



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)

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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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