THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Treasure Coast Research Park / Vacant / Lake	SD-Special District (County) / GC (City)	PNRD (County) / PD(City)
South	Vacant	GC	C-3
East	Vacant	GC	C-3
West	Vacant	RU (County) RL (City)	AR-1 (County) R-1 (City)

	Future Land Use	Zoning Classification	Maximum Intensity **Residential: Dwelling Units per Acre** **Other: Square Footage**	Total Acreage	Flood Zone
Current	RM - Residential Med.	R-4 Medium Density Res.	12 UPA for innovative residential developments - 11.96 DU/AC	40.77	X
****Proposed**	Same	Same	Same	Same	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	
Current Zoning/FLU	Total gallons per day	126,880 gpd
**Proposed Zoning/FLU	Total gallons per day	126,880 gpd
**Change in Demand	Total gallons per day	0

B. Wastewater:	
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
Current Zoning/FLU	Total gallons per day 126,880 gpd
**Proposed Zoning/FLU	Total gallons per day 126,880 gpd
**Change in Demand	Total gallons per day 0

C. Parks and Recreation (Residential Classifications Only):
(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	884.54 ac	909.92 ac	increase of 25.38
Urban District	5 acres per 1,000 people	221.14 ac	227.48 ac	increase of 6.34
Community	2.5 acres per 1,000 people	110.57 ac	113.74 ac	increase of 3.17
Neighborhood	1.36 acres per 1,000 people	60.15 ac	61.87 ac	increase of 1.72

D. Public Schools (Residential Classifications Only):
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	Fairlawn Elem. / Forest Grove Middle	Fort Pierce Central High
City	Fort Pierce	Fort Pierce
Distance	4.2 miles/5.3 miles	6 miles
Current Zoning/FLU Enrollment Demand	59	25
****Proposed Zoning/FLU Enrollment Demand**	71	30
****Change in Demand**	increase of 12	increase of 5

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	8.13 yards
****Proposed Zoning/FLU**	8.13 yards
***Change in Demand**	0

F. Stormwater:
Potential decrease in stormwater runoff due to decrease in impervious surface area from previously approved site plan.

Impact	No proposed change in land use or zoning, so no additional impact. Please see drainage statement on site plan. All stormwater criteria will be satisfied with the new project,

III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	2,655 TPD	181 pht (AM) / 190 pht (PM)
****Proposed Zoning/FLU**	Same	Sam
***Change in Demand**	0 Trips	0 Trips
Impact to Capacity	No rezoning or land use change requested.	

IV. Project Description

PHASING
Is this project (phase) part of a larger project? ☐Yes ☑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: 488
Non-residential (square footage):
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total)

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family		488	40.77	05/27	05/29
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? _____

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