

**SUWANNEE COUNTY, FLORIDA SITE
DEVELOPMENT PLAN APPLICATION**

Applicant: _____ Phone No.: _____

Address: _____

Property Owner: Name: _____

Address: _____

Legal Description:

Section ____ , Twp. ____ South, Range ____ East; Tax Parcel No. _____

Size: _____ acres List Any Other Structures: _____

Access Road: _____

Project Description: _____

Total Building Square Footage: _____ S.F. of storage area: _____

Total number of seats (for eating establishments/churches, etc.): _____

Total square footage of any outside area used for sales, display, etc. _____

Parking Spaces Provided: _____

Sign: _____

Utilities: _____

Engineer: _____ Plans Dated: _____

A \$200 Fee Payable to Suwannee County and Two (2) Copies of the Site Plan Must Accompany this Application. The Site Plan Must be Prepared in Accordance with Section 14.12.1 of the Suwannee County Land Development Regulations (LDRs) and Returned to the Suwannee County Planning & Zoning Office, 224 Pine Avenue, Live Oak, FL 32064. Phone: 386-364-3401; Fax: 386-362-1032.

Application is hereby made to obtain site development plan approval for project as indicated. I understand that any changes made to the Plan after approval will void the approval unless first approved by the County LDR Administrator. I certify that all the foregoing information and the Site Development Plan are accurate.

Date: _____ Applicant

FOR COUNTY USE ONLY

Zoning District: _____ Land Use: _____

Site Plan is Approved Subject to the Following Changes, if Any, _____

Date: _____ By: _____

Further, all essential services requiring a special permit to be approved by the Board of County Commissioners shall conform to the following criteria for approval: No essential service shall be sited within 500 feet of any single or multiple-family residence, group living facility, school or hospital and shall maintain the rated self-collapsing distance from any use listed above.

SECTION 14.12 SITE AND DEVELOPMENT PLAN APPROVAL. Where these land development regulations require site and development plan approval, the Land Development Regulations Administrator shall approve all site and development plans as a condition precedent to the issuance of building permits by the Land Development Regulation Administrator.

- 14.12.1 Contents. The site and development plan required to be submitted by the requirements of these land development regulations shall include the following elements, where applicable:
1. Vicinity map - indicating general location of the site, abutting streets, existing utilities, complete legal description of property in question, and adjacent land use.
 2. Site plan - including but not limited to the following:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Present zoning for subject site.
 - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
 - d. Date, north arrow, and graphic scale not less than one (1) inch equal to fifty (50) feet.
 - e. Area and dimensions of site.
 - f. Location of all property lines, existing right-of- way approaches, sidewalks, curbs, and gutters.
 - g. Access to utilities and points of utility hook-up.
 - h. Location and dimensions of all existing and proposed parking areas and loading areas.

- I. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
 - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
 - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
 - l. Location of trash receptacles.
 - m. For multiple family, hotel, motel, and mobile home park site plans:
 - (1) Tabulation of gross acreage.
 - (2) Tabulation of density.
 - (3) Number of dwelling units proposed.
 - (4) Location and percent of total open space and recreation areas.
 - (5) Percent of lot covered by buildings.
 - (6) Floor area of dwelling units.
 - (7) Number of proposed parking spaces.
 - (8) Street layout.
 - (9) Layout of mobile home stands (for mobile home parks only).
3. Stormwater management plan - including the following:
- a. Existing contours at one (1) foot intervals based on U.S. Coast and Geodetic Datum.
 - b. Proposed finished elevation of each building site and first floor level.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water Management District surface water management permit.

2

- 14.12.2 Procedure. Where, by the terms of these Land Development Regulations, approval by the Land Development Regulation Administrator of a site and development plan is required prior to the issuance of a building permit, four (4) sets of such site and development plan shall be submitted to the Land Development Regulation Administrator to be circulated for comment to any other official or department of the County which may have responsibility for some aspect of the site and development plan.
- 14.12.3 Action on site and development plan. In reaching a decision as to whether or not the site and development plan as submitted should be approved, the Land Development Regulation Administrator shall be guided in his decision and the exercise of his discretion to approve, approve with conditions, or to deny by the following standards: The Land Development Regulation Administrator shall show in the record that each was considered where applicable and shall make findings in regard to those of the following standards which he finds to be applicable:
1. Sufficiency of statements on ownership and control of the development and sufficiency of conditions of ownership or control, use, and permanent maintenance of common open space, common facilities, or common lands to insure preservation of such lands and facilities for their intended purpose and to insure that such common facilities will not become a future liability for the Board of County Commissioners.
 2. Density and/or the intended use of the proposed development with particular attention to its relationship to adjacent and nearby properties and effect on those properties and relationship to the County Comprehensive Plan.
 3. Ingress and egress to the development and proposed structures on the development, with particular reference to automotive and pedestrian safety, minimization of marginal friction with free movement of traffic on adjacent streets, separation of automotive traffic and pedestrian and other traffic, traffic flow and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe, or emergency.
 4. Location and relationship of off street parking and off street loading facilities to thoroughfares and internal traffic patterns within the proposed development, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscape.

5. Sufficiency of proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development.
6. Manner of stormwater management on the property, with particular reference to the effect of provisions for stormwater management on adjacent and nearby properties and the consequences of such stormwater management on overall public stormwater management capacities.
7. Adequacy of provision for sanitary sewers, with particular relationship to overall sanitary sewer availability and capacities.
8. Utilities, with reference to hook-in locations and availability and capacity for the uses projected.
9. Recreation facilities and open spaces, with attention to the size, location, and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the proposed development, and relationship to community open spaces and recreational facilities.
10. General amenities and convenience, with particular reference to assuring that appearance and general layout of the proposed development will be compatible and harmonious with properties in the general area and will not be in conflict with other development in the area as to cause substantial depreciation of property values.
11. Such other standards as may be imposed by these land development regulations on the particular use or activity involved.
12. Appeals from the decision of the Land Development Regulation Administrator shall be heard by the Zoning Board of Adjustment, as set out in Article 12 of these Land Development Regulations.

14.12.4 Issuance of building permits. Upon the approval of the site and development plan application by the Land Development Regulation Administrator or his or her approval with conditions, building permits for the proposed development shall be issued by the Land Development Regulation Administrator. The development shall be built substantially in accordance with the approved site and development plan. If after such approval, should the owner/applicant or his or her successors desire to make any changes in the site and development plan, such changes shall be submitted to the Land Development Regulation Administrator. If the Land Development Regulation Administrator deems there to be a substantial change or deviation from that which is shown on the

approved site and development plan, the owner/ applicant or his or her successors shall be required to submit the amended site and development plan for approval as set forth in Section 14.12 of these land development regulations. Failure to submit such amended site and development plan for determination by the Land Development Regulation Administrator that a substantial change or deviation is occurring or has occurred, prior to such changes, shall constitute a violation of these land development regulations and shall be punishable as provided in Article 15 of these land development regulations.