

**CITY OF TARPON SPRINGS, FLORIDA
Preliminary 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)

Existing Land Use & Zoning Information

Present Designations of Property		Proposed Designations for Property	
Land Use Category	Zoning District	Land Use Category	Zoning District
Land Use Plan Amendment Required? <input type="checkbox"/> YES <input type="checkbox"/> NO		If yes, Countywide Plan Amendment Required? <input type="checkbox"/> YES <input type="checkbox"/> NO	

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] _____

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NOTE: Pursuant to Section 81.00 of the Land Development Code the Preliminary Development Plan shall be processed and advertised in the same manner as a Zoning Atlas Amendment. The corresponding zoning designations shall be RPD, CPD and IPD. The Preliminary Development Plan shall expire 1 year from the date of approval unless a Final Planned Development Plan is submitted.

Proposed Land Use Information:

Residential Planned Development

Total No. of Units _____

Single Family:

_____ Detached _____ Zero Lot Line _____ Attached
_____ Cluster _____ Semi-Detached

Multi-Family:

_____ Triplex _____ Townhome _____ Other
_____ Apartment _____ Condominium

Non-Residential Planned Development

Total Non-Residential Floor Area _____

_____ Commercial _____ Industrial _____ Office
_____ Institutional* _____ Mixed Use _____ Other

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

Proposed Development Phasing Plan: [briefly explain including timelines]

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

- Completed original application with digital copies of all application documents
- \$750.00 application fee plus TBRPC fee paid prior to adoption, if applicable
- \$500.00 advertising cost for each required ad
- \$25.00 for on-site sign notice
- Proof of ownership (warranty deed, title certification, etc.)
- Completed application for Certificate of Concurrency
- Hurricane Shelter Space Impact Study, if required by Section 122.12, LDC
- Traffic Impact Study, if required by Section 122.11, LDC
- Endangered/Threatened Species Study, if required by Section 144.00, LDC
- Six (6) complete sets of plans – Preliminary Development Plans shall consist of the following minimum information:
 1. Accurate survey of boundary, existing conditions, and existing rights-of-way.
 2. Title of the project.
 3. Date, scale (1" = 60 or larger), north arrow, legend, location map.

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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 5 foot intervals.
 8. Proposed contours at 5 foot intervals.
 9. Number and gross density of all dwelling unit types by area or phase.
 10. Approximate dimensions and location of all proposed lot lines.
 11. Designation of all proposed setbacks.
 12. Designation and/or calculation of all proposed buffers and open space.
 13. Dimensions and locations of all structures.
 14. Preliminary drainage solution.
 15. Designation of all building heights.
 16. Floor area and floor area ratio of all nonresidential uses.
 17. Preliminary landscaping details.
 18. Vehicular circulation, parking, and loading.
 19. Phasing plan including starting and completion dates for each phase.
 20. Preliminary utility plan and engineering.
 21. Flood plain designation and requirements.
 22. Preliminary architectural renderings and styles.
 23. Concurrency Impact Statement.
 24. Description of the maintenance measures for all common open space and facilities.
 25. Pedestrian circulation.
 26. Designation of all recreation facilities.
 27. Tree survey with overlay of proposed development indicating size, type, location of trees to remain and to be removed.
- Mailing labels for public notices and applicable postage charges (City staff will prepare the labels and calculate postage charges when a complete application is submitted.)

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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: _____