



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

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): _____
MAILING ADDRESS: _____
PHONE NUMBER: _____
EMAIL: _____

APPLICANT/PRIMARY CONTACT
NAME: _____
COMPANY NAME: _____
MAILING ADDRESS: _____
PHONE NUMBER: _____
EMAIL: _____

ADDRESS OF SUBJECT
PROPERTY: _____
PARCEL NUMBER (S): _____
SITE AREA (SQUARE FEET AND
ACRES): _____
ZONING: _____
FUTURE LAND USE: _____
DESCRIPTION OF REQUEST: _____
(MUST INCLUDE USE,
REQUESTED FLEXIBILITY,
PARKING, HEIGHT, ETC) _____



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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](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: _____

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: _____

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: _____

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: _____

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: _____

PROPOSED: _____

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.

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.

3. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE HEALTH OR SAFETY OR PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OF THE PROPOSED USE.

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

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

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



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 :

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:

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



PLANNING AND DEVELOPMENT DEPARTMENT AFFIDAVIT TO AUTHORIZE AGENT/REPRESENTATIVE

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

1446 S Missouri LLC

Jay Ver Hulst, Manager

Susan Gaddis, Manager

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

1446 S Missouri Avenue, Clearwater, FL 33756

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

Flexible Development Application for use as personal storage and ancillary office

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

Brian J. Aungst, Jr., Esq. // Macfarlane, Ferguson & McMullen, P.A.

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.

Susan Gaddis
Property Owner/ Registered Agent of Organization

Property Owner/ Registered Agent of Organization

Property Owner/ Registered Agent of Organization

Property Owner/ Registered Agent of Organization

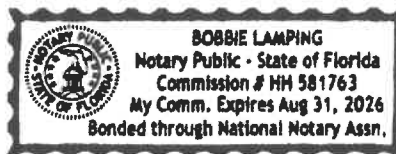
STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means * physical presence or * online notarization, this 30th day of June, 2025 by (Susan Gaddis) as (Member) of (1446 S Missouri LLC) who ☒ is/are personally known to me or ☐ who has/have produced a driver's license as identification.

NOTARY PUBLIC

Signature: *Bobbie Lamping*

My Commission expires: August 31, 2026



GENERAL APPLICABILITY CRITERIA

(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 land is proposed to be used as personal storage with an ancillary office space. The proposed flexibility to allow for use as indoor recreation/entertainment and office space is in harmony with the scale, bulk, coverage, density and character of adjacent properties in which it is located. The uses which are proposed on the site are not intense and will have minimal impact on the residential properties directly adjacent to the west. Furthermore, the proposed structure is positioned towards the eastern boundary of the property which has a street adjacent (Missouri Avenue), and commercial uses to the north (car wash) and south (car dealer).

(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 will not discourage appropriate development and use of adjacent land and/or buildings, nor will it significantly impair the value thereof. Use of the property as indoor recreation/entertainment and office space will be a much less intense use than the commercial uses (car wash and car dealer) that are directly adjacent to the north and south. Additionally, this is a low-trip generating, low-intensity use that will not have adverse effects to the adjacent land/buildings. Applicant is willing to agree to a deed restriction which limits the use to personal use for the owner and personal invitees only.

(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 use of the property as a comprehensive infill redevelopment project for indoor recreation/entertainment and office space will not adversely affect the health or safety of persons residing/working in the neighborhood. Approval of the proposed use will bring improvements to the site and a low-intensity use which will make the neighborhood safer.

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

➤ The proposed use as indoor recreation/entertainment and office space will generate minimal traffic due to the intended use being 'personal.' The proposed development has been designed so as to minimize any congestion of traffic that is brought onto the site.

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

➤ The proposed development is consistent with the community character of the immediate vicinity of the parcel proposed for development and will be a welcome addition to the neighborhood as it is a low-intensity use that will have minimal effects on adjacent properties.

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

➤ As noted in #1 above, the proposed development is positioned towards the eastern boundary of the property, nearest to Missouri Avenue (east) and the commercial uses to the north (car wash) and south (car dealer). The proposed use of the site will have minimal visual, acoustic, and olfactory and hours of operation impacts on adjacent properties as it is proposed for use as indoor recreation/entertainment and office space. However, the building was designed to ensure that any doors or openings are facing the commercial uses to the north and south and directing visual, acoustic, and olfactory impacts away from the western side of the property.

FLEXIBILITY CRITERIA—SECTION 2-704(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;
 - Use of the property for indoor recreation/entertainment and office space is not possible without deviating from the permitted uses in the commercial zoning district. In order to use the property for a low-intensity, low-trip generating use to have minimal impacts on the adjacent properties, the proposed development requires deviations from the Code.
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;
 - The proposed development of the property is consistent with the goals and policies of the Comprehensive Plan and furthers the intent and purpose of the commercial zoning district by not adversely impacting the integrity of the residential neighborhood, diminishing the scenic quality of the city, or negatively impacting the safe and efficient movement of people/things within the City of Clearwater.
3. The development or redevelopment will not impede the normal and orderly development and improvement of surrounding properties;
 - The proposed development will not impede the normal and orderly development and/or improvement of surrounding properties. Applicant intends to upgrade the property through this approval process in an efficient manner.
4. Adjoining properties will not suffer substantial detriment as a result of the proposed development;
 - Adjoining properties will not suffer a detriment as a result of the proposed development. The proposed use as indoor recreation/entertainment and office space is a low-intensity, low-trip generating use that will have minimal impacts on the adjacent properties. Furthermore, the structure is positioned towards Missouri Avenue and the commercial uses to the

north and south so as to lessen any impacts to the west of the property. Applicant is willing to agree to a deed restriction which limits the use to personal use for the owner and personal invitees only.

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;
 - N/A
 - 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;
 - The proposed use will diversify the local economy by permitting a citizen to utilize property for indoor recreation/entertainment and office space to operate.
 - c. The development proposal accommodates the expansion or redevelopment of an existing economic contributor;
 - N/A
 - d. The proposed use provides for the provision of affordable housing;
 - 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
 - The proposed use allows for development of the site where a rezoning/land use plan amendment would result in a spot land use along Missouri Avenue. The proposed use fits seamlessly within the commercial zoning district, but will have minimal adverse impacts on neighboring parcels as it is a low-intensity use. Many of the properties along Missouri Avenue abut residentially-zoned properties making the commercial zoning designations nonconforming. Approval of this request along with a deed restriction for non-commercial use allows the property to avoid spot-zoning and conform with the adjacent residential neighborhood.
 - f. The proposed use provides for the development of a new and/or preservation of a working waterfront use.
 - N/A
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;
 - The proposed development will not impede the normal and orderly development

and/or improvement of surrounding properties. Applicant intends to upgrade the property through this approval process in an efficient manner.

- b. The proposed development complies with applicable design guidelines adopted by the city;
 - The proposed development is compliant with City design guidelines.
- c. The design, scale and intensity of the proposed development supports the established or emerging character of an area;
 - The design, scale and intensity of the proposed development supports the established character of the area and will be an upgrade to the site and the neighborhood.
- 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 stepbacks; and
 - Distinctive roofs forms.
 - See attached plans for incorporation of design elements.
- e. The proposed development provides for appropriate buffers, enhanced landscape design and appropriate distances between buildings.
 - The proposed development provides appropriate buffers and enhanced landscape design. The proposed development is oriented towards the eastern boundary of the property to provide a significant buffer to the west of approximately 96-feet where only 20-feet is required. The setbacks to the north (approximately 56-feet where 10-feet is required) and south (approximately 37-feet where 10-feet is required) are also significantly greater than as required by Code.