



CITY OF FORT PIERCE COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

*COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING*

APPLICATION FOR PLANNED UNIT DEVELOPMENT

Project Name: _____

1. Project description for which PUD approval is requested. _____

2. Property Tax ID(s): _____

3. Property address: _____

4. Zoning district _____ 5. Future Land Use _____ 6. Total Acreage _____

7. Building Height _____ 8. Building (S.F.) _____ 9. Dwelling Units _____

10. Lot Coverage % _____ 11. Parking spaces proposed _____

12. Historic District (Y/N) _____ 12a. If yes, which District? _____

13. Historically Designated (Y/N) _____ 14. Individually Designated (Y/N) _____

15. How is the proposed Rezone/Land Use change consistent with the Land Development Codes: _____

16. How is the proposed Rezone/Land Use compatible with surrounding uses and zones: _____

17. Please list for surrounding properties:

	Existing Use	FLU	Zoning
North			
South			
East			
West			

18. Capacity Analysis:

I. Site Data:

	Zoning Designation	Allowable Density	Subject Property: - Acres
Current			
Proposed			

II. Public Facilities Information:

A. Potable Water

Average Use	Gallons per day per person
Demand Analysis	
Current Zoning	Gallons per day
Proposed Zoning	Gallons per day
Difference	Gallons per day

B. Wastewater

Average Use	Gallons per day per person
Demand Analysis	
Current Zoning	Gallons per day
Proposed Zoning	Gallons per day
Difference	Gallons per day

C. Parks and Recreation

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand (increase)
Regional				
Urban District				
Community				
Neighborhood				

D. Public Schools

	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Difference (increase in demand)		

E. Solid Waste

Demand Analysis	
Current Zoning	
Proposed Zoning	
Difference	

F. Stormwater	
Impact	

III. Transportation Analysis

A. Traffic		
	AADT	PM Peak
Demand Analysis		
Current Zoning		
Proposed Zoning		
Difference (increase in trips)	Trips	Trips

Applicant Acknowledgements (Owner's signature must be notarized)

Property Tax ID #(s): _____

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/Future Land Use 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.

Signature of Representative: _____

Mailing Address: _____

City _____ State _____ Zip _____

Phone # _____ Fax # _____

E-mail: _____

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 rezoning/future land use. 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's Comprehensive Plan for the property described herein.

Name of Owner(s): _____

Signature of Owner(s): _____

Mailing Address: _____

City _____ State _____ Zip _____

Phone # _____ Fax# _____

E-mail: _____

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:		
File Number: _____	Check No: _____	Receipt No: _____
LPA Review: _____	Transmittal to DCA: _____	Adoption: _____
Ordinance No: _____	Date Approved: _____	

PLANNED UNIT DEVELOPMENT APPLICATION CHECKLIST

(See City Code of Ordinances 22-40 for more information)

- All required application information must be provided at time of submittal, unless otherwise noted.
- Application packets that are incomplete *will not* be accepted.
- Plans must be folded to 8 ½ x 11 and collated. Plans that are not collated *will not* be accepted.
- Site Plan approval shall terminate twelve (12) months after approval by the city commission if construction of buildings or structures has not been started. If, subsequent to this initial twelve-month period, a valid construction permit is not maintained, the site plan shall be deemed invalid or terminated.

1. General:

- 15 Application packet copies for Technical Review Committee
- 17 Application packets copies for Planning Board, not to be submitted until after TRC
- 12 Application packet copies for City Commission, not to be submitted until after Planning Board
- 1 CD of all plans in PDF format
- Application Fees
 - Site Plan:
 - Less than 1 acre = \$1,000
 - More than 1, up to 5 acres = \$1,200
 - Greater than 5 = \$1,600 plus \$75 for each additional acre or part thereof
 - Zoning Atlas Map Amendment
 - \$1,000 for one acre or part thereof plus \$75 for each additional acre

SUBMITTALS (City Code of Ordinances 22-58)

2. Project Description (Sec 22-58)

- a. Statements of ownership and control.
- b. Statements describing in detail the character and intended use of the development.

3. General Location Map (Sec 22-58(2))

- a. Right-of-ways, existing and surrounding zoning and land uses and physical features (including drainage ways) within 500 ft. of property proposed for development.
- b. Location and configuration of street pavement, traffic control devices, and vehicular access points along streets abutting proposed development.
- c. Coastal Construction Control Line (22-66), if applicable

4. Survey prepared by Florida registered land surveyor, certifying the gross acreage within the property excluding aquatic areas. (Sec 22-58(3))

5. Site Plan Details (Sec 22-58(4))

- a. Date
- b. "North" Arrow
- c. Scale (scale 1" = 20')
- d. Project boundaries
- e. Zoning and land use site
- f. Zoning and land uses of abutting properties
- g. Lot coverage (ground coverage by structures)

- h. Impervious surface coverage (buildings & pavement)
 - i. Tabulation of acreage devoted to various land uses
 - j. Gross density (residential)
 - k. Bonus densities
 - l. Open space amount
 - m. Off-street parking and loading
- 6.** A general landscaping plan signed and sealed by a Florida licensed landscape architect. Sec. (22-178)
- 7.** Storm drainage plan which indicates techniques used to control drainage. (Sec 22-58(6))
- a. Location elevation of all existing and proposed drainage facilities within the site plan area and adjacent vicinity for 100 ft.
 - b. Retention area and ex-filtration systems.
 - c. Length, width, depth and direction of flow for all canals and ditches.
 - d. Storm sewers and appurtenances.
 - e. Contour lines at 1-ft. intervals.
 - f. A note indicating that all storm drainage facilities shall conform to Chapters 5, 17 & 18 of the Fort Pierce Code of Ordinances and the Standard Specifications.
- 8. Standards**
- a. Transportation facilities (study needed).
 - b. Physical limitations (topography, soils, flood, etc.) addressed.
 - c. Placement of facilities appropriate for on-site activities.
 - d. Waterfront area facilities to consider impact on views from the following:
 - 1. Adjacent roads.
 - 2. Residential areas.
 - 3. Nearby tourist oriented commercial uses.
 - 4. Waterfront access points.
 - e. Potential air polluting uses mitigated.
 - f. Adverse effects of development on drainage minimized.
 - g. Water and wind erosion controlled during and after construction.
 - h. Concrete slab for sanitation containers with appropriate landscaping on three (3) sides.
- 9.** Sidewalks along right-of-way. (Section 17-8)
- 10.** Access Requirements. (Section 17-8)
- a. Driveway separation, width, etc.
 - b. Corner clearance.
 - c. Clear vision.
- 11.** Permit/statement from D.O.T. approving connection to D.O.T. roadway or right-of-way.
- 12.** Plan for protection of beach and dune system (if applicable) - Sec. 22-58(7)
- a. Compliance with CCCL (FL Statutes Chap 161)
 - b. Beach access points – beach/dune walkovers (FDNR)
 - c. Dune restoration measures (FDNR)
- 13.** Lighting Plan (Sec. 22-58(8))
- a. Foot-candles for streets
 - b. Foot-candles for walkways
 - c. Foot-candles for off-street parking
 - d. Uniformity ratio
 - e. Engineer's/Architect's certification.

14. Design Review Application
 - a. Elevations & Supporting documentation - Sec. 22-59(c)(1)
15. Traffic Impact Study - Sec. 22-217(f)(2)
16. Certificate of Concurrency Application – Sect. 22, Article XIV
 - a. Sewer – # gallons per day equivalent residential connection
 - b. Potable Water - # of gallons per day equivalent residential unit
 - c. Solid Waste - # of tons per day of Class 1 trash and
of tons per day of Construction and Debris

Required Documentation for Future Land Use Map Amendments

On a separate sheet provide the following information. Your response should be thorough and supported by references to specific sections of the Comprehensive Plan that are applicable to the proposed Future Land Use Amendment. Please provide documentation to support your responses and complete the attached worksheets.

1. A general statement describing whether and how the proposed amendments conform to the City of Fort Pierce Comprehensive Plan.
2. A statement describing how the proposed future land use designation is compatible with the future land use designations and existing land uses surrounding the amended lands.
3. Identify future land use designations and existing land uses within a half mile of the subject property that have the same or greater type of proposed future land use designation.
4. Provide a statement describing any conditions affecting the area of the amendment lands that have changed since the most recent adoption of the Comprehensive Plan. Describe any changes in development patterns, utility availability, and public service capacity. Provide the data and analysis supporting your conclusions.
5. Provide a statement describing 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.
6. What are the potential environmental impacts of the requested amendment? Provide an analysis of soils, topography, vegetation, and natural resources (wetlands, native habitats...etc) on the site.
7. Provide the flood zone classification.
8. Provide an analysis of the drainage effects the proposed land use amendment would have on the volume and quality of storm water runoff.
9. Provide a traffic report of the potential impacts to the City's transportation system brought about by the proposed land use. The report must include existing, background, committed trips, and projected traffic volumes and the level of service for all affected roadways. Projected traffic volumes must be based on the highest density allowed under the proposed future land use designation.
10. Provide a capacity analysis and documentation that demonstrate adequate water capacity and supply facilities will be available.
11. Provide projections on average daily volumes of solid waste that would be generated by the change in the land use.
12. What demands for recreational facilities will be created by the development as a result of the land use change? Identify recreational facilities and open spaces that are in the surrounding vicinity.
13. Indicate the location of historical and/or archaeological landmarks on the property and provide an assessment if applicable.