

**CONTENT CHECKLIST PASCO COUNTY  
DEVELOPMENT REVIEW DIVISION  
LIMITED FAMILY SUBDIVISION  
CLASS III LFS PLAN**

PROJECT NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

PARCEL ID NO. (from Property Appraiser's Records): \_\_\_\_\_

DEVELOPER'S NAME: \_\_\_\_\_

LOCATION: \_\_\_\_\_

LAND USE CLASSIFICATION(S): \_\_\_\_\_

ZONING DISTRICT(S): \_\_\_\_\_

ACREAGE: \_\_\_\_\_

NUMBER OF UNITS/SIZE: \_\_\_\_\_

TYPE OF UNIT(S): \_\_\_\_\_

PRESENT LAND USE: \_\_\_\_\_

**SUBMITTAL:**

- \_\_\_\_\_ 1. Five (5) sets of the application.
- \_\_\_\_\_ 2. Review fee.
- \_\_\_\_\_ 3. Proof of ownership or legal interest. If the property, as listed on the Property Appraiser's records, is not in the applicant's name, then a completed Agent of Record must be provided.

**GENERAL INFORMATION:**

- \_\_\_\_\_ 4. Location map showing relationship between area proposed for development and surrounding developments or lots, including current aerial photograph, which in no case shall be older than that available at the Pasco County Property Appraiser's Office, with boundaries of development and roadway layout delineated. The location map shall show all functionally classified roadways established by the Pasco County Comprehensive Plan Future Roadway Network within one (1) mile of the development boundary.
- \_\_\_\_\_ 5. Show all existing and planned arterials and collectors (transportation corridor[s]) within the proposed development and within one (1) mile of the proposed development.
- \_\_\_\_\_ 6. Groundwater Protection:  
  
Show all Wellhead Protection Areas (WPA) and Special Protection Areas (SPA) for all Community Water System supply wells within the proposed development and within 1,000 feet of the proposed development (LDC, Section 612).
- \_\_\_\_\_ 7. Future Land Use classification and zoning of parcel proposed for development and abutting land. Plans may not be processed for review without appropriate land use classification and/or zoning.
- \_\_\_\_\_ 8. Dates of rezonings, special exceptions, variances, conditional uses, or vested rights that have been granted, if applicable.
- \_\_\_\_\_ 9. Approximate location and acreage of natural features, including lakes, marshes or swamps, watercourses, and other jurisdictional areas.
- \_\_\_\_\_ 10. Identity and designation of any historic resources or sites within the proposed development as identified by the Pasco County Comprehensive Plan.
- \_\_\_\_\_ 11. Wetland Delineation/Identification:  
  
The applicant shall provide documentation in the form of a survey, sketch, or aerial with the application that delineates the location of the Category I, II, or III wetland areas, as defined in the Pasco County Comprehensive Plan, Chapter 3, Conservation Element, Wetlands, Policy Nos. 1.3.1, 1.3.2, 1.3.3, 1.3.4, and 1.3.5; and provide the acreage for each wetland classification type.

\_\_\_\_\_ 12. Density/Intensity Calculations:

In addition to the wetland type and acreage information, the applicant shall provide the following:

- a. Cumulative acreage total for Category I, II, and III wetlands.
- b. Acreage total for natural occurring lakes.
- c. Developable acreage.

PROPOSED DEVELOPMENT:

\_\_\_\_\_ 13. Provide an 8½" X 14" document which includes the following:

- \_\_\_\_\_ a. Boundary survey of the parcel showing boundaries of the proposed individual lots and legal descriptions of the overall parent tract and individual lots.
- \_\_\_\_\_ b. Signature and seal of surveyor.
- \_\_\_\_\_ c. Existing structures and parking areas on the parcel to be subdivided.
- \_\_\_\_\_ d. Date of preparation.
- \_\_\_\_\_ e. Total acreage of the parcel to be subdivided.
- \_\_\_\_\_ f. Lot and block numbers, if applicable.
- \_\_\_\_\_ g. All easements on the property to be subdivided and on abutting streets.
- \_\_\_\_\_ h. Scale of plan, both written and graphic.

\_\_\_\_\_ 14. Supplemental Information:

- \_\_\_\_\_ a. An executed affidavit (example attached) of the property owner, on a form approved by the County Attorney, wherein the property owner represents:
  - (1) That the property owner has not applied for or been approved for a limited-family subdivision on any other parcel in the property owner's ownership or control.
  - (2) That the property owner holds a fee simple title to the real property to be divided.
  - (3) That the grantees of each parcel or lot created, pursuant to the limited-family subdivision provisions of the LDC, are related as a grandparent, parent, step-parent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the property owner/grantor.
  - (4) The name of the grantee of each lot created pursuant to the Class III LFS provisions of the LDC.
- \_\_\_\_\_ b. The method by which utilities, including water, sewer, and electric, will be provided into the subdivision.
- \_\_\_\_\_ c. Copy of executed, binding agreement for maintenance of private access ways.

STUDIES AND/OR OTHER REQUIRED SUBMITTALS:

\_\_\_\_\_ 15. Traffic Impact Study (TIS):

- \_\_\_\_\_ a. Application.
- \_\_\_\_\_ b. Exempt due to:
  - \_\_\_\_\_ DRI    \_\_\_\_\_ TIS within five (5) years      X   Under threshold

\_\_\_\_\_ 16. Substandard Road Analysis:

\_\_\_\_\_ a. Application.

\_\_\_\_\_ b. Exempt due to:

\_\_\_\_\_ Substandard Analysis within five (5) years      X   Under threshold

Name of Individual Completing this Application: \_\_\_\_\_  
(please print)

I, \_\_\_\_\_, certify that I have checked the submittal application for content completeness.

\_\_\_\_\_  
Signature

**THE SUBMITTAL OF PLANS WILL BE REJECTED FOR CONTENT REVIEW UNLESS ALL INFORMATION IS PROVIDED AS INDICATED ABOVE.**

**THE LAND DEVELOPMENT CODE AND OTHER RESOLUTIONS ARE ONLINE AT  
WWW.PASCOCOUNTYFL.NET, ORDINANCES/RESOLUTIONS**

**LFS AFFIDAVIT EXAMPLE**

AFFIDAVIT OF \_\_\_\_\_ **(Property Owner)**

STATE OF FLORIDA  
COUNTY OF PASCO

\_\_\_\_\_  
**(Property Owner)**, being duly sworn, states as follows:

1. I have not applied for or been approved for a limited-family subdivision, as defined in the Pasco County Land Development Code (LDC), Section 306, on any other parcel in my ownership or control.
2. I hold a fee simple title to the real property to be divided.
3. The grantees of each parcel or lot created, pursuant to the limited-family subdivision provisions of the LDC, are related as a grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the property owner/grantor.
4. The following is/are the name(s) of the grantee(s) of each lot created pursuant to the Class III LFS provisions of the LDC:

Grantee: _____	Lot: _____
Grantee: _____	Lot: _____
Grantee: _____	Lot: _____
Grantee: _____	Lot: _____

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated herein are true.

\_\_\_\_\_  
**(Property Owner)**

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature of Notary Public, State of Florida

\_\_\_\_\_  
Print, type, or stamp commissioned name of Notary Public

My commission expires: \_\_\_\_\_, 20\_\_\_\_.

Personally known \_\_\_\_\_ or produced identification \_\_\_\_\_ (Check One)

Type of identification produced:  
\_\_\_\_\_