



School Development Review and Concurrency Determination Application

School District of Manatee County, Facilities Planning & Land Acquisition Department
2802-B 27th Street East Bradenton, FL 34205 (941) 708-8800

I. Application Type

[] Development Review [] School Concurrency Determination Amount: _____
(Final Site Plan and Final Plat Only)

II. Project Information

Local Government: _____
Project Number: _____ Project Acreage: _____
Project Name: _____
Parent Project File Number/Name: _____ CLOS Number: _____
Parcel Identification Number: _____
Location/Address of Property: _____

III. Owner/Agent Information

Owner's Name: _____
Agent/Contact Person: _____
Mailing Address: _____
Telephone Number: _____ Email: _____

IV. Land Use and Zoning Information

Current Future Land Use: _____ Proposed: _____
Current Zoning: _____ Proposed: _____

V. Development Description

	Vested Dwelling Units	Non-Vested Dwelling Units	Total Dwelling Units
Single Family:	_____	_____	_____
Townhouse/Duplex:	_____	_____	_____
Mobile/Manufactured Home:	_____	_____	_____
Multifamily:	_____	_____	_____
Total:	=====	=====	=====

* Please provide proof of Vested Dwelling Units including site plan and/or existing CLOS with expiration date

Non-Residential description of proposed activity or use: _____

VI. Owner or Agent Signature

I hereby certify the statements and/or information contained in this application with any attachments submitted herewith are true and correct to the best of my knowledge.

Owner/Agent Signature: _____ Date: _____

VII. Local Government STAFF ONLY

Case Planner: _____
Date & Time Deemed Complete: _____
Verified by Local Government Representative: _____

School Development Review and Concurrency Determination Application General Instructions

Introduction:

Section 163.3180(13), Florida Statutes requires the School District and Local Governments to adopt a School Concurrency Management System. The School District of Manatee County, City of Bradenton, City of Holmes Beach, Manatee County Government, City of Palmetto, and Town of Longboat Key entered into an interlocal agreement establishing the procedures to coordinate land use and public school facilities planning. The School Concurrency Management System requires the School District of Manatee County to maintain a minimum level-of-service for public school facilities. Accordingly, all new development must be reviewed to ensure that adequate school capacity is in place or will be in place to mitigate the impacts of additional students on the public school system.

School Development Review or School Concurrency Determination Application Process:

New development applicants (residential and non-residential) shall submit a Development Review Application and fees for analysis by the School District. All new residential development applicants for a site plan or final subdivision approval or the functional equivalent shall submit a School Concurrency Determination Application and fees for each new residential project requiring a school concurrency determination. The local government shall forward this application and all applicable documents to the School District of Manatee County within ten (10) days after submission of a completed application with a date and time stamp of when the application was deemed complete.

The School Development Review and/or School Concurrency Determination shall be provided to the local government's Case Planner within thirty (30) days of the School District's receipt of the completed application. Once the Development Order is issued, the school concurrency determination shall be valid for the life of the Development Order.

Section I Application Type: Please check the type of application. See fee schedule for amount.

Section II Project Information: Identify the local government jurisdiction in which the property is located. If the local government has assigned a project number enter it on the second line. Include the project acreage, name, parent project file number/name (if applicable), existing School Certificates of Level of Service (if applicable), parcel identification number (attach separate sheet for multiple parcels), and the location/address of the property.

Section III Owner/Agent Information: Please include all contact information for the primary contact for this application.

Section IV Land Use and Zoning Information: Please provide all current, and if applicable, proposed land use and zoning information.

Section V Proposed Residential Dwelling Units: Please confirm with the local government the appropriate vested and non-vested units for your property. Dwelling units shall be considered vested if they have previously received and have an active final site plan or final plat approval and applicable development agreements. Below are the definitions of the types of dwelling units:

Single Family - one dwelling unit, whether attached or detached, located on one lot but does not include townhouses.

Duplex - any residential building which is surrounded by open space on a single lot and contains two dwelling units.

Townhouse - three or more dwelling units, located on separate adjoining lots, which are joined to each other in a group or by a common party wall, floor, ceiling and/or connecting permanent structure.

Mobile/Manufactured Home - a manufactured home or park model vehicle, which are placed on a lot and intended to be used for continuous residential occupancy.

Multifamily - dwelling units attached to two or more dwelling units located on a single lot or parcel in the same structure, including apartments and attached condominiums.

Section VI Owner or Agent Signature: Please have the owner or legal agent sign and date the application.

Section VII Local Government: This section is to be completed by the representative of the local government verifying that all the information provided on this application agrees with the development application submitted to the local governments. The Case Planner for the project must be identified and the date and time the application was deemed complete.

For information regarding this application process please contact the Facilities Planning & Land Acquisition Department, Amy Anderson (941) 708-8800 X1223.

School Application Fee Schedule

School District of Manatee County, Facilities Planning & Land Acquisition Department
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Small Scale
Moderate Scale
Large Scale

Residential	Non-Residential
1-299 units	up to 74,999 sq ft
300-599 units	75,000 - 149,999 sq ft
600 + units	150,000 sq ft

Scale	Fee
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Development Review Comments

Comprehensive Plan Amendments
Comprehensive Plan Amendments
Rezone
General Development Plan (GDP)/Conceptual Plan
Preliminary Site Plan (PSP)
Preliminary Site Plan (PSP)
Preliminary Site Plan (PSP)
Final Site Plan (FSP) (1)
Final Site Plan (FSP) (1)
Final Site Plan (FSP) (1)
Subdivision Plat
Subdivision Plat
Subdivision Plat
Administrative Permit
Special Permit
Revisions or Amendments

Small Scale	400
Large Scale	1,000
	550
	650
Small Scale	700
Moderate Scale	900
Large Scale	1,000
Small Scale	500
Moderate Scale	650
Large Scale	850
Small Scale	500
Moderate Scale	900
Large Scale	1,400
	500
	800
	50

Development of Regional Impact (2)

Initial Deposit
Substantial Deviations and NOPC Deposit

	2,200
	650

School Concurrency Determination

School Concurrency Determination
Amendment or Extension

	500
	150

Scale	Fee
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Development Agreement

Less than 5 acres
5 acres
5 to 100 acres
More than 100 acres

	250
	900
	1,750
	2,600

1. Plans based on prior Preliminary Site Plan approval shall receive a 25% discount

2. All work performed by School District employees directly and reasonably attributable to review of a DRI application shall be paid by the applicant. Fees will be based on the hourly rate of pay of each employee performing the work, multiplied by the hours worked, multiplied by 2.16, except for the school district attorney's time which will be charged at the current hourly rate. For the initial DRI reviews, a deposit will be paid at time of application. For substantial deviations determinations and other work associated with approved DRI's, including notices of proposed changes, a deposit will be required upon submittal and the developer will be billed for actual time charges. Any balance due over the established deposit amount will be billed. Any amount under the deposit amount will be refunded.



Application Remittance Slip

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I. Application Type

Application Type: _____ Amount: _____

II. Project Information

Local Government: _____

Project Number: _____

Project Name: _____

Owner/Contact Person: _____

Mailing Address: _____

Telephone Number: _____ Email: _____