



# CITY OF FORT PIERCE COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

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

## CAPACITY ANALYSIS

### I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Institutional	CBD	C1
South	Multi-Family Residential	OP	C1
East	Indian River Lagoon	NA	NA
West	Vacant	OP	C1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	OP	C1	8.00	0.967	AE-4 & X VE-7
**Proposed	CBD	C1	30.0	0.967	N/A

### II. Public Facilities Information:

A. Potable Water:	
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 5,980
Current Zoning/FLU	Total gallons per day 5,980
**Proposed Zoning/FLU	Total gallons per day 5,980
**Change in Demand	Total gallons per day 5,980

<b>B. Wastewater:</b>	
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 5,980
Current Zoning/FLU	Total gallons per day 5,980
**Proposed Zoning/FLU	Total gallons per day 5,980
**Change in Demand	Total gallons per day 0

<b>C. Parks and Recreation (Residential Classifications Only):</b> (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	2.21	2.21	0.00
Urban District	5 acres per 1,000 people	8.86	8.86	0.00
Community	2.5 acres per 1,000 people	17.71	17.71	0.00
Neighborhood	1.36 acres per 1,000 people	32.56	32.56	0.00

<b>D. Public Schools (Residential Classifications Only):</b> 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	Lawnwood Elem./ Dan McCarty M	Middle/Lincoln Park Academy
City	Ft. Pierce	Ft. Pierce
Distance	N/A	N/A
Current Zoning/FLU Enrollment Demand	3.33	1.43
**Proposed Zoning/FLU Enrollment Demand	3.33	1.43
**Change in Demand	0.00	0.00

<b>E. Solid Waste:</b> 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum 4
Current Zoning/FLU	4
**Proposed Zoning/FLU	4
*Change in Demand	0

<b>F. Stormwater:</b>
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)

<b>Impact</b>	No volume discharge increase proposed
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**III. Transportation Analysis: Complete ITE Trip Generation Form (Attached)** See Traffic Study

<b>G. Transportation Analysis: Complete ITE Trip Generation Data Form</b>		
Most recent ITE Code for use; HCM Roadway Capacity Land Use Code 210 and Land Use Code 230		
	<b>AADT</b>	<b>AM/PM Peak Hour Trips</b>
<b>Demand Analysis</b>	Maximum 179	Maximum
<b>Current Zoning/FLU</b>	179	23
<b>**Proposed Zoning/FLU</b>	179	23
<b>*Change in Demand</b>	0 r ated Trips zoning 66 for site plan	23 Trips
<b>Impact to Capacity</b>	de minimis	

**IV. Project Description**

<b>PHASING</b>	
Is this project (phase) part of a larger project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.	
Total Project: Residential Units:	Single Family: Multifamily:
Non-residential (square footage):	
Mixed-use (describe use):	
(If this is a single phase project, name it Phase I – Total)	

<b>RESIDENTIAL DATA</b>					
Type	Phase	Number of Units	Acres	Expected beginning date	Expected completion date
Single-family, detached					
Single-family, attached					
Multi-family	1	23	0.967	4/16	4/17
Other (specify)					

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

- 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? N/A
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