



(DO NOT WRITE IN THIS SPACE, FOR OFFICE USE ONLY).

Project No. _____

Date Application Was Received: _____

Fee Received: _____

Fee Receipt No. _____

GENERAL DEVELOPMENT PLAN APPLICATION
(FOR PLANNED DEVELOPMENTS ONLY)

General Development Plan Review Fee:
Small Scale (under 2 acres): \$3,000
Large Scale (2 acres or more): \$3,500
Minor Modification to General Development Plan: \$1,000
Each Subsequent Review after 2 nd Submittal: \$500

A. REQUEST

- General Development Plan Review
- Minor Modification to General Development Plan

B. PROPERTY INFORMATION

1. Address of Subject Property:

2. Parcel ID Number (s):

3. Acreage:

4. Existing Use of the Property:

5. Future Land Use Map Category:

6. Existing Zoning District:

7. Flood Zone Category:

8. Proposed Activity or Use:

C. CURRENT OWNER INFORMATION

1. Current Property Owner:

2. Mailing Address:

3. Phone Number: _____ Email Address: _____

D. APPLICANT

1. Applicant Status: __Owner __Agent

2. Name of Applicant(s) or Contact Person(s):

Company (if applicable):

Mailing Address: _____

Phone Number: _____ Email Address: _____

E. ATTACHMENTS

An application is not complete without all requirements submitted. Incomplete applications will not be scheduled for hearings. Other items may be required depending on the request. All data and exhibits submitted with the application or at a public hearing will become part of the public record.

1. Legal description.
2. Boundary Survey.
3. Proof of Ownership.
4. Proof of payment of taxes.
5. Agent Authorization form (if applicable).
6. Fee. Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant.

Please be advised: Unified ownership control (Sec. 8.3)

All land included for purpose of development as a PD shall be under the legal control of the applicant, whether that applicant be an individual, partnership, or corporation or group of individuals, partnerships, or corporations. Applicants requesting approval of a PD shall present firm evidence of unified control of the entire area within the proposed PD together with a certificate of apparent ownership and encumbrance with the opinion of counsel representing the developer establishing that the developer has the unrestricted right to impose all of the covenants and conditions upon the land as are contemplated by the provisions of these regulations.

The applicant shall state agreement to:

- (a) Proceed with the proposed development according to the provisions of these zoning regulations and such conditions as may be attached to the PD master plan;
- (b) Provide agreements, contracts, deed restrictions, and sureties acceptable to the City Commission for completion of the development according to the approved plans, and maintenance of such areas, functions and facilities are not to be provided, operated, or maintained at public expense; and
- (c) Bind their successors in title to any commitments made under (a) and (b) preceding.

All such agreements and evidence of unified control shall be examined by the City Attorney and no PD shall be approved without a certification by the Attorney that such agreements and evidence of unified control meet the requirements of these zoning regulations.

Name of individual completing this application: _____

(Please print)

I, _____, certify that I have checked the submittal application for the content of completeness, and that the information contained herein are correct to the best of my knowledge. I am aware that the non-refundable fees shall be paid upon filing the petition or request.

Signature

County of _____

State of Florida

The foregoing instrument was acknowledged before me, by means of () physical presence or () online notarization, this _____ day of _____, 20_____ by _____ who is either personally known or produced identification.

NOTARY PUBLIC

STATE OF FLORIDA AT LARGE

City of Palmetto

Affidavit of Ownership/Agent Authorization

File Number: _____

To be filled out by the property Owner

Owner Name: _____

Mailing Address: _____

Officer's Name: _____

Title: _____

Being first duly sworn, depose(s) and say(s):

1. That I am (we are) the owner's and recorded title holders(s) of the following described property legal description, to wit:

(if necessary attach the property's legal description as exhibit "A")

2. That this property constitutes the property for which a request for

_____ is being applied for to the City of Palmetto, Florida

(Type of application approval requested)

3. That the undersigned has (have) appointed and does (do) appoint

_____ as
agent(s) execute any petitions or other documents necessary to affect such petition; and
request that you accept my agent(s) signature as representing my agreement of all terms
and conditions of the approval process;

4. This affidavit has been executed to induce The City of Palmetto, FL to consider and act
on the forgoing request;

5. That I (we) the undersigned authority, hereby certify the foregoing is true and correct

_____/_____

Owner's signature / Print title

_____/_____

Owner's signature / Print Title

To be Filled out by a licensed Notary Republic

County of _____

State of Florida

The foregoing instrument was acknowledged before me, by means of () physical presence or () online notarization, this _____ day of _____, 20_____ by _____ who is either personally known or produced identification.

NOTARY PUBLIC

STATE OF FLORIDA AT LARGE

GENERAL DEVELOPMENT PLAN REQUIREMENTS

NAME OF PROJECT: _____

DATE: _____

Following the pre-application conference, an applicant wishing to undertake a planned development project shall file an application with the City Planning Department which includes five (5) (24x36) copies of the general development plan. Applications will not be processed unless all required information is submitted. **Any item believed “not applicable” must be explained in writing and submitted with the application in one (1) copy.**

Please note:

- If requesting a waiver to the Conceptual Plan requirements, a request must be done in writing to the City Planner.
- Any deviations that are being requested need to be detailed on the cover sheet of the General Development Plan.

General development plan requirements:

a. General information:

1. Name of subdivision/PD. ____ (page Number)
2. Section, township and range in which subdivision/PD is located. ____ (page number)
3. Vicinity map of not less than one (1) inch equals one (1) mile. ____ (page number)
4. Legal description of subdivision/PD. ____ (page number)
5. Proof of ownership of property (i.e., warranty deed).
6. North point, legend, and scale (not less than one (1) inch equals fifty (50) feet). ____ (page number)
7. Total gross and net acreage of the site. ____ (page number)
8. Gross residential density, if applicable. ____ (page number)
9. Development schedule, including initiation and completion dates for all phases of development, recreation facilities, common areas, street and utility system. ____ (page number)

b. Existing conditions:

1. Existing zoning, land use plan designation, and development on-site and on property adjacent to the site. ____ (page number)
2. Names and locations of all adjacent subdivisions. ____ (page number)
3. Name, location, and width of all platted rights-of-way, alleys, and existing streets within and/or adjacent to the site. ____ (page number)

4. Location and size of all sewer lines, water lines, and drainage facilities within and adjacent to the site. ____ (page number)
 5. Location and width of all easements for utilities and drainage within and/or adjacent to the site. ____ (page number)
 6. Topographic contours at vertical intervals of no longer than one (1) foot. ____ (page number)
 7. Approximate location, size and type of trees, water bodies, and other natural significant features. ____ (page number)
- c. Design:
1. Numeric designation, location and width of proposed streets and their required rights-of-way. ____ (page number)
 2. Location, width and intended use of proposed utility easements. ____ (page number)
 3. Location and dimensions of all proposed lots. ____ (page number)
 4. Proposed land elevations. ____ (page number)
 5. Location, purpose, dimensions and general description of common open space, parks, and recreational facilities. ____ (page number)
- d. Improvements:
1. Location and dimensions of proposed utilities (sewer and water). ____ (page number)
 2. Location and dimensions of proposed drainage facilities. ____ (page number)
 3. Location of all proposed fire hydrants. ____ (page number)
 4. Location and dimensions of proposed streets and sidewalks. ____ (page number)

Development guidelines (Sec. 8.5)

The purposes of these guidelines is to establish a general checklist for the preparation and review of the planned development proposal. The guidelines serve to identify minimum or maximum standards from which the proposal should not deviate, unless otherwise approved by the City Commission.

(a) Minimum setbacks:

- (1) Perimeter landscaped setbacks: thirty-five (35) feet between the walls of all structures and the perimeter of the district.
- (2) Building setback: twenty-five (25) feet from wall-to-wall between structures.
- (3) Public or private right-of-way setback: thirty-five (35) feet from any structure to right-of-way.
- (4) Structures over thirty-five (35) feet in height: Additional one (1) foot of setback at ground level for each additional two (2) feet of height.

(b) Building height: Twelve (12) stories or one hundred thirty (130) feet whichever is less.

- (c) Minimum off-street parking and loading requirements: Refer to Ordinance No. 226 [section 28-71 et seq.] for requirements. Off-street loading shall be located and designed to ensure that it does not encroach on any public or private right-of-way.
- (d) Frontage and accessibility for each use shall be from either a public street directly or via an approved private driveway, pedestrian way, court or other area dedicated to public or private use or common element guaranteeing access.
- (e) Underground utilities: All utilities, including telephone, television cables, and electrical systems, shall be installed underground. Appurtenances to these systems which require aboveground installation must be screened. Primary facilities providing service to the site of the PD may be excepted.
- (f) Solid waste containers: All central refuse, trash and garbage collection containers shall be screened from sight or located in such a manner so as not to be visible from any street within or adjacent to the PD district. Individual garbage containers not exceeding a twenty-gallon capacity are permissible.
- (g) Public access to the waterfront, if applicable, shall be dedicated or reserved.
- (h) As a minimum, the standard requirement for parkland shall be dedicated through the PD rezoning (e.g., 4 acres/1,000 people; projected population = 500; dedicate 2 acres).
- (i) Minimum common open space and recreation areas: Twenty-five (25) percent of the gross site acreage shall be delineated as tracts for common open space and recreation areas.

For purposes of this article, common open space and recreation areas are defined as the total amount of improved usable area, including outdoor space, permanently set aside and designated on the site plan as common open space or recreation area for use by residents of the PD. Common open space shall be integrated throughout the planned development or provide for a linked recreation/open space system. Such usable space may be in the form of active or passive recreation areas including, but not limited to: playgrounds, golf courses, beach frontage, nature trails and lakes. Common open space shall be improved to the extent necessary to complement the residential uses and may contain compatible and complementary structures for the benefit and enjoyment of the residents of the PD.

Easements, parking areas, storage and utility areas, perimeter setback areas, road right-of-way and minimum yards, and minimum spacing's between dwelling units may not be included in determining open space. Perimeter setback areas may be included as open space if improvements such as bikeways, pedestrian ways or equestrian trails are provided.

Water bodies may be used to partially fulfill common open space requirements; calculations for such may not exceed fifty (50) percent of the required open space. The exclusion of water bodies which are in whole or part drainage easements may be waived by the city council after adequate measures are provided which guarantee in perpetuity a level of water quality acceptable for recreational purposes. Private navigable canals shall not be utilized in fulfilling the common open space requirement beyond that which is allowed pursuant to water bodies as previously provided. All water area included as part of the open space requirement shall be permanent water bodies and shall be improved with 5:1 minimum sloped edge extending at least twenty (20) feet into the water areas, and planted with grass and maintained around all sides so as not to harbor mosquitoes, insects and rodents, unless it is determined by an environmental review of the water body that such slope or improvements would be

detrimental to the ecology of such water body site. The foregoing requirements relating to water areas to be included in the open space requirements shall apply to existing water bodies whether natural or manmade. Existing water bodies may be left in their natural state and need not be improved or sloped.

Where a golf course is utilized to partially fulfill the open space requirement, other facilities to meet the active residential needs of children and adults shall be provided.

Density bonuses (Sec. 9.5)

- (a) *Purpose.* The city acknowledges through its Comprehensive Plan that certain needs exist. One method to meet those needs is to provide certain amenities which would fulfill those needs. Accordingly, the City Commission may increase the maximum number of units per acre in a PD-H District up to a maximum of sixteen (16) dwelling units per acre where the preliminary and final development plans include one (1) or more of the following amenities.
- (b) *Criteria for density bonus.* In order to qualify for such density bonus, a development is required to provide at least one (1) or a combination of the amenities described as follows:
 - (1) Ten (10) percent of the dwelling units in a PD-H District shall be comprised of affordable housing units. Such units shall qualify provided they are affordable to buyers or renters who earn no more than eighty (80) percent of the median income for residents of the city as determined by the most recent data available from the U.S. Bureau of the Census.
 - (2) The restoration and preservation of buildings, structures, or sites that have unique historic, archaeological or architectural significance as determined by city council.
 - (3) A portion of developable land shall be dedicated for public facility sites (i.e. public park, public library, public school, public emergency services facility, etc.).
 - (4) The provision, construction and on-going maintenance of public access to the recreational waters of the city.
 - (5) Redevelopment or infill development within the Community Redevelopment Area.
- (c) *Development Guarantees.* The developer shall prepare a draft developer agreement describing the nature and timing of the amenity or amenities proposed, desired density increase and penalty for noncompliance. The agreement, which meets the requirements of Chapter 163.3220, F.S. shall be entered into between the developer and the city prior to or simultaneous with the site plan district public hearing.