

**PUTNAM COUNTY
PLANNING & DEVELOPMENT SERVICES**

2509 Crill Avenue, Suite 300
Palatka, FL 32177
Fax: 386-329-1213
Email: pzb@putnam-fl.gov
Website: <https://www.putnam-fl.gov>



Planning: 386-329-0491
Zoning: 386-329-0316
Building: 386-329-0307
Code Enforcement: 386-329-0317

PUD APPLICATION

1. Name of property owner(s): _____ Mailing Address(es)(Street, City, State, Zip): _____

2. Telephone Number: _____
3. Email: _____
4. Parcel ID Number(s): _____

5. 911 Address(es) (Street, City, State, Zip code): _____

6. Driving directions to property from Palatka: _____

7. Size of the property to be covered by the rezoning: _____ +/- acres
8. Current zoning designation: _____ Current Future Land Use designation: _____
9. Proposed zoning designation: _____ Current Use: _____
10. Purpose of the Rezoning: _____
11. Date of required pre-application meeting with planning staff: _____
12. Please use the checklist below to ensure completion of application requirements (see instructions):
 - Completed and Notarized Application Recorded Deed, with Legal Description
 - Application Fee Paid in Full Draft PUD Agreement
 - Concept Plan (optional) Site Plan
 - Agent Designation form and Agent Oath form (if applicable)
 - PUD Narrative that contains justification as stated in LDC Overlay Zones and PUD Districts.

YOUR SIGNATURE BELOW AFFIRMS THAT YOU HAVE READ AND AGREE TO THE TERMS OF THIS APPLICATION IN ITS ENTIRETY.

10. Signature(s) of Property Owner(s):

Contact Information

(sign)

Phone: _____

(print)

Address:

(sign)

Phone: _____

(print)

Address:

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization,
this ____ day of _____ 20____, by _____ who is
(Print Signer's Name)

personally known to me or who has produced _____ as identification.
(Type of Identification)


(Print, Type, or Stamp Commissioned Name of Notary)

Signature of Notary Public

NOTE: In the event that a resubmittal is requested, a signed resubmittal acknowledgement must be submitted within 30 days of said request. If the acknowledgment is not received within this timeframe, the application will be closed, and a new application with the applicable fee will be required.

AGENT DESIGNATION FORM

The applicant(s) does (do) hereby appoint and designate: _____

as agent in fact for the owner(s) of parcel(s): _____

to present an application for a rezoning to a PUD for all or a portion of the referenced parcel(s) and to present all evidence in support thereof to the Putnam County Planning Commission, and to respond to and furnish all information and data requested by said Board.

Print name of property owner(s):

Signature(s) of property owner(s):

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization,

this ____ day of _____, 20____, by _____ who is
(Print Signer's Name)

personally known to me or who has produced _____ as identification.
(Type of Identification)

Notary Stamp

*(Print, Type, or Stamp Commissioned
Name of Notary)*

Signature of Notary Public

AGENT OATH AND SIGNATURE:

The undersigned _____, being duly appointed as agent in fact for the above named owner(s) of the property whereby said owners are seeking a rezoning to a PUD and the undersigned does hereby accept said appointment and will faithfully and truly carry out the request of said owner(s).

Signature of Agent: _____

Address: _____

Telephone Number: _____

Email Address: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization,

this ____ day of _____ 20____, by _____ who is
(Print Signer's Name)

personally known to me or who has produced _____ as identification.
(Type of Identification)

Notary Stamp

*(Print, Type, or Stamp Commissioned
Name of Notary)*

Signature of Notary Public

PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

WHY A PUD?

Property owners of Putnam County find that their current zoning district does not allow them to use their property in the fashion they would like. The rezoning process grants property owners the ability to seek a zoning designation that fits their needs. However, there are rules, which dictate whether a property can be rezoned.

WHAT IS A PUD?

A Planned Unit Development (PUD) is a zoning designation for developments that which meet the general intent of the Land Development Code but, differ in or more respects from the usual application of standards in the code. PUDs are tied to a development agreement which controls what can and cannot be done with in the PUD. A PUD amendment is needed when the developer would like to deviate from the PUD's current development agreement.

THE PROCESS

1. All PUD's must receive Development Review Committee approval. This is a separate application process and fee associated with this process. Fees are set by the Putnam County Board of County Commissioners and are subject to change.
2. Call planning staff at (386)329-0491 about your interest in a PUD, as well as to schedule your pre-application process.
3. Submit all required materials to Planning & Zoning complete and correct.
4. The application will be given a case number and scheduled for two hearings:
 - a. Planning Commission (PC)
 - b. Board of County Commissioners (BOCC)Note: The current schedule for the PC & BOCC is on the planning website.
5. Staff will notify:
 - a. All property owners within 300 feet of the subject parcel via US Mail.
 - b. Post advertisement in the local newspaper with the case number, purpose of the case, 911 address, and the hearing dates.
 - c. Post signs along the right-of-way of the subject parcel(s) as notice of the public hearings.
6. Staff will conduct at least one site visit to the parcel that is the subject of the application. While staff will only be reviewing the site as it pertains to the rezoning, you may request that you be present when the site visit occurs. When only a piece of a larger parcel is subject to the rezoning, such a site visit necessarily includes the entire parcel and not just the portion that is the subject of the rezoning. Such site visits will be conducted during regular business hours (8:30 am to 5:00 pm Monday through Friday) between the date of submittal of a completed application and the date of the hearing. The express purposes of the site visit is to place signs

noticing the hearing, verify information submitted with this application and complete an analysis of the proposed rezoning for consistency with the Comprehensive Plan and compliance with County Ordinances.

Note: Submittal of a completed application represents express permission to Department staff to enter onto the property to conduct a site visit. Denial or refusal to grant such access shall be grounds rejecting the application.

7. You will receive a copy of a staff report, prior to the Planning Commission public hearing, which analyzes the application for consistency with the applicable objectives and policies of the Putnam County Comprehensive Plan and County Ordinances, and makes a recommendation to the Planning Commission.

Note: Once the application has been advertised for public hearing, if you withdraw the application or cause the hearing to be postponed, you are responsible for payment of the original application fee and any cost incurred by the County for additional public notices.

8. There will be two (2) hearings to review any requested PUD:
 - a. The Planning Commission serves as an advisory committee for the Board of County Commissioners. The Planning Commission shall submit a written report to the Board of County Commissioners indicating whether the rezoning should be approved.
 - b. The Board of County Commissioners shall consider the recommendations of the Planning Commission, including the record but not limited to the Planning Commission hearing. The Board of County Commissioners shall make the final decision on the matter.
 - i. Both hearings will follow the same process:
 1. The case number will be called for discussion.
 2. Staff will present the staff report to the Commission.
 3. Those who are in favor will be given the opportunity to share their views and evidence. The applicant will be given the first opportunity to speak in favor of their application.
 4. Those who are in opposition of the application are given the opportunity to speak.
 5. The Commission or Board will close public comments and deliberate.
 6. After deliberation, the Commission or Board will vote. If the Planning Commission denies the application, the BOCC hearing will be unaffected. If the BOCC denies the application, the applicant will be notified of their right to appeal.

Note: If the parcel(s) are ten acres or larger in size, then a second Board of County Commission meeting will need to be held. The BOCC will decide at the first meeting when the second meeting shall be held. The second meeting will follow the same process as the first.

REQUIREMENTS

1. **COMPLETED APPLICATION:** A complete, correct, signed and notarized application. All applications will be required to comply with the following submittal requirements and where applicable and necessary additional submittal requirements as specified by the Planning & Development Services Executive Director or designee and Public Works Executive Director:
 - a. The application shall include documents and drawings showing:
 - i. Name, mailing address, telephone number, and email address of the property owner(s).
 - ii. Legal description of property involved;
 - iii. Parcel identification numbers;
 - iv. Description of intended use.
 - v. Description of proposed development activities.
 - vi. Location and linear dimensions and size of parcel.
 - vii. Development plans for all proposed project activities.
 - b. Where applicable to the development activity proposed, the Department may require the following to be submitted as part of the application:
 - i. Building, structure, sidewalk and pavement location, height and setback;
 - ii. Location, length and width of proposed driveways and driveway alignment with driveways on surrounding land;
 - iii. A map of vegetative cover including the location and identity by common name of all protected trees. Groups of trees to be protected may be designated as "clusters" with the estimated total number noted;
 - iv. Floor plan for existing and proposed structures;
 - v. A detailed landscape plan meeting or exceeding the requirements of this Code for all new or existing uses;
 - vi. Sign plans, including the location of signs on the site; dimensions of all signs, including maximum square footage, height and width; and distance from the ground to the bottom of the sign display area (including borders); and
 - vii. Survey of property.
 - c. Other material deemed by the Department to be relevant to the proposed PUD.
2. **APPLICATION FEE:** Fees are subject to change at any time by resolution of the Board of County Commissioners. In addition to the application fee, the applicant will be responsible for any fees incurred by the use of third-party experts/consultants which are necessary to review and analyze technical submittals. (E.g. environmental assessments, housing studies, traffic studies, level of service analysis, etc.)
3. **CONCEPT PLAN:** If applicable, the conceptual plan displays improvements to the land for the proposed use. PDS requires 1 hard copy and 1 digital copy.
4. **AGENT DESIGNATION FORM:** This form is applicable if the applicant(s) choose to designate an agent other than an applicant to represent them at the public hearings.
5. **RECORDED DEED:** A copy of the recorded deed to the property involved in the request must be provided.

6. LEGAL DESCRIPTION: A legal description of the area for the rezoning must be provided, if the area is different from the legal description in the deed to the property.
7. PUD AGREEMENT: A document that outlines the specific requirements and development criteria for the property.
8. SITE PLAN: Site plan must be provided on a sheet of paper no smaller than 11" x 17" and must be legible. Failure to provide a site plan with all required details will result in a finding that the application is insufficient. Insufficient applications will not be scheduled for public hearings until they are made sufficient. A site plan drawn to scale. Each site plan sheet shall show:
 - a. The north arrow
 - b. The graphic scale
 - c. The drawing date
 - d. All existing and proposed structures with the setbacks from each other and the property line
 - e. The lot coverage
 - f. The proposed parking and landscaping.

Note: All owners of record must sign the application. If all owners are unable to appear before the notary public, then a duplicate completed application must be signed by each owner and notarized. All signatures submitted must be originals. If the owner is a corporation or business entity, all officers/partners must sign, or one officer may sign if written proof in a form acceptable to the Department is provided establishing that the one person has been delegated authority to represent the corporation or business entity.