



TAYLOR COUNTY BOARD OF COUNTY COMMISSIONERS

Date: _____ **SUBDIVISION APPLICATION** Permit #: _____

MINOR DEVELOPMENT:
24 Lots or Less \$1,000.00

MAJOR DEVELOPMENT:
25 Lots or More \$1,500

Applicant Name: _____

Address: _____ Phone: _____

Property Owner Name: _____

Address: _____ Phone: _____

Site Address: _____

Name of Development: _____

Section: _____ Township: _____ Range: _____ Parcel #: _____ - _____

Land Use Classification: _____

Access Road Name: _____

Arterial	Collector	Local	Private

Type & use of Structures: _____ Total Number of Residential Units: _____

Residential units per acre: _____ Protected trees to be removed: Yes: _____ No: _____

Total Property Acreage: _____ acres

Reason for protected tree removal: _____

Method of protecting remaining trees: _____

Method of protecting endangered species: _____

Plant materials in buffer/landscape area: _____

Setbacks (in feet) from property lines for structures: Front: _____ Side: _____ Rear: _____

Distance Between Structures: _____ feet Flood Zone on Site: _____ Elevation: _____ ft

SRWMD Permit # _____

Health Dept. Permit # _____

D. O. T. Permit # _____

Environmentally Sensitive or Significant Natural Areas Present on Site: Yes: _____ No: _____

Distance From Environmentally Sensitive or Significant Natural Area: _____ feet

Development Will Be Subject to Restrictive Covenants (deed restrictions): Yes: _____ No: _____

Development Will be Subject to a Multiple Services Benefits Unit (MSBU): Yes: _____ No: _____

Development Will Utilize a Homeowners Association (HOA): Yes: _____ No: _____

CONCURRENCY INFORMATION

(Must be provided by applicant for major development > 25 lots)

1. Roads:

- a. Existing Hourly Capacity (C) of Adjoining Road Segments Based on (FDOT) General Level of Service Tables (where applicable): _____
- b. # Trips (D) During P.M. Peak Hour (ITE trip generation report): _____
- c. Existing Peak Hour Traffic Volume (V) per Traffic Counts: _____
- d. New Volume (N) = (D) + (V): _____
- e. Ratio (N) / (C) > 100% = Non-concurrent: _____

2. Potable Water: Private Well: _____ Public: _____ Community: _____

If Public or Community, provide signed statement from provider that development is in service area and capacity is available.

3. Wastewater: Private Septic: _____ Public: _____ Community: _____

If Public or Community, provide signed statement from provider that development is in service area and capacity is available.

4. Impervious Surface Ratio:

- a. Maximum Allowed = _____ %
- b. Total Site Area (TSA) = _____ Square feet
- c. Total Impervious Surface Area (ISA) = _____ Square feet
- d. Ratio (ISA) / (TSA) > (a) = Non-concurrent: _____ %

MIXED USE URBAN DEVELOPMENT

DEFINITIONS

MUUD:

MUUD means Mixed Use Urban Development. MUUD is a land development classification that allows the highest density of residential development and allows commercial development when located on a main road.

LDC:

LDC means the Land Development Code. The LDC is chapter 42 of the Taylor County Code of Ordinances and contains the requirements for property development.

SUBDIVISION:

A subdivision is defined as a division of a parcel into more than 2 parcels or lots.

LOT SPLIT:

A lot split is defined as a division of a lot within a platted subdivision, such as Steinhatchee. Lot splits require approval by the Planning Board.

PLANNING BOARD:

The Planning Board consists of seven volunteer members who meet on the first Thursday of each month. The submittal deadline for meetings is the 2nd Monday of each month.

3 TO 1 RATIO:

Is defined as the relationship between the length and width of a parcel. Parcels less than 10-acres must be designed so that the length of the lot does not exceed 3 times the width.

FLAG LOT:

A flag lot is defined as any lot whose length exceeds 3 times the width of the property based on the smallest rectangular portion of the property.

ARTERIAL / COLLECTOR ROAD:

Arterial or collector roads are major roadways such as, Beach Road, HW 51, US 19, etc. Contact the County Engineer for designations.

FRONT PROPERTY LINE:

The front property line is the property line that abuts the access road for the property. For corner lots the front property line abuts the road with the highest existing level of service.

RESIDENTIAL DENSITY

The number of residential dwellings allowed per acre in the MUUD land use is as follows:

1. 2 dwelling units per 1 acre: where private septic and well are provided.
2. 4 dwelling units per 1 acre: where community/public water **or** sewer are provided.
3. 8 dwelling units per 1 acre: where community/public water **and** sewer are provided.
4. 12 dwellings per 1 acre: where community/public water **and** sewer are provided and located on a collector or arterial road in the Steinhatchee area.
5. 20 dwellings per 1 acre: where community/public water **and** sewer are provided and located on a collector or arterial road and not in the Coastal High Hazard Area.
6. 12 dwelling units per 1 acre: where located in the Coastal High Hazard Area.

ROAD CONSTRUCTION

All roads constructed in the MUUD land use must have a paved surface course, with a 60-foot right of way. There are no exceptions to the paved surface requirement. The construction plans for roads must be prepared by a professional Engineer. New subdivision roads must be constructed prior to final plat approval, or the developer must post a bond in the anticipated amount of the road construction costs. If the road will be deeded to the County, the developer must provide maintenance of the road for a 1-year period after the completion and approval of construction. The developer must post a bond for the projected cost of the maintenance for the 1-year period.

SUBDIVISIONS

Division of a parcel or lot into more than 2 parcels or lots creates a subdivision and requires platting and recording. Some of the steps in creating a subdivision are:

1. Submit preliminary plat;
2. Receive Planning Board approval of preliminary plat;
3. Obtain an Environmental Resource Permit from the Suwannee River Water Management District;
4. Have roadway construction plans prepared by a licensed engineer;
5. Submit roadway construction plans for review and approval by the County Engineer;
6. Construct roads;
7. Submit bond for 1-year maintenance period;
8. Submit final plat.

DEVELOPMENT DESIGN NOTES

PARKING REQUIREMENTS

MINIMUM SPACES

RESIDENTIAL DWELLING UNIT:	2-spaces per dwelling unit.
COMMERCIAL ESTABLISHMENT:	1-space for each 150 square feet non-storage area.
SERVICE ESTABLISHMENT:	1-space for each 150 square feet non-storage area.
ACCESSIBLE PARKING:	1-space for each 25 parking spaces.

ACCESS ISLE WIDTH (feet)

ANGLE OF PARKING	ONE-WAY	TWO-WAY
PARALLEL	12	20
30-degrees	12	22
45-degrees	12	22
60-degrees	18	24
90-degrees	22	24

MINIMUM SIZE

STANDARD SPACE:	10-feet wide x 20-feet deep
ACCESSIBLE SPACE:	12-feet wide x 20-feet deep
ACCESSIBLE ACCESS ISLE:	5-feet wide x 20-feet deep

SETBACK REQUIREMENTS

STRUCTURE SETBACKS

Setbacks are from property line, edge of right-of-way, or edge of easement, whichever is greater
(Feet)

M. U. U. D.	FRONT	SIDE	REAR
Dwelling unit:	30	10	15
Duplex:	30	10	15
Schools:	35	25	35
Church:	35	25	35
Mobile Home Park (perimeter):	35	25	25
Multi-family Dwelling:	30	15	20
Business office:	30	20	20
River bank (all land uses):	75		
Wetland (all land uses):	35		
Mobile Home Park (interior):	20-feet between homes.		

DWELLING UNIT SETBACKS (feet)			
ZONING	FRONT	SIDE	REAR
M. U. U. D.:	30	10	15
M. U. R. R.:	50	20	30
INDUSTRIAL:	20	15	15
AG. R. R.	50	35	50
AG. 1:	50	35	50
AG. 2:	50	35	50

The setback requirements apply to all portions of the primary structure, including eaves, porches and stairs. The setback requirements also apply to all secondary buildings such as, storage buildings, pole barns, etc.

IMPERVIOUS SURFACE MAXIMUM

Impervious surface is any surface that substantially reduces or prevents the infiltration of stormwater. Impervious surfaces include; roofs, streets, sidewalks, parking lots, compacted sand, asphalt, concrete, limerock, or clay.

MAXIMUM PERCENTAGE

M. U. U. D.:	60%
M. U. R. R.:	50%
INDUSTRIAL:	75%
AG. R. R.:	40%
AG. 1:	25%
AG. 2:	25%
WATER ORIENTED COMMERCIAL:	50%

CALCULATION: add together square footage of all impervious surfaces and divide by total lot or parcel square footage.