SITE PLAN REVIEW SUBMITTALS

Instructions: This form shall act as a cover sheet and must accompany all permit applications. All items on this list must be checked off and included with the permit application. If any of the items do not pertain to the submittal, please mark them with "not applicable (N/A).

		PERMIT #
		APPLICANT NAME:
A.	Site plan requir	ements. A site plan shall depict the following:
		tions and dimensions of buildings, fences and other accessory structures in to property lines by graphical and scheduled methods.
		ys and parking areas with dimensions and schedule that show compliance C(4) as indicated further in this section.
indica	(3) Pedestrated further in the	in walks, landscape and planting list that show compliance with C (3) and C(4) as section.
	(4) Elevation	ns and height dimensions.
Boule utilitie the To	her such are utili evard shall show es, along such pown of Redingto	s of utilities, existing and proposed, including depicting all easements on the property of easements or private easements. Any property fronting on the west side of Gulf and provide a ten-foot-wide utility easement, for aboveground and below-ground rtions of the property abutting Gulf Boulevard. The providing of such utility easement a Shores shall be a condition that must be fulfilled prior to the issuance of any building 1-2005 by Ord. No. 05-02]
enviro		ations of major trees in excess of eight inches in diameter, waterways, and or ive areas such as dunes, estuaries, or protected species.
	• •	f elevations such that drainage flows and topography to the one-foot can be determined.
		n of lowest habitable floor of building in relation to mean sea level or if 'zone the elevation to the bottom of the lowest horizontal er.
		propriate, the coastal construction control line, including flood zone d base flood elevation for structures.
	(10) Facilitie conservation m	s for control of runoff water, including roof runoff and or any asures.

to

- (11) Separately provide a current certified survey showing at minimum all existing above grade improvements and the set-backs from property lines.
- B. Site plan design criteria. The following criteria shall be reviewed <u>and</u> voted upon by the Planning and Zoning Board for conformance to the design criteria, after adequate review of the site plan and inspection of the site in question:
- (1) Density and design harmonious with the environment. The use must be appropriate to the neighborhood with regard to street width, alignment and traffic access. Parking areas and yards shall be screened with evergreen planting where necessary for privacy and noise control. Planted buffer strips up to 20 feet in width may be required. Opaque fencing may, at the discretion of the Planning and Zoning Board, be allowed where necessary.
- (2) The location of buildings and structures on the site and the provision of minimum front, rear and side yards shall be established based on desired standards for the neighborhoods. Desired standards may be at variance with prevailing standards. Such yards must be designed to conserve scenic amenities, particularly where water frontage is involved.
- C. Guidelines. The following criteria shall serve as guidelines:
 - (1) Guideline yard standards for principal structures shall be as follows:

Number of Stories	Front (feet)	Side (feet)	Rear (feet)
1 – over habitable garage / storage	20	5	20
2 – over habitable garage / storage	25	10	25
3 – over habitable garage / storage	30	15	30
4 – over habitable garage / storage	35	20	35
5 – over habitable garage / storage	40	25	40

- Corner lots may be considered to have two front yards. Yard standards less than the guidelines may be approved if there is a finding that the proposed yards are in harmony with the neighborhood, comprise the most appropriate use of the land and furthermore, that the yard reduction serves the greater public interest. Accessory structures may be located in yards based upon the standards of ~ 90 -3F.
 - (3) Traffic circulation.
- (a) Unrestricted access to streets is not allowed. Generally curb cuts are limited to a maximum of 25 feet.
 - (b) Access to streets should take into consideration sight distance and alignment.
 - (c) All sites must provide for emergency vehicle access.
 - (d) Separate ingress and egress is encouraged.

<u>(e)</u>	Traffic collection to reduce access points to Gulf Boulevard is encouraged and subject to
Florida Departmen	nt of Transportation permit.
<u>(f)</u>	Maneuver lanes between rows of parked autos shall be at least 20 feet in width.
<u>(g)</u>	Traffic lanes shall conform to the same design standards as public streets as regards
alignment on inter	section.
<u>(h)</u>	All buildings exclusive of single-family and duplex dwelling districts must provide for
pedestrian circulat	tion. Hard surfaced pedestrian walks a minimum of four feet wide shall be provided generally
as follows:	
	[1] Along public rights-of-way.
	[2] Along access corridors to buildings.
	[3] At interconnecting points where significant numbers of people will seek to walk.
<u>(i)</u>	See also ~ 90-108, Parking regulations and requirements, accessible parking per Florida
Building Code.	
<u>(i)</u>	See also ~ Ordinance 08-08, Security gate or lobby doors - key lock for
emergency	access.
<u>(4)</u> Lane	dscaping. All uses shall be landscaped.
<u>(a)</u>	Required landscaping may encompass the following:
(33)	(1) Street trees or shrubs.
	(2) Foundation planting.
	(3) Planting islands to define curb cuts.
	(4) Perimeter planting to define and beautify sites.
	(5) Parking lot and walkway landscaping.
	(6) Buffer strips and screening for privacy.
	(7) Landscaping for underutilized acreage.
	(8) Landscaping for recreation space.
	(9) Landscaping for erosion control.
	(4) Landscaping for crosion control.
	See also Part 6, Resources: Vegetation and Environmentally Sensitive Lands, Article
XXIX and Article	XXX, Landscaping.
CURRENTS	SURVEY (for new construction, fences, decks, sheds, pools, Signed and Sealed, or plot plan per CDD)
CORRENT S	(10) new construction, tences, decks, sheds, pools, signed and scaled, or plot plan per CDD)
ELEVATION	N CERTIFICATION FORM (required with additions/new construction)
ESTIMATEI	O COST BREAKDOWN (signed)
If improving a pro	e-firm structure (or copy of signed contract with cost breakdown from contractor)