



Planned Unit Development (PUD)  
Final Development Plan Application  
Nassau County, Florida

Nassau County Department  
of Planning & Economic  
Opportunity  
96161 Nassau Place  
Yulee, FL 32097  
(904) 530-6300

**Site Data**

Name of PUD: \_\_\_\_\_

Ordinance: \_\_\_\_\_

Phase: \_\_\_\_\_

Number of Acres: \_\_\_\_\_

Number of Structures: \_\_\_\_\_

Building Square Footage: \_\_\_\_\_

Parcel Identification Number: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Location or Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Property Owner

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone #: \_\_\_\_\_

Fax #: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Agent

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone #: \_\_\_\_\_

Fax #: \_\_\_\_\_

E-Mail: \_\_\_\_\_

*(Owner Authorization Required, Separate Sheet)*

Brief Description of Proposed Uses

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**Final Development Plan Checklist**

Section 25.05(E) of the Nassau County Land Development Code, sets forth the submission requirements and procedures for review of the Final Development Plan. **Seven (7) copies in 11" x 17" and three (3) copies in 24" x 36" format of plans are required with the completed application, appropriate fees and required substantiating documents as listed in the Checklist and PUD. Incomplete applications will not be accepted and will be returned to the applicant.**

All items on this application and checklist must be addressed. Any items not addressed will cause the submittal package to be deemed incomplete. The County reserves the right to reject incomplete submittals. A determination of a complete submittal is not a reflection of compliance with applicable standards for review.

The Planning and Zoning Board shall hold a public hearing within 45 days of a complete submittal to review the Final Development Plan for consistency with the approved PUD Preliminary Development Plan, conformance with the provisions of this ordinance and other related county regulations. The Planning and Zoning Board shall submit written recommendations to the Board of County Commissioners.

The Board of County Commissioners shall hold a public hearing to review the Final Development Plan and consider the recommendations of the Planning and Zoning Board. The Board of County Commissioners shall approve, approve with conditions, or deny the final development plan.

**Checklist:**

***Included Not Included***

**Application:**

_____	_____	Signed application accompanied by Owner's Authorization and applicable fee.
_____	_____	Survey

**Tabulations:**

_____	_____	Gross site acreage
_____	_____	Total building area
_____	_____	Total parking area and parking ratio
_____	_____	Total surface area of stormwater retention facilities at top of bank
_____	_____	Jurisdictional wetlands and wetland buffer width
_____	_____	Submerged areas (MLW or DWE)
_____	_____	Total Landscape areas and buffers
_____	_____	Floor area ratio in accordance with 2030 Comprehensive Plan
_____	_____	Impervious surface ratio in accordance with 2030 Comprehensive Plan

**Proposed uses:**

_____	_____	Residential dwelling units by unit type for residential uses and lot sizes
_____	_____	Gross floor area of all non-residential uses and identification of the use

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**On-Site:**

- \_\_\_\_\_ \_\_\_\_\_ Proposed lot lines (if any), lot and block numbers and dimensions of all residential uses and nonresidential uses and common open space.
- \_\_\_\_\_ \_\_\_\_\_ Rights-of-way and all other lands or improvements proposed for dedication to the public
- \_\_\_\_\_ \_\_\_\_\_ Exterior dimensions of all principal structures (except single family detached), their height, finished floor elevation and number of stories.
- \_\_\_\_\_ \_\_\_\_\_ Setbacks to property lines, easements and wetlands.
- \_\_\_\_\_ \_\_\_\_\_ Distances between structures
- \_\_\_\_\_ \_\_\_\_\_ Fire hydrants or dry wells
- \_\_\_\_\_ \_\_\_\_\_ Canals, waterways, stormwater ponds, easements and major stormwater conveyance systems
- \_\_\_\_\_ \_\_\_\_\_ Wetlands preserved, impacted and mitigated
- \_\_\_\_\_ \_\_\_\_\_ Floodways, flood plains and flood hazard areas
- \_\_\_\_\_ \_\_\_\_\_ Driveway location and dimensions including and return radii and pavement material drive aisle width
- \_\_\_\_\_ \_\_\_\_\_ Number and dimension of parking spaces
- \_\_\_\_\_ \_\_\_\_\_ Cross-access locations and dimensions
- \_\_\_\_\_ \_\_\_\_\_ Off-street loading areas for passengers or freight
- \_\_\_\_\_ \_\_\_\_\_ Drive-through locations including stacking and escape lanes
- \_\_\_\_\_ \_\_\_\_\_ Landscape area dimensions
- \_\_\_\_\_ \_\_\_\_\_ Sidewalks
- \_\_\_\_\_ \_\_\_\_\_ Bicycle lanes and racks
- \_\_\_\_\_ \_\_\_\_\_ Accessory uses and structures including exterior sales, service or storage areas
- \_\_\_\_\_ \_\_\_\_\_ Exterior lighting including height of poles and notes on shielding of luminaires
- \_\_\_\_\_ \_\_\_\_\_ Fences and walls
- \_\_\_\_\_ \_\_\_\_\_ Dumpsters and enclosures
- \_\_\_\_\_ \_\_\_\_\_ Sign location(s) and dimensions (L,W,H)

**Off-site:**

- \_\_\_\_\_ \_\_\_\_\_ Width and length of turn lanes and tapers
- \_\_\_\_\_ \_\_\_\_\_ Conceptual water supply and sewage disposal facilities including points of connection
- \_\_\_\_\_ \_\_\_\_\_ Main extensions and laterals
- \_\_\_\_\_ \_\_\_\_\_ Lift stations
- \_\_\_\_\_ \_\_\_\_\_ Fire hydrants
- \_\_\_\_\_ \_\_\_\_\_ Proposed traffic signalization phasing and sequencing

**Development schedule:**

- \_\_\_\_\_ \_\_\_\_\_ Phase lines or delineation of areas to be developed according to their order of construction.
- \_\_\_\_\_ \_\_\_\_\_ Proposed dates for beginning and completing construction of each development phase or stage.
- \_\_\_\_\_ \_\_\_\_\_ Proposed schedule for the construction and improvement of common open space, streets, utilities, and any other necessary improvements for each development phase or stage.



**AGENT AUTHORIZATION (FOR COMPANY OR LLC)**

\_\_\_\_\_ is hereby authorized as the Agent TO ACT ON BEHALF OF

\_\_\_\_\_, the owner(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to Nassau County, Florida, for an application pursuant to a:

- |  |  |
|--|--|
| <input type="checkbox"/> Rezoning/Modification | <input type="checkbox"/> Conditional Use               |
| <input type="checkbox"/> Variance              | <input type="checkbox"/> Preliminary Binding Site Plan |
| <input type="checkbox"/> Plat                  |  |

BY:

\_\_\_\_\_  
**Signature of Agent**

\_\_\_\_\_  
Print Name of Agent

\_\_\_\_\_  
Agent Address

\_\_\_\_\_  
Agent Email

\_\_\_\_\_  
Agent Telephone Number

\_\_\_\_\_  
**Signature of President, Chairman of the Board or managing partner of** \_\_\_\_\_  
(Circle one)

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Telephone Number                      Email

I, \_\_\_\_\_, hereby affirm or swear that I have the authority on behalf of  
(name of agent)

\_\_\_\_\_, to file the \_\_\_\_\_ application  
with Nassau County.

\_\_\_\_\_  
Initials

\_\_\_\_\_  
Initials

Certificate

I \_\_\_\_\_, (signer's name), \_\_\_\_\_ (title) of  
\_\_\_\_\_  
\_\_\_\_\_ (company or LLC) an entity lawfully organized and existing  
under the laws of \_\_\_\_\_ (name of State) do hereby affirm or swear that I am empowered and  
authorized, on behalf of the entity, to execute this Agent Authorization form, and all documents required by Nassau  
County regarding this application, and further expressly warrants that \_\_\_\_\_ has been given  
and has received and accepted authority to sign and execute the documents on behalf of  
\_\_\_\_\_.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

State of Florida  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before by means of \_\_\_ physical presence or \_\_\_ online  
notarization, this \_\_\_ day of \_\_\_\_\_, 20\_\_\_ by \_\_\_\_\_ as  
\_\_\_\_\_ for \_\_\_\_\_.

Personally Known \_\_\_\_\_ OR Produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
Notary Signature

My Commission expires: \_\_\_\_\_

A copy of the by-laws are attached hereto.

\_\_\_\_\_  
Initials

\_\_\_\_\_  
Initials