

The purpose of concept review is to provide technical advice and information to the applicant with regard to the requirements of the LDC. The applicant is already aware their current preliminary site plan is in compliance with the LDC.

THIS IS NOT A QUASI-JUDICIAL HEARING – NO ACTION CAN BE TAKEN BY THE PHPB

The citizens are welcome to provide public comment on the concept review, but the Plan Board cannot make any representations about whether the site plan will ultimately be approved or disapproved.

10.02.04. Review Of Concept Plans. All site plans must be submitted to concept review as follows:

A. The developer shall file a completed application and a Concept Plan as a prerequisite to obtaining concept review.

B. Within 5 working days of receipt of an application and Concept Plan, the Town shall:

1. Determine that the submittals are incomplete and inform the developer in writing as to the deficiencies. The developer may submit an amended application within 30 working days without payment of a re-application fee, but, if more than 30 working days have elapsed, must thereafter re-initiate the application and pay an additional fee; or,
2. Determine that the submittals are complete and proceed with the following procedures.

C. The proposal shall be placed on the agenda of the next meeting of the Planning and Historic Preservation Board that allows the giving of required notice.

D. The Planning and Historic Preservation Board shall consider:

1. Characteristics of the site and surrounding area, including important natural and man-made features, the size and accessibility of the site, and surrounding land uses.
2. Whether the concurrency requirements of Micanopy

Comprehensive Plan and this Code could be met if the development were built.

3. The nature of the proposed development, including land use types and densities; the placement of proposed buildings and other improvements on the site; the location, type and method of maintenance of open space and public use areas; the preservation of natural features; proposed parking areas; internal traffic circulation system, including trails; the approximate total ground coverage of paved areas and structures; and, types of water and sewage treatment systems.

4. Conformity of the proposed development with the Comprehensive Plan, this Code and other applicable regulations.

5. Applicable regulations, review procedures, and submission requirements.

6. Concerns and desires of surrounding landowners and other affected persons.

7 . Other applicable factors and criteria prescribed by the Comprehensive Plan, this Code, or other law.

E. The Planning and Historic Preservation Board shall issue no order, finding or other

indication of approval or disapproval of the proposal, and no person may rely upon

any comment concerning the proposal, or any expression of any nature about the proposal, made by any person during the concept review process as a representation

or implication that the particular proposal will be ultimately approved or disapproved in any form.

F. Where the site plan is for very minor development, the Town may waive the requirement for concept plan review by the Planning and Historic Preservation Board.