



# CITY OF FORT PIERCE COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

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

## APPLICATION FOR PLANNED UNIT REDEVELOPMENT

**Project Name:** \_\_\_\_\_

1. Project description for which PUR approval is requested. \_\_\_\_\_  
\_\_\_\_\_
2. Property Tax I.D. # \_\_\_\_\_
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
<b>North</b>			
<b>South</b>			
<b>East</b>			
<b>West</b>			

**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
<b>Difference</b>	<b>Gallons per day</b>

**B. Wastewater**

Average Use	Gallons per day per person
Demand Analysis	
Current Zoning	Gallons per day
Proposed Zoning	Gallons per day
<b>Difference</b>	<b>Gallons per day</b>

**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		
<b>Difference (increase in demand)</b>		

**E. Solid Waste**

Demand Analysis	
Current Zoning	
Proposed Zoning	
<b>Difference</b>	

<b>F. Stormwater</b>	
<b>Impact</b>	

**III. Transportation Analysis**

<b>A. Traffic</b>		
	<b>AADT</b>	<b>PM Peak</b>
<b>Demand Analysis</b>		
<b>Current Zoning</b>		
<b>Proposed Zoning</b>		
<b>Difference (increase in trips)</b>	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)

<b>OFFICE USE:</b>		
File Number: _____	Check No: _____	Receipt No: _____
LPA Review: _____	Transmittal to DCA: _____	Adoption: _____
Ordinance No: _____	Date Approved: _____	

## PLANNED UNIT REDEVELOPMENT APPLICATION CHECKLIST

(See *City Code of Ordinances 22-42* 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.

### GENERAL

- 15 Application packet copies for Administrative Review Committee
- 17 Application packets copies for Planning Board
- 12 Application packet copies for City Commission.
- Application Fee:
  - 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

- (1) Written documents.
- a. A statement of planning objectives to be achieved by the planned unit redevelopment through the particular approach proposed by the applicant. This statement should include a description of the character of the proposed redevelopment.
  - b. Material which presents firm evidence of unified control of the entire area within the proposed planned unit redevelopment, including a certificate of apparent ownership and encumbrance with the opinion of counsel representing the applicant establishing that the applicant has the unrestricted right to impose all of the covenants and conditions upon the land as are contemplated by the provisions of these regulations.
  - c. A statement of the applicant's intentions with regard to the future selling or leasing of all or portions of the planned unit redevelopment, such as land areas and dwelling units.
  - d. A redevelopment schedule indicating:
    1. The approximate date when renovation or construction of the project can be expected to begin.
    2. The stages in which the project will be built and the approximate date when each stage can be expected to begin.
    3. The anticipated rate of redevelopment.
    4. The approximate date when each stage in the redevelopment will be completed.
    5. The area, location, and degree of development of common open space that will be provided at each stage.

- e. Quantitative data for the following: Total number and type of dwelling units; parcel sizes; proposed lot coverage of buildings and structures; approximate residential gross densities; total amount of open space (including separate figures for common open space and usable open spaces); and the total amount of non-residential acreage (including a separate figure for commercial and industrial acreage).
- f. A statement indicating the justification for a gross density in excess of eighteen (18) units per acre if such a density is being proposed.
- g. Agreements, provisions and covenants which govern the use, maintenance and continued protection of the planned unit redevelopment and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.

(2) Site plan and supporting maps. Maps with the following minimum information must be submitted:

- a. The existing site conditions, shorelines, floodplains, unique natural features and forest cover.
- b. A grading plan for the site showing future contours for locations where the existing grade is to be changed by more than two (2) feet.
- c. A general landscape plan for the planned unit redevelopment.
- d. Proposed lot lines and other divisions of land for management, use, or allocation purposes.
- e. The approximate location of present and proposed buildings and structures.
- f. The location and size of all areas proposed to be conveyed, dedicated, or reserved for streets, parks, playgrounds, public and semi-public buildings and similar uses.
- g. The existing and proposed vehicular circulation system, including off-street parking and loading areas.
- h. The existing and proposed pedestrian circulation system, including its interrelationships with the vehicular circulation system, indicating proposed treatments of points of conflict.
- i. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.
- j. Enough information on land areas adjacent to the proposed planned unit redevelopment to indicate the relationship between the proposed redevelopment and adjacent areas, including land uses, zoning classifications, densities, circulation systems, public facilities and unique natural features of the landscape.
- k. The proposed treatment of the perimeter of the planned unit redevelopment, including materials and techniques used such as screens, fences, and walls.