



Planned Unit Development (PUD)
Final Development Plan Application
Nassau County, Florida

Planning Department of
Nassau County
96161 Nassau Place
Yulee, FL 32097
(904) 530-6300

Site Data

Name of PUD: _____

Ordinance: _____

Phase: _____

Number of Acres: _____

Number of Structures: _____

Building Square Footage: _____

Parcel Identification Number: _____ - _____ - _____ - _____ - _____ - _____

Location or Address: _____

Property Owner

Name: _____

Address: _____

Telephone #: _____

Fax #: _____

E-Mail: _____

Agent

Name: _____

Address: _____

Telephone #: _____

Fax #: _____

E-Mail: _____

(Owner Authorization Required, Separate Sheet)

Brief Description of Proposed Uses

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Final Development Plan Checklist

Section 25.05(E) of the Nassau County Land Development Code, sets forth the submission requirements and procedures for review of the Final Development Plan. **Seven (7) copies in 11" x 17" and three (3) copies in 24" x 36" format of plans are required with the completed application, appropriate fees and required substantiating documents as listed in the Checklist and PUD. Incomplete applications will not be accepted and will be returned to the applicant.**

All items on this application and checklist must be addressed. Any items not addressed will cause the submittal package to be deemed incomplete. The County reserves the right to reject incomplete submittals. A determination of a complete submittal is not a reflection of compliance with applicable standards for review.

The Planning and Zoning Board shall hold a public hearing within 45 days of a complete submittal to review the Final Development Plan for consistency with the approved PUD Preliminary Development Plan, conformance with the provisions of this ordinance and other related county regulations. The Planning and Zoning Board shall submit written recommendations to the Board of County Commissioners.

The Board of County Commissioners shall hold a public hearing to review the Final Development Plan and consider the recommendations of the Planning and Zoning Board. The Board of County Commissioners shall approve, approve with conditions, or deny the final development plan.

Checklist:

Included Not Included

Application:

_____	_____	Signed application accompanied by Owner's Authorization and applicable fee.
_____	_____	Survey

Tabulations:

_____	_____	Gross site acreage
_____	_____	Total building area
_____	_____	Total parking area and parking ratio
_____	_____	Total surface area of stormwater retention facilities at top of bank
_____	_____	Jurisdictional wetlands and wetland buffer width
_____	_____	Submerged areas (MLW or DWE)
_____	_____	Total Landscape areas and buffers
_____	_____	Floor area ratio in accordance with 2030 Comprehensive Plan
_____	_____	Impervious surface ratio in accordance with 2030 Comprehensive Plan

Proposed uses:

_____	_____	Residential dwelling units by unit type for residential uses and lot sizes
_____	_____	Gross floor area of all non-residential uses and identification of the use

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On-Site:

- _____ _____ Proposed lot lines (if any), lot and block numbers and dimensions of all residential uses and nonresidential uses and common open space.
- _____ _____ Rights-of-way and all other lands or improvements proposed for dedication to the public
- _____ _____ Exterior dimensions of all principal structures (except single family detached), their height, finished floor elevation and number of stories.
- _____ _____ Setbacks to property lines, easements and wetlands.
- _____ _____ Distances between structures
- _____ _____ Fire hydrants or dry wells
- _____ _____ Canals, waterways, stormwater ponds, easements and major stormwater conveyance systems
- _____ _____ Wetlands preserved, impacted and mitigated
- _____ _____ Floodways, flood plains and flood hazard areas
- _____ _____ Driveway location and dimensions including and return radii and pavement material drive aisle width
- _____ _____ Number and dimension of parking spaces
- _____ _____ Cross-access locations and dimensions
- _____ _____ Off-street loading areas for passengers or freight
- _____ _____ Drive-through locations including stacking and escape lanes
- _____ _____ Landscape area dimensions
- _____ _____ Sidewalks
- _____ _____ Bicycle lanes and racks
- _____ _____ Accessory uses and structures including exterior sales, service or storage areas
- _____ _____ Exterior lighting including height of poles and notes on shielding of luminaires
- _____ _____ Fences and walls
- _____ _____ Dumpsters and enclosures
- _____ _____ Sign location(s) and dimensions (L,W,H)

Off-site:

- _____ _____ Width and length of turn lanes and tapers
- _____ _____ Conceptual water supply and sewage disposal facilities including points of connection
- _____ _____ Main extensions and laterals
- _____ _____ Lift stations
- _____ _____ Fire hydrants
- _____ _____ Proposed traffic signalization phasing and sequencing

Development schedule:

- _____ _____ Phase lines or delineation of areas to be developed according to their order of construction.
- _____ _____ Proposed dates for beginning and completing construction of each development phase or stage.
- _____ _____ Proposed schedule for the construction and improvement of common open space, streets, utilities, and any other necessary improvements for each development phase or stage.

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Required legal documents (As Applicable):

- _____ _____ A statement of dedication signed by the owner of the PUD dedicating any improvements to Nassau County.
- _____ _____ Deed restrictions proposed by the developer of the PUD to preserve the character of the development's common open space and to establish compatible architectural and landscape design of structures.
- _____ _____ Proposed bylaws of the property owners association or the certificate of incorporate and the corporate bylaws of the nonprofit corporation.

Other items (As Applicable):

- _____ _____ Environmental/Wildlife Assessment per Section 5.07(C)(2)
- _____ _____ Tree inventory and retention plan (Amelia Island Only)
- _____ _____ Any and all other information, documentation, study, exaction or other requirement as defined in the PUD Development Order.

Checklist Acknowledgement:

Explanation for items not included: _____

Signature (owner or agent)

Date

(Verified by Development Review Coordinator)

Date

OWNERS AUTHORIZATION FOR AGENT

_____ is hereby authorized TO ACT ON BEHALF OF

_____, the owner(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to Nassau County, Florida, for an application related to Development Permit or other action pursuant to a:

Rezoning/Modification

Conditional Use

Variance

Preliminary Binding Site Plan/
Final Development Plan

Appeal

Final Engineering Plan

Concurrency

Plat

BY: _____
Signature of Owner

Print Name

Signature of Owner

Print Name

Telephone Number

State of Florida
County of _____

Signed and sworn before me on this _____ day of _____, 20_____.

By _____

Identification verified: _____

Oath sworn: _____ Yes _____ No

Notary Signature

My Commission expires: _____