



DEVELOPMENT AGREEMENT APPLICATION

AS/400# _____

A Development Agreement is a document to be entered into between a developer and the City of Jacksonville Beach pursuant to the terms of this article to ensure adequate environmental protection, and the adequacy of public facilities and sound capital improvement planning, while providing certainty in the process of obtaining development permits and reducing the economic costs of development by providing greater regulatory certainty.

APPLICANT INFORMATION

Land Owner's Name: _____

Telephone: _____

Mailing Address: _____

E-Mail: _____

Applicant Name: _____

Telephone: _____

Mailing Address: _____

E-Mail: _____

NOTE: Written authorization from the land owner is required if the applicant is not the owner.

Agent Name: _____

Telephone: _____

Mailing Address: _____

E-Mail: _____

PROJECT DEVELOPMENT INFORMATION

Project Name: _____

Type of Development/Intended Use: _____

Street Address of Property: _____

Real Estate Number: _____

Legal Description: _____ (please attach copy)

Current Zoning Classification(s): _____

Current Future Land Use Map Designation(s): _____

REQUIRED DOCUMENTATION

Pursuant to Article X of the Land Development Code

Included

Yes No

- | | | |
|--|--|--|
| 1. <i>Legal Description and Owner:</i> A legal description of the land subject to the development agreement and the names of the legal and equitable owners. | | |
| 2. <i>Duration:</i> The duration of the development agreement, which shall not exceed 30 years (per Florida Statute). | | |
| 3. <i>Uses, densities, intensities, and height:</i> The development uses permitted on the land including population densities, building intensities and height. | | |
| 4. <i>Future land use designation:</i> The land use designation of the property under the future land use element of the comprehensive plan. | | |
| 5. <i>Zoning district designation:</i> The current zoning district designation of the land subject to the development agreement. | | |
| 6. <i>Public facility adequacy:</i> A description of public facilities that will service the development, including who shall provide such public facilities, the date any new public facilities, if needed, will be constructed, and a schedule to assure public facilities are available concurrent with the | | |

<u>REQUIRED DOCUMENTATION</u> <i>Pursuant to Article X of the Land Development Code</i>	Included	
	Yes	No
impact of the development. Any public facilities to be designed and/or constructed by the developer shall be in compliance with all applicable federal, state, and city standards to ensure the quality of the public facilities. The standards shall include, but not be limited to, guarantees of performance and quality, and project controls (including scheduling, quality controls, and quality assurances).		
7. <i>Reservation or dedication of land:</i> A description of any reservations or dedications of land for public purposes.		
8. <i>Local development permits:</i> A description of all local development permits approved or needed to be approved for development of the land, specifically, to include at least the following: a. Any required amendments to the comprehensive plan. b. Any required amendments to the LDC. c. Any required other amendments to the official zoning atlas. d. Any other development permits under the LDC. e. Any other required permissions from regional, state or federal governments.		
9. <i>Local development permits obtained by applicant/property owner:</i> The development agreement shall specifically provide that all local development permits identified in Section 34-1003(h) shall be obtained at the sole cost of the applicant/property owner and, that in the event that any such local development permits are not received, no further development of the property shall be allowed until such time as the city council has reviewed the matter and determined whether or not to terminate the development agreement, or to modify it in a manner consistent with the public interest and the comprehensive plan.		
10. <i>Consistency with comprehensive plan:</i> A finding that the development permitted or proposed in the development agreement is consistent with the 2050 Comprehensive Plan.		
11. <i>Consistency with land development code:</i> A finding that the development permitted or proposed in the development agreement is consistent with the LDC.		
12. <i>Compliance with laws not identified in development agreement:</i> A statement indicating that failure of the development agreement to address a particular permit, condition, term or restriction shall not relieve the applicant of the necessity of complying with the law governing said permitting requirements, conditions, terms or restrictions, and that any matter or thing required to be done under existing ordinances of Jacksonville Beach shall not be otherwise amended, modified or waived unless such modification, amendment or waiver is expressly provided for in the development agreement with specific reference to the code provisions so waived, modified or amended; and		
13. <i>Conditions necessary to ensure compliance with code and comprehensive plan:</i> Such conditions, terms, restrictions or other requirements determined to be necessary by the city council to ensure compliance with the LDC and consistency with the comprehensive plan.		

Applicant Signature: _____

Date: _____