

## DEVELOPMENT REVIEW CHECKLIST

**Please complete the checklist below and submit it with the application. Staff will use this to check for completion of application requirements.**

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<u>Applicant</u>	<u>Staff</u>	<u>N/A</u>	<u>Item</u>
<input type="checkbox"/>	<input type="checkbox"/>		Application Complete, Correct, & Notarized
<input type="checkbox"/>	<input type="checkbox"/>		Application Fee Paid in Full (Non-Refundable)
<input type="checkbox"/>	<input type="checkbox"/>		Recorded Deed(s)
<input type="checkbox"/>	<input type="checkbox"/>		Legal Description(s)
<input type="checkbox"/>	<input type="checkbox"/>		Site Plan (see enclosed checklist)
<input type="checkbox"/>	<input type="checkbox"/>		Application for Concurrency Determination
<input type="checkbox"/>	<input type="checkbox"/>		Stormwater Management Concurrency Evaluation Affidavit
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Agent Designation and Agent Oath Forms

PUTNAM COUNTY  
PLANNING & DEVELOPMENT SERVICES

2509 Crill Avenue, Suite 300  
Palatka, FL 32177  
Fax: 386-329-1213  
Email: pzb@putnam-fl.gov



Planning & Zoning: (386) 329-0491  
Building: (386) 329-0307  
Code Enforcement: (386)-329-0317  
Website: www.putnam-fl.gov

**DEVELOPMENT REVIEW APPLICATION**

*Failure to complete this form in its entirety may result in a delay of processing.  
Note: A separate application is required for each request.*

1. Project Name: \_\_\_\_\_
2. Description of Intended Use(s): \_\_\_\_\_  
\_\_\_\_\_
3. Parcel Number(s): \_\_\_\_\_
4. 911 address(es): (street) \_\_\_\_\_  
(city) \_\_\_\_\_ (state) \_\_\_\_\_ (zip) \_\_\_\_\_
5. Property Owner(s): \_\_\_\_\_
6. Mailing Address: \_\_\_\_\_
7. Phone Number: \_\_\_\_\_
8. Email: \_\_\_\_\_
9. Agent (Must Submit Agent Designation & Agent Oath Forms): \_\_\_\_\_
10. Preferred Method for Written Notification?  Mail  Email
11. Future Land Use Designation: Current: \_\_\_\_\_ Proposed: \_\_\_\_\_
12. Zoning Designation: Current: \_\_\_\_\_ Proposed: \_\_\_\_\_
13. Number of Units/Lots: \_\_\_\_\_
14. Area (Acres or Square Feet): \_\_\_\_\_
15. Check Applicable Submission:  
 Preliminary Site Plan  Final Site Plan  PUD Master Plan  
 Preliminary Subdivision Plan  Final Subdivision Plan  
 Preliminary Plat  Final Plat
16. Date of Required Pre-Application Meeting with Planning Staff: \_\_\_\_\_

I hereby certify that I have reviewed the Putnam County, Florida Land Development Code and that my submission meets all requirements. The only exceptions are those items to which I am requesting variances to or waivers from certain sections of the code and understand that they must be listed on the plans individually and on the attached submittal. I understand that if an item does need a variance, it will be necessary to file through the appropriate governing body.

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

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

\_\_\_\_\_  
(sign)

\_\_\_\_\_  
(sign)

\_\_\_\_\_  
(print)

\_\_\_\_\_  
(print)

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

**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.**

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**APPLICATION FOR CONCURRENCY DETERMINATION**

*Failure to complete this form in its entirety may result in a delay in processing.*

1. Project Name & DRC Permit #: \_\_\_\_\_

2. Description Of Project: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Type Of Use and Code Based on ITE Trip Generation Manual: \_\_\_\_\_

4. Nonresidential Gross Floor Area: \_\_\_\_\_

5. Residential Number of Units/Lots: \_\_\_\_\_

6. Type Of Determination Requested

Preliminary [is not binding upon Putnam County and does not reserve capacity; reference LDC Sec. 45-335 (c)]

Certificate of Concurrency Determination [temporary commitment of capacity of necessary public facilities for a period not to exceed six months or until a final development order is issued, whichever occurs first; reference LDC Sec. 45-335 (e)(4)]

7. Parcel Number(s): \_\_\_\_\_

8. 911 address: (street) \_\_\_\_\_

(city) \_\_\_\_\_ (state) \_\_\_\_\_ (zip) \_\_\_\_\_

9. Property Owner(s): \_\_\_\_\_

10. Mailing Address: \_\_\_\_\_

11. Phone Number: \_\_\_\_\_

12. Email: \_\_\_\_\_

13. Agent (Submit Agent Designation & Agent Oath Forms): \_\_\_\_\_

14. Future Land Use Designation: Current: \_\_\_\_\_ Proposed: \_\_\_\_\_

15. Zoning Designation: Current: \_\_\_\_\_ Proposed: \_\_\_\_\_

16. Check Applicable Submission:

Preliminary Site Plan  Final Site Plan  Preliminary Plat

Rezone Application  PUD Master Plan

**I hereby certify that I have reviewed the Putnam County, Florida Land Development Code and that my submission meets all applicable requirements.**

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

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

\_\_\_\_\_  
*(sign)*

\_\_\_\_\_  
*(sign)*

\_\_\_\_\_  
*(print)*

\_\_\_\_\_  
*(print)*

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

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**STORMWATER MANAGEMENT CONCURRENCY EVALUATION  
AFFIDAVIT**

In accordance with the requirement of Land Development Code Section 45-335 (d)(5), for purposes of determining that this development will meet the level of service specified in the Putnam County Comprehensive Plan concurrent with the subject development needs, I hereby certify that I have reviewed the minimum level of service standards contained within the Putnam County Comprehensive Plan and that all stormwater quality and quantity requirements of the Putnam County Land Development Code which has adopted the minimum stormwater level of service standard contained within the Putnam County Comprehensive Plan, the Florida Department of Environmental Protection, and the St. Johns River and/or the Suwannee River Water Management Districts can and will be met prior to the issuance of a certificate of occupancy for the proposed development.

Signature(s) of Applicant(s):

Contact Information:

\_\_\_\_\_  
*(sign)*

Phone: \_\_\_\_\_

\_\_\_\_\_  
*(print)*

Email: \_\_\_\_\_

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

\_\_\_\_\_  
*(sign)*

Phone: \_\_\_\_\_

\_\_\_\_\_  
*(print)*

Email: \_\_\_\_\_

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

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

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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 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 Development Review for all or a portion of the referenced parcel(s) and to present all evidence in support thereof to the Putnam County Development Review Committee, and to respond to and furnish all information and data requested by said Committee.

Print name of property owner(s)

Signature(s) of property owner(s)

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

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

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

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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 Development Review and the undersigned does hereby accept said appointment and will faithfully and truly carry out the request of said owner(s).

Signature of Agent: \_\_\_\_\_

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

Phone Number: \_\_\_\_\_

Email: \_\_\_\_\_

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

# DEVELOPMENT REVIEW PROCESS

## THE PROCESS

### STEP 1:

**Determine the class of development.** There are three (3) classes of development in Putnam County. The class of development (LDC Article 12, Division 5) determines the development review process (LDC Article 12, Division 3). The development review process is separate and different from the other review processes, such as rezonings (including PUDs), special use permits, variances, nonconforming use determinations, vesting determinations, subdivision reviews, comprehensive plan amendments, and concurrency determinations. Issuance of development approval through the development review process is required prior to the issuance of building permits.

*Table 1: Development Review Elements per Class*

		CLASS OF DEVELOPMENT		
		CLASS I	CLASS II	CLASS III
<b>DEVELOPMENT REVIEW ELEMENTS</b>	<b>PRE-APPLICATION CONFERENCE</b>	OPTIONAL	MANDATORY	MANDATORY
	<b>APPLICATION</b>	MANDATORY	MANDATORY	MANDATORY
	<b>SUFFICIENCY REVIEW</b>	MANDATORY	MANDATORY	MANDATORY
	<b>PRELIMINARY DEVELOPMENT PLAN REVIEW</b>	N/A	DISCRETIONARY	MANDATORY
	<b>FINAL DEVELOPMENT PLAN REVIEW</b>	N/A	MANDATORY	MANDATORY

**Class I:** The following development activities shall be designated as Class I development:

1. Development activities undertaken pursuant to a final development order issued under this Article.
2. Development activity necessary to implement a valid site plan/development plan on which the start of construction took place prior to the adoption of this Code and has continued in good faith.
3. Development activity necessary to implement a valid site plan/development plan which was approved prior to the adoption of this Code and such development commences within one (1) year of the date of the application for the permit at issue.
4. The construction or alteration of a one or two family dwelling on a lot or parcel determined to be a conforming or lawfully created lot or parcel in compliance with this Code.

5. Additions of two hundred fifty (250) square feet or less to existing nonresidential buildings where there is no proposed change of use.
6. The erection of a sign on a previously developed site and independent of any other development activity on the site.
7. The re-surfacing of a vehicle use area if the vehicle use area conforms to all requirements of this Code.
8. A lot split granted pursuant to the procedures in Subsection Article 12, Division 9 of this Article.

Projects which meet the criteria for Class 1 (listed above) need to fill out the applicable permit and submit it to Planning & Development Services with all supplemental documents. If the project is not a Class 1 project, contact staff for a pre-application meeting.

**Class II.** All development activities that are neither Class I development nor shall Class III development be designated as Class II Development.

**Class III.** A development plan shall be designated as a Class III development if it satisfies one or more of the following criteria:

1. Non-residential developments involving a land area in excess of five (5) acres or a gross building area that equals or exceeds 50,000 square feet.
2. Residential developments involving one or more of the following:
  - (a) Development activity that encompasses more than one hundred (100) acres;
  - (b) More than one hundred (100) dwelling units;
  - (c) More than ten (10) acres at a density of five (5) to seven (7) dwelling units per acre;
  - (d) More than five (5) acres at a density of greater than seven (7) but not more than nine (9) dwelling units per acre;
  - (e) More than nine (9) dwelling units per acre.
3. Any development that the Department designates as a Class III development project because the proposed development is part of a larger parcel for which additional development is anticipated that when aggregated with the project in question exceeds the limits of a. or b. above.

## **STEP 2: CALL PLANNING STAFF**

Call **386-329-0491** to schedule a pre-application conference with the Putnam County Planning and Development Services department. The documentation requirements for the class of development and development review step will be provided during this conference, as will submittal deadline dates.

### **STEP 3: SUBMIT AN APPLICATION.**

Prepare and submit to the County all documents, plans and studies required by this Code. Attach the following with your application:

- A complete, correct, signed and notarized application.
- Application fee established by the Putnam County BOCC. See fee schedule. Fees are subject to change at any time by resolution of the Board of County Commissioners. It is non-refundable.
- A Site plan must be provided on a sheet of paper no smaller than 11" x 17" and must be legible. All plans shall exhibit compliance with design standards of the Land Development Code, Florida Building Code, and any applicable regulations. The site plan shall include the following per LDC Section 45-1082:
  - a) Name, location and owner.
  - b) Present zoning.
  - c) Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
  - d) Date, north arrow and graphic scale.
  - e) Location, number, dimension and surface type of all proposed parking areas and loading areas.
  - f) Location, size and design of landscaped areas and building screens or architectural enclosures.
  - g) The location of all existing and proposed structures and major features and complete dimensions of same. Also included shall be setbacks, distances between structures, floor areas, width of driveways, property or lot lines and the percentage of the property covered by structures.
  - h) Location and acreage of open space, recreational, recharge and landscaped areas.

Page 15 provides the applicant with a Site Plan Submittal Checklist. It is understood that certain items on the checklist do not apply to every development. However, provide an explanation for all items on the checklist that are not applicable for the project.

- A copy of the recorded deed(s) to the property involved in the request must be provided.
- A legal description of the area for subject of this application must be provided, if the area is different from the legal description in the deed to the property.
- Agent Designation and Agent Oath forms are applicable if the applicant(s) chooses to designate an agent other than the applicant to represent them at the public hearings.

## **Sufficiency Review**

The Planning and Development Services Department reviews the application and supporting documentation to determine whether all information needed for making a determination has been submitted by the applicant. Sufficiency review takes place at each submittal stage in the Development Review process. The applicant will be notified in writing as to whether the application is sufficient to commence the review process, and on what date and time the application will be heard before the Development Review Committee (DRC).

### **STEP 4: PRELIMINARY DEVELOPMENT PLAN REVIEW**

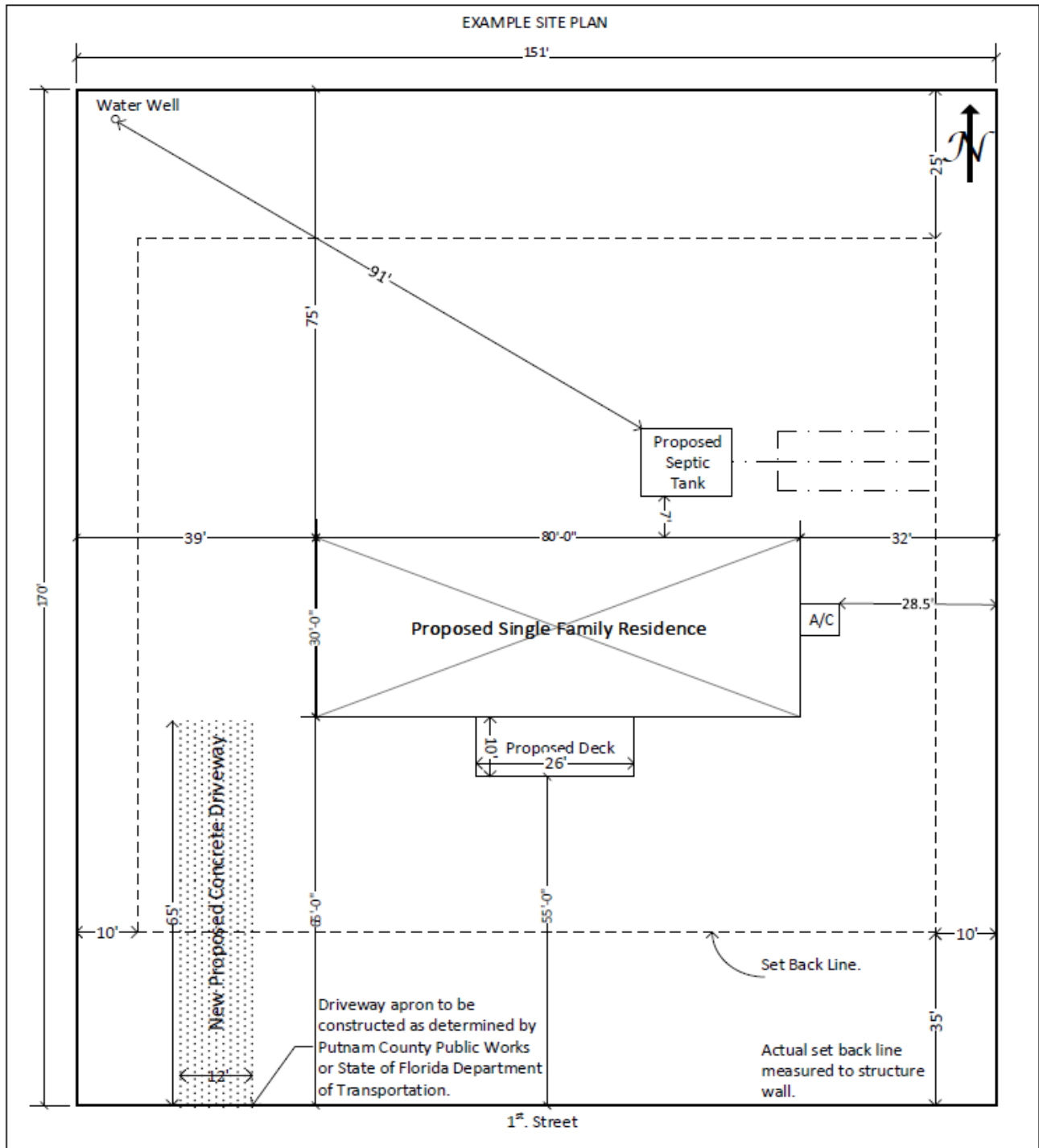
This step entails a review of a development plan that meets the minimum level of detail required by the submittal requirements of Article 12, Division 5 of the Land Development Code in order to determine compliance with all applicable requirements.

### **STEP 5: FINAL DEVELOPMENT PLAN REVIEW**

This step is for the final review of a development plan to ensure all requirements of this Code are met and that all conditions attached to a preliminary development order, where issued, have been met. The final development plan review will not be initiated until all preliminary development review comments and issues are addressed. Site plan approval and/or a development order will not be issued until all final review comments are addressed and five sets of completely revised site plans are submitted. Site plans will be signed off by each department at the next regularly scheduled DRC meeting.

<b>SITE PLAN SUBMITTAL CHECKLIST</b>	<b>INCLUDED</b>
Basic Site Plan Elements (See Example Site Plan Pgs. 5 &6)	
Location Map with Survey	
· Location of Existing Utilities (Water, Sewer, Electric, Gas, Etc.)	
· Existing and Proposed Easements	
· Special Flood Hazard Areas with Elevations	
· Wetland Protection Setback Lines	
Proposed use and Description of Project	
Grading/Paving Plan	
· Paved or Stabilized Areas	
· Existing & Proposed Vehicular & Pedestrian Access Ways	
· Off-Street Parking	
· Loading & Service Areas	
· Location of Adjacent, Internal, Streets, Driveways, Access Points	
· Lighting for Parking Areas	
· Mobility Signage	
Landscaping & Irrigation plan	
· Screening & Buffering	
· Landscaping Vehicle Use Areas	
· Irrigation	
Life Safety Plan	
· Fire Protection	
· Fire Hydrants & Water Mains	
· Fire Access Lanes	
· Turning Radius	
· Hazardous Processes/Materials	
Drainage Plan with Narrative	
Sedimentation Control Plan	
· Proposed Water/Wastewater Facilities	
· All Service Laterals, Water Meters with Size	
· Stormwater Management Facilities	
· Maintenance Statement	
Sign Plan	
· Location/Dimensions/Engineering	
Statement Outlining Status of Federal, State, Regional Permits	
Phasing Plan (if applicable)	
Construction Plans	
· Occupancy Classification of Building(s)	
· Assumed Property Lines/Building on the Same Lot (if applicable)	
· Location of Exterior Egress Doors	
· Accessibility Route (exterior, interior, entrances, etc.)	

<b>Example Site Plan Check List</b>	
<b>Provide Check List Items On Site Plan</b>	✓
The name and preparer of the site plan.	✓
The property owner as listed on the deed.	✓
The location of the property. (911 address or intersection.)	✓
The present zoning of the property.	✓
The dimensions of the property. (I.E. length of the lot lines.)	✓
A North arrow. (must point north relative to property.)	✓
A graphical scale.	✓
Date of submittal.	✓
Signature of the applicant or designated agent.	✓
The location of all existing and proposed structures and major features.	✓
The existing structures or major features are labeled "existing" and the proposed structures or major features are labeled "proposed".	✓
Location of septic tank and drain field.	✓
Location of water well.	✓
Location of large equipment. (Mechanical Equipment, Generator, ETC)	✓
The dimensions of all structures and features.	✓
The distance of all structures from property lines. (measured from farthest projection of exterior wall.)	✓
The distance between all structures. (measured from furthest projection of exterior wall.)	✓
The Floor Area Ratio complying with Putnam County Land Development Code section 7.02.02. (See Example Calculation Below)	✓
The percentage of property covered by existing and proposed structures complying with Putnam County Land Development Code section 7.02.02. (See Example Calculation Below)	✓
The width, length and surface type of all existing and proposed driveways.	✓
<p><b>Example Impervious Surface Area Ratio Calculation:</b></p> <p><b>Step 1.</b> Find total impervious area:    Driveway = 780 sq. ft.       Deck = 260 sq. ft.       Home = 2400 sq. ft.       Total = 3440 sq. ft.</p> <p><b>Step 2.</b> Find total lot area. 151' X 170' = 25,670 sq. ft.</p> <p><b>Step 3.</b> Divide total impervious area by the lot area. 3440 / 25670 = .134</p> <p><b>Step 4.</b> Move decimal to the right to obtain a percentage.                     .134 = 13.4%</p>	<p><b>Example Floor Area Ratio Calculation:</b></p> <p><b>Step 1.</b> Find total impervious area:    Deck = 260 sq. ft.       Home = 2400 sq. ft.       Total = 2660 sq. ft.</p> <p><b>Step 2.</b> Find total lot area. 151' X 170' = 25,670 sq. ft.</p> <p><b>Step 3.</b> Divide total impervious area by the lot area. 2660 / 25670 = .103</p> <p><b>Step 4.</b> Move decimal to the right to obtain a percentage.                     .103 = 10.3%</p>



Parcel Number: 00 - 00 - 00 - 0000 - 0000 - 0000	Scale: 3/32" = 2'
3,440 / 25,670 = 13.4% Impervious Surface Ratio.	Floor Area Ratio: 10.3%
Property Owner: John Doe	Address: 100 First Street
Name of Preparer: John Doe	Zoning: R-2
I affirm that this plot plan is true and accurate to the best of my knowledge.	
Signature of Applicant or Agent: <i>John Doe</i>	Date: 10/23/2015

## NOTICE TO APPLICANTS FOR CONCURRENCY DETERMINATION

Putnam County concurrency determinations must be submitted and approved prior to issuance of a final development order for any development (including nonresidential and residential developments) within the jurisdiction of Putnam County with the exception of development activity exempted by LDC Section 45-332.

Preliminary concurrency determinations may be requested in accordance with LDC Section 45-335 (c). Certificates of concurrency determination are issued by the Planning Division upon a finding that the required application and submittals are complete. Determination of whether the proposed development meets the concurrency management standards will be issued in letter format and will indicate a temporary commitment of capacity of necessary public facilities for a period not to exceed six months or until a final development order is issued, whichever occurs first.

Concurrency determination applications should be submitted with application for development review to avoid any delay in issuance of a final development order.

*LDC Sec. 45-333 - Level of service standards.*

*The level of service (LOS) standards for public facilities and services contained in the Putnam County Comprehensive Plan as identified in Table 5.1 below are hereby adopted.*

*Table 5.1—Level of Service Standards for Public Facilities and Services*

Required Facilities	Comprehensive Plan Element	Comprehensive Plan Goals, Objectives, and Policies
Wastewater (or Sanitary Sewer)	Capital Improvement Element	Policy H.4.1.2
Parks and Recreation	Capital Improvement Element	Policy H.4.1.6
Roads	Capital Improvement Element	Policy H.4.1.7
Stormwater Management (or Drainage)	Capital Improvement Element	Policy H.4.1.3 & H.4.1.4
Solid Waste	Capital Improvement Element	Policy H.4.1.5
Potable Water	Capital Improvement Element & Conservation Element	Policy H.4.1.1 & E.1.2.7

The Putnam County Comprehensive Plan may be reviewed at the offices of the Department of Planning and Development Services and may accessed online at the following website:

[https://main.putnam-fl.com/?page\\_id=129](https://main.putnam-fl.com/?page_id=129)

Please reference LDC Article V for additional information on the Putnam County Concurrency Management System. For individual submittal requirement for evaluation of the public facilities/services mentioned in Table 5.1 (above), please refer to LDC Section 45-335 (d). Please note that for stormwater management concurrency evaluation, a notarized affidavit (see page 5) signed by the owner and developer acknowledging that all stormwater quality and quantity requirements of this code, the Florida Department of Environmental Protection, and the St. Johns River and

**Suwannee River Water Management Districts can and must be met prior to the issuance of a certificate of occupancy for the proposed development is required to be submitted with the present application.**

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*Putnam County Comprehensive Plan, Capital Improvements Element:*

*Objective H.2.1: All new development or redevelopment shall be provided with infrastructure at the required level of service, as set forth in the Comprehensive Plan.*

*Policy H.2.1.1: Review land use decision impacts and timing against existing and future facilities as proposed in the schedule of Capital Improvements schedule for maintenance of adopted level of service.*

*Policy H.2.1.2: Pursuant to the adopted Concurrency Management Ordinance, the County shall certify that adopted levels of service will be maintained concurrent with project needs before the project is permitted to be heard by the County Planning Commission for approval of development orders, or building permits are issued.*

*Policy H.2.1.3: The County shall require each applicant to pay his share of the cost of upgrading or expanding existing County facilities, or to construct new facilities, as necessary in order to maintain the level of service required to be provided in the Comprehensive Plan before a building permit is issued.*

*Land Development Code (LDC) Section 45-334 - Concurrency requirements.*

- (a) General requirement. No development approval shall be granted by the county unless adequate public facilities will be available to handle the impacts of the proposed development and maintain the county's adopted LOS Standards concurrent with those impacts.*