



ZONING ADMINISTRATION
 DEVELOPMENT REVIEW
 COMPREHENSIVE PLANNING
 URBAN DESIGN
 HISTORIC PRESERVATION
 CULTURAL RESOURCES

CITY OF FORT PIERCE

2005 Florida League of Cities "City of Excellence" Award Winner

DEPARTMENT OF PLANNING

"IMPROVING THE WAY WE DO BUSINESS"

APPLICATION FOR SITE PLAN

Project Name: _____

1. Project description for which site plan approval is requested. _____

2. Property Tax I.D. # _____
3. Property address _____
4. Zoning district _____ 5. Future Land Use _____ 6. Total Acreage _____
7. Name of owner(s): _____

Signature of owner(s): _____
 Mailing Address: (street) _____
 (City) _____ (State) _____ (zip) _____
 Phone # _____

8. Name of Applicant: _____

Signature of applicant: _____
 Mailing Address: (street) _____
 (City) _____ (State) _____ (zip) _____
 Phone # _____

9. Name of Representative: _____

Signature of representative: _____
 Mailing Address: (street) _____
 (City) _____ (State) _____ (zip) _____
 Phone # _____ Fax # _____
 E-mail: _____

A meeting will be required before any submittals/resubmittals are accepted.

**Site Plan approval terminates 12 months after city commission approval,
 if construction of buildings or structures has not been started.**

To be completed by the City	
Date Received _____	By _____
Fee: _____	Receipt# _____

SITE PLAN APPLICATION CHECKLIST

(City Code of Ordinances 22-58)

**All required application information must be provided at time of submittal,
unless otherwise noted.**

Application packets that are incomplete will be rejected.

Plans must be folded to 8 1/2x11 and collated.

1. General:

- 15 Application packet copies for Technical Review Committee
- 17 Application packets copies for Planning Board
- 17 copies of traffic study required for Planning Board
- 12 Application packet copies for City Commission.
- 12 copies of traffic study required for City Commission
- 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

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 adopted by the City Commission February 13, 1978.
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. Footcandles for streets
 - b. Footcandles for walkways
 - c. Footcandles for off-street parking
 - d. Uniformity ratio
 - e. Engineer's/architect's certification.
14. Architectural Review
 - a. Elevations
15. Traffic Impact Study

City Code Section 22-58(i)(4)(j): 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.