



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 \$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): KILLARNEY 6 INVESTMENTS GROUP INC.
Phone Number: PLEASE USE AGENT
Email: PLEASE USE AGENT

Applicant/Primary Contact Name: Mr. Krikor Kassarian
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: 1107 AND 1115 N MARTIN LUTHER KING JR AVE, CLEARWATER, FL 33755

Parcel Number (s): 10-29-15-33552-006-0320 / 10-29-15-33552-006-0330

Site Area (Square feet and Acres): 7,602.5 SF (0.17 acres)
Zoning: Commercial (C)
Future Land Use: Commercial General (CG)

Description of Request (must include use, requested flexibility, parking, height, etc) :
Flexible Development (FLD) request for existing commercial building with non-conforming parking and landscaping. Comprehensive Infill Redevelopment with flexibility for parking to be shared on adjacent CRA owned parking lots. Walking distance to Bus Stop.



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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: 22 Proposed: 51 Shared Flexibility

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 (4,181 SF) Proposed: 53.5% 4,065 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: 0.90 (6,842.25 SF) Proposed: Existing 93.1% (7,077.5 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.



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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 part of the Commercial (C) zoning district and parking spaces / landscaping requirements can only be achieved as a Level 2 Comprehensive Infill Redevelopment Project per Section 2-704F of the Community Development Code. (See attached Narrative)



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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:
KILLARNEY 6 INVESTMENTS GROUP INC.
- That (I am/we are) the owner(s) and record title holder(s) of the following described property:
1107 and 1115 N. Marlin Luther King Jr. Avenue (Parcel #10/29/15/33552/006/0320 and #10/29/15/33552/006/0330)
- That this property constitutes the property for which a request for (describe request):
Flexible Development Application (FLD) for parking and landscaping in "C" zone.
- That the undersigned (has/have) appointed and (does/do) appoint:
Mr. Krikor Kassarjian
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.
Killarney 6 Investments Group Inc
[Signature] Property Owner
[Signature] Property Owner
[Signature] Property Owner
[Signature] 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 25TH DAY OF SEPTEMBER, 2024, PERSONALLY APPEARED
GELBAY M. GAINAY WHO HAVING BEEN FIRST DULY SWORN
DEPOSED AND SAYS THAT HE/SHE FULLY UNDERSTANDS THE CONTENTS OF THE AFFIDAVIT THAT HE/SHE
SIGNED.



ARMETTA ROLLING
Notary Public
State of Florida
Comm# HH472106
Expires 12/11/2027

[Signature]
Notary Public Signature

My Commission Expires: DECEMBER 11, 2027

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 improvement to an existing site that is an eyesore. The redevelopment will improve the aesthetics of the exterior of the building, and the functionality of the interior of the building. No site improvements are being made, therefore the site will remain in harmony with the adjacent properties.

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 Greenwood Food Mart, to the south is Smiths Service and Groceries, to the east are 1-story single family homes having LMDR zoning, and to the direct west across MLK Jr. Avenue is a vacant lot, as well as a Health and Wellness Center both having Commercial zoning.

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 renovation project use is a permitted use within the “C” zoning district as a “Comprehensive Infill Redevelopment” and will be compatible with the adjacent commercial properties and the adjacent 1-story single family homes, not adversely affecting the health or safety of persons residing or working in the neighborhood.

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

The renovation of the existing building is expected to generate only 159 daily trips, 18 AM peak hour trips and 18 PM peak hour trips. Acceptable levels of service will be maintained on N MLK Jr. Avenue. A Traffic Assessment was submitted as part of this application.

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 commercial businesses along the MLK Jr corridor to the north, west and south with single family residences along the side streets to the east. The renovation would be 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 renovations of the existing building will minimize any adverse effects of the adjacent properties by improving appearances visually, maintaining proper hours of operation, minimizing any acoustic or olfactory impacts.

COMPREHENSIVE INFILL REDEVELOPMENT CRITERIA NARRATIVE

Project Criteria per Section 2-704.F

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

The 0.17-acre site is proposed to renovate an existing building with mixed-uses. 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 building meets. The proposed plan complies with all site requirements, however, flexibility is requested for on-site parking.

Discussions with the City and CRA, it seems the two nearby City parking lots do not have capacity to accommodate this project in a shared parking scenario. The code required parking is 22 spaces (based on the proposed mixed uses in the existing building). As a result a request for parking reduction is being submitted.

The site has been developed in the 1950's. The applicant seeks to renovate the interior and exterior of the building and improve site landscaping to revive the area by bringing in new businesses and opportunities for the community. Proceeding as a Comprehensive Infill Redevelopment project is necessary for the use of the parking reduction flexibility. In keeping with the mixed-use nature of the area, which includes mostly small business uses and some residential uses, the proposed renovation to the existing building with mixed uses 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 redevelopment of this site to multi-use is consistent with the Commercial General (CG) land use designation of the Comprehensive Plan. The mix-use businesses will revive the area and bring opportunity to this part of the City. The following Objectives and policies of the Comprehensive Plan are furthered by this redevelopment:

Policy QP 1.3.4 Work to retain the existing neighborhood character of North Greenwood when evaluating the creation of form-based standards or amendments to the CDC.

Policy QP 1.3.6 Utilize findings from the North Martin Luther King, Jr. Avenue Design Charrette to guide amendments to the CDC to facilitate redevelopment along the North Martin Luther King, Jr. Avenue Corridor.

Policy QP 5.6.2 Ensure new development is sited to reduce impacts to trees within rights-of-way.

Policy QP 5.10.4 Encourage the formation and growth of small and minority-owned businesses.

Policy M 2.1.7 Connect commercial and employment areas to neighborhoods with sidewalks or other pedestrian pathways.

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

The redevelopment of this site will not impede development or redevelopment of surrounding property. All surrounding property is currently developed with small business retail/services or residential uses. These commercial/service uses to the north, west and south, and single family residential to the east. The area contains a mixture of Commercial “C”, and MDR zoning. The plan shows existing conditions of the site with the impervious surfaces near allowable ISR intensity limits in the C zoning district. The frontage along N MLK Jr. Avenue provides a landscape buffer and building setbacks meeting code requirements. This will be a benefit to surrounding properties.

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

The redevelopment of this property by renovating the existing building to allow for mixed-use businesses is compatible with adjacent land uses. All surrounding property is currently developed with retail/service uses, and single-family residential uses. The development of this old building lot will be an improvement to the 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:

- 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.

Mixed Use commercial uses are permitted in the CG land use category up to FAR of 0.55. The 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 existing property needs upgrading. The redevelopment will provide code compliant landscaping improvements. Therefore, this proposed use as a commercial mixed-use parcel will not alter the characteristics of the neighborhood which is mixed-use containing retail/service uses, and single-family residential uses.

- a. The proposed renovation of the existing building for mixed-uses is permitted in the CG land use category up to FAR 0.55. The C district allows a maximum ISR of 0.90.**
- b. The commercial mixed-use renovation will be a great economic contributor, providing salons, offices, food pods and a meeting hall. Potential for many new job creations, as well as reviving the community.**
- c. The existing building may not be an economic contributor today but will be a great economic contributor once renovated.**
- d. This proposed use provides new economic growth in an area that is characterized by other similar uses.**
- e. The area includes several small businesses within the “C” zoning district. There is no need for a Land Use Plan Amendment or a rezoning to C. The site has “C” zoning to the north, south and west.**
- 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 stepbacks; and
 - Distinctive roof forms

- e. The proposed development provides for appropriate buffers, enhances landscape design and appropriate distances between buildings.
- a. **The redevelopment of building will not impede the development of surrounding properties since they are already developed with retail/service uses in the “C” zoning districts. The proposed building renovation will keep the same building footprint.**
- b. **The building renovation will be a significant economic contributor, providing space for office use, salon, hall and food pods.**
- c. **This redevelopment will provide a significant economic improvement to the area, providing offices, salons hall and food pods for mixed use businesses.**
- d. **Additional building elements have been added on all sides to create cohesiveness and enhancement. Notes have been added to the exterior elevations for clarification.**
- e. **The renovation of the building will be provide the characteristic and businesses of similar businesses in the area. The goal is to improve the appearance of the building and minimize the impact to the adjacent uses.**