



# CITY OF FORT PIERCE

## CITY COMMISSION

MAY 6<sup>th</sup>, 2024

### TEXT AMENDMENT PLANNED DEVELOPMENT Sec.(s) 125-212 and 125-213

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#### **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.

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## 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'

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## 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.


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REQUIRED PD ZONING APPLICATION PLANS AND DOCUMENTS	MASTER PD (MPD)	FINAL PD (FPD)
PREVIOUSLY APPROVED SITE PLAN(S)	X	X
PD SITE PLAN(S)	X	X
PD PHASING PLAN	(X)	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


*X=Required, (X)= Draft, O=If required*



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REQUIRED PD ZONING APPLICATION PLANS AND DOCUMENTS	MASTER PD (MPD)	FINAL PD (FPD)
RECORDED DEED	X	X
LEGAL DESCRIPTION	X	X
STATEMENT OF PD BENEFITS	(X)	X
SITE LOCATION MAP	X	X
FINAL STORMWATER REPORT		X
MASTER STORMWATER REPORT	X	
STORMWATER MAINTENANCE		X
TRAFFIC IMPACT ANALYSIS	X	X
ENVIRONMENTAL ASSESSMENT	X	X
PRESERVE AREA MANAGEMENT PLAN		O
UTILITIES WATER & WASTEWATER SERVICE	X	X
PD ZONING DEVELOPMENT AGREEMENT	(X)	X
FINAL PLAT		O

*X=Required, (X)= Draft, O=If required*



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**RECOMMENDATION**

Staff recommend that the proposed amendments are APPROVED by the City Commission.

**ALTERNATIVE RECOMMENDATION**

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

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