

**PASCO COUNTY
ZONING AND SITE DEVELOPMENT
CONTENT CHECKLIST FOR LIMITED-FAMILY LOT (LFLD)**

PROJECT NAME: _____

DATE: _____

A Limited-Family Lot Division plan submitted under the provisions of the Land Development Code (LDC), Section 405, Property Division, shall include the information listed below. Additional information may be required based on the technical review.

PARCEL ID NO(S). (from Property Appraiser's Records): _____

DEVELOPER'S NAME: _____

LOCATION: _____

LAND USE CLASSIFICATION(S): _____

ZONING DISTRICT(S): _____

ACREAGE: _____

NUMBER OF UNITS/SIZE: _____

TYPE OF UNIT(S): _____

PRESENT LAND USE: _____

HURRICANE EVACUATION ZONE: _____

DEVELOPMENT OF REGIONAL IMPACT (DRI):

Is this project part of a DRI? Yes No

DRI No.: _____

Original DRI Approval Date: _____

DRI Build-Out Date: _____

MPUD MASTER PLANNED UNIT DEVELOPMENT:

Is this project part of an MPUD? Yes No

MPUD No.: _____

MPUD Name: _____

Original MPUD Approval Date: _____

COMMON PLAN OF DEVELOPMENT (CPD):

Is this project part of a previously approved CPD? Yes No

CPD Name: _____

Original CPD Approval Date: _____

SUBDIVISION:

Is this project part of a previously approved subdivision or a subdivision concurrently under review?

Yes No

Subdivision Name: _____

Platted Name: _____

Date Platted: _____

NOTE: If this project results from the division of a parent parcel as defined in the LDC, Chapter 700, a subdivision plan may also be required.

CONCURRENCY (LDC, Chapter 1300):

NOTES: *DRI's approved prior to April 9, 1991, are exempt from Concurrency.*

DRI's approved prior to December 1, 2006, are exempt from ONLY the Transportation Element of Concurrency until the DRI build-out date.

Does this project qualify for exemption as it is part of an approved DRI prior to April 9, 1991? Yes No

Is this project located in the Urban Service Area - Mobility Fee Zone A? Yes No (If yes, project is not subject to Transportation Concurrency and only Substandard Road Application is required.)

Does this project have a current unexpired Concurrency Certificate? Yes No (If yes, attach the Concurrency Certificate.)

ECONOMIC DEVELOPMENT:

Is this project a target business identified by the Economic Development Council (EDC)? Yes No (If yes, attach letter from EDC.)

AFFORDABLE HOUSING:

Is this project a designated affordable housing project identified by the Pasco County Community Development Division? Yes No (If yes, attach letter from Community Development.)

SUBMITTAL:

- _____ 1. Seven (7) copies and CD of the plans drawn at a readable scale, signed and sealed by a Florida Registered Surveyor shall submit the required information for an LFLD.
- _____ 2. **1"=200' Site Map** - Map is needed of the property boundary with lots, tracts, roadways, lift stations, buildings (with suites/units) and parking area only. The labeling should consist of lot/block numbers, tract designation, and reserved street names, no geometry or additional labeling, please.
- _____ 3. **A CAD Drawing** - CAD file(s) set to Florida State Plane Coordinates - NAD 1983 Harn Florida West (feet) with: buildings and building numbers (apartment, condo, suite, etc.), road centerlines with reserved names, lift stations, hydrants, lots and lot numbers, tracts and tract names, parking lot.
- _____ 4. Submittal application and a copy of the preapplication meeting notes (LDC, Section 303.5).
- _____ 5. Review fee.
- _____ 6. Proof of ownership or legal interest; i.e., copy of deed.
- _____ 7. Agent of Record letter.

GENERAL INFORMATION:

- _____ 8. Pictorially show parent parcel and property division.
- _____ 9. 8½ X 14 site plan overlay on aerial.
- _____ 10. Show all existing and planned arterials and collectors (transportation corridor[s]) within the proposed development and within one (1) mile of the proposed development.
- _____ 11. Groundwater Protection:

Show all Wellhead Protection Areas and Special Protection Areas for all Community Water System supply wells within the proposed development and within 1,000 feet of the proposed development (LDC, Section 808).
- _____ 12. Future Land Use classification and zoning of parcel proposed for development and abutting land. Plans may not be processed for review without appropriate land use classification and/or zoning.
- _____ 13. Dates of rezoning, special exceptions, variances, conditional uses, or vested rights that have been granted, if applicable.
- _____ 14. Approximate location and acreage of natural features, including lakes, marshes or swamps, watercourses, and other jurisdictional areas.
- _____ 15. Identify registered cultural resources on site. – Do not put on plans.
- _____ 16. Wetland Delineation/Identification:

The applicant shall provide documentation in the form of a survey, sketch, or aerial with the application that delineates the location of the Category I, II, or III wetland areas, as defined in the Pasco County Comprehensive Plan, Chapter 3, Conservation Element, Wetlands, Policy Nos. CON 1.3.1, CON 1.3.2, CON 1.3.3, CON 1.3.4, and CON 1.3.5; and provide the acreage for each wetland classification type.
- _____ 17. Density/Intensity Calculations:

In addition to the wetland type and acreage information, the applicant shall provide the following:
 - _____ a. Cumulative acreage total for Category I, II, and III wetlands.
 - _____ b. Acreage total for water bodies.
 - _____ c. Acreage total for land with FLU classification of CON (Conservation Lands).
 - _____ d. Developable acreage.

PROPOSED DEVELOPMENT:

Shall submit an 8 1/2" x 14" complete boundary survey/graphic depiction signed and sealed by a Florida-Registered Surveyor, showing the following:

- _____ 18. Boundary survey of the parcel showing boundaries of the proposed individual lots;
- _____ 19. Legal descriptions of the overall parent tract and individual lots;
- _____ 20. Existing structures and parking areas on the parcel to be divided;
- _____ 21. Date of preparation;
- _____ 22. Show the total acreage of the parcel to divided;
- _____ 23. Show Lot and Block numbers, if applicable;
- _____ 24. All easements on the property to be divided and on abutting streets;
- _____ 25. A statement that any further division of the lot or lots shall be subject to the subdivision requirements of this Code; and
- _____ 26. Scale of the plan, both written and graphic.
- _____ 27. Location map showing the relationship between the area proposed for development and surrounding developments or lots.
- _____ 28. Existing contours at a maximum of two (2) foot intervals, showing existing and proposed contours, including directional arrows for positive drainage on a lot-by-lot basis, Lots shall be laid out to provide positive drainage away from all buildings. Individual lot drainage shall be coordinated with the general stream-drainage pattern for the area. Drainage shall be designed to avoid unnecessary concentration of storm drainage water from each lot to other lots or parcels.
- _____ 29. The Base Flood Elevation and Delineation of Flood Zone(s), where available, shall be superimposed on the PDP in accordance with the latest Flood Insurance Rate Map panel reference published by the Federal Emergency Management Agency.
- _____ 30. Hurricane evacuation zones, if residential.

NARRATIVE REQUIREMENTS:

An executed affidavit of property owner on a form approved by the County Attorney, wherein the property owner represents that:

- _____ 31. The property owner has not applied for a or been approved for an LFLD (formerly know as limited-family subdivision) on any parcel in the property owner's ownership or control;
- _____ 32. The property owner holds a fee simple title to the real property to be divided;
- _____ 33. The grantees of each parcel or lot created are relatives in accordance with Section 163.3179, Florida Statutes; and
- _____ 34. The name of the grantee of each lot created pursuant to the LFLD provision of this Code.
- _____ 35. Identify the method by which utilities, including **water, sewer, fire, and electrical** shall be provided for the LFLD.
- _____ 36. Indicate and show the method of fire protection; i.e., water main size, location of hydrants, tanks, etc. as required by the LDC, Section 904.
- _____ 37. Copy of the executed, binding agreement for maintenance of private access ways (ingress/egress).

_____ 38. When deemed necessary, the County Administrator or designee may require the submission of engineering calculations in support of any of the proposed construction plans and specifications under this Code.

Name of Individual Completing this Application: _____
(please print)

I, _____, certify that I have checked the submittal application for content completeness.

Signature

THE SUBMITTAL OF PLANS WILL BE REJECTED FOR CONTENT REVIEW UNLESS ALL APPLICABLE INFORMATION IS PROVIDED AS INDICATED ABOVE.

Reviewed By: _____ Date Accepted: _____
_____ Date Rejected: _____

None Referenced - Information was not provided by applicant.
√ - Information provided is adequate for content.
x - Information must be provided for plan to be determined complete.

**THE LAND DEVELOPMENT CODE AND OTHER RESOLUTIONS ARE ONLINE AT
WWW.PASCOCOUNTYFL.NET, ORDINANCES/RESOLUTIONS.**