

CITY OF HAWTHORNE
PLANNED UNIT DEVELOPMENT (PUD)
APPLICATION

Name of Applicant(s): _____

Address: _____

City, State, Zip Code: _____

Telephone: _____

Name of Applicant's Agent (if applicable): _____

Address: _____

City, State, Zip Code: _____

Telephone: _____

Please complete the following for proposed amendments to the Official Zoning Atlas.
For amendments to the text of the Land Development Regulations, which do not require an
Official Zoning Atlas amendment, please omit responses to Part I and complete Part II of this
Application.

PART I

Legal Description:

Total acreage of land to be considered under this amendment: _____

Present Use: _____
(commercial, industrial, residential, agricultural, vacant, etc.)

Zoning District:

Present: _____ Requested: _____

Future Land Use Plan Map Category: _____

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APPLICATION FOR AMENDMENT
OF THE LAND DEVELOPMENT REGULATIONS

PART II

For amendments to the text of the Land Development Regulations, please provide in the space provided below (or on separate pages to be attached and made a part herewith) the text of the proposed amendment.

APPLICATION FOR AMENDMENT
OF THE LAND DEVELOPMENT REGULATIONS

A previous application for amendment to the Land Development Regulations:

_____ was made with respect to these premises, Application No. _____

_____ was not made with respect to these premises.

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

If title holder(s) are represented by an agent, a letter of such designation from the title holder(s) addressed to the Land Development Regulations Administrator must be attached.

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

Date

FOR OFFICE USE ONLY

Date Filed: _____

Application No: _____

Fee Amount: _____

Receipt No. _____

Date of Planning and Zoning Board Public Hearing: _____

Date notice published: _____

Newspaper: _____

Date of Local Planning Agency Public Hearing: _____

Date notice published: _____

Newspaper: _____

Date(s) of City Commission Public Hearing(s): (1) _____ (2) _____

Date(s) notice published: (1) _____ (2) _____

Newspaper: _____

Date Notice of Enactment of Ordinance published: _____

Newspaper: _____

City Commission decision: _____

(Granted/Denied)

NOTICE TO APPLICANTS
FOR A PLANNED UNIT DEVELOPMENT

PROCEDURE FOR APPROVAL OF A PLANNED UNIT DEVELOPMENT

The procedure for obtaining a change in zoning for the purpose of undertaking a Planned Unit Development shall be as follows:

Planned Unit Development Zoning and Preliminary Development Plan Approval. The applicant shall submit to the Land Development Regulation Administrator a request for change to a Planned Unit Development zoning district containing the following exhibits:

A statement of objectives describing:

The general purpose of the proposed development; and

The general character of the proposed development.

A Vicinity Map showing the location of the proposed Planned Unit Development in relation to:

Surrounding streets and thoroughfares;

Existing zoning on the site and surrounding areas; and

Existing land use on the site and surrounding areas.

The Vicinity Map shall be drawn at a scale to show an area of no less than one thousand (1,000) feet surrounding the property. A greater area may be required if the Planning and Zoning Board determines information on a larger vicinity is needed.

A Boundary Survey and legal description of the property.

A Topographic Survey from the most recent United States Geological Service topographic survey may be used if more detailed topographic information is not available.

A Site Analysis Map at the same scale as the Preliminary Development Plan described below shall be submitted indicating flood prone areas, areas with slopes greater than five (5) percent, areas of soils which are marginally suited for development purposes and tree cover.

A Preliminary Development Plan drawn at a scale suitable for presentation, show:

Proposed land uses;

Lot sizes indicated either by lot lines drawn in their proposed location or a statement on the face of the Preliminary Development Plan concerning proposed lot sizes, including minimum lot sizes; and

Building setbacks defining the distance buildings will be set back from:

- Surrounding property lines;
- Proposed and existing streets;
- Other proposed buildings;
- The center line of streams and creeks;
- The high water line of lakes; and
- Other man-made or natural features which would be affected by building encroachment.

Maximum height of buildings;

Common open spaces;

Arterial and collector streets and thoroughfares;

- Local access streets and interior circulation should be shown on the Preliminary Development Plan for Planned Unit Developments which have no planned arterial or collector streets within the projects.

Common outside storage areas;

Screening, buffering, and landscaped buffer areas; and

Undeveloped areas.

-Special Provisions:

- The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from wetlands.
- The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from perennial streams, creeks, ponds and lakes.

A table showing acreage for each category of land use.

A statement concerning gross density and net residential acreage (see Section 4.18.5 for definition of gross density and net residential acreage).

A statement concerning proposed floor area ratios (percent of lot in relation to building floor area) and the maximum building coverage expressed as a percent of the total site area for nonresidential uses.

A Preliminary Utility Service Plan including sanitary sewers, storm drainage, and potable water supply, showing general locations of major water and sewer lines, plant location, lift stations, and indicating whether gravity or forced systems are planned. Size of lines, specific locations, and detailed calculations are not required at this stage.

A statement indicating the type of legal instruments that will be created to provide for the management of common areas and any private roads.

Final Development Plan.

If the Preliminary Development Plan for the Planned Unit Development is approved, the applicant shall submit a Final Development Plan covering all or part of the approved Preliminary Development Plan within twelve (12) months to the Land Development Regulation Administrator. Thirty (30) days prior to any lapse date, the Land Development Regulation Administrator shall notify the City Commission and the applicant of such date. Such notice to the applicant shall be mailed via certified mail return receipt requested. If a Final Development Plan is not submitted within this twelve (12) month period, or an additional twelve (12) month period granted by the City Commission, the Land Development Regulation Administrator shall cause the Planned Unit Development district to be removed from the Official Zoning Atlas and reinstate the zoning district in effect prior to approval of the Planned Unit Development. The City Commission may extend this lapse date for a period not to exceed an additional twelve (12) months provided the request for extension is made in writing to the Land Development Regulations Administrator by the applicant prior to the expiration of the initial approval period.

The Final Development Plan shall include the following exhibits:

A statement of objectives:

- The general purpose of the proposed development.
- The general character of the proposed development.

A Topographic Map drawn at a scale of one hundred (100) feet to one (1) inch by a surveyor or engineer registered in the state of Florida showing:

- The location of existing private and public property rights-of-way, streets, buildings, water courses, transmission lines, sewers, bridges, culverts, and drain pipes, water mains, and any public utility easements;
- Wooded areas, streams, lakes, marshes, and any other physical conditions affecting the site; and
- Existing contours at intervals of one (1) foot.

A Final Development Plan drawn at a scale of one hundred (100) feet to one (1) inch and showing:

- The boundaries of the site, topography, and proposed grading plan;
- Width, location, and names of surrounding streets;
- Surrounding land use;
- Proposed streets and street names and other vehicular and pedestrian circulation systems including offstreet parking;
- The use, size, and location of all proposed building sites; and
- Location and size of common open spaces and public or semi-public areas.

A Utility Service Plan showing:

- Existing drainage and sewer lines;
- The disposition of sanitary waste and storm water;
- The source of potable water;
- Location and width of all utility easements or rights-of-way; and
- Plans for the special disposition of stormwater drainage when it appears that said drainage could substantially harm a body of surface water.

e.

A Landscaping Plan showing:

- Landscaped areas;
- Location, height, and material for walks, fences, walkways, and other man-made landscape features; and
- Any special landscape features such as, but not limited to, man-made lakes, land

sculpture, and waterfalls.

Statistical information:

- Total acreage of the site;
- Maximum building coverage expressed as a percent of the area;
- Area of land devoted to landscaping and/or common open space usable for recreation purposes expressed as a percent of the total site area; and
- Calculated gross density and net residential acreage for the proposed development (see Section 4.18.5 for definition of gross density and net residential acreage).
- Calculated floor area ratios and maximum building coverage expressed as a percent of the total site area for nonresidential uses.

The substance of covenants, grants, easements, or other restrictions to be imposed on the use of the land, buildings, and structures, including proposed easements for public and private utilities. All such legal documents, including homeowners associations and deed restrictions, shall be approved by the City Attorney before final approval of the plan.