



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT

Florida

CONCURRENCY CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Medical and Professional Offices	Offices - Professional & Business Services	C1 / Office Comercial
South	Institutional	Institutional	OS1 / General Recreational Open Space
East	Vacant Residential	RM - Medium Density Residential	PD - Planned Development
West	Medical and Professional Offices	Offices - Professional & Business Services	C1 / Office Commercial

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	Institutional	Planned Development	601,900 sq. ft. is existing	21.02 acres	N/A
**Proposed	Institutional	Planned Development	Other: 1400 sq. ft.	21.02	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 N/A
Demand Analysis	Maximum N/A
Current Zoning/FLU	Total gallons per day N/A
**Proposed Zoning/FLU	Total gallons per day N/A
**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 N/A
Demand Analysis	Maximum N/A
Current Zoning/FLU	Total gallons per day N/A
**Proposed Zoning/FLU	Total gallons per day N/A
**Change in Demand	Total gallons per day N/A

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	N/A	N/A	N/A
Urban District	5 acres per 1,000 people	N/A	N/A	N/A
Community	2.5 acres per 1,000 people	N/A	N/A	N/A
Neighborhood	1.36 acres per 1,000 people	N/A	N/A	N/A

D. Public Schools (Residential Classifications Only):			N/A
Single Family: (du x 0.405 = students/70% K-8/30% High)			N/A
Multi-family: (du x 0.207 = students/70% K-8/30% High)			N/A
	K-8	High	
School Name	N/A	N/A	
City	N/A	N/A	
Distance	N/A	N/A	
Current Zoning/FLU Enrollment Demand	N/A	N/A	
**Proposed Zoning/FLU Enrollment Demand	N/A	N/A	
**Change in Demand	N/A	N/A	

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	Not a residential project
**Proposed Zoning/FLU	Not a residential project
*Change in Demand	Not a residential project

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)

Impact	Any applicable increase in stormwater discharge due to an increase in the proposed project impervious area will meet and comply with all applicable regulatory standards and requirements.
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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	Planned Development	Planned Development
**Proposed Zoning/FLU	Planned Development	Planned Development
*Change in Demand	Trips _o	Trips _o
Impact to Capacity	This project will not add any trips as no traffic is generated by a generator addition.	

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: N/A Single Family: N/A Multifamily: N/A		
Non-residential (square footage): 1400 SF		
Mixed-use (describe use): N/A		
(If this is a single phase project, name it Phase I – Total) N/A		

RESIDENTIAL DATA					
Type	Phase	Number of Units	Acres	Expected beginning date	Expected completion date
Single-family, detached	N/A	N/A	N/A	N/A	N/A
Single-family, attached	N/A	N/A	N/A	N/A	N/A
Multi-family	N/A	N/A	N/A	N/A	N/A
Other (specify)	N/A	N/A	N/A	N/A	N/A

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date
Generator	N/A	1,400 SF	23.0	TBD	TBD

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: N/A

** Complete section if requesting a change in zoning, future land use, or expanding