



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:

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

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

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

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/ 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 _____ day of _____, 202__ by (_____) 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: _____



PLANNING AND DEVELOPMENT DEPARTMENT FLS & FLD APPLICATION

Affidavit of Authorized Agent

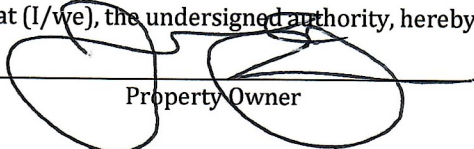
If multiple owners or properties, multiple affidavits may be required.

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

2. That (I am/we are) the owner(s) and record title holder(s) of the following described property:
730 Eldorado Ave., Clearwater, FL 33767

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

4. That the undersigned (has/have) appointed and (does/do) appoint:
Greg Jones (Jones Architecture) and Hill Ward Henderson (Katherine E. Cole, Esq)
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

Property Owner

Property Owner

Property Owner

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means * physical presence or * online notarization, this 27 day of Feb, 2025 by (John) as (Thomas) of (_____), who is/are personally known to me or X who has/have produced a driver's license as identification.

LIC # T520-463-66-367-0

NOTARY PUBLIC

Signature: Angela Gentile-Smith

My Commission expires: 4-11-28



730 Eldorado
Residential Infill Development

Description of Request: The Property is located at 730 Eldorado Ave in the North Clearwater Beach residential neighborhood. The original home was a two story home constructed with living space on the ground level. During the storms of 2024, the home was flooded; and, instead of seeking repairs consistent with the 50% rule, the owner has demolished the home and is preparing to construct a new home which complies with local building standards. The Property is located adjacent to a public beach access which is improved with a boardwalk from the street. To the South is a single family residential home which was most recently approved and reconstructed in 2002. Specifically, the applicant requests Flexible Development – Residential Infill Development approval for the following:

1. Front (East) Setback: 11' from structure.
2. Rear (West) Setback: 27 feet from the property line
3. Side (north) setback of five feet
4. Side (south) setback of five feet

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 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 character of adjacent properties is defined by the clustered single family detached dwellings of varying heights and similar low to medium density. The Flexible Standard Request for a proposed front setback of 11' to the structure with the stairs encroaching into the setback is reflective of other residential infill projects on north Clearwater Beach. The residential infill setbacks are intended to be recommendations and flexibility for the community character. The front setback has a slight intrusion on the north side to the sight visibility triangle adjacent to the public access point. This provides additional buffering from the public area with only the stairwell encroaching. The vehicular traffic is located out of a sight visibility triangle providing a safe ingress and egress for pedestrians and vehicles. This is consistent with the adjacent property and others along Eldorado.

- 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 design is for a single-family detached dwelling in a LMDR zoning district, which is both appropriate and permitted. The property is under a single-family land use designation of Residential Urban. Rather than hinder or discourage appropriate development, the more attractive and updated design will encourage redevelopment of adjacent land for single-family dwelling units, as is the stated purpose of LMDR district under Section 2-201. Moreover, attractive and up-to-code single-family dwelling units will benefit the quality and character of the neighborhood, yielding a net benefit to the value of the adjacent land.

- 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 proposed development will not adversely affect the health or safety of any persons. The proposed design is for a single-family detached dwelling unit, which poses no health or safety threat to the community as a single-family detached dwelling unit previously existed on the property. Constructing a new home in this area creates a more sustainable and resilient neighborhood than what currently exists.

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

The proposed single-family detached dwelling unit will have no effect on traffic, as it is simply replacing the single-family detached unit that previously existed on this property. The driveway is located on the south side of the property adjacent to the neighboring home and away from the public access.

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 and compatible with the character of the immediate vicinity of the Property. The reduction in the visibility triangle and front setback will bring the structure in harmony with the general character of the beachfront properties along Eldorado Ave. The proposed design will compliment the community character while providing an improved, up-to-code design. The 4' encroachment into the north building setback for an elevated mechanical platform is consistent with other constructed detached single-family dwellings along Eldorado Ave. Various examples of similar approvals are included with this application.

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 design will have the same level of effect on the surrounding properties as the previous residence. All mechanical equipment, trash bins, and other potentially adverse effects will be properly Maintained and screened from view as appropriate.

Flexibility Criteria or Use Specific Criteria, E. Residential infill projects.

1. The development or redevelopment of the parcel proposed for development is otherwise impractical without deviations from one or more of the following: intensity; other development standards;

The request is for a single-family detached dwelling; the reduced setbacks reflect consistent use of the private property landward of the seawall and CCCL reflective of the development pattern on north Clearwater Beach. The redevelopment of the property is impractical without deviations from the development standards for the building setbacks at the front of the Property. The location of the CCCL reduces the area available for construction significantly, thus requiring relief from the standard building setbacks. The reduction in the front allows for the construction of stairs outside of the living space – indicative of Florida architecture and the neighboring properties.

2. The development of the parcel proposed for development as a residential infill project will not materially reduce the fair market value of abutting properties;

The development of the proposed parcel will not materially reduce the fair market value of the abutting properties. The redevelopment of the property will have a positive impact on the abutting properties and create a sustainable home as compared to one that does not meet current building codes. The attractive, new up-to-code single-family dwelling will benefit the quality and character of the neighborhood, yielding a net benefit to the value of the adjacent land.

3. The uses within the residential infill project are otherwise permitted in the district;

A single family residential use is permitted in the district.

4. The uses within the residential infill project are compatible with adjacent land uses;

A single family residential use is permitted in the land use.

5. The development of the parcel proposed for development as a residential infill project will upgrade the immediate vicinity of the parcel proposed for development;

The proposed design is consistent and compatible with the character of the neighborhood and will upgrade the immediate vicinity of the property by constructing a new, attractive, up-to-code single-family dwelling.

6. The design of the proposed residential infill project creates a form and function which enhances the community character of the immediate vicinity of the parcel proposed for development and the City of Clearwater as a whole;

The design of the single-family dwelling will enhance the community character of the immediate vicinity of the property and the City of Clearwater as a whole by constructing a new, attractive, up-to-code single-family dwelling.

7. Flexibility in regard to lot width, required setbacks, height, off-street parking, access or other development standards are justified by the benefits to community character and the immediate vicinity of the parcel proposed for development and the City of Clearwater as a whole.

Flexibility with regard to setbacks are justified by the benefits to the community character and the immediate vicinity of the property and the City of Clearwater as a whole. The applicant has prepared various examples of such flexibility reflective of the neighborhood. Clearwater Beach is unique in that the “immediate vicinity” is not necessarily the block – but rather – gulf front homes, or bay-front homes, or interior homes. Generally, upon the continued redevelopment of Eldorado Ave., the homes being constructed maximize the use of the privately owned property within the seawall despite the property line being set seaward of the existing seawall. Further, the building official has determined that the seawall in this area is “nonfunctioning” due to the significant accretion of sand through the years creating a significant beach area to the west of these properties, and, in many instances covering the seawall generally so it is not seen. For this project, the seawall is proposed to be demolished and portions reconstructed for structural support of the new home.

The following are examples of surrounding properties that have been granted flexibility requests similar to what we are requesting:

1. **724 Eldorado Ave.** (property immediately south): 10' front setback to building, 5' front setback to stair. **FLS 02-03-25**; rear setbacks unclear but shown to CCCL and seawall at less than 10 ft.
2. **780 Eldorado Ave.:** 10' front setback to building. **FLD 2023-01002**
3. **766 Eldorado Ave.:** 10' front setback to building, 0' setback from CCCL. **FLD 2015-09038**
4. **752 Eldorado Ave.:** 10' front setback to building. **FLS 2004-05033**
5. **756 Eldorado Ave.:** 10' front setback to building. **FLS 2004-05032**
6. **744 Eldorado Ave.:** 10' front setback to building. **FLD 2012-02006**
7. **740 Eldorado Ave.:** 10' front setback to building. **FLD 2011-08028/ FLD 2009-10040**
8. **750 Eldorado Ave.:** 10' front setback to building.
9. **734 Eldorado Ave.:** 10' front setback to building. **FLS 2016-11050**
10. **844 Eldorado Ave.:** approx. 7' front setback to building. **FLS 02-04-31**
11. **984 Eldorado Ave.:** 3' front setback to stairs. **FLD 201-03011**

Subject Property 730 Eldorado facing 724 Eldorado to the South



720 Eldorado (2 houses south of the subject property)



716 Eldorado (3 houses south of subject property)



704 Eldorado Avenue (7 houses south of subject property)



708 and 710 Eldorado (5 and 6 houses South of Subject Property)



716 and 720 Eldorado (2 and 3 houses south of Subject Property)



736 Eldorado (2 houses north of subject property)



744 Eldorado (4 houses north of Subject Property)



Public Access at Mango and Eldorado
No Visibility Triangle



Public Access/South Bohemia Circle South



Public Access at Eldorado/Bohemia North



Public Access at Eldorado/Gardenia

