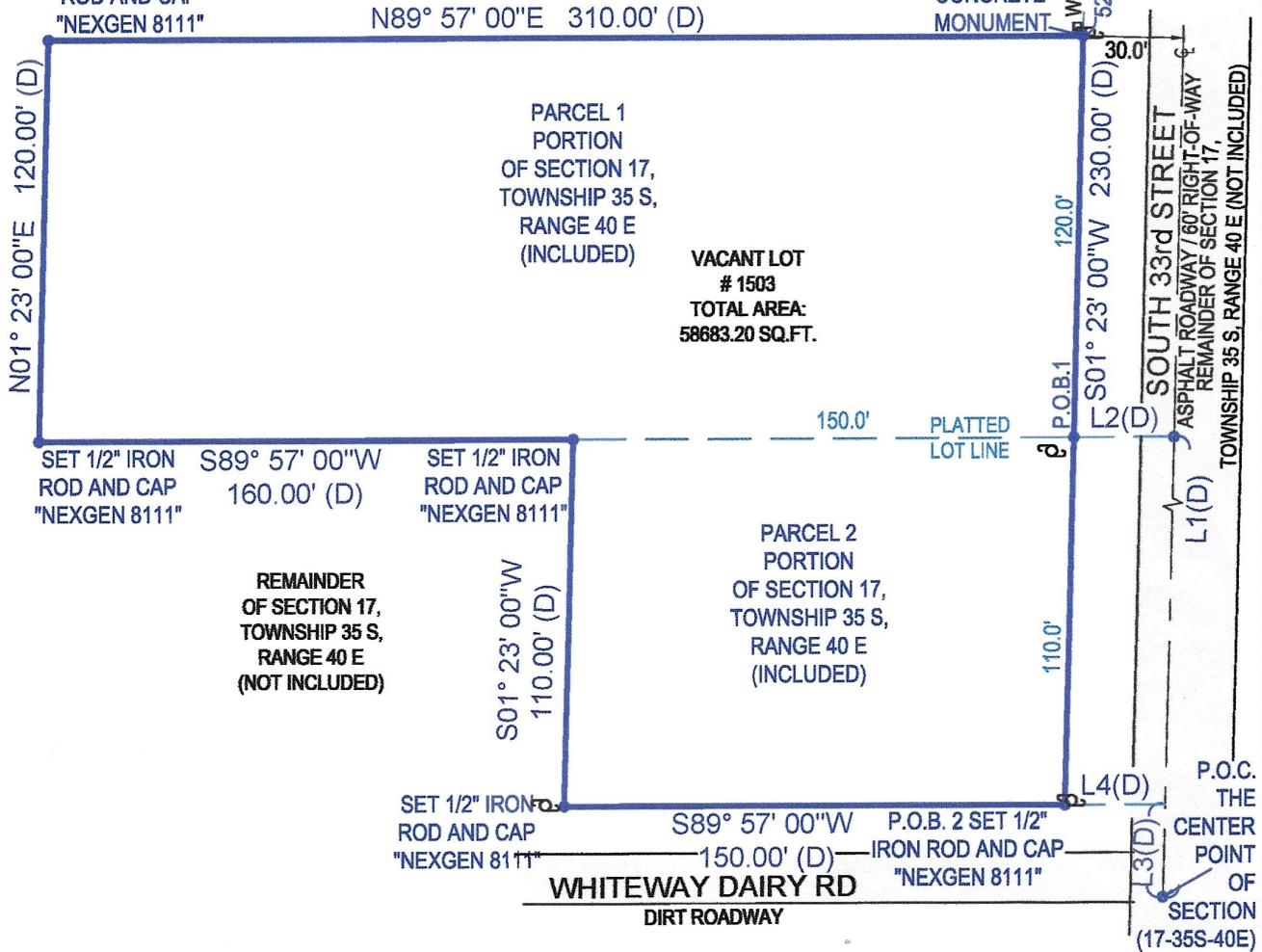
AERIAL PHOTOGRAPH
(NOT-TO-SCALE)

SET 1/2" IRON
ROD AND CAP
"NEXGEN 8111"

REMAINDER OF SECTION 17,
TOWNSHIP 35 S, RANGE 40 E
(NOT INCLUDED)

FOUND 4"x4"
CONCRETE
MONUMENT

FOUND 4"x4"
CONCRETE
MONUMENT



- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 06-12-2022
 Drawn By: Oleg
 Order #: 186422
 Last Revision Date: None
 Boundary Survey prepared by: LB8111
 NexGen Surveying, LLC
 561-508-6272
 1421 Oglethorpe Rd
 West Palm Beach, FL 33405





Project name: 1503 S. 33rd Street
Date: 09/27/2022

TRANSPORTATION DEMAND ANALYSIS ZONING ATLAS MAP AMENDMENT, FUTURE LAND USE MAP AMENDMENT, AND CAPACITY ANALYSIS

The following analysis was made to determine the level of impact of the proposed Zoning Atlas Map and Future Land Use Map Amendments on the traffic in terms of trip generation. The method of the maximum demand will be used to find the amount of newly generated Average Annual Daily Traffic (AADT) and AM/PM Peak Hour Trips, as requested on the Capacity Analysis, the Zoning Atlas Map Amendment and Future Land Use Map Amendment application forms.

DESCRIPTION

The site is located in the City of Fort Pierce within St. Lucie County on Florida (Figure 1,), at the northwest corner of S. 33rd Street and Whiteway Dairy Road, Section 17, Township 35S, Range 40E. It consists of two parcels, with Parcel IDs: 2417-601-0008-000-7 and 2417-601-0009-000-4. The total site area is 1.347 acres and both parcels have Primary Land Use 1000 - vacant commercial.

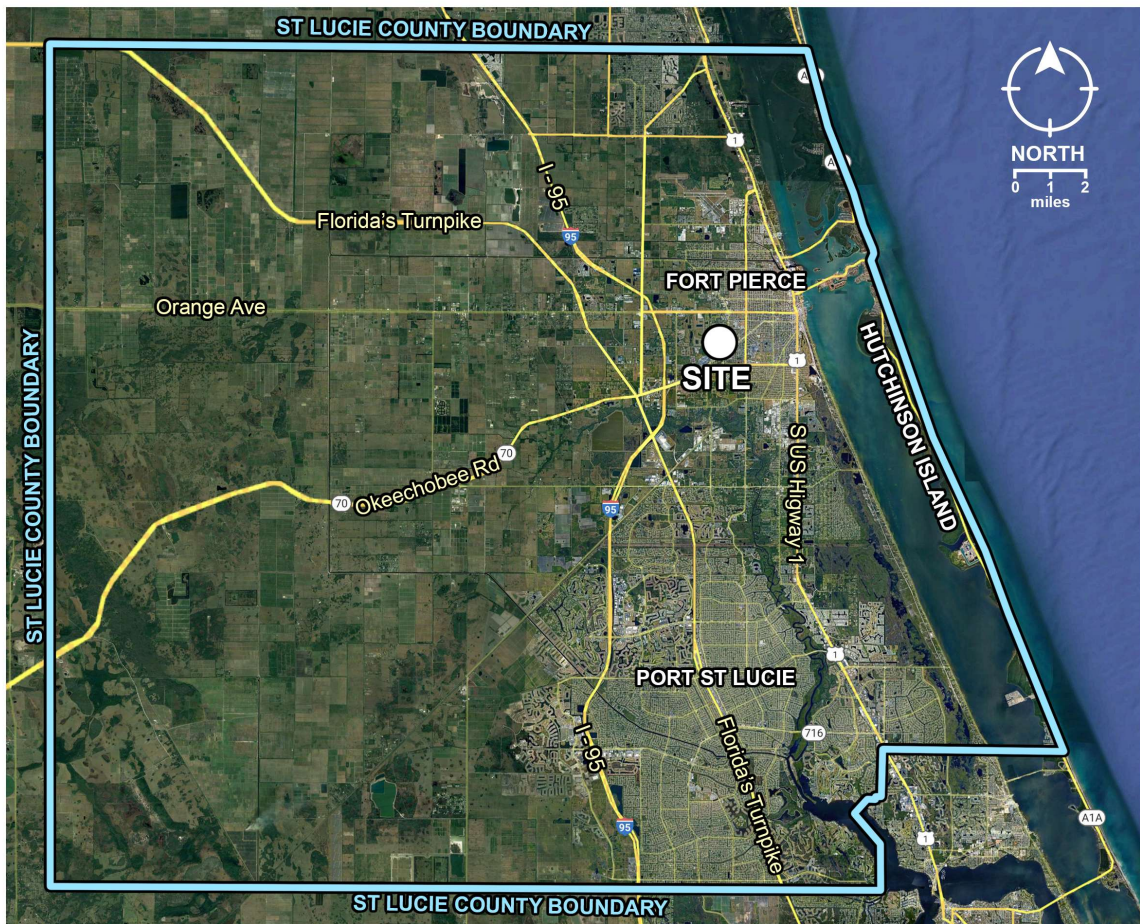


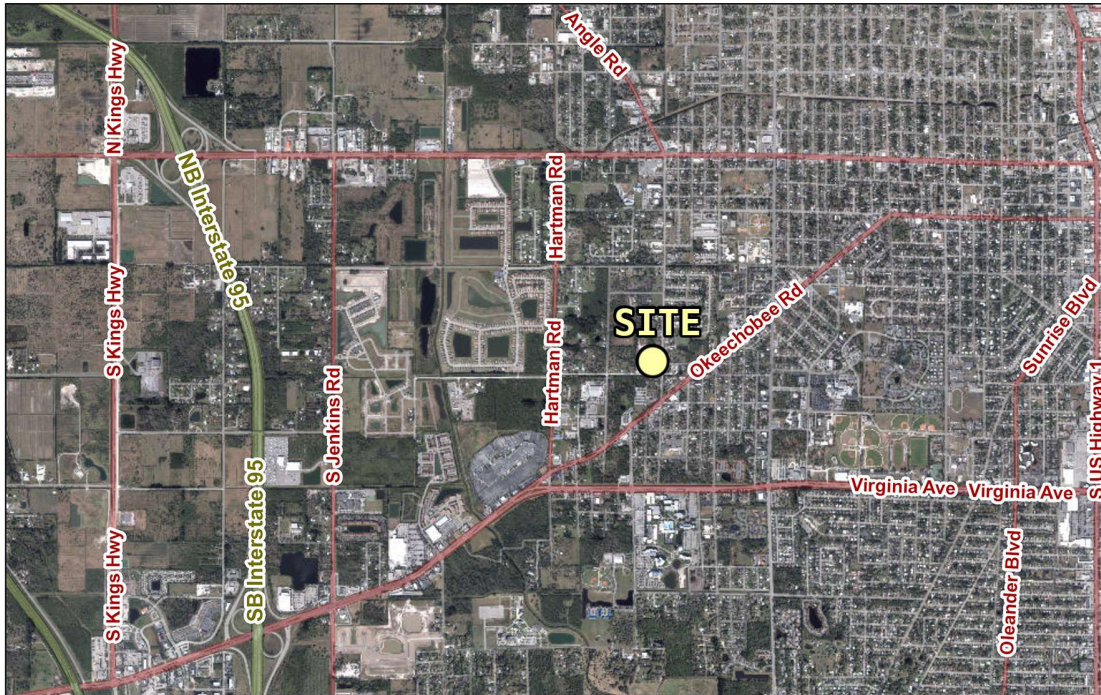
Figure 1. Location

In the near vicinity of the site, there are major roadways, such as Okeechobee Road to the south (distance 0.12 miles), Hartman Road to the east (distance 0.42 miles) and Orange Avenue to the north (0.94 miles).

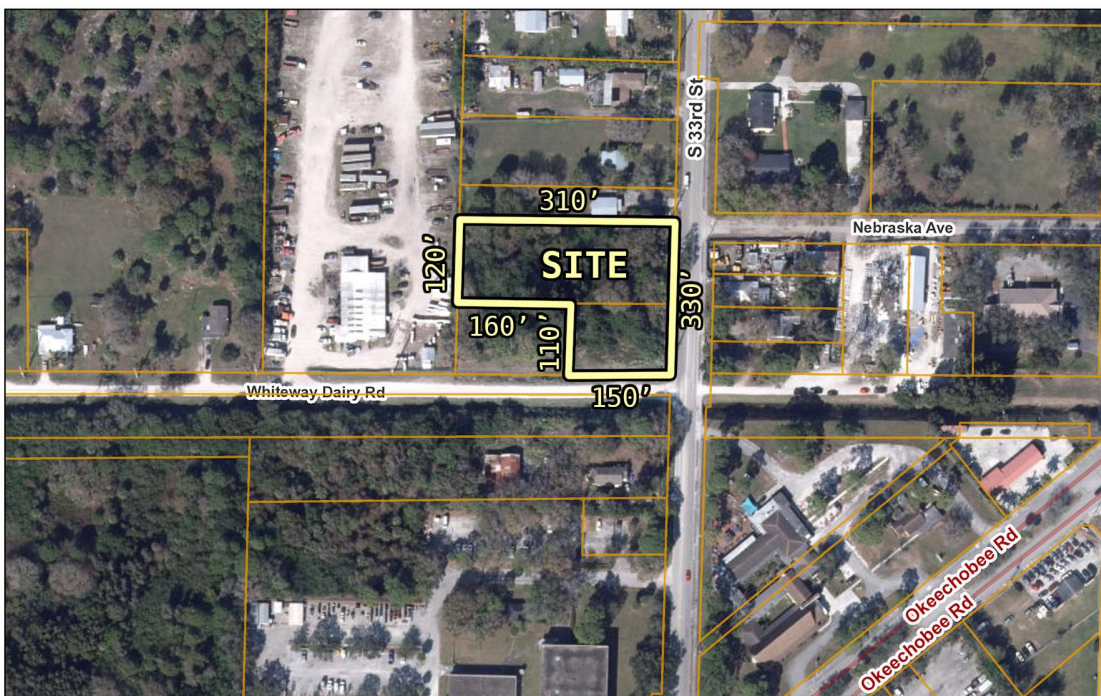
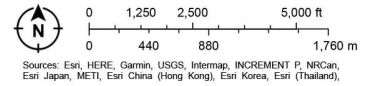
The site is 'L' shaped, and has road frontage on S. 33rd Street (330 feet) and Whiteway Dairy Road (150 feet).

S. 33rd Street is a paved 2-lane road with a maximum speed limit of 35 mph. The segment from Okeechobee Road to Delaware Avenue has an Average Annual Daily Traffic (AADT) of 7,000 with Peak Hour Service Capacity of 750. PM Peak Hour volume is 419 and has a "D" level of service. AM Peak Hour volume is 368 and has a "C" level of service. (Exhibit 1.)

Whiteway Dairy Road is a substandard unpaved road.



VICINITY MAP



**TAX MAP
PROJECT AREA**
1.347 ac

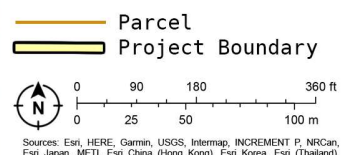


Figure 2. Vicinity

The existing Future Land Use is Neighborhood Commercial (NC) with a Non-Residential Floor Area Ratio (FAR) of 0.5 and a Residential Density of 10 dwelling units per gross acre (Residential uses may comprise up to 20% of the total floor area of the NC future land use designation.)

The proposed Future Land Use is General Commercial (GC) with a Non-Residential Floor Area Ratio (FAR) of 1.0 and a Residential Density of 15 dwelling units per gross acre (Residential uses may comprise up to 20% of the total floor area of the GC future land use designation.)

The existing and proposed Future Land Uses are shown in Figure 3.



Figure 3. Future Land Use Map

The existing Zoning district is Neighborhood Commercial (C-2) and the proposed Zoning District is General Commercial (C-3).

The surrounding area is predominantly zoned C-3 which is what this proposal seeks, therefore it is a logical continuation of this commercially zoned area. The properties that abut the north and south sides of the project area are located within unincorporated St. Lucie County and have a zoning of Commercial (COM). The properties that abut the east and west sides of the project area are within the City Limits of the City of Fort Pierce and have commercial zonings of C-3 (same as project proposal) and C-2 respectively.

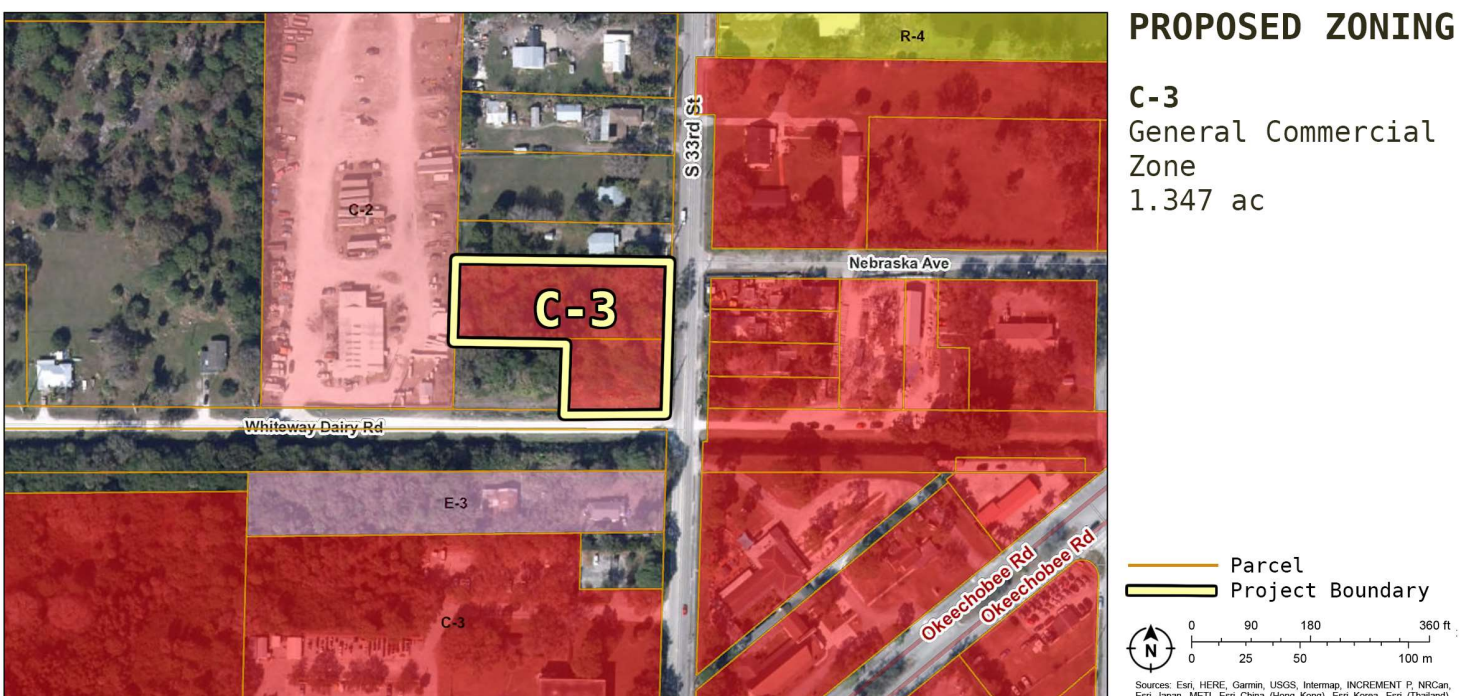
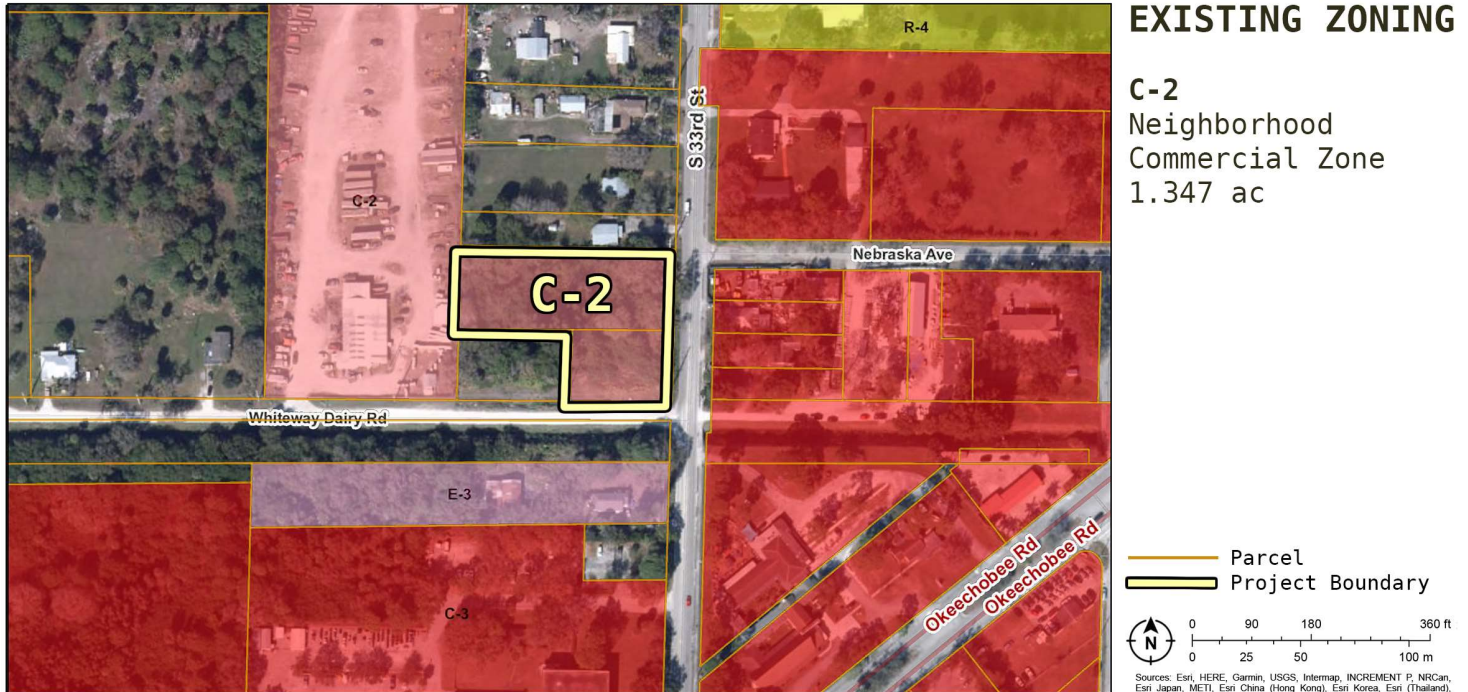


Figure 4. Zoning Map

TRANSPORTATION ANALYSIS

ITE Trip Generation Manual (11th Edition)

For the purposes of the calculations below, the shopping plaza data will be used as it appears in the latest ITE Trip Generation Manual (11th Edition). Since there are two different shopping plaza options, the one with a supermarket will be used as it generates more traffic and is considered to be the most intense use allowed by right on this property.

LAND USE: Shopping Plaza (40-150K SF) with Supermarket
USE CODE: 821

VEHICLE TRIP GENERATION PER 1,000 SF GLA (GENERAL URBAN/SUBURBAN AREA) (values in brackets have been calculated)

WEEKDAY AVERAGE RATE:	94.49	50% entering (47.245)	50% exiting (47.245)
WEEKDAY PEAK AM HOUR:	7.06	52% entering (3.67)	48% exiting (3.39)
WEEKDAY PEAK PM HOUR:	9.72	49% entering (4.76)	51% exiting (4.96)
SATURDAY AVERAGE RATE:	116.15	50% entering (58.075)	50% exiting (58.075)
SATURDAY PEAK HOUR:	9.26	51% entering (4.72)	49% exiting (4.54)
SUNDAY AVERAGE RATE:	84.87	50% entering (42.435)	50% exiting (42.435)
SUNDAY PEAK HOUR:	7.59	49% entering (3.72)	51% exiting (3.87)

Since the ITE manual does not have the AM and PM peak hours listed for the land use 821 for Saturdays and Sundays, the peak hours volumes will be used for both AM and PM for Saturdays and Sundays. For calculating the Average Annual Daily Traffic and the Peak AM and PM hours, the following formulas will be used:

$$\begin{aligned} \text{AADT} &= (5 \times \text{Weekday average rate} + \text{Saturday average rate} + \text{Sunday average rate})/7 \\ \text{Peak AM} &= (5 \times \text{Weekday peak AM hour} + \text{Saturday peak hour} + \text{Sunday peak hour})/7 \\ \text{Peak PM} &= (5 \times \text{Weekday peak PM hour} + \text{Saturday peak hour} + \text{Sunday peak hour})/7 \end{aligned}$$

which gives the following results:

AADT:	96.21	50% entering (48.105)	50% exiting (48.105)
PEAK AM HOUR:	7.45	51% entering (3.83)	49% exiting (3.62)
PEAK PM HOUR:	9.35	49% entering (4.61)	51% exiting (4.74)

EXISTING FLU - Neighborhood Commercial (FAR 0.5)

Commercial area, based on FAR of 0.5 per the Future Land Use, is 29,341.60 SF. The pass-by rate for the shopping plaza is 40% (ITE Trip Generation Manual 11th edition)

AADT:	1,694	50% entering (847)	50% exiting (847)
PEAK AM HOUR:	131	51% entering (65)	49% exiting (65)
PEAK PM HOUR:	165	49% entering (82)	51% exiting (83)

PROPOSED FLU - General Commercial (FAR 0.5)

Commercial area, based on FAR of 0.5 per the Future Land Use, is 58,683.20 SF. The pass-by rate for the shopping plaza is 40% (ITE Trip Generation Manual 11th edition)

AADT:	3,388	50% entering (1,694)	50% exiting (1,694)
PEAK AM HOUR:	262	51% entering (131)	49% exiting (131)
PEAK PM HOUR:	330	49% entering (164)	51% exiting (166)

CONCLUSION

In the case of the proposed Zoning Atlas Map Amendment and Future Land Use Map Amendment where the 1.347 acres of land would change the Future Land Use from the Neighborhood Commercial (NC) to the General Commercial (GC) and the Zoning from Neighborhood Commercial (C-2) to the General Commercial (C-3), the additional traffic would be as follows:

AADT:	+1,694	50% entering	(+847)	50% exiting	(+847)
PEAK AM HOUR:	+131	51% entering	(+66)	49% exiting	(+65)
PEAK PM HOUR:	+165	49% entering	(+82)	51% exiting	(+83)

Assuming that S. 33rd will take all of the additional trips because Whiteway Dairy Road is not paved, we can see that in the case of AM Peak Hour Trips, the addition of 131 trips to the existing 286 trips would amount to a total of 417 trips which would be under the 790 trips that are considered peak hour capacity for this request.

The same can be applied to the PM peak hours, since adding an additional 165 trips to the existing 286 would amount to a total of 451 trips that are also under the 790 trips that are considered peak hour capacity for this request.

Additionally, the Peak Hour threshold of LOS C for S. 33rd Street is 660, which is above 417/451 for AM/PM Peak hours.

Based on the calculations above, the requested amendments to both the Zoning Atlas Map and Future Land Use Map **will not have a negative traffic impact** on the road network and the roads will remain at the same level of service (LOS) even under the worst-case-scenario of the maximum allowable intensities.

EXHIBIT 1.

TRAFFIC COUNTS AND LEVEL OF SERVICE REPORT
ST. LUCIE TRANSPORTATION PLANNING ORGANIZATION



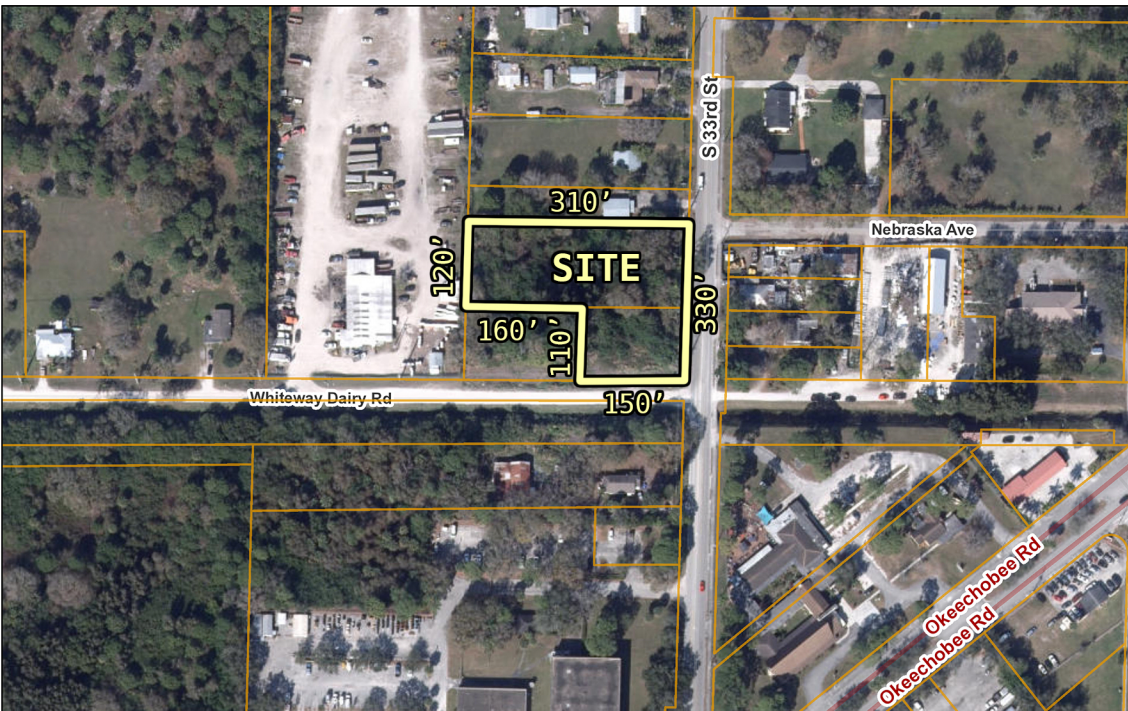
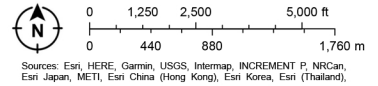
Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 742 1555
(772) 348 0908
www.redtaildg.com
vlada@redtaildg.com

VICINITY AND TAX MAP

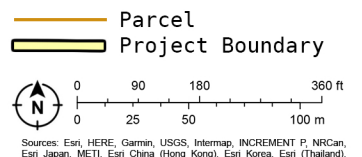
Project name: 1503 S 33RD STREET
Date: 22-09-22
Parcel ID: 2417-601-0008-000-7, 2417-601-0009-000-4



VICINITY MAP



TAX MAP PROJECT AREA 1.347 ac



Prepared by and return to:

Bryan J. Haagenon, Esq.
Haagenon & Haagenon, P.A.
300 SE 19th Street
Fort Lauderdale, FL 33316
954-463-1331
File Number: **21-867.274**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 28 day of **June, 2022** between **Roger D. Haagenon, Facundo Bacardi and Bryan J. Haagenon as Trustees of the BACARDI FOUNDATION**, created under a Declaration of Trust dated May 19, 1992, as amended by a First Amendment dated June 17, 1992 and as amended and restated in whole by Agreement dated August 11, 1993 whose post office address is 300 SE 19th Street, Fort Lauderdale, FL 33316, grantor, and **J T J Enterprises, Inc., a Florida corporation** whose post office address is **PO Box 880926, Port Saint Lucie, FL 34988**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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

Parcel Identification Number: 2417-601-0009-000-4 and 2417-601-0008-000/7

A/K/A: 1503 S 33rd Street and S 33rd Street, Fort Pierce, FL 34947

Grantor states that the subject property is not, nor has ever been their homestead, nor is it the homestead of their spouse, and that the subject property is not contiguous to the homestead of the grantor or their spouse.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2021**.

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 Name: Lisa King
[Signature]
Witness Name: Lisa E. Alvarez

[Signature]
Roger D. Haagenon, Trustee

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20 day of June, 2022 by Roger D. Haagenon, Trustee who is personally known or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____



Exhibit A

PARCEL ONE:

The East 150 feet of the South 110 feet of Lot 7, VAN DUYN GARDENS unrecorded plat; the same being more particularly described as follows: From the interior 1/4 corner of Section 17, Township 35 South, Range 40 East, measure North along said 1/4 line 48 feet; thence West, parallel with East-West line (1/4 line) 30 feet to point of beginning; thence continue west 150 feet; thence North parallel with North South 1/4 line, 110 feet; thence East, parallel with the South side, 150 feet; thence South parallel with the North-South 1/4 line, 110 feet to the point of beginning.

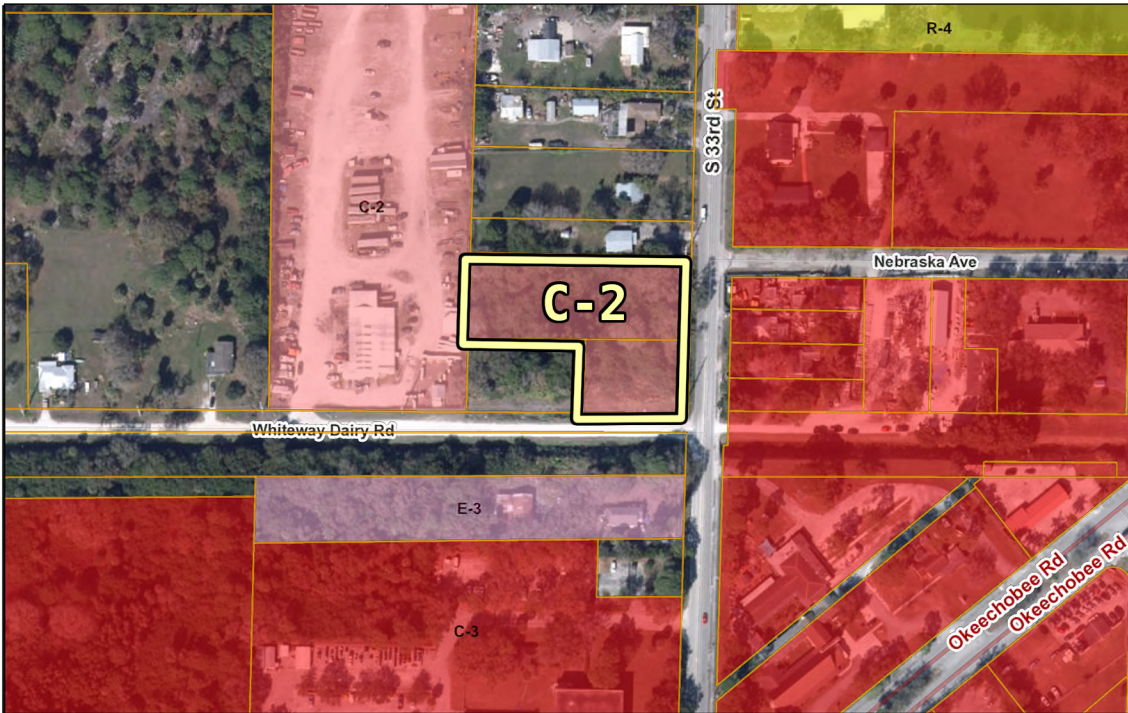
PARCEL TWO:

From the interior 1/4 corner of Section 17, Township 35 South, Range 40 East, measure North along said 1/4 line 158 feet; thence West, parallel with East-West 1/4 line 30 feet to point of beginning; thence continue West 310 feet; thence North parallel with North-South 1/4 line, 120 feet; thence East, parallel with the South side 310 feet to a point 30 feet West of the North-South 1/4 line; thence South parallel with the North-South 1/4 line, 120 feet to the point of beginning; the same being a part of Lot 6 of the unrecorded Plat of VAN DUYN GARDENS, less the North 52.5 feet thereof, and being the premises situate at 1503 South 33rd Street, Fort Pierce, St. Lucie County, Florida.



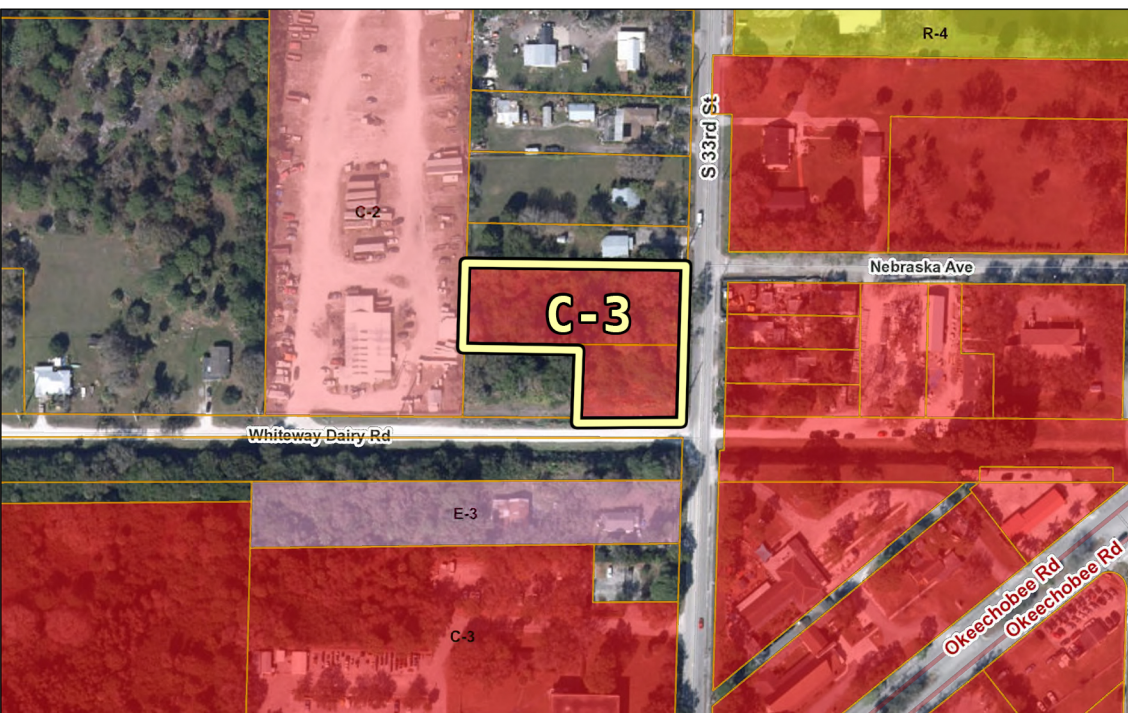
ZONING ATLAS MAP AMENDMENT

Project name: 1503 S 33RD STREET
Date: 22/09/22
Parcel ID: 2417-601-0008-000-7, 2417-601-0009-000-4



EXISTING ZONING

C-2
Neighborhood
Commercial Zone
1.347 ac



PROPOSED ZONING

C-3
General Commercial
Zone
1.347 ac