



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

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 SITE PLAN REVIEW FEE:	\$200 (not applicable for detached dwelling or duplexes)
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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)
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Property Owner (Per Deed): Equities Holding Group, Inc.
Phone Number: 727-229-8208
Email: David McComas ~ dmccomas@europeanequities.com

Applicant/Primary Contact Name: Housh Ghoavee, CEO
Company Name: Northside Engineering, Inc.
Phone Number: 727-443-2869
Email: housh@northsideengineering.net

Address of Subject Property: 2010 Drew Street, Clearwater, Florida 33764

Parcel Number (s): 12-29-15-82638-003-0050

Site Area (Square feet and Acres): _____
Zoning: C - Commercial
Future Land Use: CG - Commercial General

Description of Request (must include **use**, requested flexibility, parking, height, etc) : _____
The request is to seek flexibility for a comprehensive infill redevelopment for a reduction in parking in accordance with CDC Section 2-704(F).



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

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: N/A

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: N/A

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: 22

Proposed: 22

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: 0.225

Proposed: 0.225

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: 0.76

Proposed: 0.76/13,387sf

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.

This development is existing. Please see Pictures of the Building included. Sheet C1.1 for Density and Coverage and Calculations.

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.

Previously approved FL-01-12-36. The only modification will be to the interior to create an Ice Cream Shop next to the existing Subway.

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

Previously approved FL-01-12-36 was for retail services, with the existing Subway an Ice Cream Shop will be a complimentary service.

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

Please see included Parking Study showing the traffic will be in harmony with the previously approved FL.

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

The Ice Cream Shop is consistent with the Subway Shop next door.

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 is only interior work the previously approved FL exterior will not be modified. It will remain in harmony with the surroundings. This project is fully constructed and the visual, acoustic is already in place. Hours of operation for an Ice Cream shop is pretty limited by Nature, mostly in the afternoons and early evenings.



PLANNING AND DEVELOPMENT DEPARTMENT FLS & FLD APPLICATION

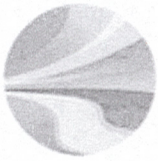
Flexibility Criteria or Use Specific Criteria

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

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:

Please see response to Flexibility Criteria - Comprehensive Infill Redevelopment Projects.



PLANNING AND DEVELOPMENT DEPARTMENT FLS & FLD APPLICATION

Affidavit of Ownership

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

1. Provide names of all property owners on deed – PRINT full names:
Equities Holdings Group, Inc. (David McComas)
2. That (I am/we are) the owner(s) and record title holder(s) of the following described property:
2006 Drew Street, Clearwater, Florida 33764
3. That this property constitutes the property for which a request for (describe request):
The request is to seek flexibility for a comprehensive infill redevelopment for a reduction in parking in accordance with CDC Section 2-704(F).
4. That the undersigned (has/have) appointed and (does/do) appoint:
Housh Ghovaei, CEO and Northside Engineering, Inc.
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 **David McComas**

Property Owner

Property Owner

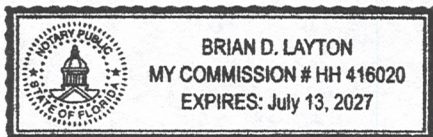
Property Owner

STATE OF FLORIDA, COUNTY OF PINELLAS

BEFORE ME THE UNDERSIGNED, AN OFFICER DULY COMMISSIONED BY THE LAWS OF THE STATE OF FLORIDA, ON

THIS 28th DAY OF April, 2025, PERSONALLY APPEARED

DAVID McCOMAS 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: 7/13/27

F. Comprehensive infill redevelopment projects.

1. The development or redevelopment is otherwise impractical without deviations from the use and/or development standards set forth in this zoning district;

Response: We are requesting flexibility for a comprehensive infill redevelopment for a reduction in parking, in accordance with CDC Section 2-704(F) more specifically the redevelopment is otherwise impractical without deviation from the parking standards set forth in this zoning district. This redevelopment will be consistent with the goals and policies of the comprehensive plan as well as the general-purpose intent and basic planning objectives of the code and with the intent and purpose of this zoning district.

2. The development or redevelopment will be consistent with the goals and policies of the Comprehensive Plan, as well as with the general purpose, intent and basic planning objectives of this Code, and with the intent and purpose of this zoning district;

Response: The development previously approved is consistent with the Comprehensive Plan with this parcel being retail/restaurant, and is a permitted use in the zoning district.

3. The development or redevelopment will not impede the normal and orderly development and improvement of surrounding properties;

Response: This development is existing. Please see Pictures of the Building included. Sheet C1.1 for Density and Coverage and Calculations.

4. Adjoining properties will not suffer substantial detriment as a result of the proposed development;

Response: No, the development is a previously approved FLD and is existing, the only modification will be the interior to create an Ice Cream Shop next to the existing Subway shop.

5. The proposed use shall otherwise be permitted by the underlying future land use category, be compatible with adjacent land uses, will not substantially alter the essential use characteristics of the neighborhood; and shall demonstrate compliance with one or more of the following objectives:

a. The proposed use is permitted in this zoning district as a minimum standard, flexible standard or flexible development use;

Response: The existing site was previously approved FLD, our only request is a reduction of the calculations of the existing parking lot, and utilize the vacant tenant space for an Ice Cream Shop .

b. The proposed use would be a significant economic contributor to the city's economic base by diversifying the local economy or by creating jobs;

Response: The allowance of the Ice Cream Shop will be compatible to the existing Subway and will be a benefit to the surrounding homes in the neighborhood.

c. The development proposal accommodates the expansion or redevelopment of an existing economic contributor;

Response: The redevelopment of the previously approved FLD will fill the vacant tenant space and create an economic driver for the community.

d. The proposed use provides for the provision of affordable housing;

Response: N/A

e. The proposed use provides for development or redevelopment in an area that is characterized by other similar development and where a land use plan amendment and rezoning would result in a spot land use or zoning designation; or

f. The proposed use provides for the development of a new and/or preservation of a working waterfront use.

Response: This request is not a spot zoning or landuse designation, nor is this part of a waterfront use.

6. Flexibility with regard to use, lot width, required setbacks, height and off-street parking are justified based on demonstrated compliance with all of the following design objectives:

a. The proposed development will not impede the normal and orderly development and improvement of the surrounding properties for uses permitted in this zoning district;

Response: This is an existing FLD approved property with a vacant tenant area, which we would like to allow an Ice Cream Shop to use. The only request is for the reduction of the parking calculations since an Ice Cream Shop does not have the need for parking like a regular restaurant.

b. The proposed development complies with applicable design guidelines adopted by the city;

Response: The proposed development is a previously approved FLD and complies with city design guidelines.

c. The design, scale and intensity of the proposed development supports the established or emerging character of an area;

Response: This development is in existence and the only request is to allow parking calculations to be amended.

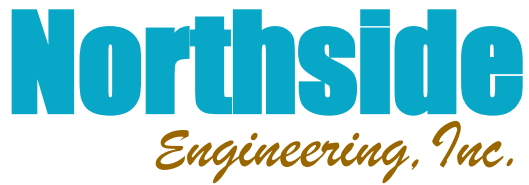
d. In order to form a cohesive, visually interesting and attractive appearance, the proposed development incorporates a substantial number of the following design elements:

- Changes in horizontal building planes;
- Use of architectural details such as columns, cornices, stringcourses, pilasters, porticos, balconies, railings, awnings, etc.;
- Variety in materials, colors and textures;
- Distinctive fenestration patterns;
- Building setbacks; and
- Distinctive roofs forms.

Response: The design of the building is part of a previously approved FLD and the only changes will be to the interior of the building to allow an Ice Cream Shop to open.

e. The proposed development provides for appropriate buffers, enhanced landscape design and appropriate distances between buildings.

Response: The proposed development is a portion of the existing previously approved FLD with the appropriate landscape design and distance between neighboring properties.



April 30, 2025

Drainage Narrative

2006 (2010) Drew Street, Clearwater, Florida 33767 is part of a previously approved site plan including drainage. No additional improvements to the subject site are anticipated, therefore, we do not believe any additional drainage will be needed on this site.

Respectfully,

A handwritten signature in blue ink that reads "Donald B. Fairbairn".

Donald B. Fairbairn, P.E.
Northside Engineering, Inc.

Clearwater Office
300 South Belcher Road
Clearwater, Florida 33765
727-443-2869
housh@northsideengineering.net
sandy@northsideengineering.net

Civil ~ Land Planning ~ Due Diligence Report
Re-Zoning, Land Use & Annexation
Stormwater Management ~ Utility Design
Traffic ~ Construction Administration

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