



COMMUNITY DEVELOPMENT SERVICES

(954) 390-2180 FAX: (954) 567-6069

Life's Just Better Here

ZONING MAP AMENDMENTS (REZONING) APPLICATION PACKAGE

This package includes:

- General Submittal Procedures
- Submittal Checklist
- Application
- Authorized Agent Affidavit
- Permission to Reproduce Drawings and Documents

GENERAL PROCEDURES FOR FILING A ZONING MAP AMENDMENT SUBMITTAL APPLICATION:

- ❖ Zoning Map Amendment submittal applications may be obtained at the Community Development Services Department and may be initiated by the owner of the property involved or his legally designated representative.
- ❖ Applicants for Zoning Map Amendments are required to arrange a pre-application conference prior to submittal to discuss their requests with a member of the Community Development Services Department staff. You may arrange an appointment by calling 954-390-2180.
- ❖ An application for a Zoning Map Amendment together with the appropriate fee, as established by resolution of City Commission, shall be submitted with forms provided by the Community Development Services Department following the pre-application conference.
- ❖ The Community Development Services Department shall review the application and all support documents for completeness and notify the applicant of any deficiencies in the application or support documents and specify what additional requirements are to be met. Once the Community Development Services Department has determined that the application and support documents are complete, the application and support documents shall be distributed to the Development Review Committee (DRC). The DRC consists of staff from several different City Departments who review plans for compliance within their areas of expertise.
- ❖ For purposes of expediting the review process the DRC shall simultaneously review application for concurrency management and compliance with City codes, rules and regulations.
- ❖ The DRC shall forward their recommendations and findings to the Planning and Zoning Board.
- ❖ The Community Development Services Department shall place the application upon the next most appropriate Planning and Zoning Board agenda for public hearing. Planning and Zoning Board meetings are held regularly on the first Monday after the first Tuesday of each month, beginning at 7:00 p.m. A schedule of meeting dates and deadlines is available at the Community Development Services Department.
- ❖ The applicant will receive an agenda and staff report concerning the proposed Zoning Map Amendment and staff recommendations prior to the Planning and Zoning Board meeting.
- ❖ The Planning and Zoning Board shall hold its public hearing, and shall, after reviewing the application, staff recommendation and public input, if any, make a recommendation upon the application to the City Commission of approval, denial, or approval with stipulations, based upon its consideration of the consistency of the application with the Comprehensive Plan.
- ❖ The application will proceed to the City Commission only if there is a recommendation for approval or approval with stipulations by the Planning and Zoning Board.
- ❖ The City Commission will hold a public hearing to consider public testimony, and the staff and the Planning and Zoning Board recommendations, and shall take action on the application. Approval of Zoning Map Amendments shall be by ordinance, which will require at least two public hearings.
- ❖ A change in zoning makes no explicit or implied guarantees that services or facilities are available to serve the proposed development at the time of rezoning.
- ❖ The initial application submittal shall be accompanied by twelve (12) copies of the site plan and other required plans and documents. All plans shall be folded and bound together in separate plan sets with a cover sheet indicating plan sheet numbers. The overall size of plans shall be twenty-four (24) by thirty six (36) inches drawn at a scale no smaller than one (1) inch equals twenty (20) feet except when a smaller scale is approved by the Community Development Services Department. All plans shall be prepared by professional land surveyors, engineers, architects, landscape architects, or other appropriate professionals as applicable. Such professionals shall be licensed and registered in the State of Florida. All plans shall be prepared by the proper professionals as determined by applicable laws;

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Submittal Checklist

(Please refer to Unified Land Development Regulations Article 100 for more information)

Staff Use – √ for each item submitted	Required Items (This list may be modified after the pre-application with Staff)
	<ul style="list-style-type: none"> • Owner's and agent's name, address, telephone number and notarized signature (On application)
	<ul style="list-style-type: none"> • Notarized signature of owner(s) and agent(s) (On application)
	<ul style="list-style-type: none"> • Agent's relationship to property, if applicable (On application)
	<ul style="list-style-type: none"> • Existing Zoning and Land Use Plan Map designations (On application)
	<ul style="list-style-type: none"> • Description and justification for the request (On application)
	<ul style="list-style-type: none"> • Legal description (On application)
	<ul style="list-style-type: none"> • Proof of ownership and any other party's interest in the property, including binding contract of sale
	<ul style="list-style-type: none"> • Copy of a certified and sealed survey dated within two (2) years, to include statement of amount of acreage or square footage of land involved, whenever the request is site-specific
	<ul style="list-style-type: none"> • Applications for a development permit that, if approved, are projected to generate in excess of one thousand (1,000) daily trips according to the standards listed in the table in Section 065-010 (C), shall submit to the City a traffic study assessing the proposed development's vehicular, pedestrian and bicycle access: on-site circulation; parking; any proposed roadway or easement vacations or road closures, whether permanent or temporary for construction purposes; and off-site roadway impacts, including those within adjacent neighborhoods.
	<ul style="list-style-type: none"> • Other Items as determined during by Staff:
	<ul style="list-style-type: none"> •
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Address/Location of Subject Property: _____

Owner (Applicant): _____

Address: _____

Telephone #: _____ Fax #: _____ E-mail: _____

Agent for Applicant: _____

Address: _____

Telephone #: _____ Fax #: _____ E-mail: _____

Relationship: _____

Legal Description of Property Involved: _____

Existing Zoning _____ Future Land Use Map designation _____

Total Acreage/Square Footage of Subject Property _____

Associated Applications (i.e., Rezoning, Plat, Comprehensive Plan amendment, etc.): _____

Current Use of Land _____

Description of Proposed Development _____

