

# WINTER HAVEN

*The Chain of Lakes City*

**City of Winter Haven**  
**Application for a Planned Unit Development**  
**Planning Division**  
451 Third Street, NW  
Winter Haven, FL 33881  
Telephone: 863-291-5600

**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:

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

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

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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:

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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

STAMP & DATE MY COMMISSION EXPIRES: \_\_\_\_\_

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 of  
the Board of Adjustment 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

STAMP & DATE MY COMMISSION EXPIRES: \_\_\_\_\_