



# THE CITY OF WINTER GARDEN

PLANNING, ZONING AND DEVELOPMENT  
270 W. PLANT STREET  
WINTER GARDEN, FL 34787  
TEL. (407) 656-4111 • FAX (407) 654-1258  
www.cwgd.com

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## PETITION FOR PLANNED UNIT DEVELOPMENT OR PLANNED COMMERCIAL DISTRICT ZONING AND / OR FUTURE LAND USE MAP AMENDMENT

The Petition of the undersigned shows that I/we are the owner(s) of certain real property is within the corporate limits of the City of Winter Garden and request the following change in the City's Zoning Map and/or the City's Future Land Use Map. I/We respectfully request that you grant said Petition, hold the required Public Hearing(s), prepare and adopt the appropriate Ordinances.

### OWNER OF RECORD

NAME: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
PHONE: \_\_\_\_\_ EXT. \_\_\_\_\_ FAX: \_\_\_\_\_  
E-MAIL: \_\_\_\_\_

### APPLICANT / CONTACT PERSON (IF DIFFERENT):

NAME: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
PHONE: \_\_\_\_\_ EXT. \_\_\_\_\_ FAX: \_\_\_\_\_  
E-MAIL: \_\_\_\_\_

1. If Corporation, Names of President and Secretary:

PRESIDENT: \_\_\_\_\_ SECRETARY: \_\_\_\_\_

2. Property ID Number: \_\_\_\_\_

3. Address of site: \_\_\_\_\_

4. Number of Acres: \_\_\_\_\_

5. Is a full legal description attached? Yes No

6. Is a copy of a survey attached? Yes No

7. What is the Proposed Land Use? (If more than one land use is proposed, identify the proposed acreage of each.)

SUB (4DUs/A) MD (10DUs/A) COM  
LD (6DUs/A) NC I

8. Zoning Classification requested: (If more than one zoning is proposed, identify the proposed acreage of each.)

PUD (residential) PCD (commercial)

9. The undersigned hereby acknowledges that the I (we) have reviewed Chapter 88 of the City of Winter Garden Code of Ordinances and agree to provide a Review Deposit and a Flat Fee for use in accordance with Chapter 88. In addition, the undersigned hereby agrees to pay for any and all direct costs, expenses and fees incurred by the City of Winter Garden relating to the review, processing, inspection or regulation of the enclosed application, including but not limited to, legal, engineering and surveying fees, as well as costs associated with the advertising of the request, including postage for notices to adjacent property owners, and for newspaper advertising as required by the Florida Statutes and the City Code. I also understand that if this project property is sold, I or my company will be responsible to ensure that the new owner writes a similar letter accepting all the responsibility to pay for any and all reasonable legal, engineering, or surveying fees incurred by the City of Winter Garden in the process of reviewing this project from the date the property is sold.

The undersigned, being the owner (or duly authorized agent of the owner) of the property which is the subject of the enclosed application, further acknowledges that the failure to comply with Chapter 88 and pay amounts due may result in a lien being placed on the property related to the application and foreclosure thereof. And further acknowledges that the undersigned shall provide prompt written notice to the City in the event of a change in ownership of all or a portion of a lot, tract or parcel of real property related to the enclosed application.

An Applicant shall provide prompt written notice to the City manager in the event of a change in ownership of all or a portion of a lot, tract, or parcel of real property with the respect to which an Application, or project is pending before the City.

I understand the above statements. Yes No

All invoices for the costs associated with this project should be sent to:

PROJECT NAME OR ADDRESS: \_\_\_\_\_  
NAME: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

I/we hereby certify that I/we are the owner(s) of the real property which is the subject of this Petition and that the foregoing information on this Petition is true and complete.

Signature of the Applicant: \_\_\_\_\_

Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_, who is personally known to me or who produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC

Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**NOTE: If the Petitioner wishes to be represented by an agent, a limited power of attorney must be properly executed and provided to the City along with this application.**

## **Submittal Requirements:**

1. Copy of a survey
2. Legal Description
3. Conceptual Site Plan (five **folded** copies if larger than 11" X 17")
4. Proof of ownership (i.e. a copy of the deed)
5. Fees - the fee for PUD / PCD rezoning is \$1,000. The fee for a PUD / PCD amendment is \$750.
6. Review Deposit in the amount of \$2,000 as dictated by Chapter 88.
7. Limited Power of Attorney (if signed by an agent of the owner)

## **Procedure**

The Procedure for a Rezoning petition is defined in Chapter 166.041 of the Florida Statutes and in Section 118-2 through 118-7 of the City's Code of Ordinances. In general, the petition shall be heard and recommended by the Planning and Zoning Board and will be finally approved, denied or approved with conditions by the City Commission at an advertised public hearing. A rezoning requires an ordinance and two readings before the City Commission. In addition, the regulations describing the requirements for Planned Unit Developments, whether residential, commercial or industrial, may be found in Sections 118-826 through 118-1062 of the City Code of Ordinances.

## **Code of Ordinances**

The City of Winter Garden's Code of Ordinance can be found on the Internet at [www.municode.com](http://www.municode.com). Access to the Internet can be obtained at any branch of the Orange County Library.

