



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant	HI	I1
South	Single Family	RS (County)	AR-1 (County) R1 (City)
East	Single Family	RS (County)	AR-1, RE-2, PUD (County)
West	Vacant	P/F (County)	I (County)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RL	R-1	4 du's/ac. (491du's)	122.8	X
**Proposed					N/A

II. Public Facilities Information:

A. Potable Water: Note: At this time, all lots will be serviced by individual wells.	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day $491 \times 2.6 = 1276.6 \times 100 = 127,660 \text{ gpd}$
**Proposed Zoning/FLU	Total gallons per day $12 \times 2.6 = 31.2 \times 100 = 3120 \text{ gpd}$
**Change in Demand	Total gallons per day $-124,540 \text{ gpd}$

B. Wastewater: Note: At this time, all lots will be serviced by septic	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 491x2.6=1,276.6x100=127,660 gpd
**Proposed Zoning/FLU	Total gallons per day 12x2.6=31.2x100=3,120 gpd
**Change in Demand	Total gallons per day -124,540 pgd

C. Parks and Recreation (Residential Classifications Only): (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		31.2	
Urban District	5 acres per 1,000 people		31.2	
Community	2.5 acres per 1,000 people		31.2	
Neighborhood	1.36 acres per 1,000 people		31.2	

D. Public Schools (Residential Classifications Only): 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	Rivers Edge Elm	Fort Pierce Central
City	Port Saint Lucie	Fort Pierce
Distance	2 mi.	3 mi.
Current Zoning/FLU Enrollment Demand (Based on 491 Lots)	139 students	60 students
**Proposed Zoning/FLU Enrollment Demand (Based on 12 Lots)	3 students	1 student
**Change in Demand	-136 students	-59 students

E. Solid Waste: Residential (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/FLU	12 du's = 2 yards
**Proposed Zoning/FLU	
*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)

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date
N/A					

- A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. Yes No
- B. 1. Does this application involve demolition or re-use of any structure(s)? Yes No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? Yes No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)
- C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding