



CITY OF FORT PIERCE COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

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

Application for Future Land Use Map Amendment

Large Scale (>10 acres)

Small Scale (<10 acres)

Application Fee: \$2,000 for 1st Acre and \$50 for each additional acre.

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 acre or less at any time during the calendar year.

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.

- Packets shall include:
1. St. Lucie County’s Property Appraiser Card with full legal description
 2. Warranty Deed
 3. Current Survey (completed within the last 12 months)
 4. Capacity Impact Analysis for Public Facilities (see below)

1. Name of Owner(s): _____
Signature of owner(s): _____
Mailing Address: (Street) _____
(City) _____ (State) _____ (Zip) _____
Phone # _____
2. Name of Applicant: _____
Signature of Applicant: _____
Mailing Address: (Street) _____
(City) _____ (State) _____ (Zip) _____
Phone # _____
3. Name of Representative: _____
Signature of Representative: _____
Mailing Address: (Street) _____
(City) _____ (State) _____ (Zip) _____

Phone # _____ Fax # _____
E-mail: _____

4. Legal Description: _____

5. Property Tax ID(s): _____

6. Parcel Acres: _____ 7. Amendment Acres: _____

8. Property Address/Location: _____

9. Existing Future Land Use: _____ 10. Proposed Future Land Use: _____

11. Existing Zoning: _____ 12. Proposed Zoning: _____

13. Historic District: _____ 14. Individual Designated: _____

15. Are any other applications being submitted concurrent with this application? _____

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

17. Proposed Use of the amended lands: _____

18. The reason for making this request: _____

19. Is the Rezone/Land Use change consistent with the Land Development Codes: _____

20. Is the Rezone/Land Use compatible with surrounding uses and zones: _____

21. Please list:

	Existing Use	FLU	Zoning
North			
South			
East			
West			

II. Public Facilities Information:

A. Potable Water:	
Average Use	100 gallons per day per person (du x 2.6= persons x 100 gpd = demand)
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	100 gallons per day per person (du x 2.6= persons x 100 gpd = demand)
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: (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: 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	

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		

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

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 (May 2007). 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.
13. Indicate the location of historical and/or archaeological landmarks on the property and provide an assessment if applicable.

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 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.

Applicant's Signature Date

Address State Zip

Phone Fax E-mail Address

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 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.

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)