

**PASCO COUNTY
DEVELOPMENT REVIEW DEPARTMENT
CONTENT CHECKLIST
FOR No-Improvement Plat PLANS – NONRESIDENTIAL/MIXED USE,
SUBMITTAL (NIP-NR/MU)**

PROJECT NAME: _____

DATE: _____

A simultaneous plan submitted under the provisions of the Land Development Code (LDC), Section 403, Site Development Procedures, 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: *DRIs approved prior to April 9, 1991, are exempt from Concurrency.*

DRIs 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. Two (2) copies and CD of the plans drawn at a readable scale, signed and sealed by **Florida Registered** and Engineer. (LDC, Section 403.2.B). This can be done by a registered surveyor barring it is signed and sealed NOT APPLICABLE
- _____ 2. Provide Cover Letter and Narrative of proposed project.
- _____ 3. Submittal application and a copy of the preapplication meeting notes (LDC, Section 303.5).
- _____ 4. Review fee.
- _____ 5. Proof of ownership or legal interest; i.e., copy of deed.
- _____ 6. Agent of Record letter.
- _____ 7. Variance application(s), if applicable (LDC, Section 901.2).
- _____ 8. Alternative standard(s) application(s), if applicable (LDC, Section 407).

GENERAL INFORMATION:

- _____ 9. Pictorially show parent parcel and property division.
- _____ 10. A legend, title, and number of revision; date of PSP and revision(s); scale of plan; north arrow; acreage in the tract being subdivided, project; name, mailing address, email addresses and telephone number of developer, owner, surveyor, and engineer.

MAP INFORMATION:

- _____ 11. Location map showing the relationship between the area proposed for surrounding developments or lots, including a current aerial photograph, which in no case shall be older than that available at the Pasco County Property Appraiser's Office, with boundaries of development and roadway layout delineated. The location map shall show all functionally classified roadways established by the Pasco County Comprehensive Plan Future Roadway Network within one (1) mile of the development boundary.
- _____ 12. 8½ X 14 site plan overlay on aerial.

- _____ 13. Show all existing and planned arterials and collectors (transportation corridor[s]) within the proposed development and within one (1) mile of the proposed development.
- _____ 14. 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).

EXISTING SITE INFORMATION:

- _____ 15. Legal description, sufficient to describe the size and location of the project site.
- _____ 16. Existing streets: the name, location, right-of-way width of entire street, and pavement status; i.e., dirt, limerock, concrete, asphalt, etc., of all existing streets, other rights-of-way, and platted streets within 200 feet of the proposed development.
- Show and Label full width of all Rights of Way.
 - Show and Label centerline of construction and distance from centerline to each property corner.
- _____ 17. Existing storm sewers, potable water facilities, and sewerage facilities on or abutting the tract within 200 feet.
- _____ 18. Existing platted or recorded easements or rights-of-way for drainage, pedestrian ways, bridle paths, or bicycle paths, etc., including location, width, and purpose within 200 feet of the proposed development.
- _____ 19. Other existing structures or uses on the project site with a statement as to their intended use.
- _____ 20. Configuration of that portion of abutting developments within 200 feet with PSP approval, preliminary plan approval, or if platted, with plat book and page number shown.
- _____ 21. Existing contours at a maximum of two (2) foot intervals, based on the National American Vertical Datum of 1988, identifying the tract to be developed and, where practicable, extending a minimum 100 feet beyond the tract boundary. A note stating the basis of the vertical datum shall be shown on the drawing.
- _____ 22. Present use of the property proposed for development.
- _____ 23. Future Land Use (FLU) classification and zoning district of the property proposed for development and that of abutting land. Plans may not be processed for review without appropriate land use classification and/or zoning.
- _____ 24. Dates and reference numbers of rezonings, special exceptions, variances, conditional uses, or vested rights that have been granted for the subject property, if applicable.
- _____ 25. Present use of the property proposed for development.
- _____ 26. The approximate location and acreage of natural features, including lakes, marshes or swamps, watercourses, and other jurisdictional areas.
- ~~_____ 27. Identify registered cultural resources on site. Do not put on plans.~~
- _____ 28. 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.

_____ 29. 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.

_____ 30. All land within the proposed development which is located in a transportation corridor.

_____ 31. 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.

_____ 32. Hurricane Evacuation Zones if residential uses are proposed.

PROPOSED DEVELOPMENT:

_____ 33. Show and Label proposed right-of-way dedication required; measured from the centerline of construction per LDC, Section 901.2 – Transportation Corridor Management.

_____ 34. Subdivision Design:

- a. Lots and Layout. Approximate lot lines, minimum lot dimensions and sizes, lot numbers, and design in conformance with Section 707.7, Standards.
- b. Gross acreage for the entire project and net acreage for each phase or portion thereof. This data shall be presented in a tabular format.

STUDIES AND OTHER REQUIRED SUBMITTALS:

The following submittals may be required based on location within the County and/or development type proposed.

~~_____ 35. Access Management Application (LDC, Section 901.3).~~

_____ 36. Is project located in the West Market Redevelopment area? ____yes ____no

_____ 60. 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