



THE SUNRISE CITY

FORT PIERCE
PLANNING DEPARTMENT *Florida***CONCURRENCY
CAPACITY ANALYSIS****I. Site Data:**

	Existing Use	Future Land Use	Zoning
North	General Commercial	GC	GC
South	Low Density Residential	RL	RL
East	Low Density Residential	RL	RL
West	General Commercial	GC	GC

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	C-3	GC			X
**Proposed	C-3	GC	4 dwellings/ 3636SF	0.08	X

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 0 GPD
**Proposed Zoning/FLU	Total gallons per day 1040 GPD
**Change in Demand	Total gallons per day 1040 GPD

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 0 GPD
**Proposed Zoning/FLU	Total gallons per day 1040 GPD
**Change in Demand	Total gallons per day 1040 GPD +

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 acres	884.75 acres	0.21 acres
Urban District	5 acres per 1,000 people	221.14 acres	221.19 acres	0.05 acres
Community	2.5 acres per 1,000 people	110.57 acres	110.59 acres	0.02 acres
Neighborhood	1.36 acres per 1,000 people	60.15 acres	60.16 acres	0.01 acres

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	N/A	N/A
City		
Distance		
Current Zoning/FLU Enrollment Demand		
**Proposed Zoning/FLU Enrollment Demand	4x.207x.7= 0.6	4x.207x.3= 0.25
**Change in Demand	0.6	0.25

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	0 yards
**Proposed Zoning/FLU	0.5 Yards
*Change in Demand	0.5 Yards

F. Stormwater: Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)	
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Impact	Stormwater drainage system will be designed to meet the requirements of the city of Fort Pierce Chapter 119, section 119-2. it will also be designed to comply with 25-year storm Pre vs. Post runoff. and 10-year storm event for parking areas.
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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	0 Trips/Day		0 Trips/Hour
**Proposed Zoning/FLU	14.5 Trips/Day		3 Trips/Hour
*Change in Demand	Trips	14.5 Trips/Day	Trips 3 Trips/Hour
Impact to Capacity	Less than 1% De Minimus Impact		

**Assumes full build-out as a small office. Please note, the owner is not proposing to develop the subject site at this time. The lot has access to the regional transportation network.*

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: 0	Single Family: Multifamily:
Non-residential (square footage): 0 planned at this time.	
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	n/a				
Single-family, attached	n/a				
Multi-family	n/a				
Other (specify)	n/a				

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