



PLANNING AND DEVELOPMENT DEPARTMENT COMPREHENSIVE LANDSCAPING APPLICATION

IT IS INCUMBENT UPON THE APPLICANT TO SUBMIT COMPLETE AND CORRECT INFORMATION. ANY MISLEADING, DECEPTIVE, INCOMPLETE OR INCORRECT INFORMATION MAY INVALIDATE YOUR APPLICATION.

ALL APPLICATIONS ARE TO BE FILLED OUT COMPLETELY AND CORRECTLY, AND SUBMITTED IN PERSON (NO FAX OR DELIVERIES) TO THE PLANNING & DEVELOPMENT DEPARTMENT.

A TOTAL OF 11 COMPLETE SETS OF PLANS AND APPLICATION MATERIALS (1 ORIGINAL AND 10 COPIES) AS REQUIRED WITHIN ARE TO BE SUBMITTED FOR REVIEW BY THE DEVELOPMENT REVIEW COMMITTEE. SUBSEQUENT SUBMITTAL FOR THE COMMUNITY DEVELOPMENT BOARD, IF NECESSARY, WILL REQUIRE 15 COMPLETE SETS OF PLANS AND APPLICATION MATERIALS (1 ORIGINAL AND 14 COPIES). PLANS AND APPLICATIONS ARE REQUIRED TO BE COLLATED, STAPLED AND FOLDED INTO SETS.

THE APPLICANT, BY FILING THIS APPLICATION, AGREES TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE COMMUNITY DEVELOPMENT CODE.

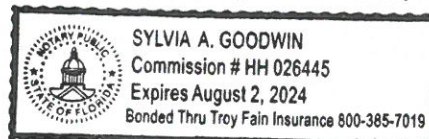
PROPERTY OWNER (PER DEED): Community Redevelopment Agency of the City of Clearwater, Florida
MAILING ADDRESS: 600 Cleveland Street, Suite 600, Clearwater, FL 33755
PHONE NUMBER: 727.562.4023
EMAIL: charles.lane@myclearwater.com

AGENT OR REPRESENTATIVE: Tampa Civil Design/ Jeremy Couch, P.E.
MAILING ADDRESS: 17937 Hunting Bow Circle - Ste 102, Lutz, FL 33558
PHONE NUMBER: 813.920.2005
EMAIL: jennifer@tampacivil.com

ADDRESS OF SUBJECT PROPERTY: 205 S. Martin Luther King Jr. Blvd., Clearwater, FL

DESCRIPTION OF REQUEST: Comprehensive Landscape Application. Code flexibility due to the Interior landscape area being less than 10 percent of the vehicular use area.
Specifically identify the request (include all requested code flexibility; e.g., reduction in required number of parking spaces, height, setbacks, lot size, lot width, specific use, etc.):

STATE OF FLORIDA, COUNTY OF PINELLAS	
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.	Sworn to and subscribed before me this <u>5th</u> day of <u>March</u> , <u>2021</u> , to me and/or by <u>Jeremy Couch</u> , who is personally known has produced _____ as identification.
Signature of property owner or representative <u>Jeremy Couch, P.E., Representative</u>	<u>Sylvia A. Goodwin</u> Notary public, My commission expires: <u>AUGUST 2, 2024</u>





PLANNING AND DEVELOPMENT DEPARTMENT COMPREHENSIVE LANDSCAPING APPLICATION FLEXIBILITY CRITERIA

PROVIDE COMPLETE RESPONSES TO EACH OF THE FIVE (5) FLEXIBILITY CRITERIA EXPLAINING HOW, IN DETAIL, THE CRITERION IS BEING COMPLIED WITH PER THIS COMPREHENSIVE LANDSCAPING PROPOSAL.

1. Architectural Theme:

- a. The landscaping in a Comprehensive Landscaping program shall be designed as a part of the architectural theme of the principal buildings proposed or developed on the parcel proposed for the development.

n/a

OR

- b. The design, character, location and/or materials of the landscape treatment proposed in the Comprehensive Landscaping program shall be demonstrably more attractive than landscaping otherwise permitted on the parcel proposed for development under the minimum landscape standards.

See attached page 3 for response

- 2. *Lighting.* Any lighting proposed as a part of a Comprehensive Landscaping program is automatically controlled so that the lighting is turned off when the business is closed.

See attached page 3 for response

- 3. *Community Character.* The landscape treatment proposed in the Comprehensive Landscape Program will enhance the community character of the City of Clearwater.

See attached page 3 for response

- 4. *Property Values.* The landscape treatment proposed in the Comprehensive Landscaping program will have a beneficial impact on the value of the property in the immediate vicinity of the parcel proposed for development.

See attached page 3 for response

- 5. *Special Area or Scenic Corridor Plan.* The landscape treatment proposed in the Comprehensive Landscape Program is consistent with any special area or scenic corridor plan which the City of Clearwater has prepared and adopted for the area in which the parcel proposed for development is located.

See attached page 3 for response

1.b. Architectural Theme:

The design employs the most successful plants for Clearwater and includes a high percentage of Florida native species with the balance of the plantings from the Florida Friendly Landscape database. Certain trees and palms have been increased beyond the minimum requirements. Plantings in excess of the code minimum enhance the resident's courtyards, adding shade and beauty.

2. Lighting:

Proposed lighting will be designed and coordinated so that lighting will automatically dim or turn off as needed per the provisions set forth in the code. The proposed building is residential and does not have a close of business time. It is assumed to be open 24 hours a day.

3. Community Character:

The plant selections are demonstrate a responsibility to the environmental character of Clearwater as they are either native or well-adapted to the Clearwater climate. Parking lot trees have been increased beyond the minimum requirements to add more immediate shade and reduce heat island effects. They are thrifty with water and do not need constant chemical and mechanical maintenance to perform well. The plant palette was chosen for its variety of forms, colors and textures, for beauty and toughness and for a good, long-lasting appearance. The placement of plants is responsive to the spatial conditions, sun/shadow, root zone needs and mature canopy needs demonstrating the Right Plant/Right Place according to the Florida Friendly Landscape principles.

4. Property Values:

The landscape is specified with mature sizes upon planting. The plant selections are from the most successful species growing in Clearwater, many of them are native to Florida and the remainder are listed in the Florida Friendly Landscape database. All of this means the landscape has the best chance to flourish in the local micro-climate adding real value to the development as well as the neighborhood.

5. Special Area or Scenic Corridor Plan:

The area of the proposed building does not have adopted landscape provisions. As the existing roadways, utilities and building mass allow, tree and palm canopy is being provided in excess of the perimeter tree planting requirements. Species include live oak, magnolia, Bismarck palm, cabbage palm, silver buttonwood and East Palatka holly. All but Bismarck palm are Florida natives, the placement is responsive to the plant needs for root space and canopy growth. It reflects a streetscape that is visually dynamic and responsive to its context.