



CITY OF FORT PIERCE COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

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

APPLICATION FOR SITE PLAN

Project Name: _____

1. Project description for which site plan 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) _____ 13. Historic Property (Y/N) _____

14. Name of Owner(s): _____

Signature of Owner(s): _____

Mailing Address: _____

(City) _____ (State) _____ (Zip) _____

Phone # _____

15. Name of Applicant: _____

Signature of Applicant: _____

Mailing Address: _____

(City) _____ (State) _____ (Zip) _____

Phone # _____

16. Name of Representative: _____

Signature of Representative: _____

Mailing Address: _____

(City) _____ (State) _____ (Zip) _____

Phone # _____ Fax # _____

E-mail: _____

To be completed by the City

Date Received _____ By _____

Fee: _____ Receipt# _____

SITE PLAN APPLICATION CHECKLIST

- 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 Fee:
 - 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

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