



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 2020 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 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): Community Redevelopment Agency of the City of Clearwater, Florida and City of Clearwater
Phone Number: PLEASE USE AGENT
Email: PLEASE USE AGENT

Applicant/Primary Contact Name: Sean P. Cashen
Company Name: Gulf Coast Consulting, Inc. 13825 ICOT Blvd., Suite 605, Clearwater, FL 33760
Phone Number: 727-524-1818
Email: scashen@gulfcoastconsultinginc.com

Address of Subject Property: NE CORNER OF N MARTIN LUTHER KING JR AVE & TANGERINE STREET

Parcel Number (s): 10-29-15-33534-003-0160; 10-29-15-33534-003-0170; 10-29-15-33534-003-0180; 10-29-15-33534-003-0190

Site Area (Square feet and Acres): 15,153 SF (0.3479 acres)

Zoning: C - COMMERCIAL & MDR - MEDIUM DENSITY RESIDENTIAL

Future Land Use: CG - COMMERCIAL GENERAL & RM - RESIDENTIAL MEDIUM

Description of Request (must include use, requested flexibility, parking, height, etc) :
Flexible Development (FLD) request for development of six (6) shipping container retail plaza (3200 sf) and associated gathering space/stage area for a community gathering space Comprehensive Infill Redevelopment with flexibility for building setbacks and for offsite parking spaces.



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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

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: NA Proposed: NA

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: NA Proposed: NA

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: 16 Proposed: Offsite parking Flexibility request with approx 50 spaces available

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: 0.21

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: 88.62% (13,428 SF)
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.

See attached Narrative for General Applicability Criteria Compliance.

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.

See attached Narrative for General Applicability Criteria Compliance.

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

See attached Narrative for General Applicability Criteria Compliance.

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

See attached Narrative for General Applicability Criteria Compliance.

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

See attached Narrative for General Applicability Criteria Compliance.

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

See attached Narrative for General Applicability Criteria Compliance.



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:

The main site has Commercial (C) zoning and Commercial general (CG) Future Land Use and Lot 19 (at southeast corner of site) has MDR zoning with RM land Use. The CG land use category allows commercial with a maximum FAR of 0.55, which the existing buildings are proposing 3200 sf for a 0.21 FAR. The proposed plan complies with all site requirements, however, flexibility is requested for building setbacks and on-site parking. Parking to be provided directly to the west within the Christ Temple Church parking lot per a Lease agreement between the Church and the City of Clearwater.

See attached Narrative Responses to the six General applicability criteria found in CDC Section 3-914.A.1



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:
Community Redevelopment Agency of the City of Clearwater
City of Clearwater, Florida, A Municipal Corporation
2. That (I am/we are) the owner(s) and record title holder(s) of the following described property:
NE CORNER OF N MARTIN LUTHER KING JR AVE & TANGERINE STREET
Parcels: 10-29-15-33534-0160; 10-29-15-33534-0170; 10-29-15-33534-0180; 10-29-15-33534-0190
3. That this property constitutes the property for which a request for (describe request):
Flexible Development Application (FLD) / Comp Infill for building setbacks and number of parking spaces.
4. That the undersigned (has/have) appointed and (does/do) appoint:
Sean P. Cashen, P.E.
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.

Handwritten signatures and names of property owners: Gloria Campbell, Executive Director, Clearwater Urban Leadership Coalition (1); Sean P. Cashen, P.E.

STATE OF FLORIDA, COUNTY OF PINELLAS

BEFORE ME THE UNDERSIGNED, AN OFFICER DULY COMMISSIONED BY THE LAWS OF THE STATE OF FLORIDA, ON THIS 2nd DAY OF March, PERSONALLY APPEARED Gloria D. Campbell WHO HAVING BEEN FIRST DULY SWORN DEPOSED AND SAYS THAT HE/SHE FULLY UNDERSTANDS THE CONTENTS OF THE AFFIDAVIT THAT HE/SHE SIGNED.

Handwritten signature of Notary Public: Lela C. Young

Notary Public Signature

My Commission Expires:

Notary Seal/Stamp

Notary Public State of Florida
Lela C. Young
My Commission # 14331408
Expires 11/19/2020
Revised: 1/9/20

COMPREHENSIVE INFILL REDEVELOPMENT CRITERIA NARRATIVE

Project Criteria per Section 3-914.A.1

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 0.35-acre site is a proposed six (6) building community container park (retail and food uses) with gathering space/pedestrian areas for socializing. The site has Commercial (C) zoning and Commercial general (CG) Future Land Use. The CG land use category allows commercial with a maximum FAR of 0.55, which the existing buildings are proposing 3200 sf for a 0.21 FAR. The proposed plan complies with all site requirements, however, flexibility is requested for building setbacks and on-site parking. Parking to be provided directly to the west within the Christ Temple Church parking lot per a Lease agreement between the Church and the City of Clearwater.

The applicant seeks to provide this container park with code landscaping to provide a meeting space for local residents in an effort to improve the community and revive the area by bringing in new businesses (to operate the container space) and opportunities for the community. Proceeding as a Comprehensive Infill Redevelopment project is necessary for building setback reduction flexibility to 10 feet and offsite parking. The use and building setbacks of 10 feet would be consistent with the mixed-use nature of the area (residential and commercial), which includes mostly small business uses adjacent to North Martin Luther King Jr. Avenue north and south of this development, many of which are setback 10 feet or closer to this roadway right-of-way. The proposed building setbacks of 10 feet are representative of existing commercial developments in the area and allow for increased available internal area for pedestrian circulation and gathering space for a more functional and enhanced experience and is a reasonable use on this property.

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 development of this site will not impede or hinder development or redevelopment of surrounding property. All surrounding property is currently developed with small business retail/services or residential uses. There are commercial/service uses to the north, south and west and single family residential to the east. The area contains a mixture of Commercial "C", and MDR zoning. The plan details existing conditions of the site with the proposed impervious surfaces near allowable ISR intensity limits in the C zoning district. The frontage along N MLK Jr. Avenue will provide an inviting and vibrant streetscape attracting residents and improving the area which will be a benefit to surrounding properties.

The development of this site to a Commercial/Retail neighborhood container plaza park is consistent with the Commercial General (CG) land use designation of the Comprehensive

Plan. The mix-use (retail/restaurant) businesses will revive the area and bring economic opportunities as well as community outreach to this part of the City.

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 development of this site will not adversely affect the health or safety of people residing in this area. This development will be a community gathering area where residents will gather to socialize. This development will revitalize this area, bring people together within the neighborhood and will be a destination which will attract people to the area which will promote local businesses as well.

A 6' high masonry wall and landscaping is proposed along the east boundary in an effort to provide both a visual and acoustic buffer between this site and adjacent residential lots. No buildings are proposed in the southeast lot 19 which is zoned MDR, providing a buffer between this development and this adjacent lot.

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

We anticipate most people will walk or bike to this community container park. Those who travel by car will be able to park within the Christ Temple Church parking lot located immediately to the west of this site across North Martin Luther King Jr. Avenue. See attached Traffic Generation Information and based on this (with traffic numbers reduced by half due to the anticipated 50% of patrons not driving to site), the PM peak traffic is 20 vehicles IN and 20 Vehicles OUT.

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

Commercial uses are permitted in the portion of the site within the CG land use category up to FAR of 0.55. This development is consistent with the density and ISR requirements of the zoning and land use categories. A land use plan amendment or rezoning are not needed. The redevelopment will provide code compliant landscaping improvements along the north (zoned C) and east boundary (zoned MDR). No buildings are proposed within the southeast Lot 19 zoned MDR which is proposed as a gathering area with seating and retention. Therefore, this proposed commercial use on the Lots 16, 17 and 18 will not alter the characteristics of the neighborhood which is also commercial adjacent to North Martin Luther King Jr, Avenue.

The proposed development of commercial/retail buildings is permitted in the CG land use category up to FAR 0.55. The C district allows a maximum ISR of 0.90.

This commercial/retail container park development will be a great economic contributor, providing retail, food pods, restaurants and other business opportunities and provide a

meeting gathering space. Potential for many new job creations for the tenants of the container pods, as well as reviving and improving the community. This proposed use provides opportunities for new economic growth in an area that is characterized by other similar uses.

The area includes several small businesses within the “C” zoning district along both the east and west side of North Martin Luther King Jr. Avenue and this development will be compatible with these existing businesses and is anticipated to be an economic driver for the area and these businesses.

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 provides for appropriate buffers, enhances landscape design and appropriate distances between buildings. A 6’ high masonry wall and landscaping is proposed along the east boundary in an effort to provide both a visual and acoustic buffer between this site and adjacent residential lots. No buildings are proposed in the southeast lot 19 which is zoned MDR, providing a buffer between this development and this adjacent lot. Approximate hours of operation are anticipated to be 10am to 8pm during the week and 10am to 10pm on Friday and Saturday which are reasonable hours of operation for this project situated near residential areas.



Planning & Development Department
Comprehensive Landscaping Application

IT IS INCUMBENT UPON THE APPLICANT TO SUBMIT COMPLETE AND CORRECT INFORMATION. ANY MISLEADING, DECEPTIVE, INCOMPLETE OR INCORRECT INFORMATION MAY INVALIDATE YOUR APPLICATION.

ALL APPLICATIONS ARE TO BE FILLED OUT COMPLETELY AND CORRECTLY, AND SUBMITTED IN PERSON (NO FAX OR DELIVERIES) TO THE PLANNING & DEVELOPMENT DEPARTMENT BY NOON ON THE SCHEDULED DEADLINE DATE.

A TOTAL OF 11 COMPLETE SETS OF PLANS AND APPLICATION MATERIALS (1 ORIGINAL AND 10 COPIES) AS REQUIRED WITHIN ARE TO BE SUBMITTED FOR REVIEW BY THE DEVELOPMENT REVIEW COMMITTEE. SUBSEQUENT SUBMITTAL FOR THE COMMUNITY DEVELOPMENT BOARD, IF NECESSARY, WILL REQUIRE 15 COMPLETE SETS OF PLANS AND APPLICATION MATERIALS (1 ORIGINAL AND 14 COPIES). PLANS AND APPLICATIONS ARE REQUIRED TO BE COLLATED, STAPLED AND FOLDED INTO SETS.

THE APPLICANT, BY FILING THIS APPLICATION, AGREES TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE COMMUNITY DEVELOPMENT CODE.

PROPERTY OWNER (PER DEED): Community Redevelopment Agency of the City of Clearwater, Florida
MAILING ADDRESS: 600 Cleveland St., Clearwater, FL 33756
PHONE NUMBER: PLEASE USE AGENT
EMAIL: PLEASE USE AGENT

AGENT OR REPRESENTATIVE: Sean P. Cashen
MAILING ADDRESS: Gulf Coast Consulting, Inc. 13825 ICOT Blvd. Suite 605, Clearwater, FL 33760
PHONE NUMBER: 727-524-1818
EMAIL: scashen@gulfcoastconsultinginc.com

ADDRESS OF SUBJECT PROPERTY: NE CORNER OF N MARTIN LUTHER KING JR AVE & TANGERINE STREET
Parcels: 10-29-15-33534-0160; 10-29-15-33534-0170; 10-29-15-33534-0180; 10-29-15-33534-0190

DESCRIPTION OF REQUEST: Request flexibility in the placement of landscape buffer trees and hedges for the infill project.
Specifically identify the request (include all requested code flexibility; e.g., reduction in required number of parking spaces, height, setbacks, lot size, lot width, specific use, etc.): Also the flexibility with building foundation landscape due to nature of building accessibility. Request 0' buffer widths (West & South) with extensive landscape provided along East. Provided canopy trees upsized to 3" caliper and a wall provided for the eastern buffer.

STATE OF FLORIDA, COUNTY OF PINELLAS
I, the undersigned, acknowledge that all representations made in this application are true and accurate to the best of my knowledge and authorize City representatives to visit and photograph the property described in this application.
Sworn to and subscribed before me this 29th day of April, 2020, to me and/or by Sean P. Cashen, who is personally known as identification. produced N/A as identification.
Signature of property owner or representative
Notary public, CHRISTINE BRIDGEWATER
My commission expires: July 5, 2027



Planning & Development Department
**Comprehensive Landscaping Application
Flexibility Criteria**

PROVIDE COMPLETE RESPONSES TO EACH OF THE FIVE (5) FLEXIBILITY CRITERIA EXPLAINING HOW, IN DETAIL, THE CRITERION IS BEING COMPLIED WITH PER THIS COMPREHENSIVE LANDSCAPING PROPOSAL.

1. Architectural Theme:

- a. The landscaping in a Comprehensive Landscaping program shall be designed as a part of the architectural theme of the principal buildings proposed or developed on the parcel proposed for the development.

OR

- b. The design, character, location and/or materials of the landscape treatment proposed in the Comprehensive Landscaping program shall be demonstrably more attractive than landscaping otherwise permitted on the parcel proposed for development under the minimum landscape standards.

The infill nature of the project limits the available space along the perimeter buffers on the west and south sides of the project, along with building foundation landscaping. The eastern side of the project allows for the increase in landscaping over the amount required for the typical landscape buffer. The landscape in this area has been maximized with internal canopy trees provided and street trees along the right of ways. The canopy trees have been upsized and a wall provided along the eastern side.

- 2. **Lighting.** Any lighting proposed as a part of a Comprehensive Landscaping program is automatically controlled so that the lighting is turned off when the business is closed.

The building, signage and any landscape accent lighting will be designed to limit lighting off-site and reduce glare to adjacent neighbors. Reasonable lighting levels will be provided for the building security during the night time hours.

- 3. **Community Character.** The landscape treatment proposed in the Comprehensive Landscape Program will enhance the community character of the City of Clearwater.

The project with the proposed landscape provided will enhance the visual aesthetics of the surrounding area and provide buffering along the eastern boundary. The project area currently has limited to no existing landscape material. Street trees have been provided along the right of ways that will enhance the lack of landscaping along MLK Jr. Ave. and Tangerine St. along with some internal canopy trees. +

- 4. **Property Values.** The landscape treatment proposed in the Comprehensive Landscaping program will have a beneficial impact on the value of the property in the immediate vicinity of the parcel proposed for development.

The proposed landscape plant materials will provide street trees along the right of ways, internal canopy trees and buffering along the residential zoned properties to the east. This infill development of the currently vacant project area with the new plant materials, buildings and decorative pavement will provide enhancement of the overall visual impression of the project area and therefore the perceived value of the adjacent neighborhood. +

- 5. **Special Area or Scenic Corridor Plan.** The landscape treatment proposed in the Comprehensive Landscape Program is consistent with any special area or scenic corridor plan which the City of Clearwater has prepared and adopted for the area in which the parcel proposed for development is located.

There is no special area or scenic corridor plan for the project area.