



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

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.](#)

FIRE DEPARTMENT PRELIMINARY \$200 (not applicable for detached dwelling or duplexes)
SITE PLAN REVIEW FEE:

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): Nicholas Porcini
Phone Number: 610-299-8465
Email: nickporinni@connect2x.com

Applicant/Primary Contact Name: Michel Napoleon
Company Name: Essentials Spa of Clearwater LLC
Phone Number: (727) 223-3313
Email: spadirector@essentialsofclearwater.com

Address of Subject Property: 417 Corbett St, Clearwater 33756

Parcel Number (s): _____

Site Area (Square feet and Acres): 3,496 sq ft

Zoning: _____

Future Land Use: R/OG

Description of Request (must include **use**, requested flexibility, parking, height, etc) : _____

Requesting spa use



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

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: N/A

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.

Required: 12

Proposed: 14

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: 50%

Proposed: 28%

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: 75%

Proposed: existing conditions
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.

Yes, the current site is to scale for the area and no external changes are proposed.

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.

Correct, this request will not hinder or discourage the appropriate development.

3. The proposed development will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use.

This is an accurate statement. We will enhance the area by bringing wellness services.

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

Correct, as the traffic will not cause any traffic congestions.

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

Yes, we will enhance the area by making the building a wellness center for our community.

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

Correct, no adverse effects will occur as we are a relaxing and wellness establishment.



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:

SEE ATTACHED

Date: Monday, January 6, 2025

RE: FLD submittal - FLD2025-01001 at 417 Corbett Street

Questions:

A. Comprehensive infill redevelopment projects:

1. Correct, the redevelopment is otherwise impractical with deviations from use/development standards set forth in the zone due to unforeseen circumstances beyond our control. Following the devastating impact of the recent hurricane (Milton), we were forced to relocate our business, Essentials Spa of Clearwater, unaware that our new location was not properly zoned for a spa (we are the only occupants/tenants at Corbett). Our intention has always been to continue serving the Clearwater community, providing essential wellness services that promote relaxation, self-care, and overall well-being (keeping all of our wonderful services). We are more than just a spa; it is a vital part of the local economy and community. We proudly employ 20 dedicated staff members, offering stable jobs and contributing to the city's economic growth. Additionally, our business attracts both local residents and visitors, further driving foot traffic and revenue to the surrounding area. Many of our clients travel from neighboring cities and out of state, bringing new tourism dollars to Clearwater. Rezoning our building to allow us to operate is crucial not only for our business's survival but also for the employees and clients who rely on us. We provide a positive impact to our community and we ask that you allow us the opportunity to continue providing wellness services, supporting local employment, and contributing to the city's prosperity.
2. Correct, the location will be consistent with the goals and policies.
3. Correct, it will not impede the normal and orderly development and will improve the surround properties.
4. Correct, adjoining properties will not suffer substantial detriment as a result of the proposed development.
5. Correct, please see below:
 - a. Yes, it will use the permitted in this zoning district as a minimum standard, flexible standard or flexible development use.

- b. Yes, the proposed use would be a significant economic contributor to the City's economic base by diversifying the local economy and creating jobs. We currently employ 20 staff members.
 - c. Yes, the development proposal accommodates expansion or redevelopment of an existing economic contributor (in business since 2020).
 - d. N/A
 - e. N/A – this is not a land zoning
6. Correct, please see below:
- a. Yes, it will not impede the normal and orderly development and improvement of the surrounding properties for uses permitted in this zoning district.
 - b. Yes, it complies with all design guidelines adopted by the city.
 - c. Yes, it supports the established and emerging character of the area as we are bring a modern luxury spa with wellness at the forefront.
 - d. Does not apply as it is an existing building so we are not adding anything to the structure.
 - e. There will not be any updates to the exterior of the building or the landscaping that has been in place previously. We even kept the sign the same to maintain the exterior intact.

We have been serving the beautiful City of Clearwater since 2020 and have consistently driven new business to the area. We received 2024 Best Day Spa by Best of the Best (Tampa Bay Times) and this has given us recognition outside of the area and we are well received with the Clearwater Beach visitors. We also donate to various organizations to continue to support our community. Thanks for your consideration and if you have any questions, please contact me at (727) 457-7330.

Thanks and Regards,

Marisol Napoleón