



CITY OF FORT PIERCE
PLANNING BOARD
APRIL 8th, 2024

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 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



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



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.

