



Planning Department  
 100 South Myrtle Avenue  
 Clearwater, Florida 33756  
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<b>CASE #:</b> _____
DATE RECEIVED: _____
RECEIVED BY (staff initials): _____
ATLAS PAGE #: _____
ZONING DISTRICT: _____
LAND USE CLASSIFICATION: _____
ZONING & LAND USE CLASSIFICATION OF ADJACENT PROPERTIES:
NORTH: _____
SOUTH: _____
WEST: _____
EAST: _____

- SUBMIT ORIGINAL SIGNED AND NOTARIZED APPLICATION
- SUBMIT 12 COPIES OF THE ORIGINAL APPLICATION including folded site plans
- SUBMIT APPLICATION FEE \$ \_\_\_\_\_

## DEVELOPMENT AGREEMENT APPLICATION

(Revised 05/22/02)

~PLEASE TYPE OR PRINT~

### A. APPLICANT, PROPERTY OWNER AND AGENT INFORMATION: (Section 4-202.A)

APPLICANT NAME: \_\_\_\_\_

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

PHONE NUMBER: \_\_\_\_\_ FAX NUMBER: \_\_\_\_\_

CELL NUMBER: \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_

PROPERTY OWNER(S): \_\_\_\_\_  
(Must include ALL owners)

AGENT NAME: \_\_\_\_\_

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

PHONE NUMBER: \_\_\_\_\_ FAX NUMBER: \_\_\_\_\_

### B. PROPOSED DEVELOPMENT INFORMATION:

STREET ADDRESS: \_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_

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

PARCEL SIZE: \_\_\_\_\_  
(acres, square feet)

PROPOSED USE AND SIZE: \_\_\_\_\_  
(number of dwelling units, hotel rooms or square footage of nonresidential use)

DESCRIPTION OF ANY RELATED REQUEST(S): \_\_\_\_\_  
(approval of a development include all requested code deviations; e.g. reduction in required number of parking spaces, specific use, etc.)

DOES THIS APPLICATION INVOLVE THE TRANSFER OF DEVELOPMENT RIGHTS (TDR), A PREVIOUSLY APPROVED PLANNED UNIT DEVELOPMENT, OR A PREVIOUSLY APPROVED (CERTIFIED) SITE PLAN? YES \_\_\_\_ NO \_\_\_\_ (if yes, attach a copy of the applicable documents)

**B.2 DEVELOPMENT AGREEMENTS SUPPLEMENTAL SUBMITTAL REQUIREMENTS: (Section 4-606.B)**

An application for approval of a development agreement shall be accompanied by the following (use separate sheets or include in a formal report):

- STATEMENT OF THE REQUESTED DURATION OF THE DEVELOPMENT AGREEMENT, WHICH SHALL NOT EXCEED TEN YEARS
- DESCRIPTION OF ALL EXISTING AND PROPOSED PUBLIC FACILITIES AND SERVICES THAT SERVE OR WILL SERVE THE DEVELOPMENT;
- DESCRIPTION OF THE USES DESIRED TO BE PERMITTED ON THE LAND, INCLUDING POPULATION DENSITIES AND BUILDING INTENSITIES AND HEIGHTS;
- IDENTIFICATION OF ZONING DISTRICT CHANGES, CODE AMENDMENTS THAT WILL BE REQUIRED IF THE PROPOSED DEVELOPMENT PROPOSAL WERE TO BE APPROVED;
- ZONING AND LAND USE CATEGORIES OF ALL ADJOINING PROPERTIES;
- COMPLETE NAMES AND ADDRESSES OF ALL OWNERS OR PROPERTIES ABUTTING OR LYING WITHIN 200 FEET OF THE SUBJECT PROPERTY AS CURRENTLY LISTED IN THE COUNTY RECORDS AS OF ONE WEEK PRIOR TO THE FILING OF AN APPLICATION.

**C. PROOF OF OWNERSHIP: (Section 4-202.A)**

- SUBMIT A COPY OF THE TITLE OR DEED TO THE PROPERTY OR PROVIDE OWNER SIGNATURE ON PAGE OF THIS APPLICATION

**D. WRITTEN SUBMITTAL REQUIREMENTS: (Section 4-606.G)**

- Provide the following contents to the development agreement, as follows:  
*Contents.* The approved development agreement shall contain, at a minimum, the following information:
  - a. A legal description of the land subject to the development agreement.
  - b. The names of all persons having legal or equitable ownership of the land.
  - c. The duration of the development agreement, which shall not exceed ten years.
  - d. The development uses proposed for the land, including population densities, building intensities and building height.
  - e. A description of the public facilities and services that will serve the development, including who shall provide such public facilities and services; the date any new public facilities and services, if needed, will be constructed; who shall bear the expense of construction of any new public facilities and services; and a schedule to assure that the public facilities and services are available concurrent with the impacts of the development. The development agreement shall provide for a cashier's check, a payment and performance bond or letter of credit in the amount of 115 percent of the estimated cost of the public facilities and services, to be deposited with the city to secure construction of any new public facilities and services required to be constructed by the development agreement. The development agreement shall provide that such construction shall be completed prior to the issuance of any certificate of occupancy.
  - f. A description of any reservation or dedication of land for public purposes.
  - g. A description of all local development approvals approved or needed to be approved for the development.
  - h. A finding that the development approvals as proposed is consistent with the comprehensive plan and the community development code. Additionally, a finding that the requirements for concurrency as set forth in Article 4 Division 10 of these regulations have been satisfied.
  - i. A description of any conditions, terms, restrictions or other requirements determined to be necessary by the city commission for the public health, safety or welfare of the citizens of the City of Clearwater. Such conditions, terms, restrictions or other requirements may be supplemental to requirements in existing codes or ordinances of the city.
  - j. A statement indicating that the failure of the development agreement to address a particular permit, condition, term or restriction shall not relieve the developer of the necessity of complying with the law governing said permitting requirements, conditions, terms or restrictions.
  - k. The development agreement may provide, in the discretion of the City Commission, that the entire development or any phase thereof be commenced or be completed within a specific period of time. The development agreement may provide for liquidated damages, the denial of future development approvals, the termination of the development agreement, or the withholding of certificates of occupancy for the failure of the developer to comply with any such deadline.
  - l. A statement that the burdens of the development agreement shall be binding upon, and the benefits of the development agreement shall inure to, all successors in interest to the parties to the development agreement.
  - m. All development agreements shall specifically state that subsequently adopted ordinances and codes of the city which are of general application not governing the development of land shall be applicable to the lands subject to the development agreement, and that such modifications are specifically anticipated in the development agreement.

**E. SUPPLEMENTAL SUBMITTAL REQUIREMENTS: (Section 4-202.A)**

- SIGNED AND SEALED SURVEY (including legal description of property) – **One original and 12 copies;**
- COPY OF RECORDED PLAT, as applicable;
- PRELIMINARY PLAT, as required;
- LOCATION MAP OF THE PROPERTY.
- TREE SURVEY (including existing trees on site and within 25' of the adjacent site, by species, size (DBH 4" or greater), and location, including drip lines.)
- GRADING PLAN, as applicable;

**F. SITE PLAN SUBMITTAL REQUIREMENTS: (Section 4-202.A)**

- SITE PLAN with the following information (not to exceed 24" x 36"):
  - \_\_\_ All dimensions;
  - \_\_\_ North arrow;
  - \_\_\_ Engineering bar scale (minimum scale one inch equals 50 feet), and date prepared;
  - \_\_\_ Location map;
  - \_\_\_ Index sheet referencing individual sheets included in package;
  - \_\_\_ Footprint and size of all buildings and structures;
  - \_\_\_ All required setbacks;
  - \_\_\_ All existing and proposed points of access;
  - \_\_\_ All required sight triangles;
  - \_\_\_ Identification of environmentally unique areas, such as watercourses, wetlands, tree masses, and specimen trees, including description and location of understory, ground cover vegetation and wildlife habitats, etc;
  - \_\_\_ Location of all public and private easements;
  - \_\_\_ Location of all street rights-of-way within and adjacent to the site;
  - \_\_\_ Location of existing public and private utilities, including fire hydrants, storm and sanitary sewer lines, manholes and lift stations, gas and water lines;
  - \_\_\_ All parking spaces, driveways, loading areas and vehicular use areas;
  - \_\_\_ Depiction by shading or crosshatching of all required parking lot interior landscaped areas;
  - \_\_\_ Location of all refuse collection facilities and all required screening (min. 10'x12' clear space);
  - \_\_\_ Location of all landscape material;
  - \_\_\_ Location of all onsite and offsite storm-water management facilities;
  - \_\_\_ Location of all outdoor lighting fixtures; and
  - \_\_\_ Location of all existing and proposed sidewalks.
- SITE DATA TABLE for existing, required, and proposed development, in written/tabular form:
  - \_\_\_ Land area in square feet and acres;
  - \_\_\_ Number of dwelling units proposed;
  - \_\_\_ Gross floor area devoted to each use;
  - \_\_\_ Parking spaces: total number, presented in tabular form with the number of required spaces;
  - \_\_\_ Total paved area, including all paved parking spaces and driveways, expressed in square feet and percentage of the paved vehicular area;
  - \_\_\_ Size and species of all landscape material;
  - \_\_\_ Official records book and page numbers of all existing utility easement;
  - \_\_\_ Building and structure heights
  - \_\_\_ Impermeable surface ratio (I.S.R.); and
  - \_\_\_ Floor area ratio (F.A.R.) for all nonresidential uses.
- REDUCED SITE PLAN to scale (8 ½ X 11) and color rendering if possible;
- FOR DEVELOPMENTS OVER ONE ACRE, provide the following additional information on site plan:
  - \_\_\_ One-foot contours or spot elevations on site;
  - \_\_\_ Offsite elevations if required to evaluate the proposed stormwater management for the parcel;
  - \_\_\_ All open space areas;
  - \_\_\_ Location of all earth or water retaining walls and earth berms;
  - \_\_\_ Lot lines and building lines (dimensioned);
  - \_\_\_ Streets and drives (dimensioned);
  - \_\_\_ Building and structural setbacks (dimensioned);
  - \_\_\_ Structural overhangs;
  - \_\_\_ Tree Inventory; prepared by a "certified arborist", of all trees 8" DBH or greater, reflecting size, canopy (drip lines) and condition of such trees.

**G. LANDSCAPING PLAN SUBMITTAL REQUIREMENTS: (Section 4-1102.A)**

- LANDSCAPE PLAN:  
 All existing and proposed structures;  
 Names of abutting streets;  
 Drainage and retention areas including swales, side slopes and bottom elevations;  
 Delineation and dimensions of all required perimeter landscape buffers;  
 Sight visibility triangles;  
 Delineation and dimensions of all parking areas including landscaping islands and curbing;  
 Proposed and required parking spaces;  
 Existing trees on-site and immediately adjacent to the site, by species, size and locations, including dripline;  
 Location, size, description, specifications and quantities of all existing and proposed landscape materials, including botanical and common names;  
 Typical planting details for trees, palms, shrubs and ground cover plants including instructions, soil mixes, backfilling, mulching and protective measures;  
 Interior landscaping areas hatched and/or shaded and labeled and interior landscape coverage, expressing in both square feet and percentage covered;  
 Conditions of a previous development approval (e.g. conditions imposed by the Community Development Board);  
 Irrigation notes.
- REDUCED LANDSCAPE PLAN to scale (8 ½ X 11) (color rendering if possible);
- IRRIGATION PLAN (required for level two and three approval);
- COMPREHENSIVE LANDSCAPE PROGRAM application, as applicable.

**H. BUILDING ELEVATION PLAN SUBMITTAL REQUIREMENTS: (Section 4-202.A.23)**

Required in the event the application includes a development where design standards are in issue (e.g. Tourist and Downtown Districts) or as part of a Comprehensive Infill Redevelopment Project or a Residential Infill Project.

- BUILDING ELEVATION DRAWINGS – all sides of all buildings including height dimensions, colors and materials;
- REDUCED BUILDING ELEVATIONS – four sides of building with colors and materials to scale (8 ½ X 11) (black and white and color rendering, if possible) as required.

**I. SIGNAGE: (Division 19. SIGNS / Section 3-1806)**

- Comprehensive Sign Program application, as applicable (separate application and fee required).
- Reduced signage proposal (8 ½ X 11) (color), if submitting Comprehensive Sign Program application.

**J. TRAFFIC IMPACT STUDY: (Section 4-801.C)**

- Include as required if proposed development will degrade the acceptable level of service for any roadway as adopted in the Comprehensive Plan. Trip generation shall be based on the most recent edition of the Institute of Transportation Engineer’s Trip General Manual. Refer to Section 4-801 C of the Community Development Code for exceptions to this requirement.

**K. SIGNATURE:**

I, the undersigned, acknowledge that all representations made in this application are true and accurate to the best of my knowledge and authorize City representatives to visit and photograph the property described in this application.

**STATE OF FLORIDA, COUNTY OF PINELLAS**

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_ to me and/or by \_\_\_\_\_, who is personally known as produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Signature of property owner or representative

\_\_\_\_\_  
Notary public,  
My commission expires:

**L. AFFIDAVIT TO AUTHORIZE AGENT:**

(Names of all property owners)

1. That (I am/we are) the owner(s) and record title holder(s) of the following described property (address or general location):

2. That this property constitutes the property for which a request for a: (describe request)

3. That the undersigned (has/have) appointed and (does/do) appoint: \_\_\_\_\_

as (his/their) agent(s) to execute any petitions or other documents necessary to affect such petition;

4. That this affidavit has been executed to induce the City of Clearwater, Florida to consider and act on the above described property;

5. That site visits to the property are necessary by City representatives in order to process this application and the owner authorizes City representatives to visit and photograph the property described in this application;

6. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Property Owner

**STATE OF FLORIDA,**

COUNTY OF PINELLAS

Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ personally appeared \_\_\_\_\_ who having been first duly sworn

Deposes and says that he/she fully understands the contents of the affidavit that he/she signed.

\_\_\_\_\_  
Notary Public

My Commission Expires: