



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): 1700 North LLC
 MAILING ADDRESS: 15 Avalon Street Unit 503 Clearwater, FL 33767
 PHONE NUMBER: 704-622-1309
 EMAIL: bthompson@metalroofingsystems.com

AGENT OR REPRESENTATIVE: Hannah Menard
 MAILING ADDRESS: 909 Pineview Avenue Clearwater, FL 33756
 PHONE NUMBER: 941-545-2402
 EMAIL: hannah.cwbrewco@gmail.com

ADDRESS OF SUBJECT PROPERTY: 1700 North Fort Harrison Avenue Clearwater, FL 33755

DESCRIPTION OF REQUEST: To continue the approved Comprehensive Landscape application from FINAL
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.): FLS2017-09038 for requested limited setbacks. We have preserved most of the original landscaping that was approved and replaced the trees and shrubs that the previous owners removed or were damaged in the hurricane.

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| 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 _____ day of _____, _____, to me and/or by _____, who is personally known has produced _____ as identification. |
| _____ Signature of property owner or representative | _____ Notary public, My commission expires: _____ |



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.

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.

The proposed landscape plan is a continuation of what was approved with the previous owner and we have replaced some of the accent trees and 2 shade trees with native plants that are recommended through the Clearwater landscaping guide.

- 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.

We have not changed the lighting from the previous owners in the landscaping areas. Everything that was approved in FINAL FLS2017-09038 has remained the same.

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

The proposed landscape plan will enhance the community character of clearwater. By replacing the damaged 4 accent trees and 2 shade trees and adding shrubs, it gives the district a desirable look and with them being native, the landscaping will continue to grow and look good.

- 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.

The proposed landscape plan, and the previously approved landscape plan, will continue to add property value to our neighboring parcels. We pride our brewery on looking well-kept and continue to give off the look as a community-friendly establishment.

- 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.

There continues to be no adopted scenic corridor plan for this area.



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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 14th day of December, 2025, to me and/or by Hannah Menard, who is personally known has produced _____ as identification.

Signature of property owner: Hannah Menard
Signature of Notary Public: Faith D. Walley
Notary Public - State of Florida
Commission # HH 680135
My Comm. Expires Jul 28, 2029
My commission expires: 7/28/29

Paving, Grading & Drainage

Location: 1700 N Fort Harrison Avenue Clearwater, FL 33755

Paving, Grading & Drainage will not be altered or impacted from changing from a Brewpub to a Microbrewery/Microdistillery.

Stormwater Narrative

Location: 1700 N Fort Harrison Avenue Clearwater, FL 33755

Stormwater is not being impacted or altered. We are continuing the approved brewery through FLS2017-09038 but are requesting to be able to distribute as a microbrewery/microdistillery.