



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): Matthew Tiernan
Phone
Number: 727-686-7611
Email: matt.tiernan@yahoo.com

Applicant/Primary Contact Name: Richard Badders
Company Name: Shorelines Design Group
Phone Number: 727-736-5463
Email: Rich@sdgfl.com

Address of Subject Property: 848 Dempsey St. Clearwater, FL

Parcel Number (s): 21-29-15-47466-002-0050

Site Area (Square feet and Acres): 5,004 sf

Zoning: (C) commercial

Future Land Use: (CG) Commercial General

Description of Request (must include use, requested flexibility, parking, height, etc) : requesting to construct single family residence at subject property.



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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: _____0_____ Proposed: _____1_____

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_____ Proposed: _____4_____

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: _____~~.55~~_____ N/A_____ Proposed: _____~~.24~~_____ 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: _____90%_____ Proposed: _____29.2%_____

Please list percentage % and square feet.



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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 proposed development is for a single family home and adjacent properties are 100% single-family homes with some vacant lots. Therefore, the proposed use is very much in harmony with the density and character of adjacent properties. The proposed home is also similar in scale and bulk when compared to the adjacent properties. If the single-family use was not approved, zoning allows only a multi-family home or commercial business to be placed on this site, which would be completely out of harmony with the adjacent property. adjacent properties; 800, 805, 809, 813, 817, 825, 901, 909, 915, 925 & 931 Dempsey St. & 831 Lakeview Rd.
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 is for a single-family home which is consistent with the type of developments on adjacent properties. Therefore, it would not hinder or discourage development of those adjacent lands. The proposed development adds charm and brings a new construction project to the neighborhood. This would likely add to the value and encourage development of adjacent properties.
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 is for a single-family home and would have no negative impact on the health and safety of persons residing in neighborhood.
4. The proposed development is designed to minimize traffic congestion. The proposed development is for a single-family home and when compared to the alternative of multi-family home or commercial business, would greatly minimize traffic.
5. The proposed development is consistent with the community character of the immediate vicinity of the parcel proposed for development. the immediate vicinity of the proposed development is 100% single-family homes with some vacant lots. Therefore, the proposed use consistent with the community's character.
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 for a single-family home and when compared to the alternative, multi-family home or commercial business, greatly minimizes any chance of visual, acoustic, olfactory or hours of operation impacts on adjacent properties.



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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

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:

the flexibility requested is construction of a single family residence. Lot is 5004 sf which meets

minimum size lot as required in a residential district. Flexibility is necessary based on current

zoning.



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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:

Matthew Tiernan

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

848 Dempsey St Clearwater, FL

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

requesting to construct single family residence at subject property.

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

Richard Badders / Shorelines Design Group
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.

X Matthew Tiernan

Property Owner

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 19th DAY OF October, 2023, PERSONALLY APPEARED

Matthew Tiernan WHO HAVING BEEN FIRST DULY SWORN
DEPOSED AND SAYS THAT HE/SHE FULLY UNDERSTANDS THE CONTENTS OF THE AFFIDAVIT THAT HE/SHE
SIGNED.



Angela Mesick

Notary Public Signature

My Commission

Expires:

8-7-2025

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: the proposed single family development abuts only existing single family residential properties therefore a commercial development would be impractical.

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 proposed development is for a single family residence which is consistent with the goals and policies of this code and comprehensive plan.

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

Response: the proposed development is for a single family residence and creates no impediment to surrounding properties.

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

Response: the proposed development is for a single family residence which is consistent with the use of the adjoining properties and therefore is not detrimental to the surrounding area.

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:

Response under A & E

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

Response: the proposed use is single family residence which is permitted under flexible development.

- 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;
- c. The development proposal accommodates the expansion or redevelopment of an existing economic contributor;
- d. The proposed use provides for the provision of affordable housing;
- 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;

Response: the proposed single family residential development is same use and zoning as adjacent properties.

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

Responses below

- 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: the proposed development is for a single family residence which is consistent with the use of the adjoining properties and therefore does not impede but would actually encourage development due to the charm of new construction.

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

Response: the proposed single family residence includes a visually attractive stepped façade including use of hardie siding, hardie trim, and architectural shingles therefore complying applicable guidelines.

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

Response: the proposed single family residence design and scale is consistent with surrounding homes. Its intensity is consistent with neighboring properties.

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

Responses below

- Changes in horizontal building planes;

Response: homes story and a half design creates an inviting and interesting transition of horizontal planes.

- Use of architectural details such as columns, cornices, stringcourses, pilasters, porticos, balconies, railings, awnings, etc.;

Response: exterior balcony and railings are included in the proposed design.

- Variety in materials, colors and textures;

Response: the proposed design includes a variety of cladding including hardie siding and trim, stucco and architectural shingles

- Distinctive fenestration patterns;

Response: hardie siding and trim create a distinctive fenestration pattern typical of a coastal style home.

- Building stepbacks;

Response: 2nd floor of building steps back from first floor and the use of dormers add architectural interest to façade.

- Distinctive roofs forms.

Response: Roof style includes gables and dormers distinctive of a coastal style home.

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

Response: The proposed development meets current codes for building setbacks and landscape design. The enhancements include four new shade trees and tailored shrub placement. Distances between proposed development and adjacent buildings will be consistent with current code and surrounding neighborhood.