



CITY OF MADEIRA BEACH

PLANNING & ZONING DEPARTMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 255 ♦ FAX (727) 399-1131
Email to: planning@madeirabeachfl.gov



SITE PLAN APPLICATION

Site Plan application fee \$300

I. PROJECT

Project Name: _____

Project Description: _____

Address of Subject Property: _____

_____ Madeira Beach, FL 33708

Parcel ID #: _____

Legal Description: _____

Existing Use of Property: _____

Full Description Attached? Yes No

II. APPLICANT

Applicant Status: *Attach proof of ownership (deed)* Owner Agent

Applicant Name, Title: _____

Company Name (*If applicable*): _____

Mailing Address: _____

Phone: _____ Fax: _____

Email: _____

If Applicant is the agent for a property owner, please attach proof of Agent Authorization.

Name of Owner (Title Holder): _____

Mailing Address: _____

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III. ADDITIONAL INFORMATION

Is there an existing contract for sale of options to purchase subject property? Yes No

If "Yes", list all names of parties involved: _____

Is the contract/option contingent or absolute? Contingent Absolute N/A

I certify and acknowledge that the information contained herein is true and correct to my best knowledge.

Signature of Applicant *Date*

STATE OF _____
COUNTY OF _____

The foregoing application as acknowledged before me this ____ day of _____, 20__
by _____ who is personally known to me or has produced
_____ as identification.

[SEAL]

Public Notary Signature

Sec. 110-51. - Scope of review.

- (a) The city manager or his designee will conduct a detailed review of proposed large-scale development (which shall consist of a complete new development on the site) to insure compliance with the current land development regulations. This review will include, but not be limited to, the following areas:
- (1) Proposed use:
 - a. Primary use.
 - b. Accessory uses.
 - c. Special exception use: Approval by special magistrate obtained.
 - (2) Lot restrictions:
 - a. Lot size: width, depth, area.
 - b. Setbacks.
 - c. Lot coverage.
 - d. Impervious surface.
 - e. Green area.
 - f. Building heights (section 110-430).
 - g. Density.
 - (3) Arrangement of structures:
 - a. Distance between structures.
 - b. Provisions for light, air, privacy and access.
 - c. Location of accessory structures (article VI, division 4 of this chapter).
 - d. Use of open space.
 - e. Transition yard requirements (section 110-429).
 - (4) Impact on surrounding property.
 - (5) Floodplain regulations (chapter 94):
 - a. Elevation requirements.
 - b. Use below base flood elevation (BFE).
 - (6) Parking (article VII of this chapter):
 - a. Minimum requirements for off-street parking.
 - b. Location of spaces.
 - c. Circulation.
 - d. Loading and unloading areas.
 - e. Handicap facilities.
 - f. Compact spaces.
 - g. Remote lots.
 - (7) Traffic access:
 - a. Available and allowable street cuts.
 - b. Use of abutting roadways.

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- c. Intersection visibility (section 110-423).
 - d. Emergency vehicle access.
- (8) Protection of soil and water resources (chapter 98, article II):
- a. Development requirements.
 - b. Land alteration plan.
 - c. Drainage plan:
 - 1. Treatment of stormwater runoff.
 - 2. Protection during construction.
 - d. Environmentally sensitive area protection plan.
- (9) Landscaping (chapter 106, article II):
- a. Minimum requirements.
 - b. Perimeter landscaping.
 - c. Buffer landscaping.
 - d. Use of existing landscaping.
 - e. Xeriscape requirements.
 - f. Irrigation system.
 - g. Intersection restrictions.
 - h. Screening of backflow preventer.
 - i. Protected species (mangroves, sea oats, etc.).
- (10) Tree protection (chapter 106, article III):
- a. Minimum requirements.
 - b. Types of trees.
 - c. Use of existing trees.
 - d. Removal of exotic species.
 - e. Protection during construction.
 - f. Irrigation for the trees.
- (11) Lighting (article VI, division 5 of this chapter):
- a. Impact of indoor and outdoor lighting.
 - b. Decorative and accent lighting.
 - c. Temporary lighting.
 - d. Lighting in beach area.
- (12) Sidewalks (chapter 58):
- a. Minimum requirements.
 - b. Location and size.
 - c. Pedestrian access.

- (13) Signs (chapter 102):
 - a. Type.
 - b. Location.
 - c. Size.
- (14) Recreation areas:
 - a. Type.
 - b. Location.
- (15) Fences and walls (article VI, division 3 of this chapter):
 - a. Location.
 - b. Height.
 - c. Types.
- (16) Easements (article VI, division 10, subdivision II of this chapter):
 - a. Utility.
 - b. Pedestrian/beach access.
 - c. Access easements.
- (17) Docks and seawalls (section 110-426 and chapter 14, article V):
 - a. Requirements.
 - b. Exemptions.
- (18) Miscellaneous:
 - a. Laundry facilities.
 - b. Satellite dish antennas (article VI, division 12, subdivision III of this chapter).
 - c. Outdoor storage (article VI, division 9, subdivision I of this chapter).
 - d. Swimming pools (article VI, division 11 of this chapter).
 - e. Solid waste disposal containers and enclosures (section 54-61).
- (19) Concurrency determination (chapter 90):
 - a. Transportation.
 - b. Water.
 - c. Wastewater.
 - d. Stormwater.
 - e. Solid waste.
 - f. Recreation and open space.
- (b) The city manager or his designee will conduct a detailed review of proposed small-scale development (such as building additions, alterations, or renovations to the existing structure, site alterations, addition of an accessory structure on the site) to insure compliance with the current land development regulations. This review of a small-scale development may not require review of all items listed in subsections 110-51 (a)(1)—(19). The relevant information necessary for review shall be determined by the city manager or his designee through consultation with the city manager or his designee.

Sec. 110-71. - Submission; contents.

- (a) Eight signed and sealed site plans shall be submitted to the city manager or his designee. The city manager or his designee will have 15 working days to review the plan documents. The site plan may be approved, approved with conditions or denied. The site plans submitted for large-scale development (which shall consist of a complete new development on the site) shall contain all relevant information necessary for review and shall include (when applicable), but not be limited to the following:
- (1) Legal description and zone.
 - (2) Existing use and proposed use.
 - (3) Site area in square feet and acres.
 - (4) Lot lines.
 - (5) Setbacks.
 - (6) North arrow and scale (engineering scale no smaller than one inch equals 50 feet).
 - (7) Existing and proposed:
 - a. Gross floor area (in square feet) (existing and proposed).
 - b. Building coverage (in square feet) (existing and proposed).
 - c. Open (green) space (in square feet) (existing and proposed).
 - d. Paving (in square feet) (existing and proposed).
 - e. Density (number of residential dwelling units, or number of clients, etc.).
 - f. Parking spaces (required, existing and proposed).
 - g. Building height and number of stories.
 - h. Preservation areas (where applicable) in total square feet and indicating the proposed area being developed or altered.
 - i. Drainage plan.
 - j. Land alteration plan.
 - (8) Required buffer walls (i.e., to buffer nearby residential properties from vehicular use areas) and/or proposed fences, walls, etc. (height, location on-site, and elevation).
 - (9) Solid waste disposal containers.
 - (10) Lighting, exterior and accent.
 - (11) Proposed sign plans (include size and location on-site).
 - (12) Tree survey indicating the species and size of all existing trees of four inches or greater, measured at breast height.
 - (13) Variances (if required). Provide a copy of the approved variance with the submitted site plan.
 - (14) Certified construction cost estimate (shall be determined by a qualified and licensed contractor, architect or engineer or professional estimating firm itemizing total costs in a certified estimate).
 - (15) A proposed landscape plan which shall:
 - a. Comply with section chapter 106, article II (general landscaping regulations).
 - b. Indicate all tree and shrub sizes, species, locations, and quantities.
 - c. Contain a schematic design and layout of an underground irrigation system as required for all landscaping.

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- (b) Site plans submitted for small-scale development (such as building additions, alterations, or renovations to the existing structure, site alterations, or addition of an accessory structure on the site) may not require submittal of all items listed in subsections 110-71 (a)(1)—(16). The relevant information necessary for review shall be determined by the city manager or his designee. The site plan may be approved, approved with conditions or denied.