



Zoning Atlas Amendment Application

Department of Planning & Community Development
 101 Old Main Street, Bradenton, FL 34205
 Ph: (941) 932-9400
www.cityofbradenton.com

CONTACT INFORMATION

Name of Property Owner: _____
 Owner Address: _____ Telephone: _____
 Name of Agent: _____
 Agent Address: _____ Telephone: _____
 Owner/Agent Email: _____

REQUIRED

PROPERTY INFORMATION

Property Address: _____
 Parcel ID: _____ Acreage: _____
 Current Use of Property: _____
 Proposed Use of Property: _____
 Current Zoning: _____ Proposed Zoning: _____
*click to view [Zoning map](#) *click to view [Zoning map](#)

REQUIRED

MATERIALS FOR REVIEW

Before submitting an application to the City of Bradenton, please check with the Planning & Community Development Department to verify all essential information for review is present. Incomplete applications will delay the review process. Include one (1) electronic copy (pdf) of Application and all support materials.

- ▶ Zoning Atlas Amendment Application
- ▶ Application Fee: \$4,020 (\$3,270 if submitted with a Future Land Use Map Amendment application)
- ▶ Notarized Property Disclosure of Interest Affidavit (see page 2 for Property Disclosure of Interest Affidavit)
- ▶ Letter of Request
- ▶ Notarized Agent Authorization Form, if applicable
- ▶ Findings of Fact/Review Criteria (see page 3 for Zoning Atlas Amendment Review Criteria)
- ▶ Thirty (30) copies of Conceptual Plans of Proposed Development, if applicable
- ▶ Legal Description of Property

REQUIRED

SIGNATURE

The owner of this property and/or the undersigned agree to conform to all applicable laws of the City of Bradenton and to all applicable Federal, State, and County laws.

 Signature of Owner/Applicant Date

REQUIRED

CITY STAFF ONLY

| | |
|--|--|
| Application Fees: Fee Required: \$4,020 \$3,270 (if submitted with FLUM Amendment) | Application Sufficiency: Sufficient: <input type="checkbox"/> Incomplete: <input type="checkbox"/> _____ |
| FEE COLLECTED: \$ _____ | _____ |
| RECEIPT #: _____ | APPLICATION #: _____ |

CITY STAFF ONLY

2ND CC READ: _____

1ST CC READ: _____

PC: _____

DRC: _____

REVIEW DATES - TO BE COMPLETED BY CITY STAFF



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The City of Bradenton Land Use Regulations adopted as Ordinance No. 2627, and amended under Ordinance No. 2926 requires that all applications for Land Use Atlas Amendments shall include public disclosure of applicants and their percentage of interest.

If the subject property is owned by:

A CORPORATION, list the principal officers, principal stockholders, and the percentage of stock owned by each; or

A TRUSTEE, list the beneficiaries of the trust with percentage of interest; or

A PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the principals including general and limited partners; and

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties, list all individuals or officers if a corporation, trust, or partnership. This is in addition to the list of owners.

NOTE: 1) *Changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental Disclosure of Interest shall be filed.* 2) *Disclosure shall not be required of any entity whose interests is solely equity interest which are traded on an established securities market in the United States or another country.*

| <u>NAME, ADDRESS, TITLE</u> | <u>PERCENTAGE INTEREST, STOCK, OR OWNERSHIP</u> |
|------------------------------------|---|
| (owner ___ contract purchaser ___) | |
| (owner ___ contract purchaser ___) | |
| (owner ___ contract purchaser ___) | |

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: _____ (Applicant): _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was sworn to (or affirmed) and subscribed before me this _____ day of _____, 20____, by _____, who is personally known to me or who has produced _____ as identification.

Signature

_____, Notary Public

Print Name

State of Florida – My Commission Expires: _____

DISCLOSURE AFFIDAVIT

REQUIRED

NOTARY

REQUIRED



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An amendment to the Land Use Regulations Zoning Map may be requested by a property owner or owners, the PCD Director, Planning Commission, or the City Council. For each lot of record included in the request, at least 51% of all property owners must sign the application for a Land Use Atlas Amendment. In addition, when more than one lot of record is included in the same application, at least 51% of the total area, based upon the 51% ownership rule above, must be part of the petition for requesting the Land Use Regulations Zoning Map Amendment.

LAND USE REGULATION ZONING MAP AMENDMENT REVIEW CRITERIA

Prepare detailed written responses, using factual statements (called Findings of Fact) to explain how the requested Land Use Regulation Zoning Map Amendment complies with each of the following review criteria:

A. Consistency with Comprehensive Plan

All Land Use Regulation Zoning District assignments shall be consistent with the Comprehensive Plan, including the Future Land Use Map and Future Land Use Element goals, objectives and policies. The Land Use Regulation Zoning District assigned shall be consistent with the land use category of the Future Land Use Map.

B. Consistency with Land Use Regulations

Land Use Atlas District designations shall be consistent with the purpose and intent of the Land Use Regulations.

C. Land Use Compatibility

The assigning of Land Use Regulation Zoning Districts shall promote the compatibility of adjacent land uses.

D. Provision of Adequate Public Facilities

The assigning of Land Use Regulation Zoning Districts shall be consistent with the public facilities available to set the types of uses allowed in the proposed zoning district. The level of service standards set forth in Land Use Regulations Section 4.1.1.5 shall be considered in assigning Land Use Regulation Zoning Districts and there shall be reasonable assurance that the demand for services allowed in the proposed Land Use Regulation Zoning District can be met.

E. Public Interest

Land Use Regulation Zoning District designations shall not be in conflict with the public interest and will promote the public health, safety and welfare.

AMENDMENT REVIEW CRITERIA

REQUIRED

LAND USE REGULATIONS ZONING MAP AMENDMENT REVIEW PROCEDURE

1. The Planning Commission shall review the proposed Land Use Regulation Zoning Map Amendment using the criteria listed above, shall hold a public hearing after due public notice, and shall make a written recommendation to the City Council. The recommendation shall be approval of the requested Land Use Regulations Zoning Map Amendment, approval of an amendment to a Land Use Regulation Zoning Map designation deemed more appropriate than the one applied for, or denial. The recommendation may also include a reduction in the boundaries of the proposed Land Use Regulation Zoning Map Amendment area.
2. The City Council shall hold two public hearings on the proposed ordinance for a Land Use Regulations Zoning Map Amendment, and the Planning Commission recommendation shall be read into the record. At the second hearing, City Council action shall be to approve the amendment to the Land Use Zoning Map as proposed by the applicant, or approve an amendment to another Land Use Zoning Map designation deemed more appropriate than the one applied for, or deny the request.

AMENDMENT PROCEDURES



Agent Authorization Form

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PLANNING & ZONING AGENT AUTHORIZATION FORM

Property Address: _____

I, _____, the registered property owner(s) of the above noted property, do hereby authorize

to act on my behalf and take all actions necessary for the processing, issuance and acceptance of this permit or certification and any and all standards and conditions applicable.

STATE OF FLORIDA, MANATEE COUNTY

The Foregoing instrument was acknowledged before me this ____ day of _____,

produced _____ respectively, as

as identification and who did (did not) take an oath:

_____, Notary Public

Print Name

State of Florida

My Commission Expires: _____