

**CITY OF TARPON SPRINGS, FLORIDA
Final Development Plan Application**

Return to:
Planning & Zoning Department
324 E. Pine Street
Tarpon Springs, FL 34689
(727) 942-5611

(Please type or print clearly)

Property Owner(s)

Name		Email	
Address			
City		State	Zip
Phone	Fax	Cellular	

Applicant

Name		Email	
Address			
City		State	Zip
Phone	Fax	Cellular	

Agent (if applicable)

Name		Email	
Address			
City		State	Zip
Phone	Fax	Cellular	

General Information

Project Name	
Property Location or Address	
Legal Description (attach additional sheets as necessary)	
Tax Parcel Number(s)	Preliminary Planned Development No.

NOTE: Pursuant to Section 82.00 of the Land Development Code, within 1 year of Preliminary Development Plan approval, the developer shall submit the Final Development Plan for either the entire project, or by phase, in accordance with the approved phasing plan, for review and approval by the Board of Commissioners.

Site Acreage:

Upland _____ Wetland _____ Submerged _____ TOTAL _____

Flood Information: [please check all that apply]

Zone X Zone X Shaded Zone AE Zone VE

Base Flood Elevation(BFE): [please list all elevations] _____

Proposed Development Phasing Plan: [briefly explain including timelines]

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Proposed Floor Areas:

Non-Residential:

_____ Commercial _____ Industrial _____ Other
_____ Office _____ Mixed Use

Residential Density: [no. of units]

_____ Single Family _____ Duplex / Triplex _____ Multi-Family

Institutional: [please describe proposed use and indicate number of beds]

The following MUST be furnished with this application: [incomplete applications will not be accepted]

- Completed original application with digital copies of all application documents**
- \$500.00 application fee plus cost for advertisement which will be invoiced upon calculation by Staff
- Final Development Plans shall be accompanied or followed by a Final Subdivision Plat for those areas to be subdivided.
- The Final Development Plan shall include construction drawings for streets, drainage, sewer, and other required public improvements.
- Six (6) complete sets of Final Development Plans (see below)
- Final Development Plans shall consist of the following minimum information:
 1. Accurate survey of boundary, existing conditions, existing and proposed rights-of-way.
 2. Title of the project.
 3. Date, scale (1" = 60 or larger), north arrow, legend, location map.
 4. Sheet size 24 x 36 inches maximum.
 5. Multiple sheets if necessary with match lines clearly shown.
 6. Total site acreage:
 - a. Upland acreage.
 - b. Submerged acreage.
 7. Existing contours at 1 foot intervals.
 8. Proposed contours at 1 foot intervals.
 9. All required drainage and utility construction drawings.
 10. Tree survey with overlay at proposed development indicating size, type, location of trees to remain and to be removed.
 11. Open space calculations.
 12. Buildings, major structures, and outside display areas, including their general use, gross floor areas, floor area ratio for nonresidential buildings, number of floors, height, and where applicable, the number, size, type and gross density of all dwelling units, or lodging units. First floor elevations of all structures within the 100 year flood plain and subject to applicable flood plain regulations.
 13. Streets, travelways, pedestrian walkways, and bikeways, including their type, name, width, street center lines, construction, and whether they are to be public or private, showing the boundaries of all rights-of-way or easements. The location, type, and dimension of all driveways.

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14. Off-street parking and loading areas, including their size, widths of aisles and stalls, construction, and a specific schedule comparing the number of parking and loading spaces provided, their basis of calculation, and the minimum required.
15. Yards, limited to the location and dimensions of all yards and/or buffers provided to satisfy any yard requirements, and the distance between buildings where such minimums are required.
16. Open space, recreation, and public areas, including the location, type, and area of all open spaces, parks, recreational areas, school sites and similar areas or facilities on the property, including the percent of open space provided.
17. Landscape plan, including dimensions, and the location, spacing, type, size, method of irrigation, and maintenance, and description of all proposed plant materials; the results and basis of calculation of all required landscaping; the proposed limits of clearing and tree protection plan.
18. Screening, fences or walls, including location, type, height, width, and the location, type, size, method of irrigation, and maintenance, and description of all associated landscaping.
19. Plans for signs, if any, including the location, type, height, area, and proposed lighting.
20. Pedestrian/bike path facilities.
21. Documents for maintenance of common improvements and open space.
22. Final Subdivision Plat indicating:
 - a. The dimensions of all lot lines.
 - b. Designation of all required minimum yards.
 - c. Designation of all zero lot lines.
 - d. The designation of all building envelopes.
 - e. The designation of all distances between structures where applicable.
23. Architectural renderings.

FOR OFFICIAL USE ONLY

Other Applications/Requests Associated With This Application: [check all that apply]

- Rezoning [_____]
- Land Use Plan Amendment [_____]
- PPC Action [_____]
- Conditional Use Review [_____]
- Variance Request [_____]
- Waiver(s) Request [_____]
- Development of Regional Impact (DRI) [_____]
- Traffic Impact Study [_____]
- Hurricane Shelter Impact Study [_____]

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AFFIDAVIT

I (we), the undersigned, certify ownership of the property within this application, that said ownership has been fully divulged, whether such ownership by contingent or absolute, and that the name of all parties to an existing contract for sale or any options are filed with this application.

I (we) certify that _____ is (are) duly designated as the agent(s) for the owner, that the agent(s) is (are) authorized to provide subject matter on the application contained herein, whether verbal or written, and appear at any public hearing(s) involving this petition.

AGENT

I (we) assent to the City's Comprehensive Plan as it applies to the property. Further, it is understood that this application must be complete and accurate and the appropriate fee paid prior to processing.

Date: _____	Title Holder/Property Owner: _____
Date: _____	Title Holder/Property Owner: _____
Date: _____	Title Holder/Property Owner: _____
Date: _____	Title Holder/Property Owner: _____

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this _____ day of _____, A.D., 20 ____
by _____, who is personally known to me or who has produced
_____ as identification and who did (did not) take an oath.

PROPERTY OWNER NAME PRINTED

NOTARY PUBLIC

Name: _____
Signature: _____
Stamp: _____