

**CITY OF EDGEWATER  
PLANNING & ZONING**

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Edgewater, Florida 32132

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**ZONING AGREEMENT AMENDMENT  
RPUD – APPLICATION**

**OFFICE USE ONLY**

DATE APPLICATION RECEIVED: \_\_\_\_\_

CASE NO \_\_\_\_\_

FEE: \$500.00

APPLICANT NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

FAX \_\_\_\_\_

OWNER'S NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

FAX: \_\_\_\_\_

SHORT PARCEL NUMBER: \_\_\_\_\_

PROJECT STREET ADDRESS: \_\_\_\_\_

INTENDED DEVELOPMENT OF PROPERTY: \_\_\_\_\_

EXISTING ZONING \_\_\_\_\_

EXISTING LAND USE \_\_\_\_\_

SIGNATURE OF OWNER: \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE OF APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_

**PLEASE SUBMIT YOU APPLICATION ACCURATELY WITH A COMPLETED  
CHECKLIST AND ALL REQUIRED ATTACHMENTS**

## ZONING AGREEMENT CHECKLIST

### Submittal for Zoning Agreements

- 1. A signed and sealed survey certified within one (1) year of the filing of the application as reflecting all improvements and conditions on the property
- 2. 10 sets of a conceptual site plan including phases if the development is subject to phasing.
- 3. A description of public facilities that will service the development, including who shall provide such facilities, the date any new public facilities, if needed, will be constructed, and a schedule to assure public facilities are available concurrent with the impact of the development.
- 4. All items identified under Section 21-101 of the City of Edgewater Land Development Code.
- 5. One (1) digital copy of all supplemental materials.

**PROPOSED RPUD (RESIDENTIAL PLANNED UNIT DEVELOPMENT) INFORMATION**

1. Development Name: \_\_\_\_\_
2. Total site acreage: \_\_\_\_\_
3. Acreage within 100-year flood plain: \_\_\_\_\_
4. Net density\* of project: \_\_\_\_\_
5. Number of proposed lots:
  - a. Single-Family: \_\_\_\_\_
  - b. Multi-Family: \_\_\_\_\_
6. Maximum percentage building coverage: \_\_\_\_\_
7. Maximum percentage impervious coverage: \_\_\_\_\_
8. Minimum lot size:
  - a. Single-Family:
    - i. Area (square feet): \_\_\_\_\_
    - ii. Lot depth: \_\_\_\_\_
    - iii. Lot width: \_\_\_\_\_
  - b. Multi-Family:
    - i. Area (square feet): \_\_\_\_\_
    - ii. Lot depth: \_\_\_\_\_
    - iii. Lot width: \_\_\_\_\_
9. Minimum house square footage: \_\_\_\_\_
10. Minimum setbacks (in feet):
  - a. Front: \_\_\_\_\_
  - b. Rear: \_\_\_\_\_
  - c. Side: \_\_\_\_\_
  - d. Side corner: \_\_\_\_\_
  - e. Maximum height: \_\_\_\_\_
  - f. Utility Easements - \_\_\_\_\_ front, \_\_\_\_\_ sides

g. Swimming Pools      Rear \_\_\_\_\_ from property line to pool deck edge

Side \_\_\_\_\_ from property line to pool deck edge

11. Right-of-Way width and point of connection: \_\_\_\_\_

\_\_\_\_\_

12. Acreage of stormwater retention ponds: \_\_\_\_\_

13. Location and size of any proposed signage: \_\_\_\_\_

\_\_\_\_\_

14. Location and ROW width of entrance, include any turn lanes that may be required: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

15. Model Homes:

a. Number proposed: \_\_\_\_\_

b. Lot numbers on which model homes are to be located: \_\_\_\_\_

16. Existing or proposed City Future Land Use Designation: \_\_\_\_\_

17. Point of connection for City Potable Water Service: \_\_\_\_\_

18. Recreational Facilities:

a. Location(s): \_\_\_\_\_

b. Size: \_\_\_\_\_

c. Type of Facilities: \_\_\_\_\_

\_\_\_\_\_

19. Total acreage of Open Space\*\* as dedicated to the HOA: \_\_\_\_\_

**Any further information pertaining to the RPUD Agreement – please use a separate sheet.**

**\*NET DENSITY means the number of dwelling units per acre of land devoted to residential uses and excludes right-of-ways, wetlands and lands below the 100-year flood plain.**

**\*\*OPEN SPACE means any parcel or area of land or water set aside, reserved or dedicated for the use and enjoyment of all owners and occupants of the project. Usable common space shall include area(s) readily accessible and generally acceptable for active or passive recreational use. Open space shall not include required setback areas, contain structures, impervious surfaces, or right-of-ways other than those intended for landscape or recreational purposes.**

**THE CITY OF EDGEWATER**

**NOTARIZED AUTHORIZATION OF OWNER**

I/we \_\_\_\_\_ (owner's name) as the sole or joint fee simple title holder(s) of the property described as: \_\_\_\_\_

\_\_\_\_\_ (legal description and parcel number)

authorize \_\_\_\_\_ to act as my agent to seek a \_\_\_\_\_ (type of request) on the above referenced property.

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Owner's Signature

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me on this \_\_\_\_\_ (date) by \_\_\_\_\_ (name of person acknowledging), who is personally known to me or who has produced \_\_\_\_\_ (type of ID) as identification and who did not take an oath.

\_\_\_\_\_  
NOTARY PUBLIC – STATE OF FLORIDA

\_\_\_\_\_  
NAME OF NOTARY – TYPED OR PRINTED

COMMISSION # \_\_\_\_\_

## CITY OF EDGEWATER

### AGREEMENT FOR CONSULTANT, ENGINEERING, PLANNING, ENVIRONMENTAL, LEGAL, ADVERTISING COSTS & ON-SITE INSPECTIONS

The City of Edgewater contracts for certain consultant, engineering, planning, environmental and legal services related to its review of development projects. All fees charged by any such consultant, engineering, planning, environmental, on-site inspections and/or legal service providers are required to be paid by the **owner/applicant**. In addition, the **owner/applicant** is required to pay all advertising and recording costs in connection with application submitted by the undersigned.

The undersigned agrees that it shall be liable to the City for one hundred percent (100%) of the actual costs, both direct and indirect, of coordinating and reviewing the application submitted by the undersigned, including, but not limited to, the following:

*Engineering Review and Approval Fees*

*Planning Consultant Fees*

*On Site Inspection and Approval Fees*

*Legal Fees*

*Advertising Costs*

*Recording Costs*

The owner/applicant does hereby acknowledge that on-site inspections by City staff, consultants, elected and appointed officials are permitted on said property.

The undersigned agrees to pay the above-referenced fees within thirty (30) days of receipt of an invoice for same and further agrees to pay to the City interest on the unpaid balance at the rate of one percent (1%) per month for any fees not remitted within thirty (30) days of receipt of an invoice for same. No Development Order or Certificates of Occupancy will be issued until all of the above-referenced fees are paid in full.

#### **OWNER/APPLICANT:**

By: \_\_\_\_\_

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

Title: \_\_\_\_\_

Date: \_\_\_\_\_