

# CITY OF JACKSONVILLE FORM DSD-PSA

## Application for Preliminary Site Development Plan Approval

(LDPM Volume 1, Section 2.2)

(FOR DEPT. USE ONLY)

\_\_\_\_\_ Project  
Number City Development Number Application Date

DEVELOPMENT NAME: \_\_\_\_\_

### I. TYPE OF REQUEST *(check appropriate box or boxes)*

656.404 (a)

**MORE THAN ONE MULTI-FAMILY STRUCTURE ON A LOT UNDER ONE OWNERSHIP, INCLUDING CONDOMINIUMS, MAY BE ERECTED ON A LOT, PROVIDED THE SITE PLAN HAS BEEN APPROVED BY THE DEPARTMENT.**

656.404 (b)

**A NEW STRUCTURE OR COMBINATION OF MULTIPLE STRUCTURES EQUALING 40,000 SQUARE FEET OR MORE OF ENCLOSED GROSS FLOOR AREA MAY BE ERECTED ON A LOT, PROVIDED THE SITE PLAN HAS BEEN APPROVED BY THE DEPARTMENT.**

656.404 (c)

**SITE PLANS FOR PUBLIC SCHOOL FACILITIES SHALL BE REVIEWED ACCORDING TO PERFORMANCE CRITERIA AND STANDARDS WHICH HAVE BEEN COORDINATED WITH THE DUVAL COUNTY SCHOOL BOARD PRIOR TO APPROVAL BY THE DEPARTMENT.**

656.404 (d)

**A MODIFICATION FROM THE REQUIREMENTS OF PART 12 OF THE ZONING CODE (LANDSCAPE AND TREE PROTECTION REGULATIONS), MAY BE PERMITTED ON A LOT, PROVIDED THE MODIFICATION HAS BEEN APPROVED BY THE DEPARTMENT PURSUANT TO SECTION 656.1220**

656.404 (e)

**THE SUBDIVISION OF LAND INTO THREE OR MORE LOTS OR THE ESTABLISHMENT OF A NEW PUBLIC OR PRIVATE STREET IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS, DETAILS AND CRITERIA SET FORTH IN THE LAND DEVELOPMENT PROCEDURES MANUAL, PROVIDED THE SITE PLAN HAS BEEN APPROVED BY THE DEPARTMENT**

**II. PROJECT OR DEVELOPMENT LOCATION**

A. REAL ESTATE PARCEL IDENTIFICATION NUMBER(S) \_\_\_\_\_;  
\_\_\_\_\_;

B. PROJECT LOCATION \_\_\_\_\_

C. INTERSECTING STREETS: BETWEEN \_\_\_\_\_ AND  
\_\_\_\_\_

D. IS PROJECT LOCATED ON STATE ROAD? \_\_\_\_ (Y/N); S.R. NUMBER \_\_\_\_\_

E. COUNCIL DISTRICT \_\_\_\_\_ PLANNING DISTRICT \_\_\_\_\_ F. TOTAL LAND  
AREA (Acres) \_\_\_\_\_

G. LEGAL DESCRIPTION \_\_\_\_\_ (Attach Legal Description)

**III. DEVELOPER / OWNER / ADDRESS / PHONE & FAX NUMBERS/ E-MAIL A.**

OWNER / DEVELOPER:

B. AGENT: (*Person to contact for this submission*)

C. ENGINEER or ARCHITECT:

D. SURVEYOR:

**IV: PROJECT OR DEVELOPMENT SPECIFICATIONS**

**COMPLETE A, B, OR C BELOW AS APPLICABLE**

**A. NON-RESIDENTIAL (NR REVIEW)**

Type of Use \_\_\_\_\_ Lot Coverage (%) \_\_\_\_\_ Number of Stories \_\_\_\_\_  
Height \_\_\_\_\_ Existing Structures \_\_\_\_\_ Proposed Structures \_\_\_\_\_  
Building(s) Pad Size \_\_\_\_\_ Retention/Wetland Area (%) \_\_\_\_\_  
Landscaped Area (%) \_\_\_\_\_ Vehicle Use Area (%) \_\_\_\_\_  
Total Enclosed Area \_\_\_\_\_ Off-Street Parking Spaces \_\_\_\_\_  
Setbacks: Front \_\_\_\_\_ Rear \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_

**B. APARTMENTS / CONDOMINIUMS / TOWNHOMES (APT REVIEW)**

Type of Use \_\_\_\_\_ Total Number of Lots/Units \_\_\_\_\_  
Lot Coverage (%) \_\_\_\_\_ Number of Stories \_\_\_\_\_ Height \_\_\_\_\_ Existing  
Structures \_\_\_\_\_ Proposed Structures \_\_\_\_\_ Building(s) Pad Size \_\_\_\_\_  
Retention/Wetland Area (%) \_\_\_\_\_ Landscaped Area (%) \_\_\_\_\_  
Recreation Area \_\_\_\_\_ Off-Street Parking Spaces \_\_\_\_\_  
Setbacks: Front \_\_\_\_\_ Rear \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_  
Typical Lot Dimensions \_\_\_\_\_ X \_\_\_\_\_ ; \_\_\_\_\_ X \_\_\_\_\_ ; \_\_\_\_\_ X \_\_\_\_\_

**C. SUBDIVISION (PSD REVIEW)**

Total Number of Lots \_\_\_\_\_ Total Phases/Units \_\_\_\_\_ This Phase/Unit \_\_\_\_\_  
Lot Coverage (%) \_\_\_\_\_ Recreation Area \_\_\_\_\_ Pond/Wetland Area (%) \_\_\_\_\_  
Typical Lot Dimensions \_\_\_\_\_ X \_\_\_\_\_ ; \_\_\_\_\_ X \_\_\_\_\_ ; \_\_\_\_\_ X \_\_\_\_\_  
Setbacks: Front \_\_\_\_\_ Rear \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_

## Baseline Layer Information and Checklist

The list below includes baseline layers identified in the Comprehensive Plan, Code of Subdivision Regulations (Chapter 654), Zoning Code (Chapter 656), and Land Development Procedures Manual to evaluate in relation to the subject project.

The Land Development Review application on the JaxGIS Duval Maps website provides some of the baseline layer information.

<b><i>Baseline Layer Checklist</i></b>	
Land Use Category or Categories	List Category or Categories:
Zoning District(s)	List District(s):
Zoning Overlay	Check applicable:  <input type="checkbox"/> Yes, overlay name _____  <input type="checkbox"/> No
Development Area	Check all boxes that apply: <input type="checkbox"/> Urban Priority <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural
Airport Environ (Comprehensive Plan and Chapter 656, Part 10)	Check applicable:  <input type="checkbox"/> Yes (check all that apply) <input type="checkbox"/> <i>Height Restriction Zone (Elevation _____)</i> <input type="checkbox"/> <i>Military Accident Potential Zone 1</i> <input type="checkbox"/> <i>Military Accident Potential Zone 2</i> <input type="checkbox"/> <i>Noise Contour (DNL Level(s) _____)</i> <input type="checkbox"/> <i>Notice Zone</i> <input type="checkbox"/> <i>OLF Whitehouse Lighting Restriction Zone</i> <input type="checkbox"/> <i>School Regulatory Zone</i>  <input type="checkbox"/> No
(ITAC) Industrial Preservation Overlay Zone (Comprehensive Plan and Chapter 656, Part 10)	Check applicable:  <input type="checkbox"/> Yes (check applicable) <input type="checkbox"/> Sanctuary <input type="checkbox"/> Situational Compatibility  <input type="checkbox"/> No

**Baseline Layer Checklist**

Archaeological Sensitivity (Code of Subdivision Regulations, Chapter 654.122)	Check applicable:  <input type="checkbox"/> Yes (check applicable) <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High  <input type="checkbox"/> No
Historic Cemetery (Code of Subdivision Regulations, Chapter 654.122)	Check applicable:  <input type="checkbox"/> Yes <input type="checkbox"/> No
Duval National Historic Register Listed	Check applicable:  <input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District	Check applicable:  <input type="checkbox"/> Yes (check applicable) <input type="checkbox"/> Riverside <input type="checkbox"/> Springfield <input type="checkbox"/> St. Johns Quarter  <input type="checkbox"/> No
Florida Mater Site File – Historic Structures	Check applicable:  <input type="checkbox"/> Yes <input type="checkbox"/> No
Landmark	Check applicable:  <input type="checkbox"/> Yes <input type="checkbox"/> No
Costal High Hazard Area (CHHA)	Check applicable:  <input type="checkbox"/> Yes <input type="checkbox"/> No
Adaptation Action Area (AAA)	Check applicable:  <input type="checkbox"/> Yes <input type="checkbox"/> No

**Baseline Layer Checklist**

<p>Water Provider* (Attach JEA availability letter) <i>*lack of connection = density/lot area limitations per Comprehensive Plan and Code of Subdivision Regulations</i></p>	<p>Check applicable:</p> <p>_____ JEA          _____ Private Utility          _____ Well</p>
<p>Sewer Provider* (Attach JEA availability letter) <i>*lack of connection = density/lot area limitations per Comprehensive Plan and Code of Subdivision Regulations</i></p>	<p>Check applicable:</p> <p>_____ JEA          _____ Private Utility          _____ Septic</p>
<p>Flood Zone</p>	<p>Check applicable:</p> <p>_____ Yes - list flood zone(s) below          Flood Zone(s) _____</p> <p>_____ N/A</p>
<p>Wetlands</p>	<p>_____ N/A</p> <p>_____ Yes (check all applicable)          _____ Jurisdictional boundary survey shown on plans          _____ Mitigation proposed (list permit No. _____)</p>
<p>Minimum lot requirements. Corner lots for residential use shall have extra width per Sec 654.126</p>	<p>Provide typical lot dimensions:</p> <p>Area _____          Width _____          Depth _____          Corner lot width _____</p>
<p>Maximum lot coverage by all buildings and structures</p> <p>Density</p>	<p>Lot Coverage _____</p> <p>Dwelling Units Per Acre _____</p>
<p>List the number of buildings with the total square footage</p>	

**Baseline Layer Checklist**

List the total number of lots for subdivision or dwelling units for multiple family development	
Provides minimum road frontage per Sec 656.407 of the Zoning Code	Check applicable: <input type="checkbox"/> Yes <input type="checkbox"/> No
Complies with Sec. 656.407. - Lot to have access	Check applicable: <input type="checkbox"/> Yes <input type="checkbox"/> No
Compliance with fencing or screening of certain uses, per Sec 656.415	Check applicable: <input type="checkbox"/> Junkyards and automobile wrecking or storage yard <input type="checkbox"/> Scrap processing yards <input type="checkbox"/> Loading or unloading zones <input type="checkbox"/> N/A
Meets Sec. 656.419. - New and redeveloped areas bordering navigable waterway	Check applicable: <input type="checkbox"/> Yes <input type="checkbox"/> No
Recreation open space requirement (acres) Per Sec 656.420 of the Zoning Code and the Comprehensive Plan	Check applicable: <input type="checkbox"/> On-site open space provided meeting requirement <input type="checkbox"/> Will be paying into recreation open space fund, if permitted
Number of parking spaces provided per requirements of Sec 656.604 of the Zoning Code	Check applicable: <input type="checkbox"/> Yes <input type="checkbox"/> No
Complies with parking lot dimensions: (parking stall size, driveway aisle, driveway width) Per Sec 656.607 of the Zoning Code	Check applicable: <input type="checkbox"/> Yes <input type="checkbox"/> No
Meets loading facilities for solid waste per Sec 656.607 (except for single family)	Check applicable: <input type="checkbox"/> Yes <input type="checkbox"/> No

**Baseline Layer Checklist**

Meets required number of bike rack spaces per Sec 656.608	Check applicable: <input type="checkbox"/> Yes <input type="checkbox"/> No
Meets Sec. 656.1215. - Perimeter landscaping	Check applicable: <input type="checkbox"/> Yes <input type="checkbox"/> No
Meets Sec. 656.1216. - Buffer standards relating to uncomplimentary land uses and zoning.	Check applicable: <input type="checkbox"/> Yes <input type="checkbox"/> No
Meets Sec. 656.1222. - Buffer requirements for residential subdivisions	Check applicable: <input type="checkbox"/> Yes <input type="checkbox"/> No
Meets cross-access drive/shared access for commercial or office use developments abutting collector higher functionally classified roadway meeting requirements of Sec 654.115 Code of Subdivision Regulations.	Check applicable: <input type="checkbox"/> Yes <input type="checkbox"/> No
Meets the number of driveways per development and driveway width per Sec 654.115 Code of Subdivision Regulation.	Check applicable: <input type="checkbox"/> Yes <input type="checkbox"/> No
Meets driveway distance from the intersection. (other than residential development) Sec 654.115 Code of Subdivision Regulation.	Check applicable: <input type="checkbox"/> Yes <input type="checkbox"/> No



***Baseline Layer Checklist***

Public or Private R/W and alley design standards meeting requirements of Land Development Procedure Manual, Section 2.0 and Sec 654.111, 113 and 654.116 Code of Subdivision Regulation.	Check applicable:  _____ Yes _____ No
Block lengths is 1,500 feet, Sec 654.125 Code of Subdivision Regulation	Check applicable:  _____ Yes _____ Exceeds 1,500 feet
Sidewalks requirements per Land Development Procedure Manual 2.2	Check applicable:  _____ Sidewalks provided meeting requirement _____ In-lieu sidewalk fee fund
Part 13 Sign Regulations of the Zoning Code	Sign meets requirements, check applicable:  _____ Yes _____ No
Listed species survey for development of 50 acres and more consistent with the provisions of Policy 3.5.5 of the Conservation/Coastal Management Element of the 2030 Comprehensive Plan	Check applicable:  _____ Yes _____ No
Provide Ordinance and Final Order if a proposed site under Land Use change, Rezoning, Administrative Deviation, Exception process.	Check applicable and List Ordinance or Application Number:  _____ Land use change _____ Rezoning _____ Administrative Deviation _____ Exception

**By signing this document, I confirm that the information provided is true and correct to the best of my knowledge.**

Completed by (Print Name): \_\_\_\_\_

Completed by (Signature): \_\_\_\_\_

Date: \_\_\_\_\_

*If this document is signed by anyone other than the owner or a person with signing authority for the owning entity, then an agent authorization form signed by the owner or a person with signing authority for the owning entity that authorizes the signing agent must also be submitted.*