



# 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)**

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.](#)

<b>FIRE DEPARTMENT PRELIMINARY SITE PLAN REVIEW FEE:</b>	<b>\$200</b> (not applicable for detached dwelling or duplexes)
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<b>APPLICATION FEES:</b>	<b>\$100</b> (FLS – accessory structures associated with a single-family or duplexes)
	<b>\$200</b> (FLS – detached dwellings or duplexes)
	<b>\$475</b> (FLS – attached dwellings, mixed-use, and nonresidential uses)
	<b>\$300</b> (FLD – detached dwellings, duplexes, and their accessory structures)
	<b>\$1,205</b> (FLD – attached dwellings, mixed-use, and nonresidential uses)

Property Owner (Per Deed): 1700 North LLC  
Phone Number: 704-622-1309  
Email: Bthompson@metalroofingsystems.com

Applicant/Primary Contact Name: Hannah Menard  
Company Name: Clearwater Brewing Company  
Phone Number: 941-545-2402  
Email: Hannah.cwbrewco@gmail.com

Address of Subject Property: 1700 North Fort Harrison Avenue Clearwater, FL 33755

Parcel Number (s): 09-29-15-05454-001-0010

Site Area (Square feet and Acres): 1,736 square foot building and 0.304 acre-site

Zoning: Commercial General (C) District

Future Land Use: Commercial General (CG)

Description of Request (must include **use**, requested flexibility, parking, height, etc) : To change the land use from an existing brewpub (Final FLS2017-09038) to a microbrewery/microdistillery in order to distribute our product to Clearwater and surrounding areas. Under CDC Section 2-704(F)(1-5)(A-F) Microbrewery & Microdistillery.  
Submitting companion Comp Landscape Application



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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: 24 DU/Acre

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.

1.5/1,000 GFA Brew Opps

Required: 7-12/1,000 SF GFA

Proposed: 9 on-site with 1 handicap

#### 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

Proposed: 0.16

#### 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

Proposed: 0.81

*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 conversion from a Brewpub to a Microbrewery/Microdistillery will be in harmony with the adjacent properties. To the north of the subject property is a distribution hub, to the south a garage door salesman, to the east is a BBQ restaurant. A single family residence is to the west and is buffered by a 6' solid wall. The property has been a brewery since 2019.

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 change of land use from Brewpub to Microbrewery/Microdistillery will not hinder any other developments nearby or adjacent to. The change will continue to improve property value of the surrounding areas as it will bring awareness to the potential of Clearwater driving more business to this area than before.

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 change of land use from Brewpub to Microbrewery/Microdistillery will not adversely affect the health or safety or persons residing or working in the neighborhood. We will continue to operate in the same manner we have been and how the previous owners did. (See FINAL FLS+2017-09038)

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

We are not changing anything about the property to affect traffic congestion. We are already receiving orders through the distributor that will then pick-up our product to take to their warehouse and distribute therefore there is no issue to additional trucks or congestion.

5. The proposed development is consistent with the community character of the immediate vicinity of the parcel proposed for development.

The proposed change of land use from Brewpub to Microbrewery/Microdistillery is consistent with the community character. We have replaced the trees that were removed by previous owners after approval in FINAL FLS2017-09038) The proposed change of land use will not hinder any development.

6. The design of the proposed development minimizes adverse effects, including visual, acoustic, and olfactory and hours of operation impacts, on adjacent properties.

Yes, we have added a storage building (BCP2025-060188) to aid in minimizing adverse effects of storage & distributing. The brewery will continue to provide a friendly and relaxed environment for customers & our neighbors. We have increased the visual aesthetic of the property through the North Greenwood CRA Grant and the Clearwater Arts Mural Grant so the property is visually appealing. We have maintained the same operation as the previous brewery (acoustic, olfactory, hours of operation) and continue to not negatively impact the neighborhood as the previous brewery did not either.



## **1. The development or redevelopment is otherwise impractical without deviations from the use and/or development standards set forth in this zoning district.**

The requested change from a brewpub to a microbrewery/microdistillery is essential to the continued viability of the business. Under the current brewpub designation, on-site production is limited to sale primarily for on-premises consumption, which restricts our ability to distribute our product and operate sustainably in the long term. Unfortunately, this was the biggest challenge the previous owners had which led to the closure of the brewery after just 3 short years. No physical redevelopment or structural alterations to the property are proposed; however, the ability to distribute off-site is fundamental to the business model and cannot be achieved within the current use classification. Therefore, the deviation is necessary to allow standard industry operations without requiring unnecessary and impractical property modifications.

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## **2. The development or redevelopment will be consistent with the goals and policies of the Comprehensive Plan, as well as the general purpose, intent and basic planning objectives of this Code and the intent and purpose of this zoning district.**

The proposed microbrewery/microdistillery use is consistent with Clearwater's Comprehensive Plan goals related to economic development, supporting diverse local businesses, and encouraging reinvestment in existing commercial areas. The project strengthens the local economy through manufacturing, entrepreneurship, and value-added production that aligns with the intent of the zoning district to promote compatible commercial uses. Since the use does not require structural changes, increases in intensity, or any modification to the site layout, it maintains the district's planning objectives for orderly, predictable development. By supporting a local producer with a broader distribution capacity, the project directly furthers the Comprehensive Plan's emphasis on economic resilience and local business support.

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

The requested use change will not impede surrounding development because the site's operations will be similar in scale and impact to the existing brewpub use. Traffic, noise, hours of operation, and public activity levels will remain comparable to current conditions. All operations will occur within the existing building envelope, and distribution activities will be limited to typical commercial deliveries that are consistent with our current operation and surrounding businesses. As no structural additions or site modifications are proposed, surrounding properties will continue to develop and improve without any adverse effect from this request.

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

The microbrewery/microdistillery use will not result in any substantial detriment to adjoining properties. The property will retain the same layout, parking configuration, utilities, and overall intensity of use. Production activity will be contained indoors and will comply with all city, state, and federal codes regarding noise, ventilation, waste handling, and fire safety. Distribution-related traffic will be minimal and consistent with normal commercial deliveries that we are already receiving on a weekly-basis. Although the parcel to the west of the brewery is residential, the use is complementary to existing commercial and mixed-use activity in the area and is not expected to introduce any nuisances or negative externalities to adjacent properties. The property has been a brewery since 2019 and has not had any negative effects on adjoining properties, it has added value to not only the commercial district, but also the residential neighborhood by adding property value to their homes.

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#### **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 listed objectives.**

The proposed microbrewery/microdistillery is consistent with the underlying future land use category and is compatible with surrounding commercial and mixed-use properties. The essential character of the neighborhood remains unchanged, as the property continues to operate as a beverage-production-related commercial use, similar in function to the existing

brewpub. By utilizing the current structure and maintaining current operational patterns, the project preserves neighborhood character while enhancing economic vitality.

**The proposal demonstrates compliance with the following applicable objectives:**

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

The proposed microbrewery/microdistillery use is consistent with the types of light-production and craft-manufacturing activities that are allowable within this zoning district through the Flexible Land Use (FLS) process. While a brewpub is already an established, permitted use on the site (FINAL FLS2017-09038), the shift to a microbrewery/microdistillery represents a natural extension of the existing activity and fits within the district's intent to allow compatible commercial and small-scale production uses. The FLS mechanism provides the appropriate framework for approving this use, as it aligns with the district's permitted flexible development standards while maintaining the character, scale, and operational compatibility envisioned by the zoning code.

**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 transition to a microbrewery/microdistillery will allow off-site distribution, expanding the business's economic impact. This use will support job creation in production, packaging, distribution, and administrative roles, contributing to Clearwater's economic base. Local product distribution also enhances the city's regional presence in the craft beverage industry and will give Clearwater the opportunity to promote our city's brewery at local venues i.e. The Baycare Sound, The Phillies training stadium, etc. Currently, there is no representation of the Clearwater beverage industry at these venues.

**c. The development proposal accommodates the expansion or redevelopment of an existing economic contributor.**

The business currently contributes to the local economy as a brewpub and seeks only to expand its operations within the existing structure. Allowing the microbrewery/microdistillery use supports the natural evolution and expansion of a proven local economic contributor.

**d. The proposed use provides for the provision of affordable housing.**

Although the proposed microbrewery/microdistillery use does not directly create affordable housing, it contributes indirectly by strengthening the local economy and supporting job creation within the community. Stable employment and expanded economic activity are important components of a healthy housing environment, as they increase local income opportunities and

support workforce retention. By reinvesting in an existing commercial property without increasing infrastructure demands or displacing residential uses, the project supports broader community goals related to economic stability.

**e. The proposed use provides for development or redevelopment in an area characterized by similar development and avoids spot zoning or incompatible use patterns.**

The surrounding area includes a range of commercial uses, including food and beverage establishments, retail spaces, and service businesses. A microbrewery/microdistillery is compatible with these uses and maintains the area's commercial character. Approving this use through the flexible land use process ensures consistency without requiring a land use amendment or rezoning that would create a spot designation.

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

While the subject property is **not located directly on the waterfront**, the proposed microbrewery/microdistillery use supports the broader goals associated with working waterfront activity by strengthening Clearwater's local production economy and contributing to the supply chain of regional hospitality, tourism, and retail sectors—many of which are centered around the city's waterfront areas. By expanding our capacity to produce and distribute craft beverages, the project enhances the offerings available to restaurants, markets, and visitor-driven establishments near the waterfront, indirectly reinforcing the economic vitality of those areas.



PLANNING AND DEVELOPMENT DEPARTMENT
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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: Brian Paul Thompson, 1700 North LLC, Shane Seagle
2. That (I am/we are) the owner(s) and record title holder(s) of the following described property: 1700 N Fort Harrison Avenue Clearwater, FL Parcel: 09-29-15-05454-001-0010
3. That this property constitutes the property for which a request for (describe request): Change Land Use from Brewpub to Microbrewery/Microdistillery
4. That the undersigned (has/have) appointed and (does/do) appoint: Hannah Kathleen Menard 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 signatures and labels for Brian Paul Thompson, Shane Seagle, Hannah Kathleen Menard, and another agent.

STATE OF FLORIDA, COUNTY OF PINELLAS
BEFORE ME THE UNDERSIGNED, AN OFFICER DULY COMMISSIONED BY THE LAWS OF THE STATE OF FLORIDA, ON THIS 28th DAY OF November, 2025, PERSONALLY APPEARED Brian Thompson WHO HAVING BEEN FIRST DULY SWORN DEPOSED AND SAYS THAT HE/SHE FULLY UNDERSTANDS THE CONTENTS OF THE AFFIDAVIT THAT HE/SHE SIGNED
Notary Seal/Stamp: DOTTI M. OVERTON, Notary Public-State of Florida, Commission # HH 526476, My Commission Expires September 05, 2028
Notary Public Signature: [Signature], My Commission Expires: 9-5-2028