



City of Avon Park

Planning Department

110 EAST MAIN STREET

AVON PARK, FLORIDA 33825

863/452-2039

863
452-4413
FAX

CHANGE OF ZONING/COMP. APPLICATION

FOR OFFICE USE ONLY:

Zoning Change Request No: _____ Date Rec'd: _____

Fee: _____ \$350 - up to 10 acres _____ \$450 - 10 to 50 acres _____ \$650 - 50 acres and up
_____ \$650 - Text Amendment

Receipt No: _____

Sufficiency Date: _____

By: _____

Existing Zoning and Existing Future Land Use Designation: _____

Requested Action: _____

APPLICANT PLEASE NOTE:

Answer ALL questions completely and accurately. Please print or type responses. Where additional space is required, number and attach additional sheets.

Submit one (1) original and three (3) copies of the complete application and request documentation, including maps, to the Avon Park Planning Department.

I, the undersigned owner or authorized representative, hereby submit this application and the attached comprehensive plan amendment documentation. The information and documents provided are complete and accurate to the best of my knowledge.

(Signature of Owner or Authorized Representative)

(Date)

(Please print Name and Title)

APPLICATION SUMMARY:

Owner: _____ Address: _____

Mailing Address: _____ Telephone No: _____

Name, Address & Phone Number of Contact Person: _____

PROPERTY DESCRIPTION:

(8 COPIES)
Location (include location map and site map): _____

Legal Description of Property: _____

Total Site Acreage: _____

Current Land Utilization: _____

Site Map: ____ A detailed map showing the location of the property in the City, existing land use, existing surrounding land uses; existing zoning and boundaries of the zoning district; and the proposed boundaries of the rezoned district.

____ A description and generalized site plan of any proposed development including the number of units proposed and resulting net density; number of required parking spaces and location; footprint of all proposed buildings and structures on the site, including setbacks; required landscape and buffer yards; and sign locations.

Reasons why the request should be granted: _____

LAND USE/ZONING DESIGNATION:

Comprehensive Plan Future Land Use: _____

Current Zoning District(s): _____

Requested Zoning District(s): _____

PLANNING & DEVELOPMENT REVIEW (Please describe and analyze the following):

Natural Features Analysis (Describe and include one map drawn to scale that reflects the following)

Topography: _____

Soils: _____

Vegetation: _____

Flood Prone Areas: _____

Wetlands: _____

Wildlife Habitat: _____

Land Use Analysis

Describe surrounding existing land uses and zoning: _____

Explain Compatibility of Request: _____

Special Designated Areas Analysis

Are there any on-site or nearby: _____

Historic Buildings: _____

Historic Districts (Map location if any): _____

Significant Groundwater Aquifer Recharge Area: _____

Wellhead Protection Zone (Map location if any): _____

PUBLIC FACILITIES & SERVICES ANALYSIS:

Potable Water

Provider: _____

Incremental Impact: _____
Impact upon Level of Service (LOS): _____
Improvements Needed: _____

Sanitary Sewer

Provider: _____
Incremental Impact: _____
Impact upon Level of Service (LOS): _____
Improvements Needed: _____

Traffic Circulation: (Traffic circulation map of all streets, driveways & easements within and adjacent to the site and functional classification)

Roadways Impacted: _____
Incremental Impact: _____
Impact upon Level of Service (LOS): _____
Improvements Needed: _____

Drainage

Facilities Service Site: _____
Impact upon Level of Service (LOS): _____
Improvements Needed: _____

Recreation

Incremental Impact: _____
Impact upon Level of Service (LOS): _____
Improvements Needed: _____

Solid Waste

Incremental Impact: _____
Impact upon Level of Service (LOS): _____
Improvements Needed: _____

COMPREHENSIVE PLAN COMPATIBILITY (Specify goals, objectives & policies of the Plan that supports the request):

OTHER INFORMATION MAY BE DEEMED NECESSARY BY THE PLANNING DIRECTOR, CITY MANAGER, OR TECHNICAL REVIEW COMMITTEE

the conclusion of State review. Small Scale Amendment criteria are contained in Section 8.07.05 of this Code.

7.03.00 Rezoning

7.03.01 Purpose and Intent

A rezoning may be initiated by the City, or by a property owner or agent of a property owner. The basis for review of application for rezoning entails a review of data and analysis in support of the rezoning; analysis of the impact of the rezoning on public facilities Levels of Service; and an analysis of the need for the proposed rezoning in relation to the goals, objectives and policies of the Comprehensive Plan.

7.03.02 Contents of the Application

Rezoning requests shall be submitted to the Development Director on an application form provided by the City, together with applicable fees, which shall have been established by resolution of the City Council. The application shall contain, at a minimum, the following information:

- (1) A legal description of the property, including the size of the area in acres.
- (2) A description of the proposed rezoning, specifying the goals, objectives and policies of the Comprehensive Plan that it supports and advances.
- (3) A detailed map showing the location of the property in the City, existing land use, existing surrounding land uses; existing zoning and boundaries of the zoning district, and the proposed boundaries of the rezoned district.
- (4) A description and generalized site plan of any proposed development including; the number of units proposed and resulting net density; number of required parking spaces and location; footprint of all proposed buildings and structures on the site, including setbacks; required landscape and buffer yards; and sign locations.
- (5) The location of existing sewer service and potable water facilities to the development site and whether or not the existing facilities will serve the new development.
- (6) The functional classification of all roadways that will be impacted by development permitted by the proposed zoning district, with current and estimated future daily traffic volumes.

- (7) The location of all public and private streets, driveways and utility easements within and adjacent to the site.
- (8) A description of the terrain and the vegetation on the site, including a topographic map, when available.
- (9) An inventory and description of surface water and wetlands; and any flood plains on the site.
- (10) A general inventory of plant and animal species common to the area, any endangered plant and animal species, and habitats present on the site.
- (11) A inventory of trees with an estimate of canopy that they provide, and an inventory of stands of mature trees and understory vegetation that may provide wildlife habitats or other environmentally unique areas.

7.03.03 Planning and Zoning Board Standards for Evaluation

The Planning and Zoning Board shall review every request for rezoning. In reviewing and formulating recommendations to the City Council on rezoning applications, the Planning and Zoning Board shall specifically consider and evaluate the proposed rezoning against the following standards.

- (A) *Consistency with the Comprehensive Plan.* The proposed rezoning is consistent with the goals of the City of Avon Park Comprehensive Plan.
- (B) *Concurrency Analysis.* The proposed rezoning contains an analysis of the Levels of Service for all public facilities and services; identifies the timing of improvements to maintain Levels of Service established by the Comprehensive Plan; and estimates the cost of such improvements to the City and to the developer.
- (C) *Impact Analysis.* The proposed rezoning has been analyzed to identify future adverse impacts to adjacent land uses, the character of the neighborhood, parking, or other matters affecting land use compatibilities and the general welfare of the City.
- (D) *Zoning and Use of Nearby Property.* An analysis of the range of development that will occur as a result of the rezoning, in comparison to the existing pattern of development, and the future pattern established by the Comprehensive Plan. Depending on the uses permitted in the proposed zoning district, inconsistency in the two patterns may be created.
- (E) *Substantial Changes in Land Use Circumstances.* Analysis of the effect of significant changes in land use in the vicinity of the proposed rezoning. Such changes are substantial if they include: widening of a street, expansion of existing permitted uses, the completion of a subdivision that was previously platted, the

construction of a new public facility, such as a park, or any number of other examples. One such change may not be significant and may not justify the rezoning, but several would be and may justify rezoning to higher intensities.

- (F) *Time Vacant.* If the property (site) is vacant, an analysis of the length of the vacancy versus the present zoning classification is important. In particular, an analysis should have been done to compare the rate of land development in the vicinity of the property and the conversion of vacant land to development in the same zoning district in other parts of the City.
- (G) *Effect on Property Values.* An analysis of the effect of the proposed rezoning on property values.

7.03.04 Public Hearings

Due Public Notice. No request for rezoning may be considered by the Planning and Zoning Board until due public notice has been given of a public hearing. All procedures for advertisement and notification of a public hearing must be followed as delineated in Article 8, Section 8.06.00 of this Code.

7.03.05 Findings and Recommendation to Approve a Rezoning

The Planning and Zoning Board may recommend approval of an application for a rezoning only when **all** of the following conditions are met.

- (A) The proposed rezoning is consistent with the City of Avon Park Comprehensive Plan.
- (B) The proposed rezoning will not degrade the Level of Service of one or more public facilities and services, or contains commitments to make improvements to maintain Levels of Service established by the Comprehensive Plan, **and** does not increase the cost of improvements to be undertaken by the City as stated in the Capital Improvements Element.
- (C) The proposed rezoning and all permitted uses are compatible with development on surrounding property; **or** compatibility can be achieved by the imposition of conditions, buffers or limitations on the uses within the zone, which are specified in the Board's recommendation. By this analysis the Planning and Zoning Board determines whether or not the proposed rezoning provides "appropriate use" of the property.

7.03.06 Findings and Recommendation to Deny a Rezoning

The Planning and Zoning Board may recommend denial of any application for a rezoning for one or more of the following reasons:

- (A) The proposed rezoning is inconsistent with the City of Avon Park Comprehensive Plan.
- (B) The proposed rezoning will degrade the Level of Service of one of more public facilities and services, and contains no commitment to undertake improvements to maintain acceptable Levels of Service.
- (C) The Public Welfare benefits in maintaining the present zoning classification are so great, that any hardship imposed on the property owner by denying the request for rezoning, is justified.

7.03.07 Decision By City Council

Within thirty (30) days of receipt of the Planning and Zoning Board recommendation, the City Council shall hold a public hearing, after due public notice, on all recommendations associated with a rezoning from the Planning and Zoning Board. It may accept, reject, modify, return or continue and seek additional information on those recommendations. No approval of an application for rezoning shall be granted unless approved by a majority of the Councilers voting.

7.04.00 Planned Unit Development

7.04.01 Intent and Purpose

The Planned Unit Development (PUD) district is established to provide for well-planned and orderly mixed-use development on a large scale in any area of the City. Further, PUDs are intended to:

- (A) Promote flexibility in development design;
- (B) Promote the efficient use of land;
- (C) Preserve, as much as possible, existing landscape features and amenities;
- (D) Provide for more usable and suitably located recreation facilities and other public and common facilities than would otherwise be provided;
- (E) Combine and coordinate architectural styles, building forms and building relationships within the planned development;
- (F) Lessen the burden of traffic conflict on streets and highways.
- (G) Provide for a balanced land use mixture.