



## 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):**

Rayan Real Estate LLC, Madrit Kurtishi, Manager

**MAILING ADDRESS:**

1401 N. Belcher Road, Clearwater, FL 33765

**PHONE NUMBER:**

212-995-5437

**EMAIL:**

skyelineconstruction@gmail.com

**APPLICANT/PRIMARY CONTACT**

**NAME:**

Housh Ghovaei, Agent

**COMPANY NAME:**

Northside Engineering

**MAILING ADDRESS:**

300 South Belcher Road, Clearwater, FL 33765

**PHONE NUMBER:**

727-443-2869 or 727-709-0943

**EMAIL:**

Housh@northsideengineering.net

**ADDRESS OF SUBJECT**

**PROPERTY:**

2236 Atmi Junior Greene Dr, Clearwater, FL 33765

**PARCEL NUMBER (S):**

07-29-16-01720-000-0001

**SITE AREA (SQUARE FEET AND**

88601 sq. ft. - 2.034 acres

**ACRES):**

**ZONING:**

LDR

**FUTURE LAND USE:**

RL

**DESCRIPTION OF REQUEST:**

**(MUST INCLUDE USE,**

10-unit townhome complex- attached dwellings in accordance with Section 2-101 and 2-104 Flexible Development and flexibility criteria

**REQUESTED FLEXIBILITY,**

**PARKING, HEIGHT, ETC)**



## 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: 10 PROPOSED: 10

#### **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: 20 PROPOSED: 22

#### **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: N/A PROPOSED: 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: .65 PROPOSED: .39 - 34554 sq. ft.  
PLEASE LIST PERCENTAGE % AND SQUARE FEET.



## 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:

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 property's current state is the foundations and walls of all 10 units has been completed when work stopped. Property is overgrown with trees and other vegetation. The development of the property, when completed, will enhance the area.

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 property development will not hinder or discourage the appropriate development but will enhance the area. All surrounding properties have been developed so this development will not hinder or discourage the development of this parcel.

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 property is currently a problem for health and safety because the project has stopped and the property has become overgrown with trees and vegetation and has become a problem with homeless people and trash on the property.

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

The project will have minimal traffic congestion since it only has 10 units

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

The project is consistent with the community character and will be an asset to the area. The development of the parcel will eliminate undesirable plant life and human squadding on the property.

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

The project will not provide adverse effects, visual, acoustic & olfactory problems since it is a residential community.



## PLANNING AND DEVELOPMENT DEPARTMENT FLS & FLD APPLICATION

### 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:

1. The parcel is a triangle shape, bounded on the north by a railroad track, on the south by a residential single-family home subdivision & on the west by Belcher Rd.
2. The buildings are designed with a front street setback.
3. Off-street parking is screened from adjacent parcels of land by a concrete block wall on the south & existing vegetation on the north along the railroad track.
4. All units face the access drive & do not face onto an existing roadway with the exception of the three units at the rear of the property which do face Belcher Rd.
5. The development will require some trees to be removed as shown on the tree removal plan.
6. The total number of buildings is two, with one building containing 7 units and one building containing three units with some guest parking (2).
7. The buildings are an architectural style that is consistent with this type of development. The existing houses in the adjacent subdivision are a varying type of architectural and no consistency. The other buildings in the area are commercial and do not lend any architectural standard for the area.
8. The proposed development is not located in a designated Neighborhood Conservation District.



**PLANNING AND DEVELOPMENT DEPARTMENT**  
**AFFIDAVIT TO AUTHORIZE**  
**AGENT/REPRESENTATIVE**

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

Rayan Real Estate LLC

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

2.034 acres located on the east side of Belcher Road lying south of the CSX RR

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

Development order FLD2015-09034A previously approved has expired. Commencement of the project occurred in 2018 via Building permits approved in 2017 - these permits have also expired. The walls and foundations of all 10 townhome units have been erected.

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

Housh Ghovaee, Northside Engineering

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

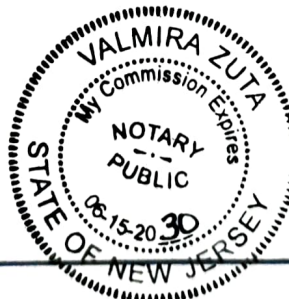
STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means \* physical presence or \* online notarization, this 21 day of May, 2025 by (Madri Kirtshi) as (owner) 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: June 15, 2030



## PROJECT NARRATIVE - ATMI JUNIOR GREENE

Atmi – 2236 Atmi Junior Greene Drive - 07-29-16-01720-000-0001 (aka: 1401 Belcher Road)

Development Order FLD2015-09034A previously approved has expired

Commencement of the project occurred in 2018 via building permits approved in 2017 which have also expired. Construction of buildings stopped due to fire Department requirements (lack of fire hydrants)

BCP-2017-06373 – Unit 1 – address 2206	Atmi Junior Greene Dr. - 07-29-16-01720-000-0010	
BCP-2017-06377 – Unit 2 – address 2210	Atmi Junior Greene Dr.	0020
BCP-2017-06380 – Unit 3 – address 2214	Atmi Junior Greene Dr.	0030
BCP-2017-06381 – Unit 4 – address 2218	Atmi Junior Greene Dr.	0040
BCP-2017-06383 – Unit 5 – address 2222	Atmi Junior Greene Dr.	0050
BCP-2017-06386 – Unit 6 – address 2226	Atmi Junior Greene Dr.	0060
BCP-2017-06388 – Unit 7 – address 2230	Atmi Junior Greene Dr.	0070
BCP-2017-06390 – Unit 8 – address 2239	Atmi Junior Greene Dr.	0080
BCP-2017-06392 – Unit 9 – address 2235	Atmi Junior Greene Dr.	0090
BCP-2017-06394 – Unit 10 – address 2231	Atmi Junior Greene Dr.	0100

Project is resubmitted for review for FLD consideration. All terms and conditions of the Low Density Residential District (LDR) zoning and Residential Low (RL) have been met except for the use of "attached dwellings"