Site Plans

4.06.09. **Information included on site plans.**

A site plan, for the purposes of this section, shall include, but not necessarily be limited to, the following requirements:

- ☐ A. Site plan with grades, finished ground floor elevations, contours, number of dwelling units, square footage of site, building coverage, square footage of paved areas, and open area.
- ☐ B. A scaled drawing of the sides, front, and rear of the building or structure, generalized floor plan uses and square footage of each proposed use of all buildings or structures.
- ☐ C. Location and character of all outside facilities for waste disposal (including dumpsters), storage areas, display, septic tanks, or utilities.
- ☐ D. All pedestrian walks, malls, yards and open spaces.
- ☐ E. Location, size, character, height or orientation of all signs as required in this ordinance.
- ☐ F. Location and general character of landscaped areas based on the criteria and standards set forth in section 7.01.00, including the location of any protected or preserved trees.
- ☐ G. Location and general character of all existing curb cuts, driveways, parking areas, within 100 feet of any proposed curb cuts, driveways or parking areas.
- ☐ H. Location, height and general character of perimeter or ornamental walls, fences or other screening devices.
- ☐ I. Surface water drainage facilities plan certified by an engineer registered in the State of Florida.
- ☐ J. Location of existing easements and rights-of-way, including any required additional right-of-way.
- ☐ K. Land survey with complete legal description prepared and certified by a registered surveyor. All architecture or engineering designs must be prepared by a professional architect or engineer registered in the State of Florida pursuant to F.S. chs. 471 and 472 as exists or hereafter amended and which require an appropriate seal on the subject plan prior to issuance of a building permit and also prohibit a Florida registered architect or engineer from placing a seal on a plan not prepared or directly supervised by such a registered professional.
- ☐ L. For protective shoreline structures, in addition to the above, a scaled plan and an anti-erosion impact statement, certified by a licensed engineer registered in the State of Florida with experience in beach erosion problems and solutions, shall be submitted in accordance with the requirements outlined in section 12.01.02 and in compliance with applicable state and/or federal regulations. An anti-erosion statement shall be required and include:
  1. A description of the features of the site plan and proposed measures to be undertaken by the developer in order to prevent or minimize erosion of adjacent and down drift properties. This statement shall include any anticipated adverse impacts of the proposed structure and shall be thoroughly elaborated. The anti-erosion impact statement shall be certified by an engineer registered in the State of Florida with experience in waterfront erosion.
  2. In cases where developer does not propose to cover the wall with sand and undertake a sand replenishment program, a statement is required by an engineer registered in the State of Florida certifying that a sand cover is not possible or practical and describing conditions supportive to the judgment.
  3. An agreement by the department or county engineer that construction activity shall be conducted in a way which minimizes the adverse impact on the waterfront anti-erosion program.
  4. The department or county engineer may request other information as is necessary for proper evaluation of a waterfront development proposal.

5. An agreement by the developer that the county, its officers and employees shall be held harmless from any damages to persons or property which might result from work or activity undertaken by the developer and authorized by the county.

☐ M. All plans shall be drawn to a legible scale (one inch equals 20 feet is preferred), unless the director, or his designee, determines a different scale is sufficient or necessary for proper review of the proposal.

☐ N. For all multifamily residential and all nonresidential development proposals, the trimline sheet size shall be at least 24 inches by 36 inches. A one-half-inch margin shall be provided on all sides except for the left binding side(s) where a two-inch margin shall be provided if multiple sheets are used.

☐ O. If multiple sheets are used, the sheet number and total number of sheets must be clearly indicated on each.

☐ P. The front cover sheet of each site plan shall include:
1. A general vicinity or location map drawn to scale showing the position of the proposed development in the section, township and range, together with the principal roads, county limits, or any other pertinent orientation information.
2. A complete legal description of the property pursuant to subpart K above.
3. The name(s), address(es) and telephone number(s) of the owner(s) of the property.
4. The name, business address and telephone number of those individuals responsible for the preparation of the drawing(s).

☐ Q. The area of the property shown in square feet and/or acres.

☐ R. The 100-year flood elevation boundaries, the CCCL, CHHA, and shoreline protection zone, where appropriate or applicable.

☐ S. Total area calculation with percentage of total site to be covered by impervious surface(s) and landscaping.

☐ T. And other information as may be required by the department.

☐ U. Identification of all protected native habitats and environmentally sensitive lands governed by state, local, and/or federal regulations; state, local, and federal wetland jurisdictional boundaries including date of wetland delineation; all identified conservation areas which are to be retained and noted as a "conservation easement."

☐ V. Zoning districts and FLU categories.

☐ W. For structures over 200 feet above ground level, an FAA airspace evaluation, pursuant to the filing of an FAA Form 7640-1.

☐ X. Location Criteria 7.20.00

☐ Y. School Concurrency (if applicable)