



# CITY OF CLEARWATER PLANNING & DEVELOPMENT SERVICES

MUNICIPAL SERVICES BUILDING 100 SOUTH MYRTLE AVENUE, 2<sup>nd</sup> FLOOR  
PHONE (727)-562-4567 FAX (727) 562-4576

## SUPPLEMENTAL INFORMATION REQUIRED FOR APPLICATIONS FOR VESTED RIGHTS

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### ALL APPLICATIONS FOR MUST BE ACCOMPANIED BY THE FOLLOWING INFORMATION:

- \_\_\_ Identification by specific reference to each provision in the Comprehensive Plan with which the development or the continued development of the property appears to be inconsistent.
- \_\_\_ Identification by specific reference to any ordinance, resolution or other action of the city or failure to act by the city, upon which the applicant relied and which the applicant believes support the owner's right to develop or continue the development of the property, notwithstanding an apparent conflict with the comprehensive plan or the development code.
- \_\_\_ Identification of applicable standards or threshold guidelines in Section 4-609 (f).
- \_\_\_ Statement of facts which the applicant intends to prove in support of the application.
- \_\_\_ Such other relevant information that the Community Development Coordinator may request.

### STANDARDS FOR REVIEW/THRESHOLD GUIDELINES:

The right to develop or to continue the development of property shall be found to exist if any of the following threshold guidelines are satisfied:

The development is an approved development of regional impact and is consistent with the current development order for the project, or the development order as it may subsequently be amended, provided that no additional level of service impacts are created as a result of the amendment to the development order.

A valid and unexpired final development order was issued by the City not more than one hundred eighty (180) days prior to May 31<sup>st</sup>, 1990.

A valid unexpired final development order was issued by the City more than on hundred eight (180) days prior to May 31<sup>st</sup>, 1990, construction commenced within one hundred eighty (180) days after the issuance of the development order and construction is continuing in good faith.

The development is consistent with an expired certified site plan for which all applicable impact fees have been paid, or substantial site improvements, such as but not necessarily limited to the following, have been installed to city standards in a manner consistent with the certified site plan: waster, sewer, and drainage facilities; roads; and parking facilities.

The development is consistent with an approved final site plan that has not been certified but can meet all requirements for certification and for which all applicable impact fees have been paid, or substantial site improvements, such as but not necessarily limited to the following, have been installed to city standards and in a manner consistent with the approved final site plan: water, sewer and drainage facilities; roads and parking facilities.

The development is consistent with an approved, recorded subdivision plat for which all applicable impact fees have been paid or substantial site improvements such as but not necessarily limited to the following have been installed to city standards and in a manner consistent with the subdivision plat: water, sewer and drainage facilities; and parking facilities.

The development of the property is the subject of a final judgment entered by a court in which the owner was adjudicated to have certain development rights specified in the final judgment notwithstanding any ordinance of the City to the contrary, but the right of continued development shall be limited to the development rights specified in the final judgment.

The development of the property is the subject of a final development order or certified site plan for which a complete and acceptable application was received by the planning and development department on or before February 15<sup>th</sup>, 1990, provided that the final development or certified site plan was approved on or before July 30<sup>th</sup>, 199-0, and all applicable impact fees have been paid on or before the date of approval.

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