



Planned Unit Development (PUD)
Final Development Plan Application
Nassau County, Florida

Nassau County Department
of Planning & Economic
Opportunity
96161 Nassau Place
Yulee, FL 32097
(904) 530-6300

Site Data

Name of PUD: _____

Ordinance: _____

Phase: _____

Number of Acres: _____

Number of Structures: _____

Building Square Footage: _____

Parcel Identification Number: _____ - _____ - _____ - _____ - _____ - _____

Location or Address:

Property Owner

Name: _____

Address: _____

Telephone #: _____

Fax #: _____

E-Mail: _____

Agent

Name: _____

Address: _____

Telephone #: _____

Fax #: _____

E-Mail: _____

(Owner Authorization Required, Separate Sheet)

Brief Description of Proposed Uses

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Final Development Plan Checklist

Section 25.05(E) of the Nassau County Land Development Code, sets forth the submission requirements and procedures for review of the Final Development Plan. **Seven (7) copies in 11" x 17" and three (3) copies in 24" x 36" format of plans are required with the completed application, appropriate fees and required substantiating documents as listed in the Checklist and PUD. Incomplete applications will not be accepted and will be returned to the applicant.**

All items on this application and checklist must be addressed. Any items not addressed will cause the submittal package to be deemed incomplete. The County reserves the right to reject incomplete submittals. A determination of a complete submittal is not a reflection of compliance with applicable standards for review.

The Planning and Zoning Board shall hold a public hearing within 45 days of a complete submittal to review the Final Development Plan for consistency with the approved PUD Preliminary Development Plan, conformance with the provisions of this ordinance and other related county regulations. The Planning and Zoning Board shall submit written recommendations to the Board of County Commissioners.

The Board of County Commissioners shall hold a public hearing to review the Final Development Plan and consider the recommendations of the Planning and Zoning Board. The Board of County Commissioners shall approve, approve with conditions, or deny the final development plan.

Checklist:

Included Not Included

Application:

_____	_____	Signed application accompanied by Owner's Authorization and applicable fee.
_____	_____	Survey

Tabulations:

_____	_____	Gross site acreage
_____	_____	Total building area
_____	_____	Total parking area and parking ratio
_____	_____	Total surface area of stormwater retention facilities at top of bank
_____	_____	Jurisdictional wetlands and wetland buffer width
_____	_____	Submerged areas (MLW or DWE)
_____	_____	Total Landscape areas and buffers
_____	_____	Floor area ratio in accordance with 2030 Comprehensive Plan
_____	_____	Impervious surface ratio in accordance with 2030 Comprehensive Plan

Proposed uses:

_____	_____	Residential dwelling units by unit type for residential uses and lot sizes
_____	_____	Gross floor area of all non-residential uses and identification of the use

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On-Site:

_____	_____	Proposed lot lines (if any), lot and block numbers and dimensions of all residential uses and nonresidential uses and common open space.
_____	_____	Rights-of-way and all other lands or improvements proposed for dedication to the public
_____	_____	Exterior dimensions of all principal structures (except single family detached), their height, finished floor elevation and number of stories.
_____	_____	Setbacks to property lines, easements and wetlands.
_____	_____	Distances between structures
_____	_____	Fire hydrants or dry wells
_____	_____	Canals, waterways, stormwater ponds, easements and major stormwater conveyance systems
_____	_____	Wetlands preserved, impacted and mitigated
_____	_____	Floodways, flood plains and flood hazard areas
_____	_____	Driveway location and dimensions including and return radii and pavement material drive aisle width
_____	_____	Number and dimension of parking spaces
_____	_____	Cross-access locations and dimensions
_____	_____	Off-street loading areas for passengers or freight
_____	_____	Drive-through locations including stacking and escape lanes
_____	_____	Landscape area dimensions
_____	_____	Sidewalks
_____	_____	Bicycle lanes and racks
_____	_____	Accessory uses and structures including exterior sales, service or storage areas
_____	_____	Exterior lighting including height of poles and notes on shielding of luminaires
_____	_____	Fences and walls
_____	_____	Dumpsters and enclosures
_____	_____	Sign location(s) and dimensions (L,W,H)

Off-site:

_____	_____	Width and length of turn lanes and tapers
_____	_____	Conceptual water supply and sewage disposal facilities including points of connection
_____	_____	Main extensions and laterals
_____	_____	Lift stations
_____	_____	Fire hydrants
_____	_____	Proposed traffic signalization phasing and sequencing

Development schedule:

_____	_____	Phase lines or delineation of areas to be developed according to their order of construction.
_____	_____	Proposed dates for beginning and completing construction of each development phase or stage.
_____	_____	Proposed schedule for the construction and improvement of common open space, streets, utilities, and any other necessary improvements for each development phase or stage.

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Required legal documents (As Applicable):


_____	<u>N/A</u>	A statement of dedication signed by the owner of the PUD dedicating any improvements to Nassau County.
<u>✓</u>	_____	Deed restrictions proposed by the developer of the PUD to preserve the character of the development's common open space and to establish compatible architectural and landscape design of structures.
<u>✓</u>	_____	Proposed bylaws of the property owners association or the certificate of incorporation and the corporate bylaws of the nonprofit corporation.

Other items (As Applicable):

_____	<u>N/A</u>	Environmental/Wildlife Assessment per Section 5.07(C)(2)
_____	<u>N/A</u>	Tree inventory and retention plan (Amelia Island Only)
_____	<u>✓</u>	Any and all other information, documentation, study, exaction or other requirement as defined in the PUD Development Order.

Checklist Acknowledgement:

Explanation for items not included: The wildlife assessment was
completed for the entire project when it
was zoned PUD



Signature (owner or agent)

Date

(Verified by Development Review Coordinator)

Date

AGENT AUTHORIZATION (FOR COMPANY OR LLC)

_____ is hereby authorized as the Agent TO ACT ON BEHALF OF

_____, the owner(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to Nassau County, Florida, for an application pursuant to a:

- ☐ Rezoning/Modification
- ☐ Variance
- ☐ Plat

- ☐ Conditional Use
- ☐ Preliminary Binding Site Plan

BY:

Signature of Agent

Print Name of Agent

Agent Address

Agent Email

Agent Telephone Number

Signature of President, Chairman of the Board or managing partner of
(Circle one)

Print Name

Address

Telephone Number

Email

I, _____, hereby affirm or swear that I have the authority on behalf of
(name of agent)

_____, to file the _____ application
with Nassau County.

Initials

Initials

Certificate

I _____, (signer's name), _____ (title) of

_____ (company or LLC) an entity lawfully organized and existing
under the laws of _____ (name of State) do hereby affirm or swear that I am empowered and
authorized, on behalf of the entity, to execute this Agent Authorization form, and all documents required by Nassau
County regarding this application, and further expressly warrants that _____ has been given
and has received and accepted authority to sign and execute the documents on behalf of
_____.

Signature

Title

State of Florida
County of _____

The foregoing instrument was acknowledged before by means of ____ physical presence or ____ online
notarization, this ____ day of _____, 20____ by _____ as
_____ for _____.

Personally Known _____ OR Produced _____ as identification.



Notary Signature

My Commission expires: _____

A copy of the by-laws are attached hereto.

Initials

Initials