

CITY OF JACKSONVILLE FORM DSD-PSA

Application for Preliminary Site Development Plan Approval (LDPM Volume 1, Section 2.2)

(FOR DEPT. USE ONLY)	Project Number: _____
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City Development Number (CDN)

Application Date

DEVELOPMENT NAME: _____

I. TYPE OF REQUEST *(check appropriate box or boxes)*

☐ 656.404 (a)

MORE THAN ONE MULTI-FAMILY STRUCTURE ON A LOT UNDER ONE OWNERSHIP, INCLUDING CONDOMINIUMS, MAY BE ERECTED ON A LOT, PROVIDED THE SITE PLAN HAS BEEN APPROVED BY THE DEPARTMENT.

☐ 656.404 (b)

A NEW STRUCTURE OR COMBINATION OF MULTIPLE STRUCTURES EQUALING 40,000 SQUARE FEET OR MORE OF ENCLOSED GROSS FLOOR AREA MAY BE ERECTED ON A LOT, PROVIDED THE SITE PLAN HAS BEEN APPROVED BY THE DEPARTMENT.

☐ 656.404 (c)

SITE PLANS FOR PUBLIC SCHOOL FACILITIES SHALL BE REVIEWED ACCORDING TO PERFORMANCE CRITERIA AND STANDARDS WHICH HAVE BEEN COORDINATED WITH THE DUVAL COUNTY SCHOOL BOARD PRIOR TO APPROVAL BY THE DEPARTMENT.

☐ 656.404 (d)

A MODIFICATION FROM THE REQUIREMENTS OF PART 12 OF THE ZONING CODE (LANDSCAPE AND TREE PROTECTION REGULATIONS), MAY BE PERMITTED ON A LOT, PROVIDED THE MODIFICATION HAS BEEN APPROVED BY THE DEPARTMENT PURSUANT TO SECTION 656.1220

☐ 656.404 (e)

THE SUBDIVISION OF LAND INTO THREE OR MORE LOTS OR THE ESTABLISHMENT OF A NEW PUBLIC OR PRIVATE STREET IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS, DETAILS AND CRITERIA SET FORTH IN THE LAND DEVELOPMENT PROCEDURES MANUAL, PROVIDED THE SITE PLAN HAS BEEN APPROVED BY THE DEPARTMENT

II. PROJECT OR DEVELOPMENT LOCATION

A. REAL ESTATE PARCEL IDENTIFICATION NUMBER(S) _____;
_____; _____; _____;

B. PROJECT LOCATION _____

C. INTERSECTING STREETS: BETWEEN _____ AND

D. IS PROJECT LOCATED ON STATE ROAD? ____ (Y/N); S.R. NUMBER _____

E. COUNCIL DISTRICT _____ PLANNING DISTRICT _____ F. TOTAL LAND
AREA (Acres) _____

G. LEGAL DESCRIPTION _____ (Attach Legal Description)

III. DEVELOPER / OWNER / ADDRESS / PHONE & FAX NUMBERS/ E-MAIL A.

OWNER / DEVELOPER:

B. AGENT: *(Person to contact for this submission)*

C. ENGINEER or ARCHITECT:

D. SURVEYOR:

IV: PROJECT OR DEVELOPMENT SPECIFICATIONS

COMPLETE A, B, OR C BELOW AS APPLICABLE

A. NON-RESIDENTIAL (NR REVIEW)

Type of Use _____ Lot Coverage (%) _____ Number of Stories _____
Height _____ Existing Structures _____ Proposed Structures _____
Building(s) Pad Size _____ Retention/Wetland Area (%) _____
Landscaped Area (%) _____ Vehicle Use Area (%) _____
Total Enclosed Area _____ Off-Street Parking Spaces _____
Setbacks: Front _____ Rear _____ Side _____ Side _____

B. APARTMENTS / CONDOMINIUMS / TOWNHOMES (APT REVIEW)

Type of Use _____ Total Number of Lots/Units _____
Lot Coverage (%) _____ Number of Stories _____ Height _____ Existing
Structures _____ Proposed Structures _____ Building(s) Pad Size _____
Retention/Wetland Area (%) _____ Landscaped Area (%) _____
Recreation Area _____ Off-Street Parking Spaces _____
Setbacks: Front _____ Rear _____ Side _____ Side _____
Typical Lot Dimensions _____ X _____ ; _____ X _____ ; _____ X _____

C. SUBDIVISION (PSD REVIEW)

Total Number of Lots _____ Total Phases/Units _____ This Phase/Unit _____
Lot Coverage (%) _____ Recreation Area _____ Pond/Wetland Area (%) _____
Typical Lot Dimensions _____ X _____ ; _____ X _____ ; _____ X _____
Setbacks: Front _____ Rear _____ Side _____ Side _____

Place a check mark to indicate site plan compliance with the following items:

- ☐ a. Project or Development name (includes any former name if existing).
- ☐ b. Name of Owner, Developer, Engineer, Surveyor, and Landscape Architect.
- ☐ c. Show vicinity map, north arrow, map scale, and date of drawing.
- ☐ d. Data Summary to include:
 - 1. Total anticipated phases/units
 - 2. Total site area
 - 3. Active recreation area (acres)
 - 4. Number of lots and dwelling units
 - 5. Number of buildings with square footage
 - 6. Existing and proposed zoning
 - 7. Parking requirements per Section 656.604
 - 8. Percent of building coverage to lot area
- ☐ e. Show all contiguous right-of-ways, easements, and platted lots. Indicate all median openings and driveways within 200 feet of proposed project. Identify all streets and give ROW dimensions and pavement widths. Include sidewalks per Section 654.133.
- ☐ f. Include street layout, lots and blocks. Give site dimensions for all lots and include a 50 x 50 pad with driveway location on all single family lots of 6,000 square feet or less.
- ☐ g. Indicate all “jurisdictional wetlands”, indicate FEMA flood zone within project, and provide complete vegetative and wildlife survey for projects over fifty (50) acres.
- ☐ h. Show existing conditions and indicate existing improvements that will be undisturbed.
- ☐ i. Provide a master plan of original development and proposed phasing and units. Indicate PUD Ordinance and DRI Resolution Number in lower right corner.
- ☐ j. Indicate right-of-ways proposed as a new road by either the Florida Department of Transportation, Jacksonville Transportation Authority, or City of Jacksonville.
- ☐ k. Identify type of Fire Protection Service, give distances to location of nearest fire hydrants and show all proposed hydrants.
- ☐ l. Indicate locations of signage and give dimensions.
- ☐ m. Show locations for compactors, dumpster pads, and areas for securing bicycles.
- ☐ n. Identify surrounding zoning of all adjacent parcels.
- ☐ o. Show all existing and proposed sidewalks
- ☐ p. Residential subdivisions shall indicate protected trees and R.O.W. buffer standards

APPLICATION SUBMISSION

The applicant shall submit application on line.

The submittal shall include:

Site plan

Completed application form

Legal Description

Filing Fee

Preliminary Site Plan Application Fee:

No application will be accepted until all the requested information has been supplied and the required fee has been paid.

Fees may be paid in the online civil review system. You may contact the Development Services Division at ReviewGrp@coj.net with any questions. Please include the following reference information with any inquiries: "Preliminary Site Plan Review"; Project Name; City Development Number

PARTIAL LISTING OF REQUESTS FOR DEVIATION (*Check request*)

**** In order for staff to review a request for deviation pursuant to 654.137, relevant information pertaining to such a request must be provided at the time of submittal.**

The Planning Department shall consider either the alternative sidewalk plan (Option A, B, or C of Section 2.1.2A LDPM) or a contribution to the sidewalk fund in lieu of constructing sidewalks per the criteria of Section 2.1.2E (1) Land Development Procedures Manual. In all cases either the sidewalks must be constructed per the LDPM alternative sidewalk plan or a payment into the sidewalk fund.

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|-------------------------|--|
| _____ 654.134 | Not to be required to provide underground electrical distribution in accordance with Section 654.134, but to have overhead electric lines. (Call Bell South First) |
| _____ 654.111(k) | To be allowed to have a cul-de-sac more than 1,000 feet maximum length. |
| _____ 654.125(b) | To be allowed to exceed block length of 1,500 feet between intersecting streets. |

OWNER/AGENT AUTHORIZATION

I certify that I am the owner of the property referenced above. I hereby authorize

_____ to act as my agent to initiate
this site plan review application for consideration by the Planning and Development
Department and that all information provided is true to the best of my knowledge.

(Owner of Subject Property)

Date

(Print name)