



City of Doral
Planning & Zoning Department
City Hall – 8401 NW 53rd Terrace Doral, FL 33166
305-593-6630

SITE PLAN CHECKLIST

Project Name: _____

P&Z File ID: _____

All applications for final site plan approval shall be made on the appropriate forms as provided by the Planning Staff. The following items must also be provided with the application. If any of the following items are not filed at the time of application, the application may be returned to the applicant in order that it may be filed in the entirety at an appropriate future date. Required Items: (Sec. 53-344)

CHECK ITEMS SUBMITTED

1. Site Plan Package Submittal Items

- Application Fee (Will be provided by the Development Review Coordinator)
- Complete the application (application forms not properly completed will not be accepted)
- Letter of intent, this letter shall address the following: the address and folio number of the property, the total square footage of the proposed project, and all information regarding the specifics of the project.
- Legal Description (In Word format)
- Survey
- Six (6) signed and sealed standard sets of plans folded, 1 set measuring 11 x 17, and a CD containing all of the aforementioned. (The required number of plans may vary depending on the type of project)
- Certificate of Landscape Compliance
- Traffic Impact Study (If applicable)

2. Engineering drawings – prepared by an engineer registered in the state

- Detailed property survey showing all existing structures, trees and utility facilities
- Paving and Drainage plans
- Existing streets, buildings, lot lines, easements, or other improvements and similar details on or adjacent to the development

- Tabulations verifying compliance with this Land Development Code in the following areas, including the information described:
 1. Lot coverage: the area covered by paving, structures, and remaining landscaped areas
 2. Residential areas
 3. Parking and loading: numbers of spaces by type and size
 4. Tree preservation: total number of specimen trees and number preserved, total land area dedicated to tree preservation
- A vicinity map, drawn to scale, showing the zoning of the area and the relationship of the proposed site to surrounding development

3. Landscape Plans – prepared in accordance with the requirements of Chapter 71

- Show all required buffers and landscaping
- All trees to be preserved, preservation easements, and tree protection details
- Irrigation plans
- A vegetation survey in compliance with section 71-4

4. Plans and Drawings – drawn at the largest scale feasible; the scale shall not be smaller than 1" = 60'

- Site plan sheet with zoning legend including all applicable zoning information
- Plans and drawing showing building footprints
- Plans and drawings showing all building floor plans
- Building elevations showing all sides of the proposed buildings, and including materials and colors
- Plans and drawing showing location of detailed street and/or lot lighting
- A photometric study shall also be provided along with proposed tree canopies
- Plans and drawings showing pavement markings.

*All development within the designated special floodplain hazard area (SFHA) must comply with chapter 23, article II, pertaining to floodplain management regulations