



PLANNING AND DEVELOPMENT DEPARTMENT FLS & FLD APPLICATION

THIS APPLICATION IS REQUIRED FOR ALL LEVEL ONE FLEXIBLE STANDARD DEVELOPMENT (FLS) AND LEVEL TWO FLEXIBLE DEVELOPMENT (FLD) APPLICATIONS. ALL APPLICATIONS MUST BE SUBMITTED ONLINE AT: epermit.myclearwater.com

NOTE THAT THE APPLICANT AND/OR AGENT IS REQUIRED TO SUBMIT COMPLETE AND CORRECT INFORMATION AS INCLUDED IN THIS APPLICATION. THIS APPLICATION IS REQUIRED TO BE SUBMITTED IN PERSON OR ONLINE TO THE PLANNING & DEVELOPMENT DEPARTMENT (INCLUDING PLANS AND DOCUMENTS, UPLOADED, PROCESSED AND FINALIZED) BY NOON ON THE SCHEDULED DEADLINE DATE [SUBMITTAL CALENDAR](#). IF THE PROPERTY OWNER IS NOT A NATURAL PERSON, SUCH AS AN ORGANIZATION (COMPANY OR TRUST), THE NAME OF THE PERSON SIGNING ON BEHALF IS REQUIRED. IF THERE IS MORE THAN ONE AGENT OR REPRESENTATIVE, THE NAME OF EACH PERSON NEEDS TO BE PROVIDED. THE APPLICANT, BY FILING THIS APPLICATION, AGREES TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE COMMUNITY DEVELOPMENT CODE. [ADDITIONAL INFORMATION ON SUBMITTAL REQUIREMENTS INCLUDING WORKSHEETS AND HANDOUTS, ETC.](#)

**FIRE DEPARTMENT PRELIMINARY
SITE PLAN REVIEW FEE:**

\$200 (NOT APPLICABLE FOR DETACHED DWELLING OR DUPLEXES)

APPLICATION FEES:

\$100 (FLS – ACCESSORY STRUCTURES ASSOCIATED WITH A SINGLE-FAMILY OR DUPLEXES)
\$200 (FLS – DETACHED DWELLINGS OR DUPLEXES)
\$475 (FLS – ATTACHED DWELLINGS, MIXED-USE, AND NONRESIDENTIAL USES)
\$300 (FLD – DETACHED DWELLINGS, DUPLEXES, AND THEIR ACCESSORY STRUCTURES)
\$1,205 (FLD – ATTACHED DWELLINGS, MIXED-USE, AND NONRESIDENTIAL USES)

PROPERTY OWNER (PER DEED): DEOL PARTNERS LLC
MAILING ADDRESS: 2090 Paragon Circle E, Clearwater, FL 33755-1390
PHONE NUMBER: (813) 934-0710
EMAIL: limakov@everstone-development.com

APPLICANT/PRIMARY CONTACT

NAME: Brian J. Aungst, Jr., Esq.
COMPANY NAME: Macfarlane, Ferguson & McMullen, P.A.
MAILING ADDRESS: 625 Court Street, Suite 200, Clearwater, FL 33756
PHONE NUMBER: (727) 444-1403
EMAIL: bja@macfar.com

**ADDRESS OF SUBJECT
PROPERTY:** 39 Turner Street, Clearwater, FL 33756
PARCEL NUMBER (S): 16-29-15-92628-013-0010
**SITE AREA (SQUARE FEET AND
ACRES):** 15,695 sqft // 0.36 acres

ZONING: MDR (Medium Density Residential)
FUTURE LAND USE: RM (Residential Medium)
DESCRIPTION OF REQUEST: Request for Flexible Development approval of a Residential Infill Project pursuant to CDC Section 2-304(G)
**(MUST INCLUDE USE,
REQUESTED FLEXIBILITY,
PARKING, HEIGHT, ETC)** with a reduction to the front setback along Orange Avenue to allow for 14' where 25' is required.
Applicant is also requesting a 5-foot reduction in the landscaping buffer to the west due to lot size limitations.



PLANNING AND DEVELOPMENT DEPARTMENT FLS & FLD APPLICATION

GENERAL INFORMATION

PROVIDE THE FOLLOWING GENERAL INFORMATION ON THE PROPOSED PROJECT. IF NOT APPLICABLE MARK N/A. THE MAXIMUM PERMITTED OR REQUIRED AMOUNTS ARE LISTED IN THE ZONING DISTRICT IN THE COMMUNITY DEVELOPMENT CODE WHICH IS AVAILABLE ONLINE AT:

[HTTPS://LIBRARY.MUNICODE.COM/FL/CLEARWATER/CODES/COMMUNITY DEVELOPMENT CODE](https://library.municode.com/fl/clearwater/codes/community_development_code)

DWELLING UNITS:

A DWELLING UNIT IS A BUILDING OR PORTION OF A BUILDING PROVIDING INDEPENDENT LIVING FACILITIES FOR ONE FAMILY INCLUDING THE PROVISION FOR LIVING, SLEEPING, AND COMPLETE KITCHEN FACILITIES.

MAX. PERMITTED: 15 du/acre PROPOSED: 5

HOTEL ROOMS:

A HOTEL ROOM IS AN INDIVIDUAL ROOM, ROOMS OR SUITE WITHIN AN OVERNIGHT ACCOMMODATIONS USE DESIGNED TO BE OCCUPIED, OR HELD OUT TO BE OCCUPIED AS A SINGLE UNIT FOR TEMPORARY OCCUPANCY.

MAX. PERMITTED: 0 PROPOSED: 0

PARKING:

LIST PARKING SPACES. PARKING SPACES MUST MEET THE REQUIREMENTS OF THE COMMUNITY DEVELOPMENT CODE (CDC) INCLUDING LOCATION, MATERIALS AND DIMENSIONS. BACK OUT PARKING IS PROHIBITED FOR MOST USES.

REQUIRED: 2 per unit PROPOSED: 2 per unit

FLOOR AREA RATIO (FAR):

DO NOT INCLUDE PARKING GARAGES, CARPORTS, STAIRWELLS AND ELEVATOR SHAFTS. AREA IS FOUND BY MULTIPLYING THE LENGTH TIMES THE WIDTH DIMENSION FOR EACH FLOOR AND SHOULD BE EXPRESSED IN SQUARE FEET. DO NOT INCLUDE PARKING GARAGES, CARPORTS, STAIRWELLS AND ELEVATOR SHAFTS. FAR IS NOT REQUIRED FOR RESIDENTIAL ONLY PROJECTS UNLESS IN US 19 ZONING DISTRICT.

MAX. PERMITTED: 0.50 PROPOSED: N/A

IMPERVIOUS SURFACE RATIO (ISR):

ISR MEANS A MEASUREMENT OF INTENSITY OF HARD SURFACED DEVELOPMENT ON A SITE, BASICALLY ANY SURFACE THAT IS NOT GRASS OR LANDSCAPED AREAS ON PRIVATE PROPERTY. AN IMPERVIOUS SURFACE RATIO IS THE RELATIONSHIP BETWEEN THE TOTAL IMPERVIOUS VERSUS THE PERVIOUS AREAS OF THE TOTAL LOT AREA. [LINK TO ADDITIONAL INFORMATION INCLUDING ISR WORKSHEET.](#)

MAX. PERMITTED: 0.75 PROPOSED: 0.665% (10,455sf)
PLEASE LIST PERCENTAGE % AND SQUARE FEET.



PLANNING AND DEVELOPMENT DEPARTMENT FLS & FLD APPLICATION

GENERAL APPLICABILITY CRITERIA

PROVIDE COMPLETE RESPONSES TO EACH OF THE SIX (6) GENERAL APPLICABILITY CRITERIA OF COMMUNITY DEVELOPMENT CODE SECTION 3-914.A.1 THROUGH 6, EXPLAINING HOW, IN DETAIL, THE CRITERIA IS MET. USE ADDITIONAL SHEETS AS NECESSARY:

1. THE PROPOSED DEVELOPMENT OF THE LAND WILL BE IN HARMONY WITH THE SCALE, BULK, COVERAGE, DENSITY AND CHARACTER OF ADJACENT PROPERTIES IN WHICH IT IS LOCATED.

See narrative responses attached.

2. THE PROPOSED DEVELOPMENT WILL NOT HINDER OR DISCOURAGE THE APPROPRIATE DEVELOPMENT AND USE OF ADJACENT LAND AND BUILDINGS OR SIGNIFICANTLY IMPAIR THE VALUE THEREOF.

See narrative responses attached.

3. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE HEALTH OR SAFETY OR PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OF THE PROPOSED USE.

See narrative responses attached.

4. THE PROPOSED DEVELOPMENT IS DESIGNED TO MINIMIZE TRAFFIC CONGESTION.

See narrative responses attached.

5. THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THE COMMUNITY CHARACTER OF THE IMMEDIATE VICINITY OF THE PARCEL PROPOSED FOR DEVELOPMENT.

See narrative responses attached.

6. THE DESIGN OF THE PROPOSED DEVELOPMENT MINIMIZES ADVERSE EFFECTS, INCLUDING VISUAL, ACOUSTIC, AND OLFACTORY AND HOURS OF OPERATION IMPACTS, ON ADJACENT PROPERTIES.

See narrative responses attached.



PLANNING AND DEVELOPMENT DEPARTMENT FLS & FLD APPLICATION

FLEXIBILITY CRITERIA OR USE SPECIFIC CRITERIA

PROVIDE COMPLETE RESPONSES TO THE APPLICABLE FLEXIBILITY CRITERIA (OR USE SPECIFIC CRITERIA IN US 19 AND DOWNTOWN ZONING DISTRICTS). THESE CRITERIA ARE SPECIFIC TO THE USE AND THE ZONING DISTRICT OF THE SUBJECT PROPERTY AND ARE PART OF THE COMMUNITY DEVELOPMENT CODE AVAILABLE ONLINE AT [MUNICODE.COM](https://library.municode.com/fl/clearwater/codes/community_development_code) :

[HTTPS://LIBRARY.MUNICODE.COM/FL/CLEARWATER/CODES/COMMUNITY DEVELOPMENT CODE](https://library.municode.com/fl/clearwater/codes/community_development_code)

IF YOU NEED HELP FINDING THE CRITERIA OR STANDARDS PLEASE CONTACT A DEVELOPMENT REVIEW PLANNER AT THE ZONING LINE 727-562-4604. USE ADDITIONAL SHEETS AS NECESSARY:

See narrative responses attached.



PLANNING AND DEVELOPMENT DEPARTMENT AFFIDAVIT TO AUTHORIZE AGENT/REPRESENTATIVE

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

DEOL PARTNERS LLC

Ruslan Oleksenko, Authorized Member

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

39 Turner Street, Clearwater, FL 33756

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

Flexible Development Application for Residential Infill Project

4. That the undersigned (has/have) appointed and (does/do) appoint:

Brian J. Aungst, Jr., Esq. // Macfarlane, Ferguson & McMullen, P.A.

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/ Registered Agent of Organization

Ruslan Oleksenko, Authorized Member

Property Owner/ Registered Agent of Organization

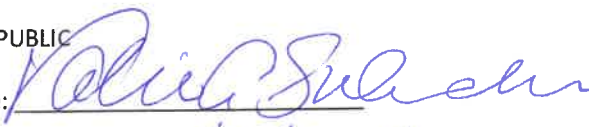
Property Owner/ Registered Agent of Organization

Property Owner/ Registered Agent of Organization

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means * physical presence or * online notarization, this 08th day of August, 2025 by (Ruslan Oleksenko) as (Authorized Member) of (Deol Partners, LLC), who ___ is/are personally known to me or ___ who has/have produced a driver's license as identification.

NOTARY PUBLIC

Signature: 

My Commission expires: 4/21/2029



39 TURNER STREET, CLEARWATER, FL 33756
FLD APPLICATION — NARRATIVE RESPONSES

GENERAL APPLICABILITY CRITERIA

Section 3-914 – General standards for Level One and Level Two approvals.

- A. Level One applications, in order to be approved by the community development coordinator, and Level Two applications, in order to be approved by the community development board, shall meet each and every one of the following criteria:
1. The proposed development of the land will be in harmony with the scale, bulk, coverage, density, and character of adjacent properties in which it is located.
 - The proposed development of the property as a residential infill project for attached dwellings is in harmony with the scale, bulk, coverage, density, and character of adjacent properties in the neighborhood of the subject property. The subject property is located just across the street from HDR-zoned property (to the north) and I-zoned property (to the east), while the MDR-zoned properties directly adjacent to the west are utilized for duplex/triplex purposes. The proposed development is for single-family attached dwelling units that will blend together nicely with the detached dwelling to the south, duplex/triplex uses to the west, and higher density uses to the north and east.
 2. The proposed development will not hinder or discourage the appropriate development and use of adjacent land and buildings or significantly impair the value thereof.
 - The proposed development will benefit the neighborhood by revitalizing the subject site with a project that matches the character and scale of the adjacent properties. Moreover, the proposed development will not hinder use of adjacent land or impair property values, but will have a positive impact on the neighboring properties and their values by bringing quality new homes to the area.
 3. The proposed development will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use.
 - The proposed development will not have an adverse impact on the health or safety of persons who reside or work in the neighborhood of the proposed use. The proposed development is for attached dwellings which will fit within the character of the surrounding area.
 4. The proposed development is designed to minimize traffic congestion.
 - The proposed development is designed so as to minimize any traffic congestion which may be created by the site. Applicant is proposing to have a drive aisle along the western side of the property to ensure traffic is kept interior to the site and away from Orange Avenue.
 5. The proposed development is consistent with the community character of the immediate vicinity of the parcel proposed for development.

- The subject property is located just across the street from HDR-zoned property (to the north) and I-zoned property (to the east), while the MDR-zoned properties directly adjacent to the west are utilized for duplex/triplex purposes. The proposed development is for single-family attached dwelling units that will blend together nicely with the detached dwelling to the south, duplex/triplex uses to the west, and higher density uses to the north and east.
6. The design of the proposed development minimizes adverse effects, including visual, acoustic and olfactory and hours of operation impacts, on adjacent properties.
- The proposed development was carefully designed so as to push the structures closer to Orange Avenue and away from the lower density uses in order to minimize any adverse effects on adjacent properties.

FLEXIBILITY CRITERIA OR USE SPECIFIC CRITERIA

Section 2-304 – Flexible development.

G. Residential infill projects.

1. The development or redevelopment of the parcel proposed for development is otherwise impractical without deviations from one or more of the following: intensity; other development standards;
 - Due to the size of the lot and the location along to street frontages, redevelopment as an attached dwelling use is not practical with the minimum development standards. Applicant is requesting the residential infill project use in order to keep the structure further from the residential uses and closer to Orange Avenue, but that requires flexibility in one of the two front setbacks necessitating the residential infill use.
2. The development of the parcel proposed for development as a residential infill project will not materially reduce the fair market value of abutting properties;
 - The proposed development of the subject parcel as a residential infill project will not materially reduce the fair market value of abutting properties. Rather, the proposed development will revitalize the site and bring modern new homes to the neighborhood.
3. The uses within the residential infill project are otherwise permitted in the district;
 - Use as an attached dwelling unit is a permitted flexible standard development use in the MDR zoning district. The proposed development is only requesting a residential infill use due to the need for flexibility from one of the two front setbacks which require 25-feet of setback each.
4. The uses within the residential infill project are compatible with adjacent land uses;
 - The proposed development is for residential attached dwellings which are compatible with the adjacent land uses. Currently, the parcels adjacent to the west are utilized for

duplexes/triplexes and to the south is a detached dwelling, while the uses to the north and east are more intense uses (HDR and Institutional).

5. The development of the parcel proposed for development as a residential infill project will upgrade the immediate vicinity of the parcel proposed for development;
 - The site is currently contains dilapidated, older structures which are not beneficial to the neighborhood or its aesthetics. Approval of the proposed development will be an immediate upgrade to the site and the surrounding vicinity with quality new homes built on the subject property.
6. The design of the proposed residential infill project creates a form and function which enhances the community character of the immediate vicinity of the parcel proposed for development and the City of Clearwater as a whole;
 - The development team on this project has carefully crafted the design of the site so as to keep an increased setback between the residential uses to the south and west while requesting flexibility in the front setback along Orange Avenue to 14-feet where 25-feet is required. The proposed development's design will be an immediate upgrade to the current structures on the site and will provide a benefit for the City of Clearwater as a whole by bringing new homeowners to the area.
7. Flexibility in regard to lot width, required setbacks, height, off-street parking access or other development standards are justified by the benefits to community character and the immediate vicinity of the parcel proposed for development and the City of Clearwater as a whole.
 - The only flexibility that is being requested is a reduction to the front setback along Orange Avenue to 14-feet where 25-feet is required. Due to the smaller nature of the site and the location along two frontages, the Applicant's design team wanted to keep an increased setback from the residential uses to the west and south which necessitated a slight encroachment into the second front setback. This flexibility is justified by the benefit which this proposed development will bring to the neighborhood and the City of Clearwater as a whole through the construction of quality new homes just outside of the Downtown Clearwater area.



PLANNING AND DEVELOPMENT DEPARTMENT PRELIMINARY PLAT 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 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, 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.

APPLICATION FEE: \$600

PROPERTY OWNER (PER DEED): Deol Partners LLC, Ruslan Oleksenko

MAILING ADDRESS: 900 N Osceola Ave Unit 703, Clearwater, FL 33755

PHONE NUMBER: 813-934-0710

EMAIL: Ruslan@everstone-development.com

AGENT OR REPRESENTATIVE: Ely Payne, Baysite Engineering

MAILING ADDRESS: 2054 Central Avenue, Tampa, FL 33712

PHONE NUMBER: 813-679-9918

EMAIL: Ely@baysiteeng.com

ADDRESS OF SUBJECT PROPERTY: 39 Turner St. Clearwater, FL 33755

PARCEL NUMBER(S): 16-29-15-92628-013-0010

LEGAL DESCRIPTION: The west 48 ft of lot 1 and the east 36 ft of lot 2, block 13, map of Turner's subdivision No. 3, according to the map or plat thereof as recorded in plat book 1, page 53, public records of Hillsborough County, Florida, of which Pinellas County was formerly a part.

PROPOSED USE(S): Residential Infill Project (Attached Dwellings) (CDC 2-304(G))

DESCRIPTION OF REQUEST: This document will assist the Level Two Flexible Development (FLD) application submitted under the same name, but separate application. Project includes 5 single family attached units with fee simple plat. (CDC 2-304(G))
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 AND DEVELOPMENT DEPARTMENT PRELIMINARY PLAT APPLICATION 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:

MDR

FUTURE LAND USE PLAN DESIGNATION:

RM

EXISTING USE (currently existing on site):

Multi-Family Residential

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

Residential Infill (Attached Dwellings) (CDC 2-304(G))

SITE AREA: 15,809 sq. ft. 0.36 acres

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

Existing: 3,770 sq. ft.
Proposed: 19,195 sq. ft.
Maximum Allowable: N/A sq. ft.

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

First use: 19,195 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: N/A
Proposed: N/A
Maximum Allowable: N/A

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

Existing: 3,280 sq. ft. (21 % of site)
Proposed: 5,223 sq. ft. (33 % of site)
Maximum Permitted: N/A sq. ft. (N/A % of site)

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

Existing: 9,986 (All open space) sq. ft. (63 % of site)
Proposed: 288 sq. ft. (1.8 % of site)

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

Existing: 2,543 sq. ft. (16.1 % of site)
Proposed: 4,646 sq. ft. (29.4 % of site)

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

Existing: 0.37
Proposed: 0.66
Maximum Permitted: 0.75

DENSITY (units, rooms or beds per acre):

Existing: N/A
Proposed: 5 units
Maximum Permitted: 5.44 units

BUILDING HEIGHT:

Existing: 25
Proposed: (See Building Plans)
Maximum Permitted: 30-50

OFF-STREET PARKING:

Existing: N/A
Proposed: 11
Minimum Required: 10

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? \$ 1,000,000

ZONING DISTRICTS FOR ALL ADJACENT PROPERTY:

North: HDR
South: MDR
East: I
West: LMDR

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.

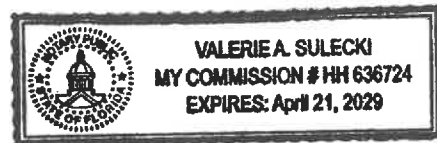
Signature of property owner or representative

Ruslan Oleksenko

Sworn to and subscribed before me this 10th day of August, 2025, to me and/or by Ruslan Oleksenko, who is personally known has produced FL Drivers License as identification.

Notary public,

My commission expires: 4/21/2029





PLANNING AND DEVELOPMENT DEPARTMENT PRELIMINARY PLAT APPLICATION SUBMITTAL PACKAGE CHECK LIST

IN ADDITION TO THE COMPLETED PRELIMINARY PLAT APPLICATION, ALL REQUESTS FOR PRELIMINARY PLAT APPROVAL SHALL INCLUDE THE FOLLOWING INFORMATION:

- ☐ A preliminary plat prepared by a surveyor, architect, landscape architect or engineer drawn to a minimum scale of one inch equals 100 feet on a sheet size not to exceed 24 inches by 36 inches that includes the following information:
 - ☐ Title under which the proposed plat is to be recorded.
 - ☐ Name, address and telephone number of the person preparing the plat.
 - ☐ Identification clearly stating that the drawing is a preliminary plat.
 - ☐ Legal description of the property, U.S. Survey section, township and range lines.
 - ☐ Existing and proposed rights-of-way and easements.
 - ☐ Proposed street names.
 - ☐ Names, appropriately positioned, of adjoining plats.
 - ☐ Dimension and area of the overall plat, each lot, street rights-of-way (including radii of cul-de-sacs), common open space or other land to be dedicated for a public purpose, if any.
 - ☐ North arrow, scale and date.



PLANNING AND DEVELOPMENT DEPARTMENT AFFIDAVIT OF OWNERSHIP

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

Deol Partners LLC

RUSLAN OLESENKO, AUTH. MEMBER

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

39 Turner St. Clearwater, FL 33755 (PID 16-29-15-92628-013-0010)

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

5 single family attached units with fee simple plat.

4. That the undersigned (has/have) appointed and (does/do) appoint:

Baysite Engineering

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

RUSLAN OLESENKO, AUTH. MEMBER

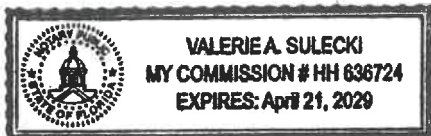
Property Owner

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 6th DAY OF August, 2025, PERSONALLY APPEARED
Ruslan Oleksenko, Authorized Member WHO HAVING BEEN FIRST DULY SWORN
DEPOSED AND SAYS THAT HE/SHE FULLY UNDERSTANDS THE CONTENTS OF THE AFFIDAVIT THAT HE/SHE SIGNED.



Notary Seal/Stamp

Notary Public Signature

My Commission Expires:

4/21/2029