

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).

PROPERTY ADDRESS: _____ PERMIT # _____

COMPANY NAME: _____ APPLICANT NAME: _____

A. Site plan requirements. A site plan shall depict the following:

(1) ___ The locations and dimensions of buildings, fences and other accessory structures and their relation to property lines by graphical and scheduled methods.

(2) ___ Driveways and parking areas with dimensions and schedule that show compliance with C (3) and C(4) as indicated further in this section.

(3) ___ Pedestrian walks, landscape and planting list that show compliance with C (3) and C(4) as indicated further in this section.

(4) ___ Elevations and height dimensions.

(5) ___ Locations of utilities, existing and proposed, including depicting all easements on the property, whether such are utility easements or private easements. Any property fronting on the west side of Gulf Boulevard shall show and provide a ten-foot-wide utility easement, for aboveground and below-ground utilities, along such portions of the property abutting Gulf Boulevard. The providing of such utility easement to the Town of Redington Shores shall be a condition that must be fulfilled prior to the issuance of any building permit. [Amended 3-21-2005 by Ord. No. 05-02]

(6) ___ Spot locations of major trees in excess of eight inches in diameter, waterways, and or environmentally sensitive areas such as dunes, estuaries, or protected species.

(7) ___ A grid of elevations such that drainage flows and topography to the one-foot contour interval can be determined.

(8) ___ Elevation of lowest habitable floor of building in relation to mean sea level or if in a velocity "V" zone the elevation to the bottom of the lowest horizontal structural member.

(9) ___ When appropriate, the coastal construction control line, including flood zone designations, and base flood elevation for structures.

(10) ___ Facilities for control of runoff water, including roof runoff and or any conservation measures.

(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 and 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

(2) 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.

(e) Traffic collection to reduce access points to Gulf Boulevard is encouraged and subject to Florida Department of Transportation permit.

(f) Maneuver lanes between rows of parked autos shall be at least 20 feet in width.

(g) Traffic lanes shall conform to the same design standards as public streets as regards alignment on intersection.

(h) All buildings exclusive of single-family and duplex dwelling districts must provide for pedestrian circulation. 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.

(i) See also ~ 90-108, Parking regulations and requirements, accessible parking per Florida Building Code.

(j) See also ~ Ordinance 08-08, Security gate or lobby doors - key lock for emergency access.

(4) Landscaping. All uses shall be landscaped.

(a) Required landscaping may encompass the following:

(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.

(b) See also Part 6, Resources: Vegetation and Environmentally Sensitive Lands, Article XXIX and Article XXX, Landscaping.

_____ **CURRENT SURVEY** (for new construction, fences, decks, sheds, pools, Signed and Sealed , or plot plan per CDD)

_____ **ELEVATION CERTIFICATION FORM** (required with additions/new construction)

_____ **ESTIMATED COST BREAKDOWN** (signed)

If improving a pre-firm structure (or copy of signed contract with cost breakdown from contractor)