



# CITY OF WINTER SPRINGS

COMMUNITY DEVELOPMENT DEPARTMENT

1126 STATE ROAD 434

WINTER SPRINGS, FL 32708

407-327-5966

FAX: 407-327-6695

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## APPLICATION FOR PUD MASTER PLAN REVIEW

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- MASTER PLAN  
 MASTER PLAN AMENDMENT

APPLICANT:

\_\_\_\_\_

Last

\_\_\_\_\_

First

\_\_\_\_\_

Middle

MAILING ADDRESS: \_\_\_\_\_

\_\_\_\_\_

City

\_\_\_\_\_

State

\_\_\_\_\_

Zip Code

PHONE & EMAIL: \_\_\_\_\_

If Applicant does NOT own the property:

PROPERTY OWNER:

\_\_\_\_\_

Last

\_\_\_\_\_

First

\_\_\_\_\_

Middle

MAILING ADDRESS: \_\_\_\_\_

\_\_\_\_\_

City

\_\_\_\_\_

State

\_\_\_\_\_

Zip Code

PHONE & EMAIL \_\_\_\_\_

This request is for a:

RESIDENTIAL  
PROJECT

NON-RESIDENTIAL  
PROJECT

MIXED USE  
PROJECT

PROJECT NAME: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

TAX PARCEL NUMBER: \_\_\_\_\_

SIZE OF PARCEL: \_\_\_\_\_

\_\_\_\_\_

Square Feet

\_\_\_\_\_

Acres

EXISTING LAND USE: \_\_\_\_\_

Current ZONING Classification: \_\_\_\_\_

Current FUTURE LAND USE Classification: \_\_\_\_\_

The PLANNING & ZONING BOARD shall review P.U.D. Master Plan Applications and make a written recommendation to the City Commission. The CITY COMMISSION shall render all final decisions regarding Master Plans and may impose reasonable conditions on any approved plans to the extent deemed necessary and relevant to ensure compliance with applicable criteria and other applicable provisions of the City Code and Comprehensive Plan. All formal decisions shall be based on the applicable criteria as set forth in the City's Code of Ordinances Chapter 9, Land Development and Chapter 20, Zoning.

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 F.S.

**THE FOLLOWING ITEMS ARE TO BE SUPPLIED WITH THIS APPLICATION:**

- Notarized AUTHORIZATION of the Owner, IF the Applicant is other than the Owner or Attorney for the Owner (see following page);
- DESCRIPTION of CONSISTENCY with the PURPOSE and INTENT of the established PUD District (see Section 20-352, attached);
- COVER SHEET with tabulation of site data, project title, location (indicating the relationship to the surrounding area, including adjacent streets, thoroughfares and developments), consultants, and sheet index.
- TITLE, graphic SCALE, DATE of SUBMITTAL, and dates of any subsequent REVISIONS on every exhibit.
- SITE SURVEY & LEGAL DESCRIPTION, signed/sealed by a Florida Registered Surveyor (Survey must be less than a year old);
- EXISTING LAND USE, FUTURE LAND USE and ZONING of the adjacent property and all contiguous property;
- EXISTING TOPOGRAPHY and OTHER NATURAL FEATURES (such as lakes, wetlands, swamps, flood-prone areas, etc.).
- USDA SOIL SURVEY MAP and DESCRIPTION of development capabilities;
- EXISTING VEGETATION and proposed CONSERVATION AREAS (Tree Survey on sites of less than five (5) acres. Trees with a caliper of 4" or greater, shall be included. Trees with a caliper of 24" or greater, require approval of City Commission for removal and shall be highlighted. (Caliper is to be measured at 12" from the soil level.);
- SITE PLAN including:  
VEHICULAR CIRCULATION;  
SETBACKS and STREET RIGHT-OF-WAYS;  
RESIDENTIAL AREAS identifying number, type, maximum height, acreage, and gross density;  
COMMERCIAL OR INDUSTRIAL AREAS identifying location, type, maximum height, acreage, & proposed Floor Area Ratio;  
PUBLIC and SEMI-PUBLIC USES including schools, common open space, and recreational areas according to location, type and acreage;
- PHASING PLAN;
- UTILITY PLAN including water and sanitary sewer services, stormwater management systems and fire protection; and

- Other pertinent ORDINANCES or REGULATIONS.
- SUBMITTED DRAWINGS are to be "D"-size drawings (24"x36"):
  - For Staff review: Twelve (12) copies, folded;
  - For Planning & Zoning Board: Ten (10) copies, folded;
  - For City Commission: Twenty (20) copies, folded plus one (1) pdf electronic copy.

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.

P.U.D. MASTER PLAN	\$500
P.U.D. MASTER PLAN AMENDMENT (includes 2 reviews)	\$500
<hr style="border-top: 1px dashed black;"/>	
DEVELOPMENT OF REGIONAL IMPACT APPLICATION	\$5000
DRI NONSUBSTANTIAL CHANGE	\$1500
<hr style="border-top: 1px dashed black;"/>	
RESUBMITTAL (each review)	\$500
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<b>TOTAL DUE</b>	<b>\$ _____</b>

**SECTION 20-352. INTENT AND PURPOSE OF DISTRICT.**

The intent and purpose of the planned unit development zoning district are as follows:

- (1) To provide for planned residential communities containing a variety of dwelling unit types and arrangements, with complimentary and compatible commercial centers with supportive residential and/or complimentary and compatible industrial land uses; and planned industrial parks with complimentary and compatible residential and/or commercial land uses, all designed to promote the public health, safety and general welfare.
- (2) To allow diversification of uses, structures and open spaces compatible with adjacent land uses.
- (3) To preserve the natural amenities and environmental assets of the land by encouraging the preservation and improvement of scenic and functional open space areas.
- (4) To encourage flexible and creative concepts in site planning that will allow an increase in the amount and usability of open space that is possible through conventional practices.
- (5) To encourage an environment of stable character.
- (6) To encourage a more efficient use of land and smaller networks of utilities and streets than is possible in other zoning districts.
- (7) To allow for the creation of well-balanced communities that provide basic recreational and supportive facilities.
- (8) To ensure that development will occur according to the limitations of use, design, coverage and phasing as stipulated on the preliminary and final development plans.

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.

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**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 PUD Master Plan Review:

\_\_\_\_\_  
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

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

I, \_\_\_\_\_ do hereby, with my notarized signature, allow  
\_\_\_\_\_ to represent me in the PUD Master Plan  
Review on my property.

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

Located at \_\_\_\_\_  
and as further identified on the Survey and Legal Description provided with this Application.

\_\_\_\_\_  
Signature of Owner(s)

\_\_\_\_\_  
Signature of Owner(s)

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