



# 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](http://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):** Whitehurst and Co, LLC attn: Griffeth Whitehurst Note: Multiple property owners under control of  
**MAILING ADDRESS:** 550 East Lake Drive, Tarpon Springs, FL 34688 applicant. See attachment for complete list.  
**PHONE NUMBER:** 727-934-2171 Ext. 120  
**EMAIL:** [griffeth@whitehurst.gallery](mailto:griffeth@whitehurst.gallery)

**APPLICANT/PRIMARY CONTACT**

**NAME:** Griffeth Whitehurst  
**COMPANY NAME:** Whitehurst and Co, LLC  
**MAILING ADDRESS:** 550 East Lake Drive, Tarpon Springs, FL 34688  
**PHONE NUMBER:** 727-934-2171 Ext. 120  
**EMAIL:** [griffeth@whitehurst.gallery](mailto:griffeth@whitehurst.gallery)

**ADDRESS OF SUBJECT**

**PROPERTY:** 1425 & 1429 & 1433 & 1447 S Ft. Harrison Ave and 514 Belleview Blvd.  
**PARCEL NUMBER (S):** 21-29-15-07362-003-0050 & 0030 & 0020 & 0010 & 0070 & 0080  
**SITE AREA (SQUARE FEET AND ACRES):** 53,025 sf 1.22 Acres  
**ZONING:** C and MDR  
**FUTURE LAND USE:** CG and RU  
**DESCRIPTION OF REQUEST:** Remodel 1447 building for a new Jewelry Store and remodel 1429 for Light Assembly uses  
**(MUST INCLUDE USE, REQUESTED FLEXIBILITY, PARKING, HEIGHT, ETC)** Demolish existing parking lot and 1 house and construct a new parking lot.  
 Flexibility to allow non-residential parking lot on MDR zoned property (CDC Section 2-304.D)  
 Flexibility to remodel 1429 S Ft. Harrison for Light Assembly uses (CDC section 2-704)  
 Flexibility to allow reduced front setback for 1447 S. Ft. Harrison (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](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: 30 (new parking lot)

PROPOSED: 31 (new parking lot)

### **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: 0.55 (CG) and 0.40 (RU)

PROPOSED: 0.31 (CG) and 0.00 (RU)

### **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: 0.90 (CG) and 0.65 (RU)

PROPOSED: 0.70 (CG) and 0.46 (RU)

PLEASE LIST PERCENTAGE % AND SQUARE FEET.

26,215 sf (CG) and 7,265 sf (RU)



# 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:

**This page is for non-residential Off-Street Parking in the MDR District**

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 remodeling of the existing building at 1447 S Ft Harrison for a new Jewelry Store will not create any significant increases in the coverage and density. Demolishing a single family home will decrease the building coverage and density. The old parking lot will be demolished and a new parking lot with large landscape buffers will upgrade the property. The new parking lot is also consistent with the character of the property on the South side of Belleview Blvd and the property on the North side of McLennan Street. Both these nearby properties have parking lots adjacent to the residentially zoned properties to the 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 remodeling of the existing building at 1447 S Ft Harrison for a new Jewelry Store should not hinder development of offsite properties. The building setback is a good distance from residentially zoned properties to the East. A new parking lot with large landscape buffers and new landscaping should not impair the values of adjacent lands. This redevelopment will be a nice upgrade for the community.

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 remodeling of the existing building at 1447 S Ft Harrison for a new Jewelry Store and the new parking lot should not affect the health or safety of persons in the neighborhood. Reducing the driveway count from 4 driveways down to 1 driveway on Belleview Blvd. along with adhering to the Cities sight triangle requirements should improve safety. Additionally some new sidewalk installed along Belleview Blvd. should improve safety.

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

There is no increase in square footage for remodeling the building, thus minimal change in traffic trips is expected. Reducing the driveway count from 4 driveways down to 1 driveway Belleview Blvd. and reducing the driveway count from 2 driveways down to 1 driveway should minimize traffic congestion. Adhering to the Cities sight triangle requirements should improve traffic and pedestrian safety.

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

The commercial properties to the North of McLennan Street and South of Belleview Blvd. have parking lots adjacent to the residentially zoned properties to the East. This is consistent with the proposed redevelopment. This property will have larger landscape buffers compared to these other properties.

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

The remodeling of the existing building at 1447 S Ft Harrison for a new Jewelry Store and the new parking lot design minimizes adverse effects. The remodeled building should look much nicer for visual appeal. The jewelry store should not have loud noises or smells that would effect adjacent properties.

The jewelry store will generally operate mostly during daylight hours and does not expect to operate late hours.





# 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:

This page is for reduced building setback for the existing building at 1447 S. Ft. Harrison. Comprehensive Infill Redevelopment Project.

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 remodeling of the existing building at 1447 S Ft Harrison for a new Jewelry Store will not create any significant increases in the coverage and density. Demolishing a single family home will decrease the building coverage and density. The old parking lot will be demolished and a new parking lot with large landscape buffers will upgrade the property. The new parking lot is also consistent with the character of the property on the South side of Belleview Blvd and the property on the North side of McLennan Street. Both these nearby properties have parking lots adjacent to the residentially zoned properties to the 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 remodeling of the existing building at 1447 S Ft Harrison for a new Jewelry Store should not hinder development of offsite properties. The building setback is a good distance from residentially zoned properties to the East. A new parking lot with large landscape buffers and new landscaping should not impair the values of adjacent lands. This redevelopment will be a nice upgrade for the community.

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 remodeling of the existing building at 1447 S Ft Harrison for a new Jewelry Store and the new parking lot should not affect the health or safety of persons in the neighborhood. Reducing the driveway count from 4 driveways down to 1 driveway on Belleview Blvd. along with adhering to the Cities sight triangle requirements should improve safety. Additionally some new sidewalk installed along Belleview Blvd. should improve safety.

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

There is no increase in square footage for remodeling the building, thus minimal change in traffic trips is expected. Reducing the driveway count from 4 driveways down to 1 driveway Belleview Blvd. and reducing the driveway count from 2 driveways down to 1 driveway should minimize traffic congestion. Adhering to the Cities sight triangle requirements should improve traffic and pedestrian safety.

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

The commercial properties to the North of McLennan Street and South of Belleview Blvd. have parking lots adjacent to the residentially zoned properties to the East. This is consistent with the proposed redevelopment. This property will have larger landscape buffers compared to these other properties.

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

The remodeling of the existing building at 1447 S Ft Harrison for a new Jewelry Store and the new parking lot design minimizes adverse effects. The remodeled building should look much nicer for visual appeal. The jewelry store should not have loud noises or smells that would effect adjacent properties. The jewelry store will generally operate mostly during daylight hours and does not expect to operate late hours.



# PLANNING AND DEVELOPMENT DEPARTMENT FLS & FLD APPLICATION

This page is for reduced building setback for the existing building at 1447 S. Ft. Harrison. Comprehensive Infill Redevelopment Project.

## 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:

Per Section 2-704.F, Flexible development: Comprehensive Infill Redevelopment Projects is a Level Two use that is permitted in the C District subject to the standards and criteria set out in this Section.

The applicant proposes to remodel the existing building at 1447 S Ft Harrison for Retail Plaza use.

The applicant is proposing a new jewelry store at this location. The building was originally built in 1949.

The existing front setback along Belleview Boulevard shall remain including a proposed 14.5' setback for a small building expansion which squares off the building and improves the architecture.

This is an existing grandfathered condition that does not meet the 15' minimum front setback in current code.

Side setbacks of 0' and rear setback of 10' are met.

Per Section 2-704. F, Flexible development: Comprehensive Infill Redevelopment Projects

1. Redevelopment is otherwise impractical without deviations from the development standards set forth in this zoning district. The building setback along Belleview is an existing grandfathered condition.

2. The new jewelry store would contribute to the economic base of the City and create jobs.

3. The redevelopment will not impede the development of surrounding properties.

4. The adjoining properties will not suffer substantial detriment as a result of the proposed development.

5. The proposed use is permitted by the underlying future land use category, and is compatible with adjacent land uses, will not substantially alter the essential use characteristics of the neighborhood.

5a. The proposed use is permitted in this zoning district. 5b. The proposed use would contribute to the Cities economy and create jobs. 5c. The proposed redevelopment contributes to an existing economic contributor.

6. Flexibility on the required front setback along Belleview Boulevard is justified as it's an existing grandfathered condition and demonstrates compliance with: a. It will not impeded development of surrounding properties.

b. It complies with the Cities guidelines. c. The design, scale and intensity closely matches existing conditions.

d. The architect has designed the building to be visually attractive - please refer to elevation drawings.

e. The redevelopment project provides appropriate buffers and enhanced landscape design.



# 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:

**This page is for remodeling the existing building at 1429 S. Ft. Harrison. Light Assembly use.**

- 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 remodeling of the existing building at 1429 S Ft Harrison for Light Assembly uses will not create any increases in the scale, bulk, coverage and density.  
The character of the building will remain since it's an existing building.

- 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 remodeling of the existing building at 1429 S Ft Harrison for Light Assembly uses should not hinder development or impair the value of offsite properties.

- 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 remodeling of the existing building at 1429 S Ft Harrison should not affect the health or safety of persons in the neighborhood.

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

There is no increase in square footage for remodeling the existing building, thus minimal change in traffic trips is expected.

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

The remodeling of the existing building at 1429 S Ft Harrison for Light Assembly uses should not change the character of the immediate vicinity.

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

The remodeling of the existing building at 1429 S Ft Harrison for Light Assembly uses should not hinder development or impair the value of offsite properties.

The building will have jewelry work areas and benches and storage areas and generally will not have more than 2 people at a time working in there.

The jewelry work benches should not have loud noises or smells that would effect adjacent properties.

The jewelry work benches will generally operate mostly during daylight hours and does not expect to operate late hours.



# PLANNING AND DEVELOPMENT DEPARTMENT FLS & FLD APPLICATION

**This page is for remodeling the existing building at 1447 S. Ft. Harrison. Light Assembly use.**

## 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:

Per Section 2-704, Flexible development: Light Assembly is a Level Two use that is permitted in the C District subject to the standards and criteria set out in this Section.

The applicant proposes to remodel the existing building at 1429 S Ft Harrison for Light Assembly uses.

Work benches and equipment will be provided for jewelry repair and assembly.

The building was originally built in 1956 and the existing setbacks shall remain including less than a 1' setback along S. Ft. Harrison. This is an existing grandfathered condition that does not meet the 10' minimum front setback in current code. Side setbacks of 0' and rear setback of 10' are met.

Minimum parking is 4 spaces per 1,000 sf GFA. At 1,541 sf, the required parking is 6 spaces.

The parking is shared with the adjacent building at 1425 S. Ft. Harrison. This adjacent building use is Retail Plaza which has the minimum parking at 4 spaces per 1,000 sf GFA. At 1,533 sf, the required parking is 6 spaces. The required parking for both buildings is 12 (6+6) spaces. There are 12 existing spaces serving these buildings, therefore they meet minimum requirements.

Per Section 2-704, Flexible development: Section H. Light Assembly

1. The existing building is in scale with the existing buildings in the immediate vicinity.
2. The front setback is an existing grandfathered condition from when the building was built in 1956.
3. The side and rear setbacks meet code and are existing setbacks from when the building was built in 1956.
4. The off-street parking meets the minimum required. The light assembly building will have very few people working in there.
5. The development shall have no outdoor storage of goods, materials and products.
6. The parcel proposed for development shall have no process carried on within the building which causes any external negative impact with regard to noise, fumes, or odors.
7. The building design of the parcel proposed for development is architecturally compatible with the surrounding area.



# PLANNING AND DEVELOPMENT DEPARTMENT AFFIDAVIT TO AUTHORIZE AGENT/REPRESENTATIVE

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

<u>GRW Holding, LLC</u>	<u>Whitehurst Corporation</u>
<u>Whitehurst &amp; Co, LLC</u>	<u>Gareth R. Whitehurst Revocable Living Trust</u>

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

1425 & 1429 & 1433 & 1447 S Ft. Harrison Ave and 514 Belleview Blvd.

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

Remodeling of Existing Buildings at 1447 and 1429 South Ft. Harrison Ave. will occur as well as redevelopment of a new parking lot.

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

Griffeth Whitehurst  
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.

<u>Griffeth Whitehurst</u>	_____
Property Owner/ Registered Agent of Organization	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 14 day of Jan, 2020 by Griffeth Whitehurst as \_\_\_\_\_ of \_\_\_\_\_, who  is/are personally known to me or  who has/have produced a driver's license as identification.

NOTARY PUBLIC

Signature:

My Commission expires: 10/26/28



JIM SPANOLIOS  
Commission # HH 579286  
Expires October 26, 2028



# PLANNING AND DEVELOPMENT DEPARTMENT COMPREHENSIVE LANDSCAPING 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.

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.

**PROPERTY OWNER (PER DEED):** Whitehurst and Co, LLC attn: Griffeth Whitehurst Note: Multiple property owners under control of applicant. See attachment for complete list.  
**MAILING ADDRESS:** 550 East Lake Drive, Tarpon Springs, FL 34688  
**PHONE NUMBER:** 727-934-2171 Ext. 120  
**EMAIL:** griffeth@whitehurst.gallery

**AGENT OR REPRESENTATIVE:** same as property owner  
**MAILING ADDRESS:** \_\_\_\_\_  
**PHONE NUMBER:** \_\_\_\_\_  
**EMAIL:** \_\_\_\_\_

**ADDRESS OF SUBJECT PROPERTY:** 1425 & 1429 & 1433 & 1447 S Ft. Harrison Ave and 514 Belleview Blvd.

**DESCRIPTION OF REQUEST:** The area in the vicinity of the existing northern parking lot has soil and ground water contamination. *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.):* The landscape plan has an area labeled as Phase 2. Once the site has been remediated, this Phase 2 landscaping will be installed in accordance with this plan.

**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.

Sworn to and subscribed before me this 11<sup>th</sup> day of March, 2026, to me and/or by Seasonally Known, who is personally known has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Signature of property owner or representative

\_\_\_\_\_  
Notary public,  
My commission expires: \_\_\_\_\_

**NOTARY PUBLIC**  
JIM SPANOLIOS  
Commission # HH 579286  
Expires October 26, 2028



# PLANNING AND DEVELOPMENT DEPARTMENT COMPREHENSIVE LANDSCAPING APPLICATION FLEXIBILITY CRITERIA

PROVIDE COMPLETE RESPONSES TO EACH OF THE FIVE (5) FLEXIBILITY CRITERIA EXPLAINING HOW, IN DETAIL, THE CRITERION IS BEING COMPLIED WITH PER THIS COMPREHENSIVE LANDSCAPING PROPOSAL.

1. Architectural Theme:

- a. The landscaping in a Comprehensive Landscaping program shall be designed as a part of the architectural theme of the principal buildings proposed or developed on the parcel proposed for the development.

The new landscaping near the existing buildings will add to the architectural theme.

OR

- b. The design, character, location and/or materials of the landscape treatment proposed in the Comprehensive Landscaping program shall be demonstrably more attractive than landscaping otherwise permitted on the parcel proposed for development under the minimum landscape standards.

2. *Lighting.* Any lighting proposed as a part of a Comprehensive Landscaping program is automatically controlled so that the lighting is turned off when the business is closed.

No changes to lighting are proposed for the existing northern buildings and parking lot.

3. *Community Character.* The landscape treatment proposed in the Comprehensive Landscape Program will enhance the community character of the City of Clearwater.

The added landscaping will enhance the community character.

4. *Property Values.* The landscape treatment proposed in the Comprehensive Landscaping program will have a beneficial impact on the value of the property in the immediate vicinity of the parcel proposed for development.

The added landscaping should look much nicer than existing conditions and have a beneficial impact on the value of nearby properties.

5. *Special Area or Scenic Corridor Plan.* The landscape treatment proposed in the Comprehensive Landscape Program is consistent with any special area or scenic corridor plan which the City of Clearwater has prepared and adopted for the area in which the parcel proposed for development is located.

N/A