

WINTER HAVEN

THE CHAIN OF LAKES CITY

PLANNED UNIT DEVELOPMENT APPLICATION

PLANNING DIVISION

451 Third Street, NW, Winter Haven, FL 33881

Phone: 863-291-5600 Email: planning@mywinterhaven.com

For Official Use Only:

Date Received: _____

Received By: _____

Fee Received: _____

Meeting Date: _____

The Planned Unit Development (PUD) district is established to provide for well-planned and orderly development in the City of Winter Haven. The district is intended to promote design innovation and variety, improved amenities, and compatibility with adjacent and nearby development. PUD zoning is also intended to facilitate flexibility in the development and use of land and other resources in compliance with the City of Winter Haven Comprehensive Plan. Accordingly, the PUD district provides the means by which to vary from the uniform requirements of other districts in order to respond to special circumstances and site characteristics.

CONTACT INFORMATION:

Name of Applicant/Property Owner: _____

Mailing Address: _____

Phone: _____ Email: _____

Name of Agent (if applicable): _____

Mailing Address: _____

Phone: _____ Email: _____

PROPERTY INFORMATION:

Zoning of Property: _____

Future Land Use of Property: _____

Location of Property: _____

Parcel Identification Number(s): _____

Legal Description of the Property (attach metes and bounds description if applicable):

Total Acreage: _____

**MINIMUM REQUIREMENTS
FOR A PLANNED UNIT DEVELOPMENT APPLICATION:**

Applications for a PUD shall include the following information:

1. Evidence of unified control by the developer of the entire Planned Unit Development site;
2. Agreements, contracts, covenants, deed restrictions, and other instruments which bind the controlling entity and all existing and successive holders of title of the subject property to full compliance with the enacted ordinance;
3. A map showing dimensioned boundaries of the subject parcel or parcels, all existing streets, buildings, watercourses, wetlands, and other relevant existing physical features in and adjoining the project;
4. A concept plan showing the location and arrangement of all proposed land uses, including the number of acres in each land use, residential densities, and density and intensity factors for nonresidential development (i.e., commercial or industrial centers, hotel/motel, mixed use, etc.);
5. A statement by the applicant including, but not limited to, projected population, proposed timing and phases of development, proposed ownership and forms of organization to maintain common open space and facilities;
6. The location and size of thoroughfares and other vehicular and pedestrian circulation facilities serving or to be located in the Planned Unit Development;
7. The location and size of main sewer, water, electrical, and other utility lines to serve the site;
8. Legal description of the subject parcel or parcels along with the total acreage of each parcel;
9. Time schedule for completion of the Planned Unit Development as a single development operation or in a programmed series of development phases;
10. Any additional development details or other documentation as may be deemed necessary by the City to determine compliance with all requirements of this Code. Such additional development details may include property surveys, subdivision plats or construction plans, utility plans, site plans, building elevations, and building floor plans.

ADDITIONAL REQUIRED INFORMATION:

1. Briefly describe the existing conditions at the development site:

2. What additional demands, will the proposed changes place on City Services. (For water and sewer provide total gallons per day):

3. What effect will the proposed changes have on the transportation network in and around the PUD:

4. Will the development occur in areas delineated as flood zones, wetlands, areas with endangered plant and animal species or of historical significance? If so, please describe:

Ownership Signature

(I) (WE) _____ being duly sworn, depose and say that (I) (WE) own one of more of the properties involved in this petition and that (I) (WE) have familiarized (myself) (ourselves) with the rules and regulations with respect to preparing and filing this petition and that the foregoing statements and answers herein contained and other information attached hereto present the arguments in behalf of the petition herein requested to the best of (my) (our) ability and that the statement and information above referred to are in all respects true and correct to the best of (my) (our) knowledge and belief.

SIGNED: _____

SIGNED: _____

SIGNED: _____

SIGNED: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 20____, by _____, who is personally known to me or has produced _____ as identification and who (did) (did not) take an oath.

SIGNATURE OF NOTARY PUBLIC

TYPED, PRINTED or STAMPED NAME OF NOTARY PUBLIC

Agent, lessee, or buyer signature

(I) (WE) _____

being duly sworn, depose and say that (I) (WE) serve as _____ for the
Agent or Lessee

Owner(s) in making this petition and that the owner(s) (has) (have) authorized (me) (us) to act in this capacity. Further, (I) (WE) depose and say that the statements and answers herein contained and other information attached hereto present the arguments in behalf of the petition herein requested to the best of (my) (our) ability and that the statement and information above referred to are in all respects true and correct to the best of (my) (our) knowledge and belief.

SIGNED: _____

SIGNED: _____

SIGNED: _____

SIGNED: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 20____, by _____, who is personally known to me or has produced _____ as identification and who (did) (did not) take an oath.

SIGNATURE OF NOTARY PUBLIC

TYPED, PRINTED or STAMPED NAME OF
NOTARY PUBLIC