## Large Projects Final Site Plan (LDC Sections 321.1.C and 322.1.E)

Large Projects (defined in LDC Section 200 as development contains eight hundred (800) residential units or more, or meets eighty (80) percent of a numerical threshold for DRI's or more) follow the same approval process as other FSPs, but the submittal requirements vary.

### Purpose.

This section addresses the FSP review process requirements for Large Projects as defined in LDC Section 200.

### Review Procedures.

Large Project Final Site Plans are approved administratively. Approval of the Final Site Plan authorizes the applicant to proceed with an application for Building Permit. Any conditions imposed by the Department Director will need to be addressed prior to the approval of the Building Permit.

### Review Criteria.

Per LDC Section 323.2, every application for Final Site Plan approval shall be evaluated based upon the following criteria.

1. Whether the plan meets the requirements of the land development code;
2. Whether the proposed development is consistent with the comprehensive plan;
3. Whether the proposed development is consistent with prior applicable approvals; and
4. Whether the proposed development meets the level of service standards adopted in the comprehensive plan. Proof of meeting these standards shall exist in the form of a certificate of level of service compliance.

### Submitting a Large Project FSP Application Packet.

For a **Large Project FSP**, submit the following forms online at [https://aca3.accela.com/manatee](https://aca3.accela.com/manatee/):

1. From the list of Planning Applications on Accela, select Form *A4 -* *Site Plan*, and under Application Type, select *Final Site Plan*. The information must be entered directly into Accela.
2. Form *B4 -* *Final Site Plan Application Worksheet*.
3. Form *B4.1 - Large Project FSP Application Worksheet*.
4. Form *C4 -* *Final Site Plan Application Checklist*.
5. Form *C4.1 - Large Project FSP Application Checklist*.

Collect all the required affidavits, certificates, reports and plans listed in the Checklist. You will be required to attach them to your electronic submission.

Be prepared to pay the fees indicated in the Manatee County Fees schedules. All fees required at the time of application submission must be paid in order for an application to be accepted. Online payment may be by credit card or eCheck.