

City Of Sweetwater



Date: ____/____/____

Zoning Change Request
From: ____ To: ____

Application For: **Zoning District Boundary Change**

Application Fee:

(III) (A) 1. Parcel ¼ acre or less: \$ **2,950.00** +

Public Notice & hearing Fee \$1,375 (\$2750 if violation)

(Single family lots are exempt from Public Notice & Hearing fee)

2. Parcel greater than ¼ acre: \$**9,810** + \$**300** per acre + \$**2,200** (**\$4,400 if violation**)

Property Folio: _____

Address: _____

Legal Description of Property:

(Signature of Owner)

(Print or Type Name of Owner)

(Mailing Address)

Phone: _____

Additional Application Submittal Requirements:

_____ Survey (1 Year old or Less)

_____ Letter of intended use of the property
(Reasons)

_____ Proof of Ownership

_____ Application Fee

_____ Owner's Letter of Representation

Receipt No. _____

Date: ____/____/____

NOTE: FILING FEE IS NOT REFUNDABLE, WETHER THIS REQUEST IF GRANTED OR DENIED.

The hearing will be conducted in the English language. It is the responsibility of the applicant to bring an interpreter if he or she does not speak English.

Individual

City Of Sweetwater Ownership Affidavit

State of Florida

County of Dade

I, _____, being duly sworn, depose and say that I am the legal owner of record of the property which is the subject matter of the proposed hearing.

THIS AFFIDAVIT IS SUBJECT TO PENALTIES OF LAW FOR PERJURY AND TO POSSIBLE VOIDING OF ANY ZONING ACTION GRANTED AT A PUBLIC HEARING.

X _____

(Print Name)

The foregoing Instrument was acknowledged before me this _____ day of _____, 20____ by _____

Who is personally known to me or who has produced _____ As identification and who did take an oath.

My commission expires:

NOTARY PUBLIC

Print Name: _____

Limited Partnership

City Of Sweetwater
Consent from Permitting Tenant to File for a Hearing

State of Florida

County of Dade

I, _____ as General Partner of
_____ (name of Limited Partnership), being first
duly sworn, depose and say that the aforesaid Limited partnership is the owner of the
property which is the subject matter of the proposed hearing and do hereby consent to
and authorize, _____ as lessee, to file this application
for a public hearing.

Name of Limited Partnership

By: _____

General Partner

The foregoing instrument was acknowledge before me this ____ day of
_____, 20____ by _____ as
General Partner of _____, who is personally known to me or
who did take an oath.

NOTARY PUBLIC

Print Name: _____

Commission Expires:

City Of Sweetwater Ownership Affidavit

State of Florida

County of Dade

I, _____, being duly sworn, depose and say that I am the
General Partner of _____ (Name of General Partnership),
the partnership owns the property which is the subject matter of the proposed hearing.

**THIS AFFIDAVIT IS SUBJECT TO PENALTIES OF LAW FOR PERJURY AND TO
POSSIBLE VOIDING OF ANY ZONING ACTION GRANTED AT A PUBLIC HEARING.**

(Name of General Partnership)

By: _____
_____, General Partner

The foregoing instrument was acknowledge before me this ____ day of _____,
20____ by _____ as personally known to me or who has produced
_____ as identification and who did take an oath.

NOTARY PUBLIC

Print Name: _____

My Commission Expires:

City Of Sweetwater Ownership Affidavit

State of Florida

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County of Dade

I, _____, being duly sworn, depose and say that I am the
_____ (office held) of _____ (name of corp.),
and I have affixed the official corporate seal hereto, and to represent that the above-named
corporation is the legal owner of record of the property which is the subject of the proposed
public hearing.

**THIS AFFIDAVIT IS SUBJECT TO PENALTIES OF LAW FOR PERJURY AND TO
POSSIBLE VOIDING OF ANY ZONING ACTION GRANTED AT A PUBLIC HEARING.**

(Name of Corporation)

By: _____

[Corporate Seal]

The foregoing instrument was acknowledge before me this ____ day of _____,
20____ by _____ as _____ of _____,
who is personally known to me or who has produced _____ as identification
and who did take an oath.

NOTARY PUBLIC

Print Name: _____

My Commission Expires:

9.06.00. - Rezoning.

9.06.01. Generally.

A.

Granted by city commission. The city commission may approve a change in the zoning district boundaries in accordance with the provisions herein set forth.

9.06.02. Limitation on granting rezoning.

A.

Public hearing. The city commission shall schedule a public hearing upon receipt of an application for a rezoning to be held concurrently with second reading of comprehensive master plan amendment. Public notice of such hearing before the city commission shall be given in accordance with the Code of Ordinances of the City of Sweetwater. Upon conclusion of such public hearing, the city commission may consider the said application and, if is [it] chooses to grant same, it shall do so by resolution of five-sevenths of its members.

B.

Review standards. Decisions or recommendations relating to any change in zoning districts boundaries shall address, but not be limited to, the effect of the proposed rezoning as it relates to the following:

1.

The relationship of the proposed rezoning to the purposes and objectives of the city's comprehensive master plan, with appropriate consideration as to whether or not the proposed changes will further the purpose of this code, regulations and action designed to implement said plan.

2.

The proposed change would or would not be contrary to the established land use pattern.

3.

The proposed change would or would not create an isolated district unrelated to adjacent and nearby districts.

4.

The proposed change would or would not alter the population density pattern and thereby have an adverse impact upon public facilities such as schools, utilities and streets.

5.

Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for rezoning.

6.

Changed or changing conditions make the passage of the proposed amendment necessary.

7.

Substantial reasons exist why the property cannot be used in accordance with existing zoning.

8.

Whether or not the change is out of scale with the needs of the neighborhood.

9.06.03. *Rezoning applications.* An application for a rezoning shall include the following information:

1.

Address, location and legal description of the subject property.

2.

Existing and proposed zoning of the property.

3.

A statement of the applicant's interest in the property to be rezoned, including a certificate of a duly licensed attorney, showing that the applicant is the present title holder of record. (Warranty deeds, title insurance documents, tax receipts and the like shall not be acceptable proof of ownership.)

a.

If in joint and several ownership, a written consent to the rezoning petition, by the owners of record;

b.

If a contract to purchase, statement of all parties to the contract and written consent of the seller/owner;

c.

If an authorized agent, a copy of the agency agreement or written consent of the owner;

d.

If a corporation or other business entity, the name of the officer or person responsible for the application and written proof that said representative has been delegated authority to represent the corporation or other business entity, or in lieu thereof, written proof that he is, in fact, an officer of the corporation;

e.

If city initiated, the application may be signed by the mayor and shall be exempt from the requirements of paragraph (3), (4) and (5) herein.

4.

A certified survey, prepared within one year from the date of application, which shall include:

a.

An accurate legal description of the property to be rezoned; and

b.

A computation of the total area of the property by square feet and to the nearest tenth of an acre.

5.

A statement of the reasons or justification for the requested rezoning, and how the request adheres to the review standards set forth in this article.

6.

Property owner's notice list. A complete list of all property owners, mailing addresses and legal description for all property within 300 feet of the subject parcel as recorded in the latest official tax rolls in the county courthouse. Such list shall be accompanied by an affidavit stating that to the best of the petitioner's knowledge said list is completed and accurate.

7.

Comprehensive master plan amendment adopted on first reading.