



**CITY OF HOMESTEAD  
DEVELOPMENT SERVICES  
PLANNING & ZONING DIVISION**

## SPECIAL TAXING DISTRICT

**FEES / PAYMENT\*** *Accepting Online Payment (6-Digit Account Number)*

**Hearing (Nonrefundable):** \$650.00

**Cost Recovery:** \$8,000.00

**REVIEW PROCESS**

Development Review Committee (DRC), and City Council (CC) hearings are required.

**REQUIRED DOCUMENTS\*** *Additional documents may be required.*

Zoning Application  
Cost Recovery Affidavit (signed by property owner/notarized)  
Articles of Incorporation  
Legal Description on word format  
Lobbyist Registration filing & payment with City Clerk's Office  
Letter of Consent (to process Application on behalf of Applicant)  
Letter of Intent (signed/notarized)  
Opinion of Title \*City template  
Property Deed  
Certified Mailing Labels

Previously Approved Entitlements & Conditions of Approval  
(Ordinances and/or Resolutions)

***PRIOR TO PUBLIC HEARING:***

Property Posting – 10 days prior to Public Hearing  
Courtesy Notices – 500 feet  
Affidavit Letter with color photos certifying property posting & completion of mailed courtesy notices. City to provide template for each upon drafting newspaper advertisement

**REQUIRED PLANS / SURVEYS / TECHNICAL REPORTS\*** *Additional documents may be required.*

Proposed STD resolution draft  
Proposed STD petition draft

**\*GENERAL NOTES:** All required documents, technical plans, and technical reports shall be submitted electronically (PDF File). Refer to the *Planning and Zoning Application – Electronic Submittal Instructions* on our City's website. ***Incomplete applications, supporting documents, technical plans, and technical reports will not be accepted nor will the application proceed past Completeness Review to DRC.*** Additional documentation may be required during review. Please contact (305) 224-4523 or [planning@homesteadfl.gov](mailto:planning@homesteadfl.gov) to schedule an appointment for a complete application package submittal.