



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)
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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)
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Property Owner (Per Deed): UPIP LLC

Phone Number: PLEASE USE AGENT

Email: PLEASE USE AGENT

Applicant/Primary Contact Name: Mr. Krikor Kassarian & Sean P. Cashen, PE

Company Name: Gulf Coast Consulting, Inc. 13825 ICOT Blvd., Suite 605, Clearwater, FL 33760

Phone Number: 727-524-1818

Email: krikor@gulfcoastconsultinginc.com

Address of Subject Property: 2650 LANDMARK DRIVE

Parcel Number (s): 29/28/16/49870/000/0020

Site Area (Square feet and Acres): 4.68 Acres (204,215 SF)

Zoning: INSTITUTIONAL (I)

Future Land Use: INSTITUTIONAL (I)

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

Flexible Development (FLD) request for amendment to a previously approved site plan (FLD2009-02002A) as a comprehensive infill redevelopment project to add a radiology building and physician's parking lot to the existing medical clinic/office with flexibility to additional on-site parking, construction of new building, change to southern setback. Comprehensive Landscape program.



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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: 164 Proposed: 148 on site

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: 0.65 Proposed: 0.18 (36,173 SF)

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: 0.85 Proposed: 57.6% 117,683 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:

Site is located within the Institutional (I) zoning district and medical clinic is a minimum standard permitted use per Table 2-1202 of the Community Development Code. This application is being processed as a Comprehensive Infill Redevelopment Project, and the flexibility criteria per Section 2-1204.A are evaluated in the attached "Comprehensive Infill Redevelopment Criteria Narrative."



CLEARWATER
BRIGHT AND BEAUTIFUL BAY TO BEACH

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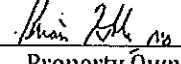
Affidavit of Ownership

If multiple owners or properties, multiple affidavits may be required.

- Provide names of all property owners on deed - PRINT full names:
UPIP LLC
- That (I am/we are) the owner(s) and record title holder(s) of the following described property:
2650 Landmark Drive Clearwater, FL (Parcel #29/28/16/49870/000/0020)
- That this property constitutes the property for which a request for (describe request):
Flexible Development Application (FLD)
- That the undersigned (has/have) appointed and (does/do) appoint:
Mr. Krikor Kassarian & Mr. Sean P. Cashen, P.E. - Gulf Coast Consulting, Inc.
as (his/their) agent(s) to execute any petitions or other documents necessary to affect such petition;
- That this affidavit has been executed to induce the City of Clearwater, Florida to consider and act on the above described property;
- 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;
- That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.



Property Owner **MARTIN RICHMAN**



Property Owner **BRIAN HALE**

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 28th DAY OF May, 2026, PERSONALLY APPEARED

PERSONALLY KNOWN & Appears WHO HAVING BEEN FIRST DULY SWORN
DEPOSED AND SAYS THAT HE/SHE FULLY UNDERSTANDS THE CONTENTS OF THE AFFIDAVIT THAT HE/SHE

SIGNED



Notary Public Signature

My Commission
Expires:

Notary Seal/Stamp

Michael Rock
Comm: HH 488449
Expires: Dec. 2, 2027
Notary Public - State of Florida

Narrative for General Applicability Criteria Compliance – Section 3-914.A

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.

This redevelopment is an addition of a building and physician's parking area to an existing 2-story medical clinic. The site will maintain the existing landscaping and retention pond. The property is in a mixed-use area containing institutional uses (churches/schools) on land having Institutional (I) zoning, as well as residential uses on land having LNDR zoning.

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.

All surrounding properties are already fully developed. To the north is the Heritage United Methodist Church, to the south is Leila Davis Elementary School, to the west are residential homes, and to the direct east across Landmark Drive are additional residential homes.

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 medical office use will have standard business hours on Monday through Friday 8:00 AM to 5:00 PM, whereas the adjacent churches are primarily occupied on Sundays. The proposed facility will be closed on weekends. The extensive building setbacks from both Landmark Drive to the east and the residential subdivision to the West ensures that there will not be adverse effects to these residential areas. The proposed use is a permitted use within the institutional zoning district and as such is compatible with the school and churches in the neighborhood. Medical offices will enhance the health and safety of the residents in the area.

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

As previously approved, the existing medical office/clinic is expected to maintain its 1,180 daily trips, 102 AM peak hour trips and 129 PM peak hour trips. Acceptable levels of service will be maintained on Landmark Drive in area intersections.

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

The community character is mixed-use with primarily institutional use and residential uses. The additional building to the existing approved medical office/clinic is a permitted use in the "I" zoning district and is therefore consistent with the community 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 existing building, and the proposed additional building, has extensive setbacks from all surrounding uses including a 309-foot setback to the west property line where residential uses abut the site. Ambulances will not be a regular occurrence, as this is out-patient surgeries and doctor's offices only, there is no "emergency room". The only need for an ambulance would be if a patient needs emergency transport to a nearby hospital.

COMPREHENSIVE INFILL REDEVELOPMENT CRITERIA NARRATIVE

Project Criteria per Section 2-1204.A

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

After the site was approved/permitted in 2025 (FLD2009-02002A / BCP2024-060516) the Client decided to add an additional building and a physician's parking lot. The site has Institutional (I) zoning and Institutional (I) Future Land Use. The Institutional (I) zoning district lists "medical clinic" as a permitted use in the minimum Development Standard Development section (Table 2-1202). The proposed plan complies with all site requirements.

Previous approvals included a deviation to on-site parking and was being accommodated through a parking Easement with the church to the northeast. The code required parking was 164 spaces (5 spaces/1000 SF) whereas the subject parcel parking lot is being expanded to 140 parking spaces. With the additional building square footage, the code required parking is now 183 spaces. Eight (8) additional spaces are being provided on-site to bring the total up to 148 on-site parking. The south parcel cannot fit 183 spaces given the landscape buffers and drainage retention area. The previous approval had a 24-space shortfall, which was being addressed by existing parking on the church property (northeast parcel) which has 155 existing parking spaces. Which still leaves 11 spaces.

The ITE Parking Generation manual 6th edition has since reduced the rate of spaces needed to 2.63 spaces per 1000 SF of building from the 5th parking generation manual and illustrates that only 96 spaces are needed. In this case, the site far exceeds the required parking needed.

The site has been developed since the late 1970's with the main building being completed in 2010. Previously a school, it was approved as FLD2009-02002, and now the medical office building which was amended to FLD2009-02002A. The applicant seeks to add a new building on the south side of the existing building and additional parking for physicians. Flexibility to allow the additional building and parking is necessary. Therefore, proceeding as a Comprehensive Infill redevelopment project is necessary. In keeping with the mixed-use nature of the area, which includes institutional uses and residential uses, the proposed medical clinic/office and the new radiology building is a reasonable use on this property.

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.

The addition of a radiology building to a medical clinic is consistent with the Institutional (I) land use designation of the Comprehensive Plan. Medical clinic is also consistent with the Institutional (I) zoning of the property as medical clinic is a permitted use. The

following Objectives and policies of the Comprehensive Plan are furthered by this redevelopment:

Policy A.1.1.10 requires the provision of on-site drainage detention/retention.

Policy A.2.2.6 Encourages the provision of safe on-site traffic circulation and connections to adjacent arterial and collector streets. (Landmark Drive is a collector).

Policy A.3.2.1 - Requires all new development or redevelopment of property to meet the landscape requirements of the Community Development Code.

Policy A.6.1.6 – Land use decisions in Clearwater shall support the expansion of economic opportunity, the creation of jobs and training opportunities... (The proposed medical clinic/office will create dozens of high paying medical jobs).

Policy A6.2.1 - Specifies the site plan approval process should encourage infill development.

Policy A.6.2.2 – Encourages land use conversions on economically underutilized parcels and corridors, and promote redevelopment activity in these areas.

The project is consistent with the intent and planning objectives of the Institutional (I) zoning district in that it does not adversely impact any residential neighborhoods and provides convenient access to medical services. The redevelopment is consistent with the FAR, ISR, building setback and height requirements. The flexibility to parking is justified by the adjacent church use having excess parking on weekdays, and ITE Parking Generation Manual 6th Edition.

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

The re-use of this site will not impede development or redevelopment of surrounding property. All surrounding property is currently developed with institutional or residential uses. These include the Northwood Presbyterian Church to the northwest, the Heritage United Methodist Church to the northeast and Leila Davis Elementary School to the south. The existing western portion of the site provides a large landscape buffer adjacent to the single-family homes (LMDR zoned) to the west. The proposed plan limits the expanded parking area to the interior portion of the site. The building intensity and impervious surfaces are well within allowable FAR and ISR intensity limits in the I zoning district. The frontage along Landmark Drive provides a landscape buffer and building setbacks in excess of code requirements. There is a large amount of open space on the eastern portion of the project. This will be a benefit to surrounding properties.

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

The addition of a new building to the existing medical clinic/office is compatible with adjacent land uses. All surrounding property is currently developed with institutional and residential uses. This property provides a visual landscaped buffer from Landmark Drive to the east and places its highest intensity central portion of the site far setback from the residential uses to the west. Hours of operation are limited to weekday daytime business hours only, no weekend hours.

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:
- a. The proposed use is permitted in this zoning district as a minimum standard, flexible standard or flexible development use;
 - 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 spot land use or zoning designation;
 - f. The proposed use provides for the development of a new and/or preservation of a working waterfront use

Medical clinic is permitted in the underlying future land use category of I. The development is consistent with the FAR and ISR requirements of the zoning and land use categories. A land use plan amendment or rezoning are not needed.

- a. **The proposed addition of a building to the existing medical clinic facility is a permitted use in the I zoning district. The I district allows a maximum floor area ratio (FAR) of 0.65 and allows an ISR of 0.85. The redevelopment will have an FAR 0.18 and an ISR of 0.57.**
- b. **The additional building to the existing medical clinic would be an economic contributor by providing additional jobs in the medical field including doctors, nurse, technicians, and administrative support staff.**
- c. **The existing medical clinic provides high paying medical jobs, and the new addition will increase the number of those jobs.**
- d. **NA – This proposed use does not provide affordable housing.**
- e. **The area includes several institutional uses including churches and Leila Davis Elementary School. The medical clinic is a permitted use in the "I" land use and "I" zoning district. There is no need for a Land Use Plan Amendment or a rezoning.**

f. NA – The proposed use is not 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:
- 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;
 - b. The proposed development complies with applicable design guidelines adopted by the City;
 - c. The design, scale, and intensity of the proposed development supports the established or emerging character of an area;
 - d. In order to form a cohesive, visually interesting and attractive appearance, the proposed development incorporates a substantial number of the following design elements:
 - Changes in horizontal building planes
 - Use of architectural details such as storefront, columns, cornices, stringcourses, pilasters, porticos, balconies, railings awnings, canopies, etc.
 - Variety of materials and colors
 - Distinctive fenestration patterns
 - Building setbacks; and
 - Distinctive roof forms
 - e. The proposed development provides for appropriate buffers, enhances landscape design and appropriate distances between buildings.
- a. **The addition of a radiology building to the existing medical clinic/office facility will not impede the development of surrounding properties since they are already developed with institutional and residential uses in the “I”, and “LMDR” zoning districts. The existing 2-story building height is 37 feet-6 inches to the midpoint of the pitched roof and will remain as such. The new building will be a one-story 19 feet high building. No height increase is proposed. The building is below the 50-foot height limit allowed in the “I” district for medical clinics and is substantially buffered from nearby uses.**
- b. **NA**
- c. **The existing medical building was approved as part of FLD2009-02002A and will remain. The new radiology building will be an expansion of the existing building maintaining the same character. The building is limited to 2-stories and is substantially setback from Landmark Drive, the residential homes to the west, and Leila Davis Elementary School to the south. The building addition will be a one-story building. This re-use provides an FAR within allowable limits currently permitted in the “I” zoning district. The character of the area includes institutional facilities (churches and schools) and low-moderate density residential homes. The existing site contains landscape buffers and visual screening.**

- d. The existing building was approved as part of FLD2009-02002 and amended in FLD2009-02002A and uses high quality, durable material. The new building addition will follow with the same character. No substantial change to the exterior of the existing building is proposed other than the new building addition at the rear of the building.**
- e. The site is already undergoing upgrading with significant landscape features, drainage treatment facilities, and provides appropriate buffers given the adjoining uses. Much area is being turned into landscape buffers and additional parking. The goal is to improve the appearance of the site and minimize the impact to the adjacent uses.**