

CITY OF FORT PIERCE

PLANNING DEPARTMENT

PROJECT: AMENDMENT TO THE CITY'S CODE OF ORDINANCES – PLANNED DEVELOPMENT

REVIEWER: KEV FREEMAN, PLANNING DIRECTOR

MEETING DATE: APRIL 8TH 2024 – PLANNING BOARD

STAFF REPORT

Requested Action: Consider an amendment to Sec. 125-212. Planned Development Zone (PD).

Location: Citywide.

Comprehensive Plan

1.2 Objective:

The City shall use innovative Land Development Regulations to encourage flexibility in development to support compact, mixed-uses compatible with the local context and character. These regulations shall include transit-oriented development, transfer of development rights, density bonuses, planned unit developments and other mixed land use development provisions, where appropriate.

Proposed Amendment:

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.

It is therefore 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'.

The revised code establishes a 'Master Planned Development (MPD) and 'Final Planned Development' (FPD). The revision also sets out the minimum required documents for processing an MPD application and FPD application. The process for submittal and review of a MPD allows certain documents to be in conceptual form which permits property owners/applicants to propose a general plan of development without the necessity of producing final site plan and calculations to almost construction ready detail.

Upon approval of an MPD, or if the applicant chooses to move directly to, an FPD. The FPD requires certain plans and calculations to be submitted and approved which encompass the required detail to sufficiently regulate a site plan.

The availability of the Planned Development process is proposed to be restricted to properties greater than 5 acres unless the subject property is located within the defined Fort Pierce Redevelopment Area (FPRA).

(1) Table (c)(1) Required Planned Development plans and documents.

<u>REQUIRED PD ZONING APPLICATION PLANS AND DOCUMENTS</u>	<u>MASTER PD (MPD)</u>	<u>FINAL PD (FPD)</u>
<u>PREVIOUSLY APPROVED SITE PLAN(S)</u>	<u>X</u>	<u>X</u>
<u>PD SITE PLAN(S)</u>	<u>X</u>	<u>X</u>
<u>PD PHASING PLAN</u>	<u>(X)</u>	<u>X</u>
<u>ARCHITECTURAL DRAWINGS</u>		<u>X</u>
<u>FLOOR PLANS</u>		<u>X</u>
<u>LIGHTING PLANS</u>		<u>X</u>
<u>BOUNDARY SURVEY</u>	<u>X</u>	<u>X</u>
<u>TOPOGRAPHIC SURVEY</u>	<u>X</u>	<u>X</u>
<u>CONSTRUCTION PLANS</u>		<u>X</u>
<u>LANDSCAPE PLANS</u>		<u>X</u>
<u>TREE SURVEY</u>		<u>X</u>
<u>TREE MITIGATION PLAN</u>		<u>X</u>
<u>PROJECT NARRATIVE</u>	<u>X</u>	<u>X</u>
<u>RECORDED DEED</u>	<u>X</u>	<u>X</u>
<u>LEGAL DESCRIPTION</u>	<u>X</u>	<u>X</u>
<u>STATEMENT OF PD BENEFITS</u>	<u>(X)</u>	<u>X</u>
<u>SITE LOCATION MAP</u>	<u>X</u>	<u>X</u>
<u>FINAL STORMWATER REPORT</u>		<u>X</u>
<u>MASTER STORMWATER REPORT</u>	<u>X</u>	
<u>STORMWATER MAINTENANCE</u>		<u>X</u>
<u>TRAFFIC IMPACT ANALYSIS</u>	<u>X</u>	<u>X</u>
<u>ENVIRONMENTAL ASSESSMENT</u>	<u>X</u>	<u>X</u>
<u>PRESERVE AREA MANAGEMENT PLAN</u>		<u>O</u>
<u>UTILITIES WATER & WASTEWATER SERVICE</u>	<u>X</u>	<u>X</u>
<u>PD ZONING DEVELOPMENT AGREEMENT</u>	<u>(X)</u>	<u>X</u>
<u>FINAL PLAT</u>		<u>O</u>

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

Summary of Technical Review Committee

All affected departments have reviewed the proposed Development Plan with regards to consistency with established ordinances and requirements of the City Code. Suggested amendments have been incorporated.

Planning Board

The proposed amendments were presented to the Planning Board at their April 8th, 2024, meeting. The Board recommended that the amended code be forwarded to the City Commission with a recommendation of approval.

Staff Recommendation

Staff recommend that the proposed amendment is APPROVED by the City Commission.

Alternative Recommendation(s)

Approve with amendments.

Or

Disapprove.