



PLANNING & DEVELOPMENT DEPARTMENT GENERAL DEVELOPMENT AGREEMENT

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 BY NOON ON THE SCHEDULED DEADLINE DATE.

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 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.

APPLICATION FEE: \$1,500

PROPERTY OWNER (PER DEED):
MAILING ADDRESS:
PHONE NUMBER:
EMAIL:

AGENT OR REPRESENTATIVE:
MAILING ADDRESS:
PHONE NUMBER:
EMAIL:

ADDRESS OF SUBJECT PROPERTY:
PARCEL NUMBER(S):
LEGAL DESCRIPTION:

PROPOSED USE(S):

DESCRIPTION OF REQUEST:
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.):



PLANNING & DEVELOPMENT DEPARTMENT GENERAL DEVELOPMENT AGREEMENT DATA SHEET

PLEASE ENSURE THAT THE FOLLOWING INFORMATION IS FILLED OUT, IN ITS ENTIRETY. FAILURE TO COMPLETE THIS FORM WILL RESULT IN YOUR APPLICATION BEING FOUND INCOMPLETE AND POSSIBLY DEFERRED UNTIL THE FOLLOWING APPLICATION CYCLE.

ZONING DISTRICT: _____

FUTURE LAND USE PLAN DESIGNATION: _____

EXISTING USE (currently existing on site): _____

PROPOSED USE (new use, if any; plus existing, if to remain): _____

SITE AREA: _____ sq. ft. _____ acres

GROSS FLOOR AREA (total square footage of all buildings):

Existing: _____ sq. ft.

Proposed: _____ sq. ft.

Maximum Allowable: _____ sq. ft.

GROSS FLOOR AREA (total square footage devoted to each use, if there will be multiple uses):

First use: _____ sq. ft.

Second use: _____ sq. ft.

Third use: _____ sq. ft.

FLOOR AREA RATIO (total square footage of all buildings divided by the total square footage of entire site):

Existing: _____

Proposed: _____

Maximum Allowable: _____

BUILDING COVERAGE/FOOTPRINT (1st floor square footage of all buildings):

Existing: _____ sq. ft. (_____ % of site)

Proposed: _____ sq. ft. (_____ % of site)

Maximum Permitted: _____ sq. ft. (_____ % of site)

GREEN SPACE WITHIN VEHICULAR USE AREA (green space within the parking lot and interior of site; not perimeter buffer):

Existing: _____ sq. ft. (_____ % of site)

Proposed: _____ sq. ft. (_____ % of site)

VEHICULAR USE AREA (parking spaces, drive aisles, loading area):

Existing: _____ sq. ft. (_____ % of site)

Proposed: _____ sq. ft. (_____ % of site)

IMPERVIOUS SURFACE RATIO (total square footage of impervious areas divided by the total square footage of entire site):

Existing: _____

Proposed: _____

Maximum Permitted: _____

DENSITY (units, rooms or beds per acre):

Existing: _____

Proposed: _____

Maximum Permitted: _____

BUILDING HEIGHT:

Existing: _____

Proposed: _____

Maximum Permitted: _____

OFF-STREET PARKING:

Existing: _____

Proposed: _____

Minimum Required: _____

Note: A parking demand study must be provided in conjunction with any request to reduce the amount of required off-street parking spaces. Please see the adopted Parking Demand Study Guidelines for further information.

WHAT IS THE ESTIMATED TOTAL VALUE OF THE PROJECT UPON COMPLETION? \$ _____

ZONING DISTRICTS FOR ALL ADJACENT PROPERTY:

North: _____

South: _____

East: _____

West: _____

STATE OF FLORIDA
COUNTY OF PINELLAS _____

(SEAL ABOVE)

The foregoing instrument was acknowledged before me by means ☐ physical presence or ☐ online notarization, this _____ day of _____, 20__, by _____, on behalf of whom the instrument was executed.

Signature _____ Notary Public

Printed _____ Name of Notary

Notary Commission Number: _____

Personally known _____ or produced identification _____

Type of identification produced _____



PLANNING & DEVELOPMENT DEPARTMENT GENERAL DEVELOPMENT AGREEMENT SITE PLAN SUBMITTAL PACKAGE CHECK LIST

IN ADDITION TO THE COMPLETED DEVELOPMENT AGREEMENT APPLICATION, ALL DEVELOPMENT AGREEMENT APPLICATIONS SHALL INCLUDE A SUBMITTAL PACKAGE THAT INCLUDES THE FOLLOWING INFORMATION AND/OR PLANS:

- ☐ A proposed development agreement which shall contain, at a minimum, the following information:
 - ☐ A legal description of the land subject to the development agreement.
 - ☐ The names of all persons having legal or equitable ownership of the land.
 - ☐ The duration of the development agreement, which shall not exceed twenty (20) years.
 - ☐ The development uses proposed for the land, including population densities, building intensities and building height.
 - ☐ 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% 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.
 - ☐ A description of any reservation or dedication of land for public purposes.
 - ☐ A description of all local development approvals approved or needed to be approved for the development.
 - ☐ A finding that the development proposal 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, Community Development Code, have been satisfied.
 - ☐ A description of any conditions, terms, restrictions or other requirements determined to be necessary by the City Council 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.
 - ☐ 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.
 - ☐ The development agreement may provide, in the discretion of the City Council, 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.
 - ☐ 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.
 - ☐ 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.
- ☐ A signed and sealed survey of the property prepared by a registered land surveyor including the location of the property, dimensions, acreage, location of all current structures/improvements, location of all public and private easements including official records book and page numbers and street right(s)-of-way within and adjacent to the site.
- ☐ The site plan, landscape plan, architectural elevations, and floor plans (as applicable) that are associated with the corresponding Minimum Standard Development, Flexible Standard Development or Flexible Development application approval attached as exhibits to the Development Agreement.



PLANNING & DEVELOPMENT DEPARTMENT AFFIDAVIT OF OWNERSHIP

1. Provide names of all property owners on deed – PRINT full names:

2. That (I am/we are) the owner(s) and record title holder(s) of the following described property:

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

4. 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;

5. That this affidavit has been executed to induce the City of Clearwater, Florida to consider and act on the above described property;
6. 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;
7. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

Property Owner

Property Owner

Property Owner

Property Owner

STATE OF FLORIDA
COUNTY OF PINELLAS _____

(SEAL ABOVE)

The foregoing instrument was acknowledged before me by means ☐ physical presence or ☐ online notarization, this _____ day of _____, 20__, by _____, on behalf of whom the instrument was executed.

Signature Notary Public

Printed Name of Notary

Notary Commission Number: _____

Personally known _____ or produced identification _____

Type of identification produced _____