



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): 375 Turner 1 LLC and 375 Turner 2 LLC, 301 Turner St LLC
Phone Number: PLEASE USE AGENT
Email: PLEASE USE AGENT

Applicant/Primary Contact Name: Mr. Krikor Kassarjian
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: 375 Turner St, 310 Turner St, 301 Turner St, (411 Turner St)

Parcel Number (s): 16-29-15-92592-002-0010, 16-29-15-92592-005-0010, and 16-29-15-92592-005-0030 (and 16-29-15-92592-006-0010)

Site Area (Square feet and Acres): 33,657 SF (0.77 acres) Parcels 16-29-15-92592-002-0010 & 16-29-15-92592-005-0010

Zoning: Institutional (I)

Future Land Use: Institutional (I)

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

Flexible Development (FLD) request for redevelopment of existing building and parking lot for a Comprehensive Infill Redevelopment with flexibility for building setbacks and for parking space (5 spaces /1000 SF GFA) per Section 2-1204 to 3.23 space/1000 SF GFA per ITE Manual, site is also in walking distance to PSTA bus stop location.



# 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: 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: 76 Proposed: 60 Flexibility request

### 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: 0.45

### 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: 87.24% 29,360 SF  
*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.

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](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 part of the Institutional (I) zoning district and Medical Clinic is allowed, but due to building setbacks and the parking requirements, a Level 2 Comprehensive Infill Redevelopment Project per Section 2-1204F of the Community Development Code is required. (See attached Narrative)



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:
375 Turner 1 LLC
375 Turner 2 LLC
2. That (I am/we are) the owner(s) and record title holder(s) of the following described property:
375 Turner Street (Parcel #16/29/15/92592/002/0010 and #16/29/15/92592/005/0010)
3. That this property constitutes the property for which a request for (describe request):
Flexible Development Application (FLD) for building setbacks and number of parking spaces.
4. That the undersigned (has/have) appointed and (does/do) appoint:
Mr. Krikor Kassarian
as (his/their) agent(s) to execute any petitions or other documents necessary to affect such petition;
5. That this affidavit has been executed to induce the City of Clearwater, Florida to consider and act on the above described property;
6. That site visits to the property are necessary by City representatives in order to process this application and the owner authorizes City representatives to visit and photograph the property described in this application;
7. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

Property Owner
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 30 DAY OF October, 2025, PERSONALLY APPEARED
Davis Minkoff 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 State of Florida
Richard E. Huff Jr.
My Commission HH 572074
Expires 8/2/2028
Notary Seal/Stamp
My Commission Expires: 8-2-28
Notary Public Signature

## **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 a re-use of an existing 2-story building previously serving as a church. The medical clinic/office use will continue to be a 2-story building, with parking, and additional landscaping. The property is in a mixed-use area containing Institutional uses (churches/medical clinics) on land having Institutional (I) zoning, as well as offices on land having O 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. The property which will be converted to a medical clinic/office is surrounded by a church and offices to the north, east and west and a museum to the south.**

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 9 AM – 5PM, whereas the adjacent church is primarily occupied on Sundays. The proposed facility will be closed on weekends. The proposed use is a permitted use within the Institutional zoning district and as such is compatible with the church and offices 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.

**The proposed medical office/clinic is expected to generate 547 daily trips, 47 AM peak hour trips and 60 PM peak hour trips. Acceptable levels of service will be maintained on Turner Street and area intersections. A Traffic Assessment is submitted.**

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 with primarily institutional uses and office uses. The proposed 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, now part of a medical office/clinic is surrounded by Institutional and office uses. Ambulances will not be a regular occurrence, as this is a doctor’s office only, there is no “emergency room.” The only need for an ambulance would be if a patient needs emergency transport to a nearby hospital.**



# 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): 375 TURNER 1 LLC AND 375 TURNER 2 LLC  
MAILING ADDRESS: 301 Turner Street, Clearwater, FL  
PHONE NUMBER: PLEASE USE AGENT  
EMAIL: PLEASE USE AGENT

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

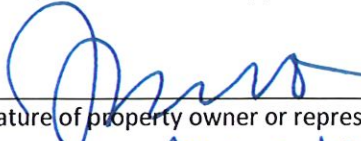
ADDRESS OF SUBJECT PROPERTY: 375 Turner Street, (PARCEL ID#16-29-15-92592-002-0010 and 16-29-15-92592-005-0010)

DESCRIPTION OF REQUEST: Request flexibility in the placement of landscape buffer trees and hedges for the parking area  
*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.):* due to existing trees adjacent to the western property line.  
Request 0' buffer widths (East, West, South) for existing building due  
to limited property line boundaries outside of the building itself and existing pavement.

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 31<sup>st</sup> day of OCTOBER, 2025, to me and/or by N/A, who is personally known has produced N/A as identification.

  
Signature of property owner or representative  
KRIKOR KASSARIAN

  
Notary public,  
My commission expires: 7-5-27  
CHRISTINE BRIDGEWATER  
Notary Public, State of Florida  
My Comm. Expires Jul-05-2027  
No. HH 417405



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.

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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 existing building site limits the width available to meet the required perimeter widths for the west, east and south buffers. An average 20' width of landscape has been provided for the northern building side, over the 10' required. For the parking area, the proposed trees have been placed in areas not limited by clear sight requirements and the preservation of the critical root zone of the mature trees along the western perimeter. Landscape has been provided in all available areas.*

- 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 landscape provided within the parking area, it will enhance the visual aesthetics of the surrounding area and define the northern boundary. The parking area currently has limited to no existing landscape materials. Also the existing building entrance area will be enhanced with additional landscaping along Turner Street right of way.*

- 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 additional landscape plant materials will be part of the site's renovation of the existing parking area and front of the existing building. The new plant materials and renovations will provide enhancement of the overall visual impression of the project site 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.*

**COMPREHENSIVE INFILL REDEVELOPMENT**  
*Project Criteria 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.

**The parcel is nearly fully impervious with the building and parking lot very close to the property boundaries. As such, deviations to the front, side and rear setbacks are necessary to re-use this building at all. Otherwise, complete demolition and reconstruction of a smaller building would be necessary, which is impractical. In addition, the site is paved to the property line due to access and parking areas.**

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 re-use of the building with a medical clinic is consistent with the policies of the comprehensive plan. The intent of the “I” zoning district is furthered by the re-use of this building. In addition, the Medical Clinic is consistent with the Medical Clinic on the adjacent property at 301 Turner Street, Palm Ave provides a transition between the medical clinic and the church directly to the east. The lot across the street contains existing parking spaces which will be slightly reduced to allow for some landscaped open space areas.**

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

**The re-use of this building will not impede development or redevelopment of surrounding property. All surrounding property is currently developed with church, medical offices or parking lots. Landscape improvements are proposed. The lot across the street contains existing parking spaces which will be slightly reduced to allow for some landscaped open space areas.**

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

**The re-use of this building as a medical clinic is compatible with adjacent land uses. All surrounding property is currently developed with church, medical offices or parking lots. Landscape improvements are proposed. The lot across the street contains existing parking spaces which will be slightly reduced to allow for some landscaped open space areas.**

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

**a. The proposed re-use as a 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 well below these maximums, and an ISR lower than the existing ISR.**

**b. The proposed medical clinic would be an economic contributor by providing jobs in the medical field including doctors, nurse, technicians, and administrative support staff.**

**c. NA – The existing church is not a significant economic contributor; the proposed medical clinic will provide high paying medical jobs.**

**d. NA – This proposed use does not provide affordable housing.**

**e. The area includes several institutional uses including churches and Medical Clinics. 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. The project does not involve waterfront uses.**

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 columns, cornices, stringcourses, pilasters, porticos, balconies, railings, awnings, etc.
  - Variety of materials and colors
  - Distinctive fenestration patterns
  - Building stepbacks; and
  - Distinctive roof forms
- e. The proposed development provides for appropriate buffers, enhances landscape design and appropriate distances between buildings.
  - a. **The conversion of the previous existing church to a medical clinic/office facility will not impede the development of surrounding properties since they are already developed with institutional uses in the “I” zoning districts. The existing 2-story building will remain as such. 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 The existing building cannot be changed.**
  - c. **The existing building (formerly part of the church) will remain and be used as a medical clinic. The character of the area includes institutional facilities (churches and medical clinics).**
  - d. **The existing building will remain. No substantial change to the exterior of the building is proposed**
  - e. **The site will be upgraded with landscape features. The goal is to improve the appearance of the site and minimize the impact to the adjacent uses.**