



CITY OF FORT PIERCE  
PLANNING BOARD

November 13<sup>th</sup>, 2023

TEXT AMENDMENT  
PLANNED DEVELOPMENT

## **SUMMARY**

Approval of text amendments to City Code Sec. 125-212 and 125-213.

## **BACKGROUND**

The proposed amendment seeks to set out standards for a flexible Planned Development application, review, and approval process.

The current Code at Sections Sec. 125-212. - Planned Development Zone (PD) and Sec. 125-213. - Planned Unit Redevelopment Zone (PUR) set out alternative processes for Planned Unit Development. The existing differentials in required application submittal documents and definitions of such are causing confusion. In addition, the submittal requirements do not take the cost of development plan preparation and the process of development planning fully into account.



## **SUMMARY**

Approval of text amendments to City Code Sec. 125-212 and 125-213.

## **BACKGROUND**

It is proposed to eliminate in entirety Sec. 125-213. - Planned Unit Redevelopment Zone (PUR) from the Code of Ordinances and incorporate elements of the deleted section into an amended Sec. 125-212. - Planned Development Zone (PD) code. The deleted elements include the potential to apply for a “Concept Plan Phase’ and a ‘Preliminary Redevelopment Plan Phase’ ahead of a ‘Final Redevelopment Plan Phase’



# PROPOSED AMENDMENTS

Sections 125-212 and 125-213 of the City Code of Ordinances

- Amend Sec. 125-212. - Planned Development Zone (PD) to incorporate a **Master PD** and **Final PD** process.
- Delete Sec. 125-213. - Planned Unit Redevelopment Zone (PUR).
- Add table of required submittal documents and definitions of such.



REQUIRED PD PLANS AND DOCUMENTS	MASTER PD	FINAL PD
PREVIOUSLY APPROVED SITE PLANS	X	X
PD SITE PLANS	X	X
PD PHASING PLAN	X	
ARCHITECTURAL DRAWINGS		X
FLOOR PLANS		X
LIGHTING PLANS		X
BOUNDARY SURVEY	X	X
TOPOGRAPHIC SURVEY	X	X
CONSTRUCTION PLANS		X
LANDSCAPE PLANS		X
TREE SURVEY		X
TREE MITIGATION PLAN		X
PROJECT NARRATIVE	X	X



REQUIRED PD PLANS AND DOCUMENTS	MASTER PD	FINAL PD
PROJECT NARRATIVE	X	X
RECORDED DEED	X	X
LEGAL DESCRIPTION	X	X
STATEMENT OF PUD BENEFITS	X	X
SITE LOCATION MAP	X	X
STORMWATER REPORT OR CALCULATIONS		X
MASTER STORM WATER REPORT	X	
STORMWATER MAINTENANCE		X
TRAFFIC IMPACT ANALYSIS	X	X
ENVIRONMENTAL ASSESSMENT	X	X
PRESERVE AREA MANAGEMENT PLAN		X
UTILITIES WATER & WASTEWATER SERVICE	X	X
PLANNED DEVELOPMENT (PD) AGREEMENT	X	X



## **RECOMMENDATION**

Staff recommend that the Planning Board forward the proposed amendments to the City Commission with a recommendation of APPROVAL.

## **ALTERNATIVE RECOMMENDATION**

1. Recommend Modified Approval.
- or
2. Recommend Disapproval.

