



8-4:30
CLEARWATER
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PLANNING AND DEVELOPMENT DEPARTMENT FLS & FLD APPLICATION

CASE: BOP 2025-030027

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

It is the responsibility of the applicant to submit complete and correct information. Incomplete or incorrect information may invalidate your application. All applications are to be filled out completely and correctly and submitted (including plans and documents, uploaded, processed and finalized) by 12 noon on the scheduled deadline date submittal calendar. 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	\$200 (not applicable for detached dwelling or duplexes)
SITE PLAN REVIEW FEE:	

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): DARWIN LEWIS
 Phone Number: 262-902-4198
 Email: darwin.klewis@gmail.com

Applicant/Primary Contact Name: (SAME)
 Company Name: _____
 Phone Number: _____
 Email: _____

Address of Subject Property: HARBOUR CONDOMINIUMS
1591 GULF BLVD #2025 CLEARWATER FL 33767 DOCK 51B
 Parcel Number (s): DOCK 51B IN THE HARBOUR YACHT CLUB

Site Area (Square feet and Acres): BOAT SLIP 51B = 505 SQ FT Useable space 489sq
 Zoning: _____ FT
 Future Land Use: _____

Description of Request (must include **use**, requested flexibility, parking, height, etc) :
APPROVAL TO INSTALL "BOAT LIFT" IN DOCK 51B WITHIN
THE HARBOUR YACHT CLUB.
I PURCHASED CONDO 2025 AND BOAT SLIP 51B FOR
MY SEARAY 31' BOAT FOR PERSONAL USAGE. THIS IS IN REFERENCE
 Page 1 of 5
 Revised: 4/29/24
TO CDC SECTION 3-601(C)(3).



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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

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: N/A Proposed: _____

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: N/A Proposed: _____

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: N/A Proposed: _____

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: N/A Proposed: _____

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: N/A Proposed: _____
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.

THE BOAT LIFT WILL BE IN "HARMONY" WITH THE OTHER DOCKS/BOAT LIFTS IN THE VILHARBOUR YACHT CLUB OF SAND KEY.

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 BOAT LIFT WILL NOT HINDER THE ADJACENT BOAT SLIPS/LIFTS.

3. The proposed development will not adversely affect the health or safety or persons residing or working in the neighborhood of the proposed use.

THE BOAT LIFT WILL NOT AFFECT THE HEALTH OR SAFETY OF OTHERS AT THE YACHT CLUB.

4. The proposed development is designed to minimize traffic congestion.

THE BOAT LIFT WILL NOT INCREASE TRAFFIC BEYOND MY PERSONAL USE.

5. The proposed development is consistent with the community character of the immediate vicinity of the parcel proposed for development.

THE BOAT LIFT IS CONSISTENT WITH OTHER LIFTS AND WILL BE INSTALLED BY PRIORITY MARINE CONSTRUCTION WHO HAS INSTALLED LIFTS IN CLEARWATER FOR OVER 18 YEARS.

6. The design of the proposed development minimizes adverse effects, including visual, acoustic, and olfactory and hours of operation impacts, on adjacent properties.

THE BOAT LIFT PROPOSAL WILL MINIMIZE ANY ADVERSE EFFECTS.

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

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:

① USE AND COMPATIBILITY :

- THE PROPOSED ~~DOCK~~ BOAT LIFT WILL CONTRIBUTE TO THE COMFORT OF THE USERS, BE IN HARMONY OF THE YACHT CLUB, AND COMPATIBLE WITH THE GENERAL VICINITY.

② IMPACTS ON EXISTING WATER RECREATION ACTIVITIES :

- THE PROPOSED LIFT/PIINGS WILL NOT IMPACT PEOPLE USING THE ADJACENT WATERWAY. THE LIFT WILL BE WITHIN THE DOCK LENGTH AND NOT IN THE WATERWAY.

③ IMPACTS ON NAVIGATION : THE PROPOSED DOCK/LIFT WILL BE WITHIN THE CURRENT DOCKS AND NOT THE USE OF THE ADJACENT WATERS.

④ IMPACTS ON MARINE ENVIRONMENT : THE DOCKS ARE ALREADY IN PLACE. THE BOAT LIFT WILL NOT IMPACT MARINE HABITATS.

⑤ IMPACTS ON WATER QUALITY : THE CHANNEL IS VERY DEEP (OVER 7/8') THE DRAFT ON THE BOAT IS 2.75 FEET. THEREFORE THE EXISTING WATER DEPTH IS AMPLE TO PROTECT ALL MARINE LIFE. PLUS THE CHANNEL IS A NO WAKE ZONE.

⑥ IMPACTS ON NATURAL RESOURCES : THE PROPOSED LIFT WILL NOT HAVE AN ADVERSE IMPACT ON WILDLIFE, MARINE LIFE AND OTHER NATURAL RESOURCES.

⑦ IMPACTS ON WETLANDS HABITAT/UPLANDS : THE PROPOSED LIFT WILL NOT HAVE A MATERIAL ADVERSE AFFECT UPON THE UPLANDS SURROUNDING.



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⑧ DIMENSIONAL STANDARDS:

(A) SETBACKS FOR COMMERCIAL AND/OR MULT-USE DOCKS.

• DOCKS ARE IN PLACE. MY BOAT LIFT AND BOAT WILL BE FOR PERSONAL USE. NO COMMERCIAL USAGE AND NO MULTI-USE WATER MOTOR / NON MOTOR BOATS.

(B) LENGTH: THE DOCK IS 38 FEET. THE USABLE DOCK IS 38' FEET AND THE BOAT IS 31 FEET SO THE BOAT FITS WITHIN THE CURRENT DOCK.

(C) WIDTH: THE BOAT IS 10 FEET WIDE AND FITS WITHIN THE CURRENT SLIP DIMENSIONS.
(LAY-OUT ATTACHED WITH DIMENSIONS)



PLANNING AND DEVELOPMENT DEPARTMENT FLS & FLD APPLICATION

Affidavit of Authorized Agent

If multiple owners or properties, multiple affidavits may be required.

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

DARWIN LEWIS

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

DOCK S1B AND CONDO 2025 at HARBOR COMB
1591 GULF BLVD CLEARWATER FL 33767

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

DOCK S1B. I AM REQUESTING APPROVAL TO INSTALL
A BOAT LIFT ON DOCK S1B WHICH I OWN.

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.

DARWIN LEWIS

Property Owner

Property Owner

[Signature]

Property Owner

Property Owner

STATE OF FLORIDA

COUNTY OF SARASOTA
~~PINELLAS~~

The foregoing instrument was acknowledged before me by means * physical presence or * online notarization, this 26 day of June, 2025 by (Darwin Lewis) as (owner) of (Dock S1B and Condo 2025), who is is/are personally known to me or ✓ who has/have produced a driver's license as identification.

NOTARY PUBLIC

Signature: [Signature]

My Commission expires: 05/31/2029

