

**DEPARTMENT OF DEVELOPMENT SERVICES
COMMUNITY DEVELOPMENT DIVISION**

APPLICATION NO: _____ (Office Use Only)
DATE RECEIVED: _____ (Office Use Only)

**APPLICATION FOR DETERMINATION OF VESTED RIGHTS
LAND DEVELOPMENT CODE: SECTION 3160**

***Please fill out the application completely and provide all pertinent documentation.
Application fee can be paid by check in the amount of \$200.00 to be made out to
B.O.C.C. Incomplete applications shall be returned to the applicant for completion.***

1. Name of Applicant(s): _____

Name of Property Owner(s): _____

Applicant's Mailing Address: _____

Applicant's Telephone Number: Home: _____ Work: _____

E-Mail Address: _____

Please check applicable line:

_____ (a) If applicant is a land trust, so indicate and name beneficiaries below:

_____ (b) If applicant is a corporation, other than a public corporation, so indicate and name officers and major stockholders below.

_____ (c) If applicant is a partnership, limited partnership, or other business entity, so indicate and name officers and major stockholders below.

_____ (d) If applicant is an owner, indicate exactly as recorded and list all other owners, if any.

2. Name of Agent: _____

Name of Firm: _____

Agent's Mailing Address: _____

Agent's Telephone Number: Home: _____ Work: _____

3. Detailed legal description of the property covered by the application. (Attach separate page if necessary.)

Section: _____ Township: _____ South Range: _____ East

4. Size of property: _____ square feet _____ Acres.

5. Address and general location of subject property:

6. Provide evidence of the following, if applicable.

A. Development Orders:

1. Building Permit Number(s): _____
Attach copy of permit application(s) and plans(s).

2. Final Site Development Plan: Name: _____
Petition Number: _____
Attach copy of approval letter and approved plan.

B. Major Development Plans and approved documents.

1. Final Subdivision Plat: Name: _____
Petition Number: _____
BCC Approval Date: _____
Attach a copy of the Plat, and a copy of the Resolution of Preliminary and Final Acceptance.

2. Final Subdivision Master Plan: Name: _____
Petition Number: _____
BCC Approval Date: _____
Attach a copy of Resolution and Plan.

3. Planned Unit Development (PUD) Master Plan: Name: _____
Petition Number: _____
ZBA Approval Date: _____
Provide copy of PUD Ordinance (cover ordinance, PUD document, master plan, and all amending ordinances.)

C. Copy(ies) of authorized written statements or representations, including agreements and formal actions from County staff.

D. Existing land use designation of subject property: _____
If existing land use designation is a result of past or present property owner initiated petition for public hearing, and such action is included as justification of vested rights, provide:

Land Use Amendment Petition Number: _____
BCC Approval Date: _____

Attach a copy of the Ordinance (and agreement sheet, if applicable.)

- E. Documentation and explanation of alleged negligible or culpable omissions where the County failed to act and was under legal duty to do so.
- F. Documentation of valid unexpired development order(s) for the subject property in addition to those previously listed in number six above. Include permit/petition number(s), project name(s), resolution/ordinance number(s), applicant name(s), approval/issuance date(s), etc. (Example: Building Permit Number 99-00000, SYX Project, ABC Contractor; CO issued 1-1-99).

7. Written explanation of each of the following:

- A. Expenditures or obligations that have been made by the applicant/owner pertinent to this Vested Rights Determination request.
- B. Explain how these expenditures or obligations are clearly and directly connected to the authorizing act(s) or omissions(s) of the County and relied upon by the applicant/owner. (Such act or omission explained/identified in 6.A above).
- C. Explain/identify the authorizing act(s) or omission(s) of the County.
- D. Explain when the expenditures or obligations were made or incurred in relation to when the County committed an act or omission relied upon by the applicant/owner. (Such act or omission explained/identified in 6.A. above.)

8. Written explanation of each of the following:

- A. The development expectations sought to be vested were reasonable and final when formulated.
- B. The development expectations are investment backed to a substantial degree. Substantiality is to be determined by an assessment of the proportion which the expenditures to date bear to the total expenditures which would be required to complete the development.
- C. Development, in accordance with the strict terms of the existing Land Development Code, will deprive the applicant/owner of a reasonable rate of return on his investment. Include detailed explanations of the following criteria which shall be considered in determining the reasonableness of the projected rate of return.
- D. Infrastructure (water management, road, potable water, and sanitary sewer facilities as approved and required by Citrus County) improvements, if any, the property owner has made within or to the subject property, and document the authorizing written agreement or development order obtained from the County.

Include:

Signed and sealed copy(ies) of as-built drawings of infrastructure improvements and structures.

- Please note:
1. Expenditures for legal and other professional services that are unrelated to the design of construction of improvements shall not be considered as development expenditures.
 2. Taxes paid shall not be considered development expenditures except for any increase in taxes which result from the governmental approval or improvements actually constructed on the property.
 3. Expenditures for initial acquisition of the land shall not be considered in the investment computation.

AFFIDAVIT

I/we, _____ being first duly sworn, depose and say that I/we are the owner(s) of the property described herein and which is the subject matter of the proposed hearing and determination; that all the answers to the questions in this application are honest and true to the best of my/our knowledge and belief. I/we understand this application must be completed and accurate before it can be further processed. I/we agree to provide additional information needed to process and review this application as may be requested by the County. I/we further permit the undersigned to act as my/our representative in any matters regarding this application.

Signature of Owner

Signature of Owner

Signature of Agent

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, _____.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

For Staff Use Only

Date: _____
Time: _____
Initials: _____

ATF: _____
QTR: _____
LUD: _____