

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;

***Response: the proposed single family development abuts only existing single family residential properties therefore a commercial development would be impractical.***

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;

***Response: the proposed development is for a single family residence which is consistent with the goals and policies of this code and comprehensive plan.***

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

***Response: the proposed development is for a single family residence and creates no impediment to surrounding properties.***

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

***Response: the proposed development is for a single family residence which is consistent with the use of the adjoining properties and therefore is not detrimental to the surrounding area.***

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:

***Response under A & E***

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

***Response: the proposed use is single family residence which is permitted under flexible development.***

- 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;
- c. The development proposal accommodates the expansion or redevelopment of an existing economic contributor;
- d. The proposed use provides for the provision of affordable housing;
- 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;

***Response: the proposed single family residential development is same use and zoning as adjacent properties.***

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

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:

***Responses below***

- 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;

***Response: the proposed development is for a single family residence which is consistent with the use of the adjoining properties and therefore does not impede but would actually encourage development due to the charm of new construction.***

- b. The proposed development complies with applicable design guidelines adopted by the city;

***Response: the proposed single family residence includes a visually attractive stepped façade including use of hardie siding, hardie trim, and architectural shingles therefore complying applicable guidelines.***

- c. The design, scale and intensity of the proposed development supports the established or emerging character of an area;

***Response: the proposed single family residence design and scale is consistent with surrounding homes. Its intensity is consistent with neighboring properties.***

d. In order to form a cohesive, visually interesting and attractive appearance, the proposed development incorporates a substantial number of the following design elements:

***Responses below***

- Changes in horizontal building planes;

***Response: homes story and a half design creates an inviting and interesting transition of horizontal planes.***

- Use of architectural details such as columns, cornices, stringcourses, pilasters, porticos, balconies, railings, awnings, etc.;

***Response: exterior balcony and railings are included in the proposed design.***

- Variety in materials, colors and textures;

***Response: the proposed design includes a variety of cladding including hardie siding and trim, stucco and architectural shingles***

- Distinctive fenestration patterns;

***Response: hardie siding and trim create a distinctive fenestration pattern typical of a coastal style home.***

- Building stepbacks;

***Response: 2<sup>nd</sup> floor of building steps back from first floor and the use of dormers add architectural interest to façade.***

- Distinctive roofs forms.

***Response: Roof style includes gables and dormers distinctive of a coastal style home.***

e. The proposed development provides for appropriate buffers, enhanced landscape design and appropriate distances between buildings.

***Response: The proposed development meets current codes for building setbacks and landscape design. The enhancements include four new shade trees and tailored shrub placement. Distances between proposed development and adjacent buildings will be consistent with current code and surrounding neighborhood.***



## PLANNING AND DEVELOPMENT DEPARTMENT FLS & FLD APPLICATION INFORMATION

### SUBMITTAL CHECKLIST

*Italics indicate item may not always be required. Confirm with Staff in writing prior to submittal.*

#### **To be submitted as DOCUMENTS (mandatory):**

- Completed FLS/FLD Application (Pages 1 through 5)
- Detailed description of requested flexibility (Page 1)
- Complete sentence responses for General Applicability Criteria (Page 3)
- Complete sentence responses for correct Specific Flexibility Criteria (Page 4)
- Affidavit completed and notarized. (Page 5)

#### **Companion Applications (if applicable)**

- US 19 or Downtown addendum applications (Required for US 19 and DT Districts)*
- Comprehensive Landscape program (Required for flexibility from landscaping)*
- Public Amenities Incentive Pool (Required for density/intensity in the DT District)*
- Transfer of Development Rights (Required if density/intensity is to be transferred)*
- Preliminary Plat (Required for alteration of three or more lots or parcels)*

#### **Narratives & Reports (if applicable)**

- One Page Stormwater Narrative including Calculations
- Tree Inventory (Required for every site with protected trees)
- Narrative for Beach by Design, US 19 and Downtown design standards (Required for T, US 19 and DT Districts)*
- Parking Demand Study (Required if reducing required parking)*
- Traffic Impact Study (Required if exceeding thresholds detailed below)*

#### **To be submitted as PLANS (mandatory):**

- Signed Survey
- Cover Sheet with Site Data Table
- Demolition Plans*
- Site Plans with dimensions showing all new construction
- Paving, Grading and Drainage
- Turning template plans (Required for certain vehicular movements)*
- Utility Plans (include solid waste receptacles and enclosure)
- Landscape Plan (Not required for single family projects)*
- Irrigation Plan (Not required for single family projects)*
- Tree Survey
- Tree Protection Plan
- Floor Plans
- Architectural Elevations measuring height
- Architectural elevations with dimensions and details required for Beach by Design, US 19 and Downtown.*



## PLANNING AND DEVELOPMENT DEPARTMENT FLS & FLD APPLICATION INFORMATION

### APPLICATION REQUIREMENTS DETAILS

A complete submittal is required. The City reserves the right to reject online submittals that deviate from the standards, and to require the documents to be resubmitted. Any exemption to these requirements must be confirmed in writing from city staff prior to submitting or the application may be incomplete and/or delayed.

Plans shall be set to landscape view, and oriented so that North is always at the top of the monitor; while documents shall be oriented either landscape or portrait view so that the top of the page is always at the top of the monitor. The Plan Sheets shall be named (online in ePermit submittal) in a logical and concise method (**C1.0, C1.1, LS1.1, LS 1.2, etc**). Resubmittals may be rejected due to incorrect naming as they must match sheet names or sheet versioning will be incorrect.

Submittals in ePermit shall be uploaded as either “APPLICATIONS” or “PLANS” type only, as detailed above.

#### ***Parking Demand Study***

If flexibility from the parking standards is requested that is greater than 50% (excluding those standards where the difference between the top and bottom of the range is one parking space), then a parking demand study must be provided. The proposed methodology of the parking demand study must be approved in writing by both Traffic Engineering and the Planning and Development Department prior to conducting the study and prior to submitting the study. The findings of the study shall be used in determining whether or not flexibility to the parking standards are supported and/or approved.

#### ***Traffic Impact Study***

A traffic impact study shall be required for all proposed developments if the total generated net new trips meet one or more of the following conditions:

- Proposal is expected to generate 50 or more new trips in any given hour (directional trips, inbound or outbound on the abutting streets) and/or 500 or more new trips per day (As per CDC Section 4-904.C3 & C.6); or
- Anticipated new trip generation degrades the level of service as adopted in the City’s Comprehensive Plan to unacceptable levels; or
- The study area contains a segment of roadway and/or intersection with five reportable accidents within a prior twelve-month period, or the segment and/or intersection exists on the City’s annual list of most hazardous locations, provided by the City of Clearwater Police Department; or
- The Traffic Operations Manager or their designee deems it necessary to require such assessment in the plan review process. Examples include developments that are expected to negatively impact a constrained roadway or developments with unknown trip generation and/or other unknown factors.



## PLANNING AND DEVELOPMENT DEPARTMENT FLS & FLD APPLICATION INFORMATION

### ***Stormwater Narrative***

The stormwater narrative shall describe the proposed stormwater control plan including location of onsite and offsite stormwater management facilities, including offsite elevations, as may be required by the Engineering Department to evaluate proposed stormwater management, as well as a narrative describing the proposed stormwater control plan. This shall include calculations not to exceed one page, additional calculations will be required at time of building construction permit. Additional data necessary to demonstrate compliance with the City of Clearwater Storm Drainage Design Criteria manual may be required at time of building construction permit.

### **Plans Details:**

#### ***Civil/Site/Drainage/Utility Plans General***

The site plan shall prepared by a professional architect, engineer or landscape architect, be drawn to a minimum scale of one inch equals 50 feet, and shall include the following:

- Index sheet of the same size shall be included with individual sheet numbers referenced thereon.
- Property lines and zoning or future land use boundaries if multiple designations.
- Site Data Table including density, intensity, parking, impervious surface ratio, etc.
- North arrow, scale, location map and date prepared.
- Identification of the boundaries of phases, if development is proposed to be constructed in phases.
- Location of the Coastal Construction Control Line (CCCL), whether the property is located within a Special Flood Hazard Area, and the Base Flood Elevation (BFE) of the property, as applicable.
- Location, footprint and size of all existing and proposed buildings and structures on the site.
- Location and dimensions of vehicular and pedestrian circulation systems, both on-site and off-site, with proposed points of access.
- Location of all existing and proposed sidewalks, curbs, water lines, sanitary sewer lines, storm drains, fire hydrants and seawalls and any proposed utility easements.
- Stormwater Plan showing the location and details of onsite and offsite stormwater management facilities as referenced in the one page stormwater narrative including calculations which demonstrate the facility can meet Clearwater requirements.
- Location, dimensions and detailsof solid waste collection facilities, required screening and provisions for accessibility for collection.
- Location of off-street loading area, if required by Section 3-1406.
- All adjacent right(s)-of-way, with indication of centerline and width, paved width, existing median cuts and intersections and bus shelters.
- Dimensions of existing and proposed lot lines, streets, drives, building lines, setbacks, structural overhangs and building separations.



## PLANNING AND DEVELOPMENT DEPARTMENT FLS & FLD APPLICATION INFORMATION

- Identification and description of watercourses, wetlands, tree masses, specimen trees, and other environmentally sensitive areas.
- Turning templates for passenger vehicles (19 feet size), Fire apparatus, and solid waste vehicles. Specifically, solid waste vehicles are 12 feet wide mirror to mirror, 14 feet in height, require 30 feet of clearance when servicing a dumpster, 37 feet in length and Inter-Axle Diff lockout.

### ***Landscape Plan***

A landscape plan shall be provided for any project where there is a new use or a change of use; or an existing use is improved or remodeled in a value of 25% or more of the valuation of the principal structure as reflected on the property appraiser's current records, or if an amendment is required to an existing approved site plan; or a parking lot requires additional landscaping pursuant to the provisions of Article 3, Division 14.

The landscape plan shall be drawn to a scale consistent with the site plan, and shall include the following:

- Location, size, description, specifications (Florida Grades) and quantities of all existing and proposed landscape materials, including botanical and common names.
- Existing trees on-site and immediately adjacent to the site, by species, size and location, including drip line.
- Interior landscape areas hatched and/or shaded and labeled and interior landscape coverage, expressed both in square feet, exclusive of perimeter landscaped strips, and as a percentage of the paved area coverage of the parking lot and vehicular use areas.
- Location of existing and proposed structures and improvements, including but not limited to sidewalks, walls, fences, pools, patios, dumpster pads, pad mounted transformers, fire hydrants, overhead obstructions, curbs, water lines, sanitary sewer lines, storm drains, seawalls, utility easements, treatment of all ground surfaces, and any other features that may influence the proposed landscape.
- Location of parking areas and other vehicular use areas, including parking spaces, circulation aisles, interior landscape islands and curbing.
- Drainage and retention areas, including swales, side slopes and bottom elevations.
- Delineation and dimensions of all required perimeter landscape buffers and/or zones including sight triangles, if any.
- Details of bioswales or other Low Impact Development (LID) techniques as required in US 19 Zoning District.
- Table of tree inches diameter at breast height (DBH) to be removed rated 3 or better and any trees to be replanted (caliper inches) clearly listing any deficit.



## PLANNING AND DEVELOPMENT DEPARTMENT FLS & FLD APPLICATION INFORMATION

### ***Tree Survey, Inventory, and Preservation Plan***

The tree survey shall depict the location of all protected trees and palms by size, canopy and species. The tree inventory shall:

- Be prepared by a certified arborist and include the name and certification number of the arborist.
- Include all shade trees four inches diameter at breast height (DBH) and greater, all accent trees two inches DBH and greater, and any other planted tree part of an approved landscape plan
- Specify the size (DBH), canopy, and condition of such trees as per Community Development Code Section 3-1202.H.
- Rate trees and palms on a scale of zero to six as per the Community Development Code.

The Tree Preservation Plan shall show or provide:

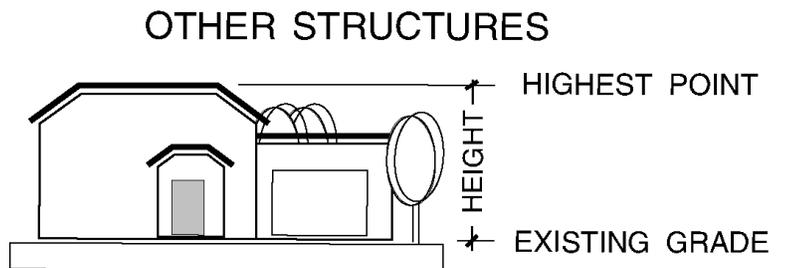
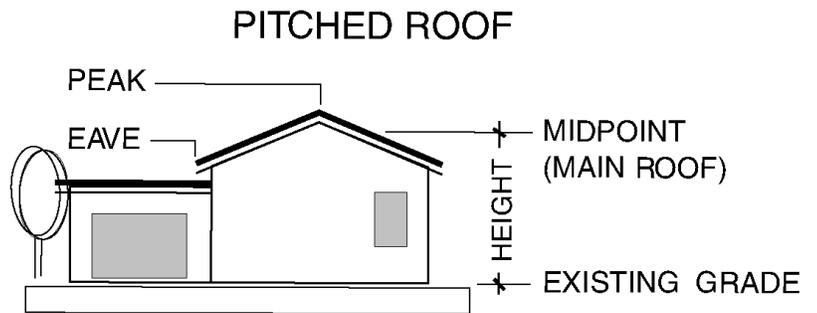
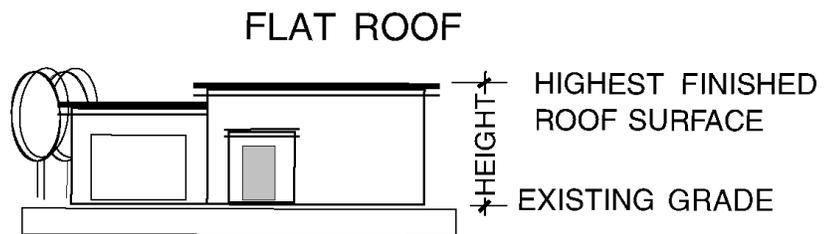
- Clearly show all trees proposed to be preserved,
- Existing and proposed structures, utilities, walks, driveways, and parking areas and other improvements.
- All impacts to trees including grade changes, utilities, and irrigation must be clearly shown to assess the realistic preservation of trees.
- Provide the dimensions of the tree barricades from the tree, based on the diameter at breast height of the tree, ensuring the critical root zone is protected. A minimum of nine inches of root area protection for every inch in diameter may be required.
- Include name and number of the ISA Certified arborist who prepared the tree preservation plan and if different, the name and number of the ISA Certified arborist who will be installing, inspecting and implementing the Tree Preservation Plan through the permitting process.

## PLANNING AND DEVELOPMENT DEPARTMENT FLS & FLD APPLICATION INFORMATION

### **Architectural Details**

Building elevation drawings shall depict the building or structure elevations including height, consistent with the definition of height, below, and building materials. Typical floor plans shall be provided and shall include floor plans for each floor. Color Elevations are required for the Community Development Board. The architectural plans shall provide all dimensions, details, and perspectives required to ensure compliance with the Design Standards of US 19 and Downtown Zoning Districts as well as Beach by Design.

*Height, building or structure, means for buildings, the vertical distance from the mean elevation of the existing grade to the highest finished roof surface in the case of a building with a flat roof, or the vertical distance from the existing grade to a point representing the midpoint of the peak and eave heights of the main roof structure of the roof of a building having a pitched roof. For other structures, the vertical distance from existing grade to the highest point of the structure above such existing grade. Where minimum floor elevations in flood prone areas have been established by law, the building height may be measured as though the required minimum floor elevations constitute existing grade. In addition, (1) linear radio and television antennas shall be permitted to project ten feet higher than the maximum height otherwise specified for the zoning district within which the antenna is located. Parabolic and other geometrically shaped antenna shall not be permitted this height increase. (2) Flagpoles located on top of buildings shall be permitted to project ten feet higher than the maximum height otherwise specified for the zoning district assigned to the property. (3) Elevator equipment rooms and like mechanical equipment enclosures shall be permitted to project up to 16 feet higher than the maximum height otherwise specified for the zoning district assigned to the property. (4) Parapet walls constructed on buildings with flat roofs shall be permitted to extend not higher than 42 inches over the maximum height specified for the zoning district in which the building is located. (5) Structures permanently affixed to the roof that accommodate rooftop occupancy shall only be permitted if within the maximum allowable height.*





# 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): Matthew Tiernan  
Phone Number: 727-686-7611  
Email: matt.tiernan@yahoo.com

Applicant/Primary Contact Name: Richard Badders  
Company Name: Shorelines Design Group  
Phone Number: 727-736-5463  
Email: Rich@sdgfl.com

Address of Subject Property: 848 Dempsey St. Clearwater, FL

Parcel Number (s): 21-29-15-47466-002-0050

Site Area (Square feet and Acres): 5,004 sf  
Zoning: (C) commercial  
Future Land Use: (CG) Commercial General

Description of Request (must include **use**, requested flexibility, parking, height, etc) : requesting to construct single family residence at subject property.



# 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: \_\_\_\_\_0\_\_\_\_\_ Proposed: \_\_\_\_\_1\_\_\_\_\_

### 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: \_\_\_\_\_0\_\_\_\_\_ Proposed: \_\_\_\_\_0\_\_\_\_\_

### 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: \_\_\_\_\_2\_\_\_\_\_ Proposed: \_\_\_\_\_4\_\_\_\_\_

### 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: \_\_\_\_\_~~.55~~\_\_\_\_\_ N/A\_\_\_\_\_ Proposed: \_\_\_\_\_~~.24~~\_\_\_\_\_ 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: \_\_\_\_\_90%\_\_\_\_\_ Proposed: \_\_\_\_\_29.2%\_\_\_\_\_ *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 proposed development is for a single family home and adjacent properties are 100% single-family homes with some vacant lots. Therefore, the proposed use is very much in harmony with the density and character of adjacent properties. The proposed home is also similar in scale and bulk when compared to the adjacent properties. If the single-family use was not approved, zoning allows only a multi-family home or commercial business to be placed on this site, which would be completely out of harmony with the adjacent property. adjacent properties; 800, 805, 809, 813, 817, 825,901, 909, 915, 925 & 931 Dempsey St. & 831 Lakeview Rd.

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 is for a single-family home which is consistent with the type of developments on adjacent properties. Therefore, it would not hinder or discourage development of those adjacent lands. The proposed development adds charm and brings a new construction project to the neighborhood. This would likely add to the value and encourage development of adjacent properties.

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 development is for a single-family home and would have no negative impact on the health and safety of persons residing in neighborhood.

4. The proposed development is designed to minimize traffic congestion. The proposed development is for a single-family home and when compared to the alternative of multi-family home or commercial business, would greatly minimize traffic.

5. The proposed development is consistent with the community character of the immediate vicinity of the parcel proposed for development. the immediate vicinity of the proposed development is 100% single-family homes with some vacant lots. Therefore, the proposed use consistent with the community's character.

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 development is for a single-family home and when compared to the alternative, multi-family home or commercial business, greatly minimizes any chance of visual, acoustic, olfactory or hours of operation impacts on adjacent properties.





PLANNING AND DEVELOPMENT DEPARTMENT  
FLS & FLD APPLICATION

**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:

Matthew Tiernan \_\_\_\_\_  
\_\_\_\_\_

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

848 Dempsey St Clearwater, FL \_\_\_\_\_

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

requesting to construct single family residence at subject property. \_\_\_\_\_

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

Richard Badders / Shorelines Design Group \_\_\_\_\_  
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.

X Matthew Tiernan \_\_\_\_\_  
Property Owner Property Owner

\_\_\_\_\_  
Property Owner Property Owner

STATE OF FLORIDA, COUNTY OF PINELLAS

BEFORE ME THE UNDERSIGNED, AN OFFICER DULY COMMISSIONED BY THE LAWS OF THE STATE OF FLORIDA, ON  
THIS 19<sup>th</sup> DAY OF October, 2023, PERSONALLY APPEARED  
Matthew Tiernan WHO HAVING BEEN FIRST DULY SWORN  
DEPOSED AND SAYS THAT HE/SHE FULLY UNDERSTANDS THE CONTENTS OF THE AFFIDAVIT THAT HE/SHE  
SIGNED.



Angela Mesick \_\_\_\_\_  
Notary Public Signature  
My Commission Expires: 8-7-2025



**CITY OF CLEARWATER**  
PLANNING & DEVELOPMENT DEPARTMENT  
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748  
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756  
TELEPHONE (727) 562-4567 FAX (727) 562-4576

May 3, 2024

Gary Badders  
Shorelines Design Group  
793-d San Christopher Dr.  
Dunedin, FL 34698

VIA FAX:

RE: FLD2024-04010 -- 848 DEMPSEY ST-- Letter of Incompleteness

Dear Gary Badders:

The Planning Staff has entered your application into the Department's filing system and assigned the case number: FLD2024-04010. After a preliminary review of the submitted documents, staff has determined that the application is Incomplete with the following comments.

1. Page 2 Change Floor Area Ratio (FAR) to NA as both entries are not required for residential use.

**Response: See attached revised Application.**

2. Page 3 Q1. Please provide a list of the adjacent properties that are single-family homes.

**Response: See added Addresses.**

3. Page 4 Re-write the narrative. The flexibility requested is construction of a single-family residence on a lot that is only four feet more than the 5,000 square foot minimum size lot required in a residential district. Flexibility is necessary to construct a single-family residence on the subject property given not only the current zoning but also the lot size.

**Response: See attached revised Application.**

4. To keep within the character of the proposed single-family use existing in the neighborhood, where the properties are zoned Medium Density Residential ("MDR") – south of Dempsey Street Note: These addresses are the ones to be listed not only here but also on page 3.

**Response: See added addresses. 800, 805, 809, 813, 817, 825, 901, 909, 915, 925 & 931 Dempsey St. & 831 Lakeview Rd., 713, 1357, & 1363 Pomelo Ave Clearwater**



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4567 FAX (727) 562-4576

the deficiencies of the application shall be specified by Staff. No further development review action shall be taken until the deficiencies are corrected and the application is deemed complete. Please resubmit by May 8, 2024 at NOON. Failure to do so will result in the application being withdrawn.

If you have any questions, please do not hesitate to contact me at 727-444-8767 or [james.baker@myclearwater.com](mailto:james.baker@myclearwater.com).

Sincerely yours,

James Baker



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4567 FAX (727) 562-4576

Planner

5/3/2024

Letter\_Of\_Incompleteness

"EQUAL EMPLOYMENT AND AFFIRMATIVE ACTION EMPLOYER"

MT  
TMT

PRIVATE TRUST—AMENDMENT

AMENDMENT TO THE

Matthew Vincent Raymond Tiernan Trust

PRIVATE TRUST

This Amendment to the Matthew Vincent Raymond Tiernan Trust Private Trust, dated March,  
20 23, is made by Matthew Vincent Raymond Tiernan, Grantor, on March 1, 2023.

The Grantor hereby amends the Trust as follows:

It is hereby granted that the Aliyah Sherbs-Tiernan Trust is the beneficiary to all assets held within the Matthew Vincent Raymond Tiernan Trust, and the Successor Trustees are the Christ Light Mission Trust, and ELASA TINA MARIE TIERNAN.

It is hereby granted that Matthew Vincent Raymon Tiernan is able to have as primary residence and live at the Real Property held with Matthew Vincent Raymond Tiernan Trust: 505 Orange St Palm Harbor Fl 34683.

State of Florida

County of Pinellas



On March 9, 20 23, before me personally appeared Matthew Vincent Raymond Tiernan, who is personally known to me or who provided \_\_\_\_\_ as identification, and signed the above document in my presence.

[signature]

Notary Public

My Commission expires:

Prepared by:  
Matthew Tiernan  
P.O. Box 533  
Ozona, FL 34660-0533  
Parcel ID No: 21-29-15-47466-002-0050

## Quit Claim Deed

Made this 1st day of March 1, 2023, A.D. by Matthew Tiernan, an unmarried man, hereinafter called the grantor, to Matthew Vincent Raymond Tiernan, as Trustee of the Matthew Vincent Raymond Tiernan Trust, whose post office address is: P.O. Box 533, Ozona, Florida 34660-0533 hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal re-presentatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of \$ TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged; does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Pinellas County, Florida, viz:

**Lots 5 and 6, Block 2, LAKE BELLEVIEW ADDITION according to the plat thereof recorded in Plat Book 9, page 141, Public Records of Pinellas County, Florida.**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

\_\_\_\_\_  
Witness Printed Name Christina Gialousakis Matthew Tiernan

Witness  
Printed Name Sherrie Lippy

State of Florida  
County of Pinellas

The foregoing instrument was acknowledged before me, by means of physical appearance, this 1st day, of March 2023, by Matthew Tiernan, who is personally known to me or who has produced \_\_\_\_\_ as identification.



\_\_\_\_\_  
Notary Public- Christina Gialousakis  
Commission exp 10/12/2023