



Office of Planning and Zoning

Rezoning Application Addendum for Planned Unit Development

A. Format Requirements for Site Plans

Unless specifically waived by the County Manager or designee, all site plans within the PUD or MUQD shall include the following submittal format requirements:

1. All plans shall be drawn to a scale of one (1) inch equal one hundred (100) feet, unless the County Manager or designee determines that a different scale is sufficient or necessary for proper review of the proposal, or another provision of these regulations requires a different scale.
2. The plans shall be twenty-four (24) inches by thirty-six (36) inches in size. A three-quarter (3/4) inch margin shall be provided on all sides except for the left binding side where a two (2) inch margin shall be provided unless the County Manager or designee determines that a different size is sufficient or necessary for proper review of the proposal.
3. If multiple sheets are used, the sheet number and total number of sheets must be clearly indicated on each.

B. Requirements for all submittals

The front cover sheet of each plan shall include:

1. A general vicinity or location map drawn to scale (both stated and graphic) showing the position of the proposed site in the section(s), township and range, together with the principal roads, city limits, and/or other pertinent orientation information.
2. A complete legal description of the property.
3. The name, address, and telephone number of the owner(s) of the property. Where a corporation or company is the owner of the property, the name and address of the president and secretary of the entity shall be shown.
4. Name, business address, and telephone number of those individuals responsible for the preparation of the drawing(s).
5. Each sheet shall contain a title block with the name of the site, the stated and graphic scale, a north arrow and date.
6. The plan shall show the boundaries of the property with a metes and bounds description reference to section, township and range, tied to a section or quarter-section or subdivision name and lot number(s).
7. The area of the property shown in square feet and acres.
8. An aerial photograph no older than the most recent aerials available from the County Manager or designee with the property boundaries overlain. (Such aerial photograph may be located on a separate sheet if necessary)

C. Final Development Plan Requirements (FINAL PLAT)

The development plan should consist of a general sketch with supporting information (the plan shall be drawn to scale; the proportions and location of the land use may be generalized). Each development plan shall show:

1. Existing Conditions
 - a. The location of existing property or right-of-way lines both for private and public property, streets, railroads, buildings, transmission lines, sewers, bridges, culverts, drain pipes, water mains, stormwater management systems, fire hydrants, and any public or private easements.

- b. Any land rendered unusable for site purposes by deed restrictions or other legally enforceable limitations.
- c. Topography at five (5) foot contour intervals.
- d. All watercourses, water bodies, floodplains, wetlands, important natural features and wildlife areas, U.S.D.A. Soil Conservation Service soil types and Florida Land Use and Classification System (FLUCS) vegetative cover overlain on the plan.
- e. Existing zoning district of the parcel.
- f. A depiction of the abutting property within five hundred (500) feet of the proposal, not including public right-of-way in the measurement, showing:
 - (1) Land uses and locations of principal structures and major landscape features.
 - (2) Densities of residential use.
 - (3) Traffic circulation systems.
 - (4) Existing and proposed driveways.
- g. Location of proposed site in relation to any established urban service areas and utilities.

2. Proposed Site Activities and Design

- a. The approximate location and intensity or density of the proposed site.
- b. A general parking and circulation plan.
- c. Points of ingress and egress from the site with relation to existing or planned public or private road rights-of-way, pedestrian ways, or bicycle paths, and proposed access points to existing or planned public transportation facilities.
- d. Proposed stormwater management systems on the site and proposed linkage, if any, with existing or planned public water management systems.
- e. Location and availability of capacity for potable water and waste water facilities to serve the proposed site, including a description of any required improvements or extensions of existing off-site facilities.
- f. Proposed open space areas on the site and types of activities proposed to be permitted on them.
- g. Lands to be dedicated or transferred to a public or private entity and the purposes for which the lands will be held and used.
- h. A description of how the plan mitigates or avoids potential conflicts between land uses.

3. Proposed Methods of Providing the Following Services

- Water service (including fire flows) plus gallons per day requirements
- Sewage disposal - plus gallons per day generated
- Stormwater management concept
- School age population
- Fire protection
- Police protection
- Parks/recreation facilities

4. Waivers from the Land Development Regulations shall be indicated on the preliminary development plan or submitted in writing.