



APPLICANT'S CHECKLIST

The following items **must** be submitted with any zoning hearing or site plan review application:

Letter of Intent, listing what is being requested, why, and reasons why applicant feels the request should be approved, detailing variances, zoning requests, explaining zoning hardship, etc.
If you are seeking a reasonable accommodation under the Americans with Disabilities Act or the Fair Housing Act, you may indicate this in your letter of intent. (Applicant will receive details during the pre-filing appointment with the Zoning Official).

Application completely filled out and properly executed. (Folio numbers are mandatory).

Ownership affidavit(s).

Disclosure of Interest, if the owner, applicant or contract purchaser is a corporation, partnership, trustee.

Copy of executed lease for one year or more, if applicant is a lessee.

Owner's Sworn-to-Consent form signed by the owner-of-record of the property, giving lessee permission to file for the hearing if applicant is a lessee.

2 standard sets of plans (see below) folded and 1 CD (PDF Format, flattened PDFs are PDF format documents that do not have mark up or layers of any kind). See attached information for correct formatting of files on the CD. Additionally, prior to the public hearing, the applicant shall submit 11 copies 11 X 17 of the files plans that are being reviewed by the city commission.

ALL PLANS MUST CONTAIN THE FOLLOWING:

Title Block

Zoning Legend

Legal Description

Site Plans

Floor Plans

Building Elevations

Landscape Plans (including Landscape Legend and Certificate acknowledging compliance with the Landscape Ordinance). A tree survey is required if the lot contains existing trees and the survey must show the caliper and height of all existing trees.

Survey -(signed and sealed required with every application, no older than 1 year. Must show all structures, rights-of-way, etc. and any municipal boundary, if any).

Liquor Survey showing all religious facilities, public school and other alcohol uses within required radius.

Special Purpose survey for spacing radius of group homes and other similar uses (radius to be determined).

School Checklist (required for all day care centers and private schools, checklist must also be incorporated into the site plan.)

Revised plans must be submitted to a Building and Zoning Department and must contain 2 complete sets plus 1 CD (PDF Format). Additionally, the plans must include the complete legend and a revised letter of intent incorporating and explaining any changes on the plans. Plans submitted after the advertisement for the hearing has been sent to the newspaper must be within the scope of the advertisement and accompanied by a fee.

Additional documentation

- Engineer's certification and/or compliance letter for existing structures.
- Architectural approval letter required from the homeowners' or condominium association.
- Signage Plans: Show sign detail including sign dimensions, height and setback distance.
- Covenant or Declaration of Restrictions may be required. Call (305) 485-4526 for further information.
- Lake Excavation Plans (prepared & sealed by a Florida surveyor or engineer, showing perimeter dimensions, deep cut line, cross sections and slope descriptions).
- Zone change applications must be consistent with the Comprehensive Development Master Plan (CDMP). Call the Building and Zoning Department at (305) 485-4526 for information.
- The Public Works Department reviews and comments on hearing applications. Prior to completion of development plans, call (305) 485-4526 for information on concurrency and street dedication requirements
- Mailing labels - At time of filing the applicant shall obtain mailing label for all property owners within a 300 foot radius of the subject property. The applicant is responsible for contracting with a company will provide the mailing labels. The cost of the mailing labels is a separate cost from the application filing fees paid to the city and shall be paid directly by the applicant to the mailing label company. Attach are several companies that the applicant can contact to obtain the mailing labels.



Sec. _____ Twp. _____ Range _____

Date Received. _____

**PLANNING AND ZONING APPLICATION
CITY OF SWEETWATER
BUILDING AND ZONING DEPARTMENT**

TYPE OF APPLICATION

- District Boundary (Zone Change) Comprehensive Master Plan Amendment Site Plan Review
 Non-Use Variance Use Variance Conditional Use Unusual Use
 Substantial compliance review Other

LIST ALL FOLIO NUMBER (Provide all applicable numbers)

1. NAME OF APPLICANT (Owner(s) of record of the property or lessee. If applicant is a lessee, an executed Owner's Sworn-to-Consent' and copy of a valid lease for 1 year or more is required. If the applicant is a corporation, trust, partnership, or like entity, a 'Disclosure of Interest' is required).

2. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER, E-MAIL:

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone# _____ Fax# _____ E-mail: _____

3. OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:

Owner's Name (Provide name of ALL owners): _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

4. CONTACT PERSON'S INFORMATION:

Name: Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Phone#: _____ Fax#: _____ E-mail: _____

5. LEGAL DESCRIPTION OF ALL PROPERTY COVERED BY THE APPLICATION

(Provide complete legal description, i.e., lot, block, subdivision name, plat book & page number, or metes and bounds. Include section, township, and range. If the application contains multiple rezoning requests, a legal description for each requested zone must be provided. Attach separate sheets as needed and clearly label (identify) each legal description attached. In addition to paper version it is requested that lengthy metes and bounds descriptions be provided on CD in Microsoft Word.)

6. ADDRESS OR LOCATION OF PROPERTY (For location, use description such as NE corner of, etc.)

7. SIZE OF PROPERTY _____ ft x _____ ft (in acres): _____
(divide total sq. ft. by 43,560 to obtain acreage)

8. DATE property _____ acquired _____ leased: _____ (month & year)

9. Lease term: _____ years

10. IS CONTIGUOUS PROPERTY OWNED BY THE SUBJECT PROPERTY OWNER(S)?

No ___ Yes ___ If yes, provide complete legal description of said contiguous property.

11. Is there an option to purchase _____ **or lease** _____ the subject property or property contiguous thereto?

No ___ yes ___ (If yes, identify potential purchaser or lessee and complete "Disclosure of Interest" form)

12. PRESENT ZONING CLASSIFICATION:

13. APPLICATION REQUEST(S) (Briefly describe nature of the request in space provided)

14. Has a public hearing been held on this property within the last year & a half?

No ____ Yes ____

If yes, provide applicant's name, date, purpose and result of hearing, and resolution number:

15. Is this application a result of a violation notice? No ____ Yes ____ . If yes, give name to whom the violation notice was served: and describe the violation:

16. Describe structures on the property:

17. Is there any existing use on the property? No ____ Yes ____ . If yes, what use and when established?

Use: _____ Year: _____

APPLICANT'S AFFIDAVIT

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

OWNER OR TENANT AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am) (we are) the owner tenant of the property described and which is the subject matter of the proposed hearing.

Authorized Signature

Sworn to and subscribed to before me Notary Public, this _____ day of _____, 20 ____.

Notary Public SEAL My Commission Expires: _____

CORPORATION AFFIDAVIT

(I)(WE) _____, being first duly sworn, depose and say that (I am)(we are) the _____ President _____ Vice-President _____ Secretary _____ Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the D owner D tenant of the property described Herein and which is the subject matter of the proposed hearing.

Attest: _____

Authorized Signature

Office Held

Sworn to and subscribed to before me Notary Public, this _____ day of _____, 20 ____.

Notary Public SEAL My Commission Expires: _____

PARTNERSHIP AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) partners of the aforesaid partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the D owner D tenant of the property described herein which is the subject matter of the proposed hearing.

By _____ % (Name of Partnership)
By _____ %
By _____ % By _____ %

Sworn to and subscribed to before me Notary Public, this _____ day of _____, 20 ____.

Notary Public SEAL My Commission Expires: _____

ATTORNEY AFFIDAVIT

I, _____, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

Signature

Sworn to and subscribed to before me Notary Public this _____ day of _____, 20 ____.

My Commission Expires: _____ SEAL

**OWNERSHIP AFFIDAVIT FOR
INDIVIDUAL(S)**

STATE OF _____ **Public Hearing No.** _____

COUNTY OF _____

Before me, the undersigned authority, personally appeared _____
hereinafter the Affiant, who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the fee owner of the property that is the subject of the proposed hearing.
2. The subject property is legally described as:

3. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

Signature

Print Name

Signature

Print Name

Affiant's Signature

Print Affiant's Name

Affiant 's Signature

Print Affiant 's Name

Sworn to and subscribed before me on the _____ day of _____, 20____.
Affiant is personally known to me or has produced _____ as
identification.

Notary: _____

Commission Expires: _____

(Stamp/Seal)

**OWNERSHIP AFFIDAVIT FOR
CORPORATION**

STATE OF _____ **Public Hearing No.** _____

COUNTY OF _____

Before me, the undersigned authority, personally appeared _____
hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the president, vice-president or CEO of the Corporation hereinafter named _____
_____, with the following address:

2. The Corporation owns the property which is the subject of the proposed hearing.

3. The subject property is legally described as:

4. Affiant is 'legally authorized to file this application for public hearing.

5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing

Witnesses:

Signature

Affiant's Signature

Print Name Print

Affiant's Name

Signature

Affiant's Signature

Print Name Print

Affiant's Name

Sworn to and subscribed before me on the _____ day of _____, 20____. Affiant
is personally known to me or has produced _____ as identification.

Notary: _____

Commission Expires: _____

(Stamp/Seal)

P.H.# _____

**Owner's Sworn-to-Consent
Permitting Tenant to File for a Hearing
{Corporation}**

On behalf of _____, a _____
(state) corporation, _____, being first duly sworn, deposes and says that as
the President, Vice-President, or CEO (circle one) of the aforesaid Corporation, which is the Owner of the
property legally described below and which is the subject property of the proposed hearing, does hereby
grant consent to _____, as Tenant to file this application for a
public hearing.

Legal Description:

Witnesses:

Signature

NAME OF CORPORATION

Address: _____

Print Name

Signature

By: _____

President, Vice-President or CEO* (circle one)

Print Name

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by _____, of
_____ corporation, on behalf of the corporation. He/She is
personally known to me or has produced _____, as identification.

Witness my signature and official seal this _____ day of _____,
_____, in the County and State aforesaid.

Notary Public – State of _____

My Commission Expires: _____

Print Name

ACKNOWLEDGEMENT BY APPLICANT

1. City of Sweetwater Public Works Department, Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of my hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Platting and Traffic conditions and advise this office in writing if my application will be withdrawn.

2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to 300 feet from the subject property and I am responsible for paying and obtaining the mailing labels. the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred. I understand that fees must be paid promptly. Applications withdrawn within 30 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.

3. Applicable Florida Building Code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed, or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.

4. The 3rd District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Development Master Plan (COMP) should not be approved by a zoning board and the recommendation will be for denial or deferral. Therefore, I acknowledge that if the hearing request is inconsistent with the COMP and I decide to go forward then my hearing request can only be denied or deferred, but not approved. I also understand that I will not be reimbursed any fees paid unless I withdraw within 60 days of filing and then I will receive a 50% refund.

5. Any covenant to be proffered must be submitted to the Department on forms provided by the department, at least 1 month prior to the hearing date. The covenant will be reviewed and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Legal Advisor can advise as to additional requirements applicable to foreign corporations. Documents submitted to the Department must carry a cover letter indicating subject matter, application number and hearing date.

(Applicant 's Signature)

(Print Name of Applicant

Sworn to and subscribed before me on the _____ day of _____, 20____.
Affiant is personally known to me or has produced _____ as
identification.

My Commission Expires

(Notary Public's Signature)

State of: _____

Print Name

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: _____

NAME AND ADDRESS	Percentage of Stock
_____	_____
_____	_____
_____	_____
_____	_____

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust (s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership
_____	_____
_____	_____
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

NAME AND ADDRESS	Percentage of Ownership
_____	_____
_____	_____
_____	_____
_____	_____

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature _____
(Applicant) (Print Applicant name)

Sworn to and subscribed before me this _____ day of _____, 20 _____.
Affiant is personally known to me or has produced _____ as
identification.

(Notary Public)

My commission expires: _____ Seal

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

P.H.# _____

**Owner's Sworn-to-Consent
Permitting Tenant to File for a Hearing
(Individual)**

I, _____, being first duly sworn, do say that I am the Owner of the property legally described below and which is the subject of the proposed hearing and I hereby grant consent to _____, as Tenant to file this application for a public hearing.

Legal Description:

WITNESSES:

Signature

Individual Signature

Print Name

Print Name
Address:

Signature

Print Name

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ who is personally known to me or has produced _____, as identification.

Witness my signature and official seal this _____ day of _____, 2_____, in the County and State aforesaid.

Notary Public – State of _____

My Commission Expires: _____

Print Name

P.H.# _____

**Owner's Sworn-to-Consent
Permitting Tenant to File for a Hearing
(Corporation)**

On behalf of _____, a _____
(state) corporation, _____ being first duly sworn, deposes
and says that as the President, Vice-President, or CEO (circle one) of the aforesaid Corporation, which
is the Owner of the property legally described below and which is the subject property of the proposed
hearing, does hereby grant consent to _____, as Tenant to file this application
for a public hearing. Legal Description:

Witnesses:

Signature

Print Name

Signature

Print Name

Name of Corporation

Address: _____

By: _____
President, Vice-President or CEO* (Circle One)

**[Note: All others require attachment of
original corporate resolution of
authorization]**

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by
_____ of _____ corporation, on
behalf of the corporation. He/She is personally known to me or has produced
_____, as identification.

Witness my signature and official seal this _____ day of _____, 20____, in the
County and State aforesaid.

Notary Public – State of _____

My Commission Expires:

Print Name

P.H.# _____

**Owner's Sworn-to-Consent
Permitting Tenant to File for a Hearing
(Trustee)**

I, _____, as Trustee of the _____
_____ Trust which is the Owner of the property legally
described below and which is the subject of the proposed hearing, do hereby grant consent to _____
_____, as Tenant, to file this application for public hearing.

Legal Description:

WITNESSES:

Signature

Trustee Signature

Print Name

Print Name

Signature Print Name

Address:

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by _____, as
Trustee, to me personally known or produced _____, as identification and
who acknowledged the foregoing instrument for the purposes therein contained, and acknowledged that
he was authorized under the trust to execute said instrument on behalf of the beneficiaries of the trust.

Witness my signature and official seal this _____ day of _____,
20____, County and State aforesaid.

Notary Public-State of _____

My Commission Expires:

Print Name

P.H.# _____

**Owner's Sworn-to-Consent
Permitting Contract Purchaser to File for a Hearing
(Corporation)**

On behalf of _____, a Florida limited partnership, being first duly sworn, deposes and says that as the President, Vice-President, or CEO (circle one) of the aforesaid Corporation, which is the Owner of the property legally described below and which is the subject property of the proposed hearing, does hereby grant consent to _____, as Contract Purchaser to file this application for a public hearing. Legal Description:

Legal Description:

WITNESSES:

Signature

Print Name

Signature

Print Name

Name of Corporation

Address:

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by _____, of _____, a _____. He/she is personally known to me or has produced _____, as identification.

Witness my signature and official seal this _____ day of _____, 20 ____, in the County and State aforesaid.

Notary Public – State of _____

Print Name: _____

My Commission Expires: _____

P.H.# _____

**Owner's Sworn-to-Consent
Permitting Tenant to File for a Hearing
(Limited Partnership with Corporate General Partner)**

I, _____, being first duly sworn, do say that I am the President, Vice-president or CEO of the Corporate General Partner of the Limited Partnership which is the owner of the property legally described below and which is the subject of the proposed hearing do hereby grant consent to _____, as Tenant, to file this application for a public hearing.

Legal Description:

WITNESSES:

Signatur

e Print

Name

Signature

Print Name

Name of Limited Partnership

By _____

Name of Corporate General
Partner

Its President, Vice-president or CEO

Signature

Address: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me BY _____
_____, the _____ of the Corporate General Partner of _____
_____, a limited partnership on behalf of the
partnership. He/She is personally known to me or has produced _____
_____, as identification.

Witness my signature and official seal this _____ day of _____, 2_____, in the County and
State aforesaid.

Notary Public-State of _____

Print Name

My Commission Expires:

P.H.# _____

**Owner's Sworn-to-Consent
Permitting Tenant to File for a Hearing
(Limited Partnership)**

I, _____, being first duly sworn, do say that I am the General Partner of the Limited Partnership which is the owner of the property legally described below and which is the subject of the proposed hearing do hereby grant consent to _____, as Tenant, to file this application for a public hearing.

Legal Description:

WITNESSES:

Signature

Print Name

Name of Limited Partnership

By _____
Name of General Partner

Signature

Print Name

Address: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by _____, Partner on behalf of _____, a partnership. He/She is personally known to me or has produced _____ as identification.

Witness my signature and official seal this ____ day of _____, 20 ____, in the County and State aforesaid.

Notary Public – State of _____

Print Name

My Commission Expires:

Fee schedule for site plans and zoning hearing.

(1) Comprehensive plan amendment.*

- a. Text amendment: \$11,400.00. ✓ _____
- b. Small-scale land use (< ten acres): \$6,500.00. _____
- c. Large-scale land use: \$16,500.00
plus 1,100.00 per gross acre above ten acres or portion thereof. _____

(2) Development of regional impact.*

- a. Development order: \$39,500.00 plus city consultant cost up to \$15,000.00. _____
- b. Development order modifications: \$19,750.00
plus city consultant cost up to \$15,000.00. _____
- c. Notice of proposed change: \$15,000.00. _____
- d. Monitoring report review: \$2,500.00. _____

(3) Zoning applications.*

- a. District boundary change:
 - 1. Parcel one-quarter acre or less: \$2,950.00. _____
 - 2. Parcel greater than one-quarter acre: \$9,810.00 - plus \$300.00 per acre. _____
- b. Use variance:
 - 1. Parcel one-quarter acre or less: \$3,600.00. _____
 - 2. Parcel greater than one-quarter acre: \$6,420.00. _____
- c. Non-use variance:
 - 1. Residential single lot: \$1,200.00. _____
 - 2. Other parcels one-quarter acre or less: \$1,725.00. _____
 - 3. Parcel greater than one-quarter acre: \$4,500.00 per application. _____
 - 4. Sign: \$2,750.00/sign. _____
- d. Private or charter school, church, ACLF, nursing home and convalescent home: \$6,420.00 plus \$200.00 per acre. _____
- e. Unusual use: \$4,250.00 plus \$750.00 per acre for principal site use.
\$3,600.00 for accessory use. _____
- f. Conditional use:
 - 1. Parcel one-quarter acre or less: \$1,200.00. _____
 - 2. Parcel greater than one-quarter acre: \$4,400.00. _____
- g. Zoning code text amendment: \$7,750.00. _____
- h. Development agreement: \$6,000.00. _____
- i. Restrictive covenant: \$1,000.00. _____
- J. Zoning verification letter:
 - 1. Simple: \$200.00. _____
 - 2. Letter requiring research: \$400.00. _____

(4) Site plan approval.

- a. Residential single lot: \$400.00. _____
- b. Other parcels one-quarter acre or less: \$1,850.00. _____
- c. Residential parcel greater than one-quarter acre: \$4,100.00
plus \$145.00/unit. _____

d. Non-residential parcel greater one-quarter acre in size:
\$4,100.00 plus \$0.05/square foot of building space. _____

f. Lake plan: \$4,100.00 plus \$200.00/acre. _____

(5) Subdivision plats.*

a. Waiver of plat: \$2,760.00. _____

b. Tentative plat: \$2,760.00
plus \$14.00/lot over six
lots. _____

c. Final plat: \$2,650.00
plus \$200.00/lot over ten lots. _____

d. Replatting: \$2,760.00
plus \$14.00/lot over six lots. _____

(6) Miscellaneous applications.

a. Substantial compliance:

1. Parcel one-quarter acre or less: \$1,850.00. _____

2. Parcel greater than one-quarter acre: \$1,850.00
plus \$0.05/square foot of building space; not to exceed \$5,000.00
in total _____

b. Vested rights determination: \$5,000.00. _____

c. Concurrency determination: \$3,750.00 plus city consultant cost. _____
This fee is assessed for stand-alone applications only.

* Denotes application types which may require additional public notice and hearing fees pursuant to subsection (7) below.

(7) Public notice and hearing fees.

Certain applications in this schedule require public notice and hearings during processing pursuant to state law and City Code. This section establishes these additional public notice and hearing fees which shall be paid at the time of application submittal unless reimbursement of actual costs is required below.

a. Applications for comprehensive plan amendments and developments of regional impact (DRI) shall pay **\$3,200.00**; [f, the result of a violation, **\$6,400.00**

b. Zoning applications and subdivision of plats

a. Property one-quarter acre in size or less shall pay **\$1,375.00**
If result of a violation **\$2750.00**

b. Property greater than one-quarter acre in size shall **pay 2,200.00**
If the result of a violation, **\$4,400.00**

Single-family lots are exempt from this fee.

For zoning applications where direct-mail notice to affected property owners is required by City Code, the applicant is responsible for timely implementation of that notice and certification of its completion to the city clerk. The building director may modify this requirement for properties 1/2 acre or less in size where it is determined to be an unreasonable burden to the applicant, and in that case, the city will mail the notice to affected property owners. All public notices must be approved by the city clerk prior to use under this section.

Unless otherwise noted in the fee schedule above, violations corrected within 30 days will be charged a double fee; beyond 30 days, a double fee plus \$50.00/day will be assessed.

Mailing label companies

Data Research Associates
Georgina Cabrera
786-344-9776
dataresearchassociates@gmail.com

Zoning public notification services
Diana B. Rio, LEED® AP
305.498.1614
diana@rdrmiami.com

CMQ R/E DATA RESEARCH CORP.
C/O Isabel T. Quintana, Real Estate Data Researcher
12872 SW 46 Terrace, Miami, FL 33175-4620
305.222.4695 & 305.858.2287 Office
305.222.4698 Facsimile
786.258.4119 Mobile

Florida Real Estate Decision, Inc.
Maureen Hudson
305-757-6884

The Zoning Specialist Group, Inc.
7729 NW 146 St.
Miami lakes, FL. 33016
305-828-1210