



CITY OF WINTER SPRINGS

COMMUNITY DEVELOPMENT DEPARTMENT

1126 STATE ROAD 434

WINTER SPRINGS, FL 32708

407-327-5967

FAX: 407-327-6695

**APPLICATION FOR ANNEXATION
AND SUBSEQUENT
COMPREHENSIVE PLAN AMENDMENT & REZONING PETITION**

APPLICANT: _____
Last First Middle

MAILING ADDRESS: _____

PHONE: _____
City State Zip Code

If Applicant does NOT own the property:

PROPERTY OWNER: _____
Last First Middle

MAILING ADDRESS: _____

PHONE: _____
City State Zip Code

This request is for the property described below:

PROPERTY ADDRESS: _____

TAX PARCEL NUMBER: _____

SIZE OF PARCEL: _____
Square Feet Acres

Please state the reasons or justification for your Annexation, Comprehensive Plan Amendment (Future Land Use Change), and Rezoning request: _____

Current COUNTY FUTURE LAND USE Classification: _____

Request for a Change to CITY of Winter Springs FUTURE LAND USE Classification: _____

If you are requesting an Amendment to the Goals, Objectives, & Policies of the City's Comprehensive Plan, set forth the proposed Amendment in detail and provide supporting documentation.

Current COUNTY ZONING Classification: _____

Request for a Change to CITY of Winter Springs ZONING Classification: _____

ANNEXATIONS, COMPREHENSIVE PLAN AMENDMENTS and REZONINGS are subject to the Approval of the City Commission. Each action is only effective when the Notice and Vote Requirements of Chapter 166 and 171, Florida Statutes have been achieved.

COMPREHENSIVE PLAN AMENDMENTS are subject to the Approval of the City Commission. Each action is only effective when the Notice and Vote Requirements of Chapter 166 and 171, Florida Statutes have been achieved.

LARGE SCALE COMPREHENSIVE PLAN AMENDMENTS are subject to Approval by the Florida Department of Community Affairs and are not effective until the Department of Community Affairs issues a "Notice of Intent" to find the Comprehensive Plan Amendment in compliance with the requirements of Chapter 163.3184 and 163.3187, Florida Statutes. Unless otherwise provided by law, the Comprehensive Plan of the City of Winter Springs shall be amended only *twice per year* in accordance with 163.3187(1) F.S. and Winter Springs Code of Ordinances, Section 15-32 as follows:

Application submittal deadlines:

Spring- No later than 5:00 p.m. on the first Wednesday in February. The application(s) will be reviewed at a meeting of the local planning agency to be held in April or as otherwise practicable.

Fall- No later than 5:00 p.m. on the first Wednesday in August. The application(s) will be reviewed at a meeting of the local planning agency to be held in October or as otherwise practicable.

SMALL SCALE AMENDMENTS may be approved without regard to statutory limits on the frequency of consideration of amendments to the Comprehensive Plan under the conditions approved by law. (see 163.3187 F.S.).

APPLICANTS are advised, that if they decide to appeal any decisions made at the meetings or hearings, with respect to any matter considered at the meetings or hearings, they will need a record of the proceedings and, for such purposes, they will need to insure that a verbatim record of the proceedings is made, at their cost, which includes the testimony and evidence upon which the appeal is to be based, per 286.0105, Florida Statutes.

THE FOLLOWING ITEMS ARE TO BE SUPPLIED WITH THIS APPLICATION:

- A copy of the most recent SURVEY of the subject property with Metes and Bounds description.
- A copy of the LEGAL DESCRIPTION.
- 11 x 17 MAP showing ADJACENT STREETS and ZONING AND LAND USE classifications on the ADJACENT PROPERTY.
- JUSTIFICATION for the Request.
- NAMES and ADDRESSES of each property owner within 150 ft. of each property line.
- Notarized AUTHORIZATION of the Owner, IF the Applicant is other than the Owner or Attorney for the Owner (see below).
- APPLICATION FEES:

FEES are as SHOWN BELOW plus ACTUAL COSTS incurred for ADVERTISING or NOTIFICATION, and for REIMBURSEMENT for TECHNICAL and/or PROFESSIONAL SERVICES which may be required in connection with the review, inspection or approval of any development (based on accounting submitted by the City's Consultant) , payable prior to approval of the pertinent stage of development.

ANNEXATION	\$ 500	\$ _____
PRE-ANNEXATION AGREEMENT (Optional)	\$ 1000	\$ _____
COMPREHENSIVE PLAN AMENDMENT *per Applicant		\$ _____
Small Scale (Generally 10 acres or fewer)	\$ 500	
Large Scale (Generally More than 10acres; Text Amendments)	\$ 1000	
REZONING per Applicant	\$ 500	\$ _____
	Plus \$ 25/acre	\$ _____

* Pursuant to Chapter 163, Florida Statutes.

TOTAL DUE \$ _____

By submitting this application you hereby grant temporary right of entry for city officials to enter upon the subject property for purposes of evaluating this application.

FOR USE WHEN APPLICANT IS OWNER OF THE SUBJECT PROPERTY:

This is to certify that I am the Owner in fee simple of subject lands described within this Application for Annexation and Subsequent Comprehensive Plan Amendment and Rezoning Petition:

Signature of Owner

Sworn to and subscribed before me this
_____ day of _____ 20____.

Notary Public
My Commission expires:

_____ Personally Known
_____ Produced Identification:
(Type) _____
_____ Did take an Oath
_____ Did Not take and Oath

FOR USE WHEN APPLICANT IS NOT OWNER OF THE SUBJECT PROPERTY:

I, _____ do hereby, with my notarized signature, allow
_____ to represent me in the Annexation and Subsequent
Comprehensive Plan Amendment and Rezoning Petition of my property.

The property is identified as: Tax Parcel Number(s) _____

Located at _____
and as further identified on the Metes and Bounds description provided with this Application.

Signature of Owner(s)

Sworn to and subscribed before me this
_____ day of _____ 20____.

Notary Public
My Commission expires:

_____ Personally Known
_____ Produced ID: (Type) _____
_____ Did take an Oath
_____ Did Not take and Oath

COMPREHENSIVE PLAN REQUEST

Taken from Winter Springs Code of Ordinances, Section 15-36.

Address each of the following factors related to the request. Attach additional paper as necessary:

- What effect will the proposed amendment have on the City's budget or the economy of the region?

- Describe how the City might provide adequate services from public facilities to the affected property. Will the amendment promote the cost effective use of or will it unduly burden public facilities?

- Describe the impact that the proposed amendment will have on the Level of Service (LOS) of public facilities including sanitary sewer, solid waste, drainage, potable water, traffic circulation, and recreation.

- What impact will the proposed amendment have on the environment, natural resources, historical resources of the City or the region?

Identify surrounding neighborhoods and land use. Is the amendment compatible with these surrounding uses and land use designations?

Will the proposed amendment promote or adversely affect the public health, safety, welfare, economic order, or aesthetics of the City or region?

Identify how the request is consistent with the Goals, Objectives and Policies of the Comprehensive Plan. Will approval of the amendment cause the Comprehensive Plan to be internally inconsistent?

Describe how the proposed amendment is consistent with the goals, objectives, and policies of the State Comprehensive Plan set forth in Chapter 187, Florida Statutes, and the East Central Florida Regional Policy Plan, adopted by Rule 29 F-19.001, Florida Administrative Code.

JUSTIFICATION FOR THE REZONING

Taken from Winter Springs Code of Ordinances, Section 20-31.

Address each of the following standards related to the REZONING request. Attach additional paper as necessary:

- Is the proposed rezoning in compliance with all procedural requirements established by City code and law?

- Identify how the request is consistent with the objectives and policies of the Comprehensive Plan including, but not limited to, the Future Land Use Map. Will the proposed change have an adverse effect on the Comprehensive Plan?

- Is the proposed rezoning consistent with any master plan applicable to the property?

- Is the proposed rezoning contrary to the land use pattern established by the City's Comprehensive Plan?

Substantiate how the proposed rezoning will not create a spot zone (prohibited by law).

Does the proposed rezoning materially alter the population density pattern in a manner that will overtax the load on public facilities and services such as schools, utilities, streets, and other municipal services and infrastructure?

Does the proposed rezoning result in existing zoning district boundaries that are illogically drawn in relation to existing conditions on the property and the surrounding area and the land use pattern established by the City's Comprehensive Plan?

Do changed or changing conditions make the proposed rezoning necessary?

Will the proposed rezoning seriously reduce light or air to adjacent areas?

Does the Applicant understand that, IF the City were to be presented with competent substantial evidence indicating that the property values would be adversely affected by the proposed rezoning, the Applicant would then need to demonstrate that the proposed rezoning change would not adversely affect property values in the surrounding area?

Describe how the proposed rezoning will not be a substantial detriment to the future improvement or development of vacant adjacent property.

Describe how the proposed rezoning does not constitute a grant of special privilege to an individual owner as contrasted with the public welfare?

Explain how the proposed rezoning is in scale or compatible with the needs of the neighborhood or the City.

Does the proposed rezoning violate any of the City's applicable land use regulations?
