

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: Southeast of the intersection of SR 70 and Turnpike
2. Property Tax ID(s): 2326-130-0000-000-7 and 2326-130-0000-010-0
3. Total Acreage: 76.97
4. Existing Future Land Use Designation: MXD
5. Existing Zoning Classification: AG-1 (SLC)
6. Proposed Zoning Classification: PD
7. Other applications being submitted concurrent with this application, if any: _____

8. Describe the existing uses, improvements and structures on the amendment lands: _____
 Vacant undeveloped parcel
9. Are there any identified or possible historical structures on the amendment lands? No _____
10. The reason for making this request: To allow a residential PD development with a strong focus on preservation and recreational features. _____

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Agricultural	MXD (SLC)	AG-1 (SLC)
South	Preserve	CPUDB (SLC)	CPUD (SLC)
East	SFWMD area	SD (SLC)	AG-1 (SLC)
West	Turnpike	T/U (SLC)	I (SLC)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	MXD	AG1	1 du/ac	76.97	X
Proposed	MXD	PD	6 du/ac	76.97	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 (316 du x 2.6 persons) x 100 gpd = 82,160 gpd
Current Zoning	Total gallons per day (76 du x 2.6 persons) x 100 gpd = 19,760
Proposed Zoning	Total gallons per day (316 du x 2.6 persons) x 100 gpd = 82,160 gpd
Change in Demand	Total gallons per day 82,160 - 19,760 = 62,400

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 (316 du x 2.6 persons) x 100 gpd = 82,160gpd
Current Zoning	Total gallons per day (76 du x 2.6 persons) x 100 gpd = 19,760
Proposed Zoning	Total gallons per day (316 du x 2.6 persons) x 100 gpd = 82,160 gpd
Change in Demand	Total gallons per day 82,160 - 19,760 = 62,400

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	0	16.48ac	16.48ac
Urban District	5 acres per 1,000 people	0	4.12ac	4.12ac
Community	2.5 acres per 1,000 people	0	2.06ac	2.06ac
Neighborhood	1.36 acres per 1,000 people	0	1.12ac	1.12ac

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	Rivers Edge Elementary School	Fort Pierce Central High School
City	Port St. Lucie	Fort Pierce
Distance	2.6mi	3.3mi
Current Zoning Enrollment Demand	22	10
Proposed Zoning Enrollment Demand	90	39
Change in Demand	72	29

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	76 units, 10 yards required
Proposed Zoning	316 units, 42 yards required
Change in Demand	32 yards

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	No negative impacts to the volume of stormwater discharged to Tenmile Creek are proposed. The designed SWMS restricts discharge to a volume of 2" over the site area per day, per NSLRWCD standards. The post-development discharge rate will be decreased from the pre-development rate. Because Tenmile Creek is an impaired water body, 150% of the required treatment volume will be staged before any stormwater is discharged from the system.
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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	LUC 210 - 808	LUC 210 - 59/78
Proposed Zoning	LUC 210 & 220 - 2675	LUC 210 & 220 - 192/251
Change in Demand	Trips 1867	Trips 133/173
Impact to Capacity	Level of Service is maintained on the surrounding roadway network. See Traffic Study dated 3/06/2024.	

12. Name of Owner(s): Zentex Ventures LTD
 Mailing Address: 44 Coconut Row, Unit B-22
 City Palm Beach State FL Zip 33480
 Phone # _____
 E-mail: _____

13. Name of Applicant: Gordy Creek, LLC
 Mailing Address: 1548 SE 6th Street
 City Deerfield Beach State FL Zip 33441
 Phone # 904-219-3330 Fax # _____
 E-mail: lara@swansonlandco.com

14. Name of Representative: Cotleur & Hearing
 Mailing Address: 1934 Commerce Lane, Suite 1
 City Jupiter State FL Zip 33458
 Phone # 561-747-6336 Fax # _____
 E-mail: dsorrow@cotleur-hearing.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

3/13/2024
 Date

1548 SE 6th Street, Deerfield Beach

FL

33441

Address

State

Zip

904-219-3330

lara@swansonlandco.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.

Zentex Ventures Ltd

(917) 881-4505

Property Owner's Name (Please Print)

Phone

44 Coconut Row, B22

Palm Beach, FL 33480

Address

State

Zip

[Handwritten Signature]

3/14/24

Property Owner's Signature

Date

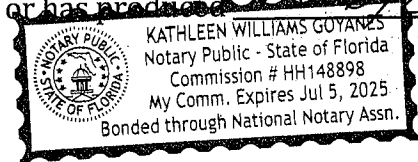
STATE OF FLORIDA)
ST LUCIE COUNTY)
PALM BEACH

The foregoing instrument was acknowledged before me this 14 day of MARCH, 2024, by

GARY MATTHEW ZENTNER who is personally known to me or has produced *[Handwritten Signature]* as id

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: _____