



CITY OF WINTER SPRINGS

COMMUNITY DEVELOPMENT DEPARTMENT

1126 STATE ROAD 434

WINTER SPRINGS, FL 32708

407-327-5967

FAX: 407-327-6695

APPLICATION FOR REZONING

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 the property described below:

PROPERTY ADDRESS: _____

TAX PARCEL NUMBER: _____

SIZE OF PARCEL: _____

Square Feet

Acres

EXISTING LAND USE: _____

CURRENT ZONING Classification: _____

REQUEST for a CHANGE to City of Winter Springs ZONING Classification: _____

Current FUTURE LAND USE Classification: _____

The PLANNING & ZONING BOARD shall be required to review all zoning applications and make a written recommendation to the City Commission. The CITY COMMISSION shall render all final decisions regarding rezonings and may impose reasonable conditions on any approved rezoning 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 competent substantial evidence and the applicable criteria as set forth in the City's Code of Ordinances Chapter 20, Zoning and Chapter 166, Florida Statutes.

Generally, rezonings take two (2) to three (3) months. All APPLICANTS shall be afforded minimal due process as required by law, including the right to receive notice, be heard, present evidence, cross-examine witnesses, and be represented by a duly authorized representative.

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 based on Code Section 20-31. (See Attachment)
- 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.

REZONING, per Applicant	\$ 500	\$ _____
	Plus \$ 25/acre	\$ _____
	(or portion thereof)	

TOTAL DUE **\$ _____**

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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 Rezoning:

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 Rezoning 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)

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

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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?
