



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.



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

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.



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

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)

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.

The deviation to on-site parking is being accommodated through the shared use of the City's nearby Community Redevelopment Agency parking lots. The code required parking is 22 spaces (based on the proposed mixed uses in the existing building). The CRA parking lots have 55 parking spaces, the parcel has 3, for a total of 58 spaces.

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 shared parking 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. **NA, no affordable housing in this project.**
- 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.**



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): KILLARNEY 6 INVESTMENTS GROUP INC.
MAILING ADDRESS: PLEASE USE AGENT
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:

DESCRIPTION OF REQUEST: Request flexibility in the requirements of landscape buffer trees and hedges for the parking from 15' to 0' width, with no internal VUA landscape provided, along with limited building foundation landscape provided. This project is an infill/renovation of an existing building with very limited existing greenspace. Landscape has been provided in available greenspace. 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.):

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 ___ day of ___, to me and/or by ___, who is personally known has produced ___ as identification.

Signature of property owner or representative

Notary public,

My commission expires: ___



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 existing building site limits the width available to meet the required perimeter widths landscape buffers. Landscape has been provided in all available greenspace areas within the project boundaries. Existing Sabal Palms have been preserved along N. Martin Luther King Jr. Avenue.

- 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.

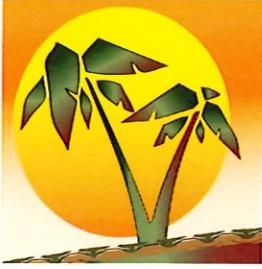
The project will provide landscape to the extent possible along the roadway frontages and will enhance the visual aesthetics of the surrounding area, that currently has no existing landscape materials.

- 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 side 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.



Gulf Coast Consulting, Inc.

Land Development Consulting

Engineering • Planning • Transportation • Permitting

ICOT Center

13825 ICOT Boulevard, Suite 605

Clearwater, FL 33760

Phone: (727) 524-1818

Fax: (727) 524-6090

November 14, 2024

Ms. Gina Clayton
City of Clearwater Planning Department
100 S. Myrtle Avenue, 2nd Floor
Clearwater, FL 33756

Re: Draft Action Agenda Development Review Committee Comments
Project: 1107 and 1115 N Martin Luther King Jr. Avenue
Case #: FLD2024-09020 – 1115 N. Martin Luther King Jr. Ave.

Dear Ms. Clayton:

Pursuant to your request for additional information correspondence dated November 07, 2024, the following are our responses to each of the review comments:

FLD2024-09020 – 1115 N. Martin Luther King Jr. Ave.: Ryan Green Planner II

ENGINEERING - General Comments (Acknowledge): Kyle Vaughan 10/22/24
kyle.vaughan@myclearwater.com - 727-444-8232

Please provide written acknowledgment to each condition in your response letter:

Comment:

- 1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.**

Response:

1. Acknowledged.

Comment:

- 2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.**

Response:

2. Acknowledged.

November 8, 2024

PLANNING - General Comment- Acknowledge: Ryan Green 10/29/24
ryan.green@myclearwater.com - 727-444-7791
Sheet C1

Acknowledge;

Comment:

- **Please note that additional comments may be generated at or after the Development Review Committee (DRC) meeting based on responses to DRC comments. Substantial redesign or unresolved issues will delay the ability to receive a Development Order and another DRC meeting may be required.**

Response:

- **Acknowledged.**

Comment:

- **All plans and supporting documents must match. Additionally, any changes to plans, elevations, and other supporting documents must be coordinated for consistency across all documentation to move forward.**

Response:

- **Acknowledged.**

Comment:

- **Pursuant to Fla. Stat. § 166.033, "Within 120 days after the municipality has deemed the application complete, or 180 days for applications that require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance."**

Response:

- **Acknowledged.**

Comment:

- **Revised applications that are not timely resubmitted to address DRC conditions, or for which a request for an extension of time is not received and agreed upon in a timeframe consistent with Florida Statutes, may be denied.**

Response:

- **Acknowledged.**

November 8, 2024

Comment:

- In order to be reviewed by the Community Development Board (CDB) on December 17, 2024, 10 complete hard-copy sets (revised, folded and collated) and electronic version of all updated materials must be submitted no later than 12:00 p.m. on November 15, 2024.

Response:

- Acknowledged.

PLANNING - Prior to CDB: Elevations/Plans: Ryan Green 10/29/24
ryan.green@myclearwater.com - 727-444-7791
Sheet A3.0A

Comment:

- a. Each elevation needs to have the cardinal direction attached.

Response:

- a. All exterior elevations have been updated to include the cardinal direction.

Comment:

- b. The east elevation seems to be missing.

Response:

- b. The east elevation has been added to the exterior elevations as required.

Comment:

- c. Provide language regarding the proposed location of the mechanical equipment and clarify how the equipment will be screened. The note must include the following details "Mechanical equipment will be screened form view from the adjacent properties and rights-of-way with fence or landscaping. Since this is a level 2 approval no mechanical equipment can be placed within a reduced setback, but may be installed on the roof - Section 3-903.1.2.

Response:

- c. All new mechanical roof top units shall be screened with the use of building parapets per Section 3-903.1.12.

Comment:

- d. All roofs need to transition height and material. Currently, the roofs between the alley do not transition.

November 8, 2024

Response:

- d. Recessed wall infill has been added to maintain security for the building. Wall trim at the top of the infill has been added to transition the different roof types.

Comment:

- e. **Comprehensive infill projects require an improved site appearance for front setback flexibility. More building enhancements are needed - Section 2-704 F.6.d.**

Response:

- e. Additional building elements have been added on all sides to create cohesiveness and enhancement. Notes have been added to the exterior elevations for clarification.

PLANNING - Prior to CDB: Landscaping: Ryan Green 10/29/24

ryan.green@myclearwater.com - 727-444-7791

Sheet LA1

Comment:

- a. **The parking lot on west site of the property requires a 15 foot landscaping buffer between the parking lot and the road since MLK Ave is a collector road - Section 3-1202.D. Any landscape reduction/ flexibility needs to be included in the flexibility request, which is called a Comprehensive Landscaping program - Section 3-1202.G.**

Response:

- a. See updated Comprehensive landscape narrative requesting flexibility.

Comment:

- b. **Shrubs are proposed along the north foundation of the building. Please provide evidence that the provision of less than 2 feet is adequate for them to grow.**

Response:

- b. Along the north side of the building where the proposed shrubs are located, there is greenspace from the building to the back of curb along the street. The property line is approximately 2' from the building in this area, but the actual greenspace is approximately 8' wide. The center of the shrubs can be set approximately 2' from the building with the 8' width available for root space.

PLANNING - Prior to CDB: Parking: Ryan Green 10/29/2024

ryan.green@myclearwater.com - 727-444-7791

Sheet C2

Comment:

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- a. The code allows a parking reduction, approved by the director, based on the specific use(s) and/or the ITE manual standards. To meet this requirement, provide a signed document from a parking/traffic professional stating why this reduction is justified. It appears that the city parking lots shown are not available for use. Please confirm, and if so, the proposed off-site parking areas need to be removed from request.

Response:

- a. Please see letter requesting parking reduction included in this submittal.

Comment:

- b. Provide the dimensions of the parking spaces and drive aisle, confirming that the spaces comply with Article 3, Division 14. Any undersized spaces must be clearly labeled on the plans and the plans need to confirm that all parking spaces function independently. Also confirm that the provided ADA parking space(s) provide at least a 5-foot wheelchair travel isle on one side. - Section 3-1409.B.

Response:

- b. Plan has been updated accordingly.

Comment:

- c. The on-site parking lot needs to have turning radii labeled to show the site is navigable.

Response:

- c. See accompanying vehicle turning template.

PLANNING - Prior to CDB: Site Plan: Ryan Green 10/31/24
ryan.green@myclearwater.com - 727-444-7791
Sheet C3

Comment:

- a. Although loading spaces are not required, identify how vendors will access the building. Also indicate how trash will be collected since there is no trash enclosure provided on the plan(s).

Response:

- a. Loading vehicles will access the building from the north side of the building. Trash cans will be placed within the northern alley and will be gated off.

Comment:

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- b. Provide a cut sheet of the bike rack showing its design, spacing, installation height, and confirming that is no closer than 36 inches from the walls edge of pavement or other obstructions - Section 3-1411.4.**

Response:

- b. See bike rack detail on plan set.

Comment:

- c. Site visibility triangles need to be labeled on plans. The triangles are required to be 20ft x 20ft size right triangles and within the triangle's visibility cannot be blocked between a height of 30 inches and 8 feet. It appears that three triangles are required - one at the SE intersection of MLK and & LaSalle and both sides of the entrance to the parking lot - Section 3-904.A.**

Response:

- c. Plans have been updated to show sight triangles.

Comment:

- d. Clarify how the concrete area indicated on the west side of the property will be used. If nothing will be placed in the area, label plans "open concrete area to remain".**

Response:

- d. Concrete area along west side of building will remain unused.

Comment:

- e. Clarify how the two open alleys - one on the north side and one on the east side - will be used. Are there any plans to secure these areas since they may be a security/safety concern? (per Crime Prevention through Environmental Design (CPTED) principles to create safer places)**

Response:

- e. North alley will store trash cans and will be gated. East alley is already blocked off with a wall.

SOLID WASTE - Prior to CDB Dumpster location: Brandi Portalatin 10/29/24
brandi.portalatin@myclearwater.com - 727-562-4920

Comment:

- 1. Missing dumpster location.**

**Missing enclosure for dumpster
Found in Sec. 32.284 Waste receptacle**

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Response:

1. Trash cans will be placed within the north alley and gated off.

STORMWATER - General condition: Phuong Vo 10/25/24
phuong.vo@myclearwater.com - 727-444-8228

Comment:

1. DRC review is a prerequisite for Building Permit Review. Additional comments may be forthcoming upon submittal of a Building Permit Application.

Response:

1. Acknowledged.

TRAFFIC ENG - Prior to Building Permit: Raymond Dresch 10/24/24
raymond.dresch@myclearwater.com - 727-444-8775

Comment:

1. Based on the extend of proposed work, site work will likely be required to make the parking area code compliant. (1)

Response:

1. Parking area has ben adjusted to show two ADA spaces with access aisle.

Comment:

- 1a. Missing access aisle adjacent to the accessible parking space (2)

Response:

- 1a. Access aisle has been added.

Comment:

- 1b. Insufficient maneuver space at last parking space on a dead-end drive aisle (current design and orientation of spaces impedes safe egress when backing from the parking space along the storefront walkway. (3)

Response:

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1b. Parking spaces have been moved three feet away from sidewalk to allow for maneuverability, as well as parking is now on north side to allow vehicles to overhang over property line, again for maneuverability.

Comment:

2. Be advised that if a second accessible parking space is added due to the distance from the proposed shared parking areas, then considerations need to be made to address Florida Statute requirements related to the accessible path directing users to not walk behind another vehicle (other than their own). (4)

Response:

2. Acknowledged. Access path is in front of parking spaces.

Comment:

3. Consider how you will manage Solid Waste and where a dumpster (if used) will be located and accessed on the property.

Response:

3. Trash cans will be placed in north alley and gated off.

References

(1) Section 3-1401.B.3. a. If an existing use is improved or remodeled in a value of 25 percent or more of the valuation of the existing principal structure as reflected on the property appraiser's current records.

(2) Please see Index 188: <https://www.myclearwater.com/files/sharedassets/public/v/3/doing-business-in-clearwater/city-projects/documents/100-streets/100streets.pdf>

(3) Section 3-1402.J.1. Dead-end parking aisles are discouraged, but when site conditions dictate that there be dead-end parking aisles, they shall be designed so that there is a back-out maneuvering area at the end of the aisle. This maneuvering area shall not encroach upon any required landscape areas.

(4) Florida Statute 553.5041(5)(a) All spaces must be located on an accessible route that is at least 44 inches wide so that users are not compelled to walk or wheel behind parked vehicles except behind his or her own vehicle.

TRAFFIC ENG - Prior to Building Permit - Parking Shared Use: Raymond Dresch 10/24/24
raymond.dresch@myclearwater.com - 727-444-8775

Comment:

1. Both a CRA Shared Use Agreement and Share Use calculation table will need to be provided. The City is aware of additional proposals to have Share Usage with the lot designated as "North Lot" (vicinity Engman St) in your proposal.

Section 3-1405. Shared Parking.

https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV14PALO_S3-1405SHPA

November 8, 2024

Response:

1. We are in discussions with City for use of the City parking lots in a shared parking agreement, but it is our understanding that there may not be enough capacity to accommodate this project, in the interim we will be asking for a parking waiver, see attached parking reduction letter.

Enclosed for your review are the following:

1. Site plans
2. Landscape plans
3. Vehicle Turning Exhibit
4. Parking reduction letter
5. Building Floor Plans and Elevations
6. Updated response to Comprehensive Infill Narrative for Sec. 2-704 F.6.d.
7. Updated Comprehensive Landscape Plan
8. Parking Reduction Request Letter

Sincerely

A handwritten signature in blue ink, appearing to be 'Krikor Kassarjian', written in a cursive style.

Krikor Kassarjian
Principal

Cc David Milissor, klar and klar
Patrick Roberson, Roberson Resource Group
File 24-040

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.**



Gulf Coast Consulting, Inc.

Land Development Consulting

Engineering • Planning • Transportation • Permitting

ICOT Center

13825 ICOT Boulevard, Suite 605

Clearwater, FL 33760

Phone: (727) 524-1818

Fax: (727) 524-6090

September 30, 2024

Ms. Gina Clayton
City of Clearwater Planning Department
100 S. Myrtle Avenue, 2nd Floor
Clearwater, FL 33756

Re: 1107 and 1115 N Martin Luther King Jr. Avenue
Flexible Development Application for parking

Dear Ms. Clayton:

This submittal is regarding a redevelopment of an existing property with buildings and pavement located at 1107 and 1115 N Martin Luther King Jr. Avenue just south of LaSalle Street. The developer has engaged Gulf Coast Consulting, Inc. to prepare the required submittal documents with the hope of being placed on the November 7, 2024, DRC agenda, and ultimately obtaining CDB approval on December 17, 2024. This is a new submittal for the renovation of an existing building. This renovation will bring economic growth by providing office, salon, hall and food pod space for various businesses.. Enclosed please find the following items:

1. Affidavit of Ownership
2. Flexible Development Application
3. Narrative for General Applicability Compliance – Section 3-914.A
4. Comprehensive Infill Redevelopment Narrative per Section 2-704F
5. Storm-water Narrative
6. Parking Assessment
7. Traffic Assessment
8. Boundary Survey
9. Preliminary Site Plan
10. Landscaping/ Irrigation Plans
11. Floor Plans & Building Elevations

This 0.17-acre parcel is presently an existing building eyesore and is proposed to be renovated both inside and outside with new opportunities and businesses. The developer intends to renovate the building, while sharing parking space with the local CRA parking lots provided for this area. We believe the redevelopment of this property will enhance the area and provide economic growth and will more than justify the parking and use flexibility needed for this project.

Please contact me if you have any questions. We look forward to the November 7, 2024, DRC meeting.

Sincerely

A handwritten signature in blue ink, appearing to read 'Krikor Kassarian', with a long horizontal flourish extending to the right.

Krikor Kassarian
Principal

Cc David Milissor, klar and klar
Patrick Roberson, Roberson Resource Group
File 24-040

TRAFFIC ASSESSMENT

1107 and 1115 N. Martin Luther King Jr. Avenue Site – Commercial Mixed Use

This Traffic Assessment is being prepared for the renovation of an existing building at 1107 and 1115 N. Martin Luther King Jr. Avenue which is located in the Commercial (C) zoning district with a FLU of CG. The site is proposed to renovate the interior and exterior of the existing building with landscaping, and parking being provided on adjacent parcels. The building will include 950 SF of Salon space, 1350 SF of Office space, 1165 SF of Hall space, and a food area of 600 SF for three walk-up stores.

The commercial building renovation site would generate 159 daily trips, of which 18 trips would occur during the AM peak hour and 18 trips would occur during the PM peak hour. Excerpts from ITE Trip Generation, 11th Edition are attached. According to the Forward Pinellas 2024 Level of Service Report, the adjacent segment of MLK Jr Avenue (Drew Street – Fairmont Street) operates at LOS C carrying 3,635 vehicles per day AADT and having a v/c ratio of 0.25. Therefore, ample capacity exists on MLK Jr Avenue to support the renovation project. Since the project generates less than 51 peak hour trips, a detailed traffic analysis is not necessary per Section 4-904.C.3 of the Community Development Code.

Small Office Building (712)

OFFICE SPACE

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 21

Avg. 1000 Sq. Ft. GFA: 3

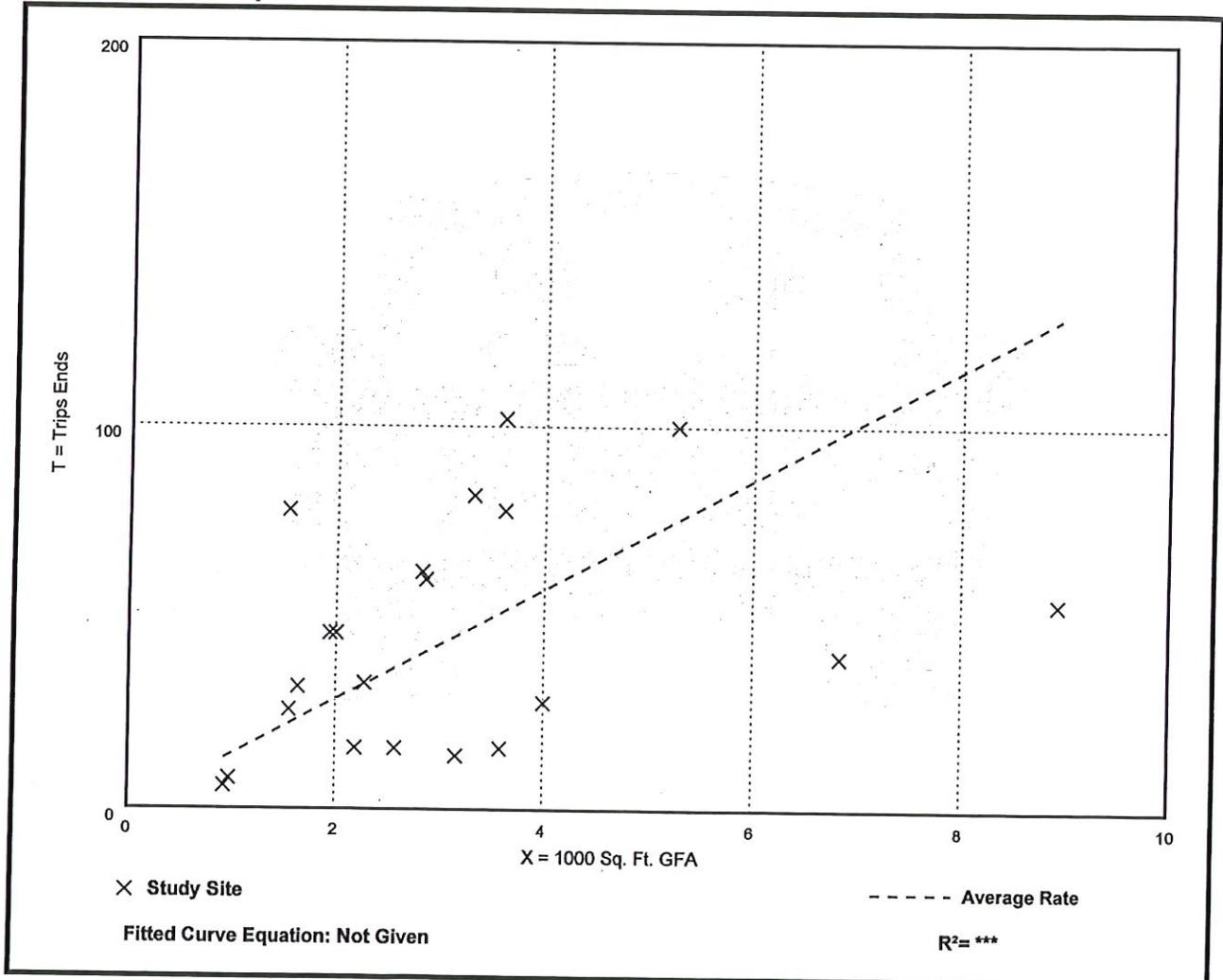
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
14.39	4.44 - 50.91	10.16

$1350 \text{ sf} / 1000 = 1.35 \times 14.39 = 19.4265 \Rightarrow 20 \text{ DAILY TRIPS}$

Data Plot and Equation



Small Office Building (712)

OFFICE SPACE

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 21

Avg. 1000 Sq. Ft. GFA: 3

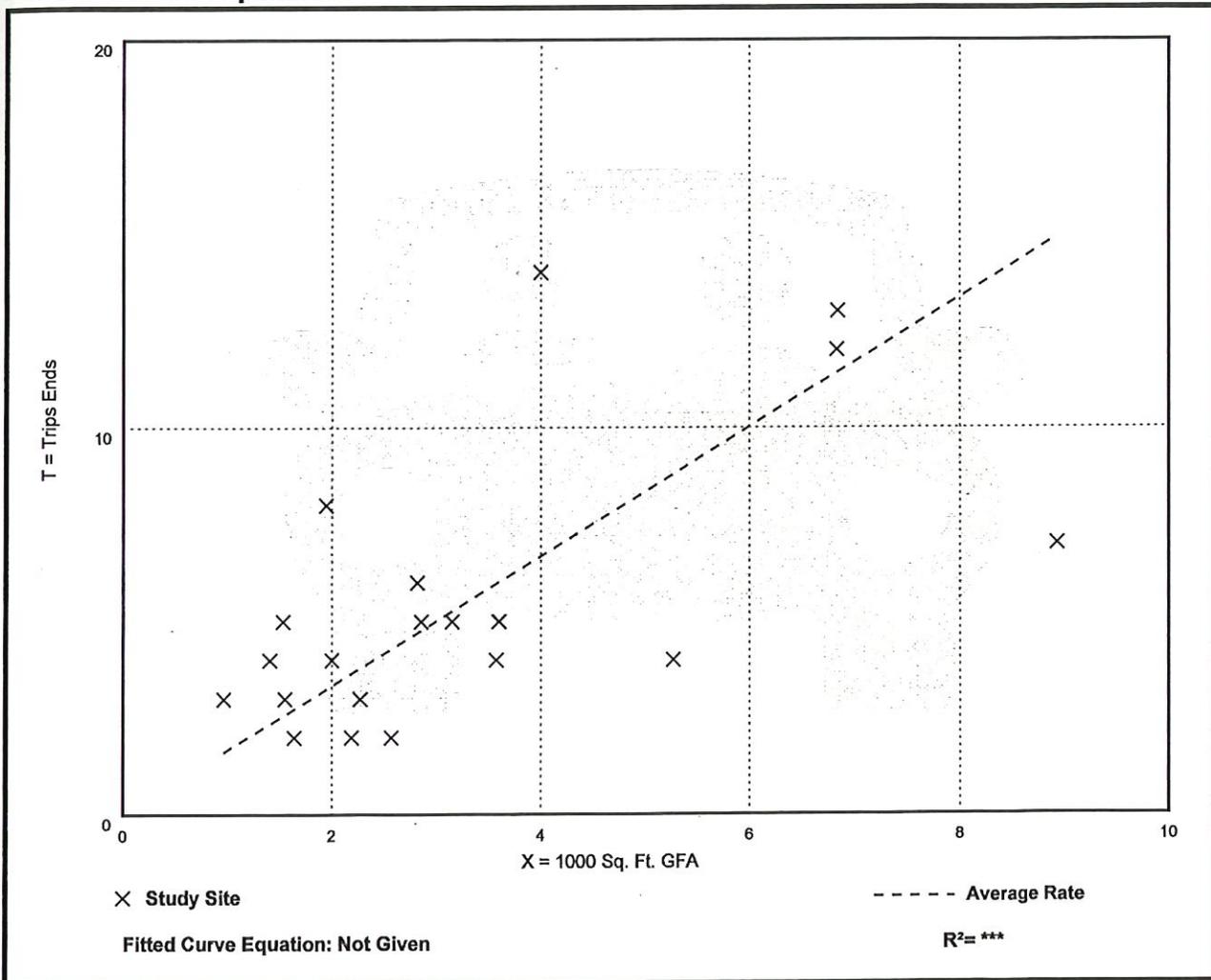
Directional Distribution: 82% entering, 18% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.67	0.76 - 4.12	0.88

$1350/1000 = 1.35 \times 1.67 = 2.2545 \Rightarrow 3 \text{ AM PEAK HOUR TRIPS}$

Data Plot and Equation



Small Office Building (712)

OFFICE SPACE

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 21

Avg. 1000 Sq. Ft. GFA: 3

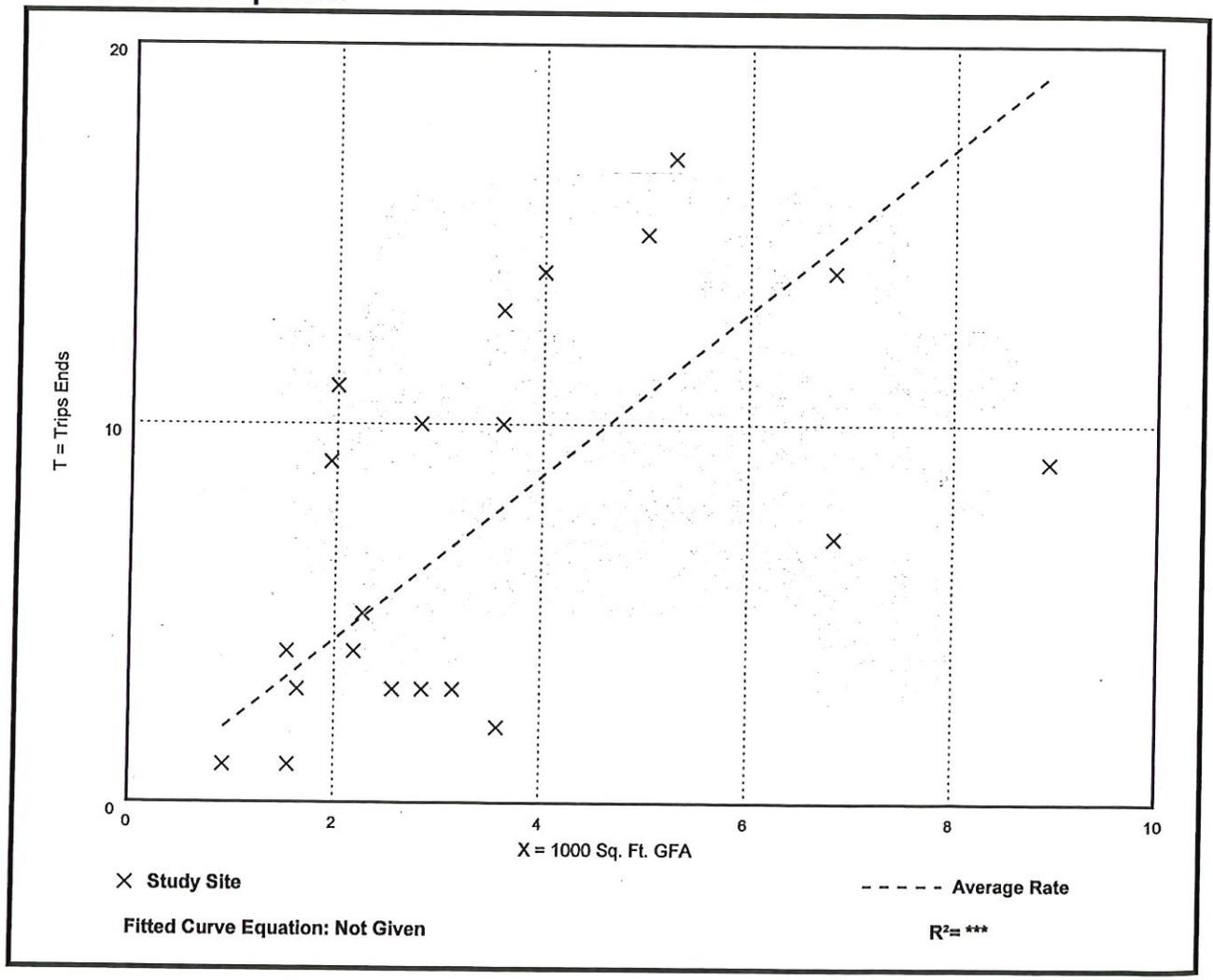
Directional Distribution: 34% entering, 66% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.16	0.56 - 5.50	1.26

$1350/1000 = 1.35 \times 2.16 = 2.916 \Rightarrow 3 \text{ PM PEAK HOUR TRIPS}$

Data Plot and Equation



Recreational Community Center (495)

LIGHT ASSEMBLY - HALL

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

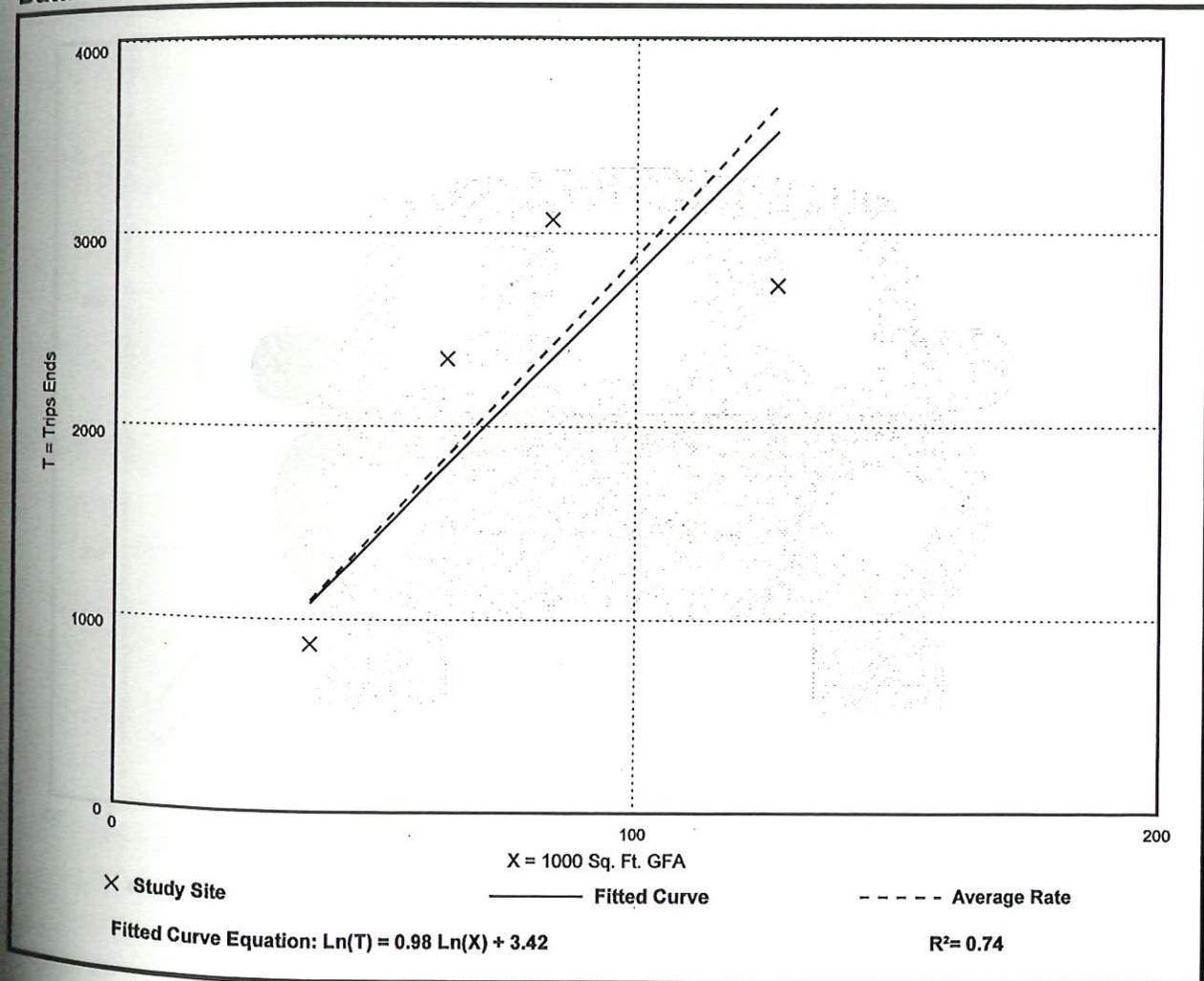
Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GFA: 78
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
28.82	21.49 - 36.71	8.56

$1165 \text{ SF}/1000 = 1.165 \times 28.82 = 33.57 \Rightarrow 34 \text{ DAILY TRIPS}$

Data Plot and Equation



Recreational Community Center (495)

LIGHT ASSEMBLY-HALL

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 12

Avg. 1000 Sq. Ft. GFA: 105

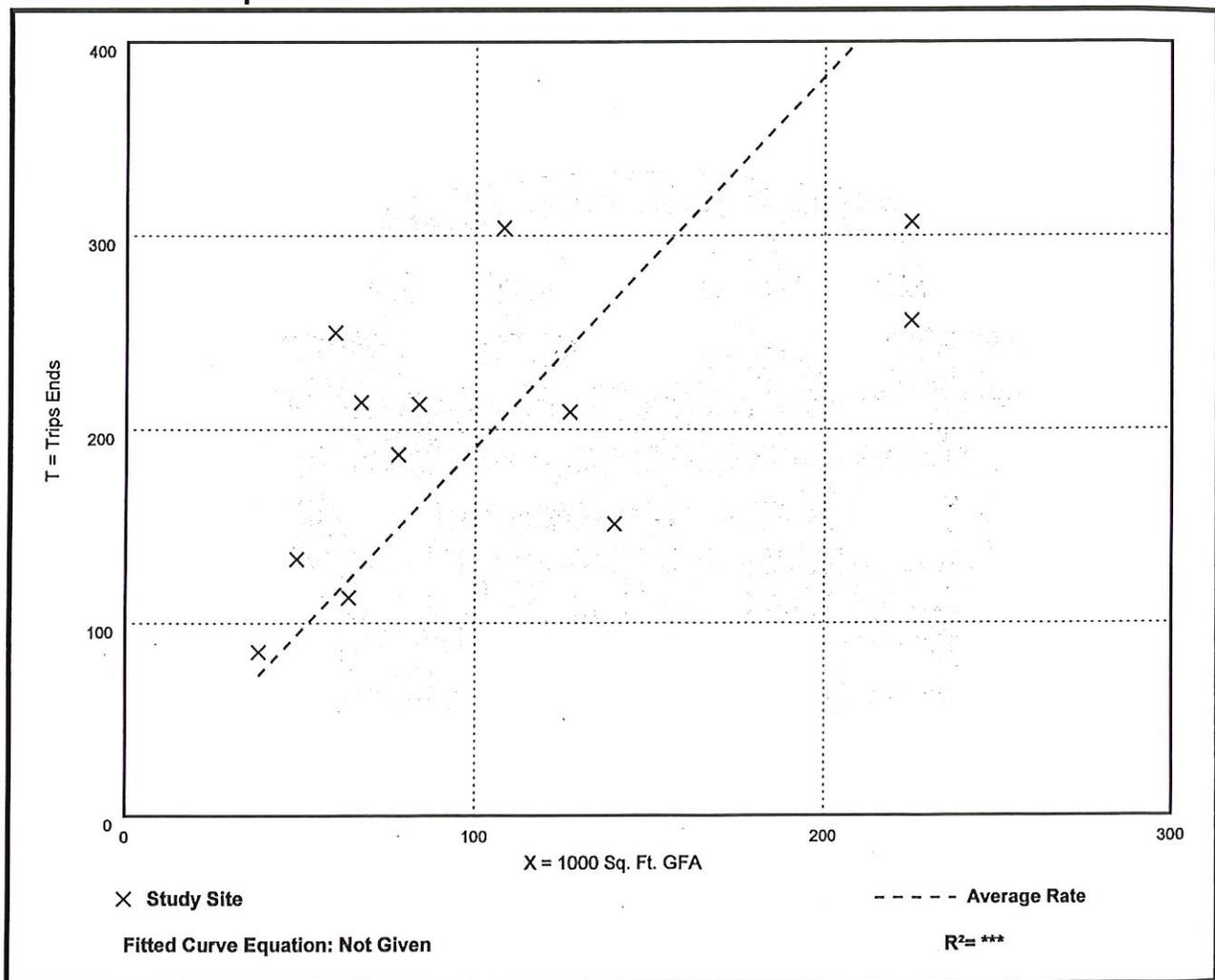
Directional Distribution: 66% entering, 34% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.91	1.08 - 4.18	0.88

$1165 \text{ SF} / 1000 = 1.165 \times 1.91 = 2.22 \Rightarrow 3 \text{ AM PEAK HOUR TRIPS}$

Data Plot and Equation



Recreational Community Center (495)

LIGHT ASSEMBLY - HALL

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 15

Avg. 1000 Sq. Ft. GFA: 124

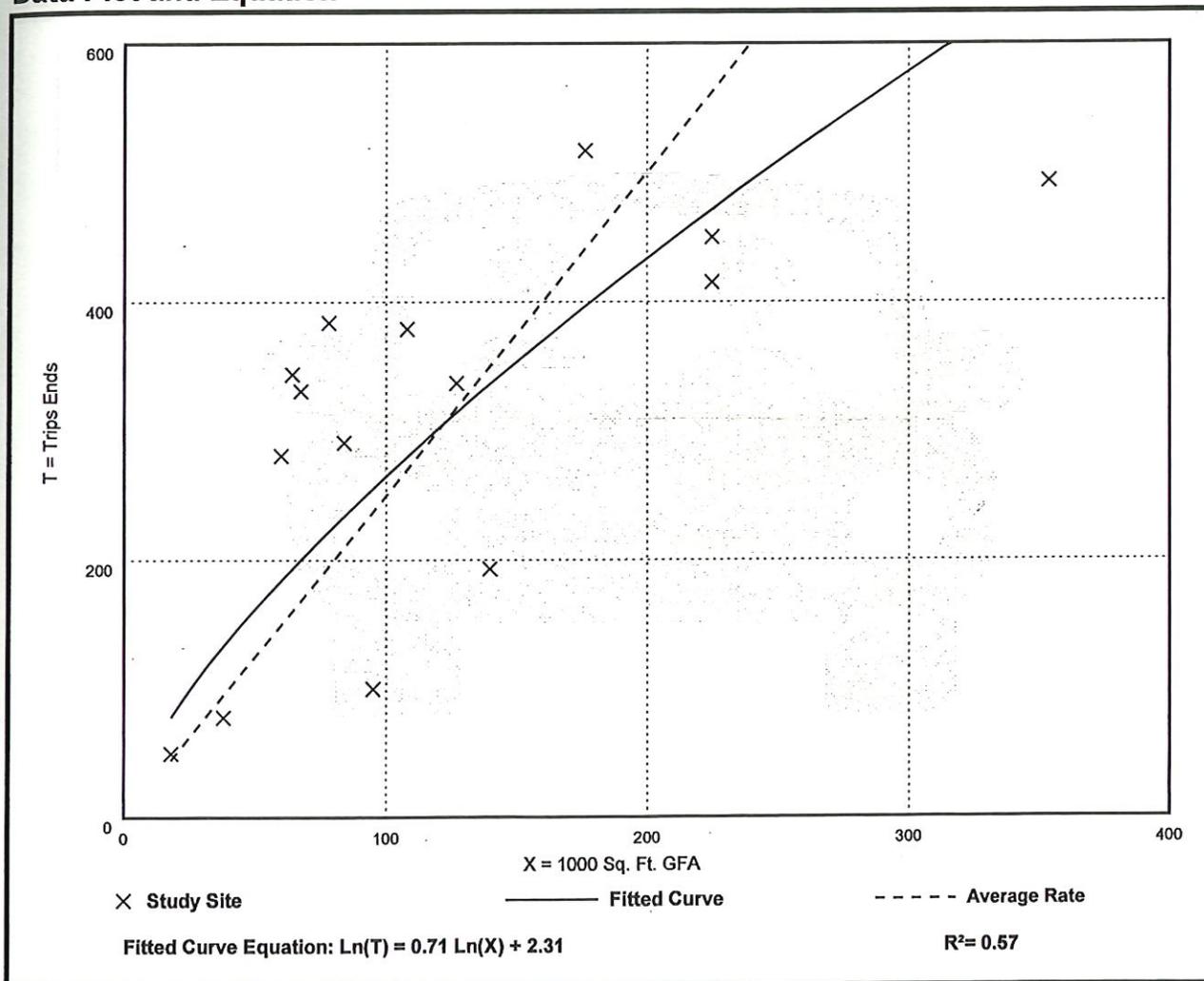
Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.50	1.05 - 5.37	1.28

$1165/1000 = 1.165 \times 2.50 = 2.9125 \Rightarrow 3$ PM PEAK HOUR TRIPS

Data Plot and Equation



Hair Salon (918)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. 1000 Sq. Ft. GFA: 4

Directional Distribution: Not Available

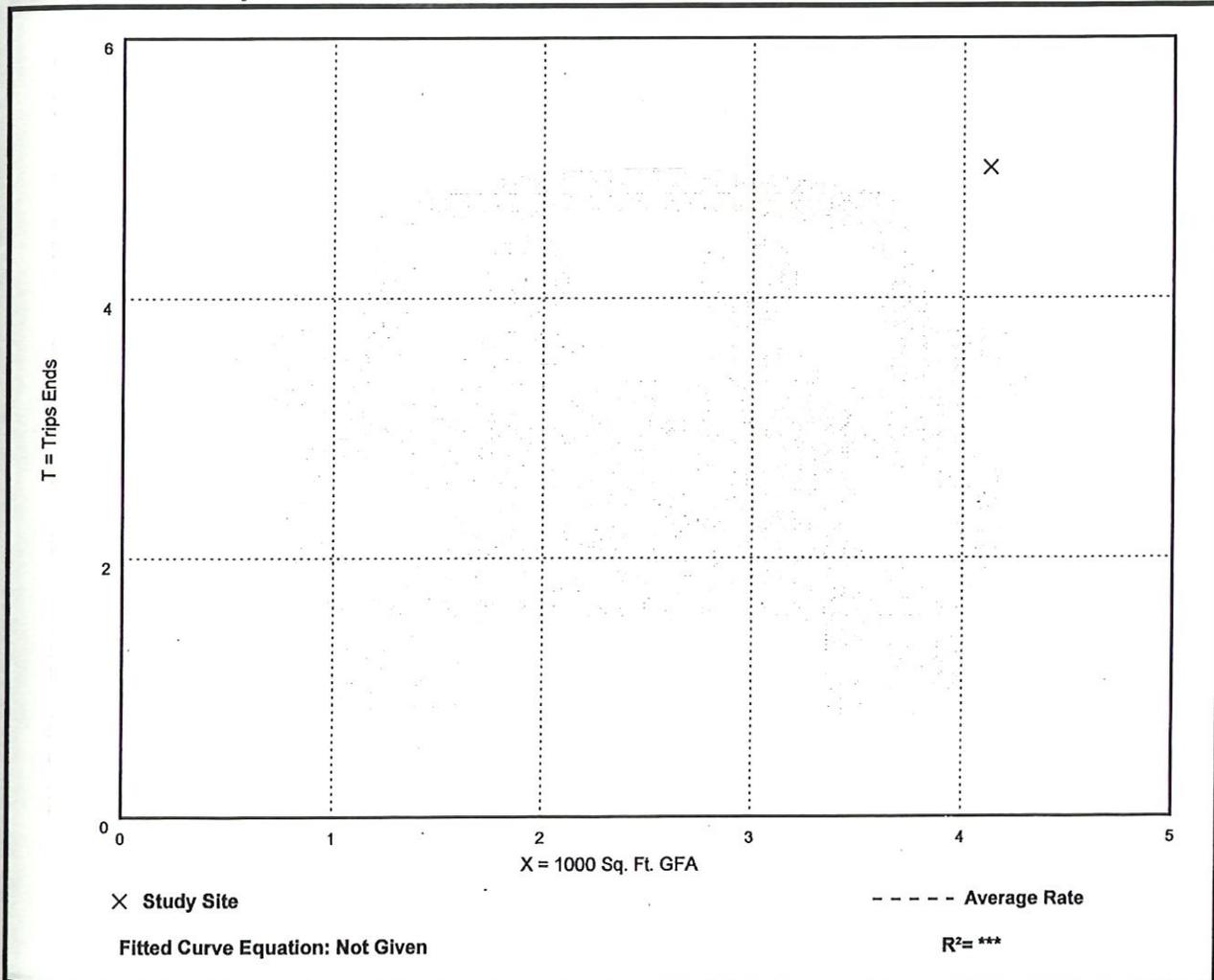
Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.21	1.21 - 1.21	***

950 SF/1000 = 0.95 x 1.21 = 1.1495 ≈ 2 AM PEAK HOUR TRIPS

Data Plot and Equation

Caution - Small Sample Size



Hair Salon (918)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. 1000 Sq. Ft. GFA: 4

Directional Distribution: 17% entering, 83% exiting

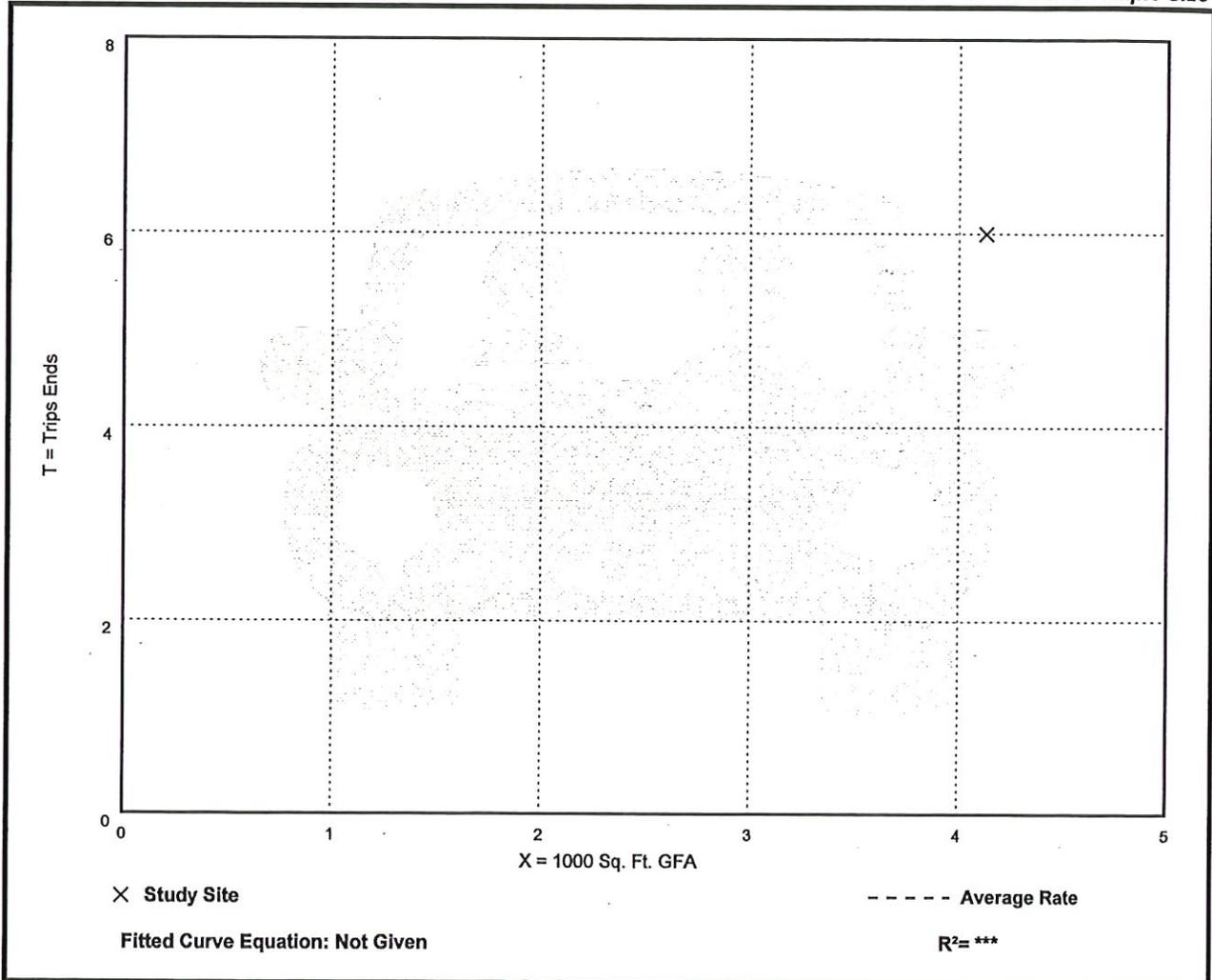
Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.45	1.45 - 1.45	***

950 SF/1000 = 0.95 x 1.45 ⇒ 1.3775 ⇒ 2 PM PEAK HOUR TRIPS

Data Plot and Equation

Caution - Small Sample Size



Food Cart Pod (926)

Food Pods

Walk Trip Ends vs: Food Carts

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 4

Avg. Num. of Food Carts: 9

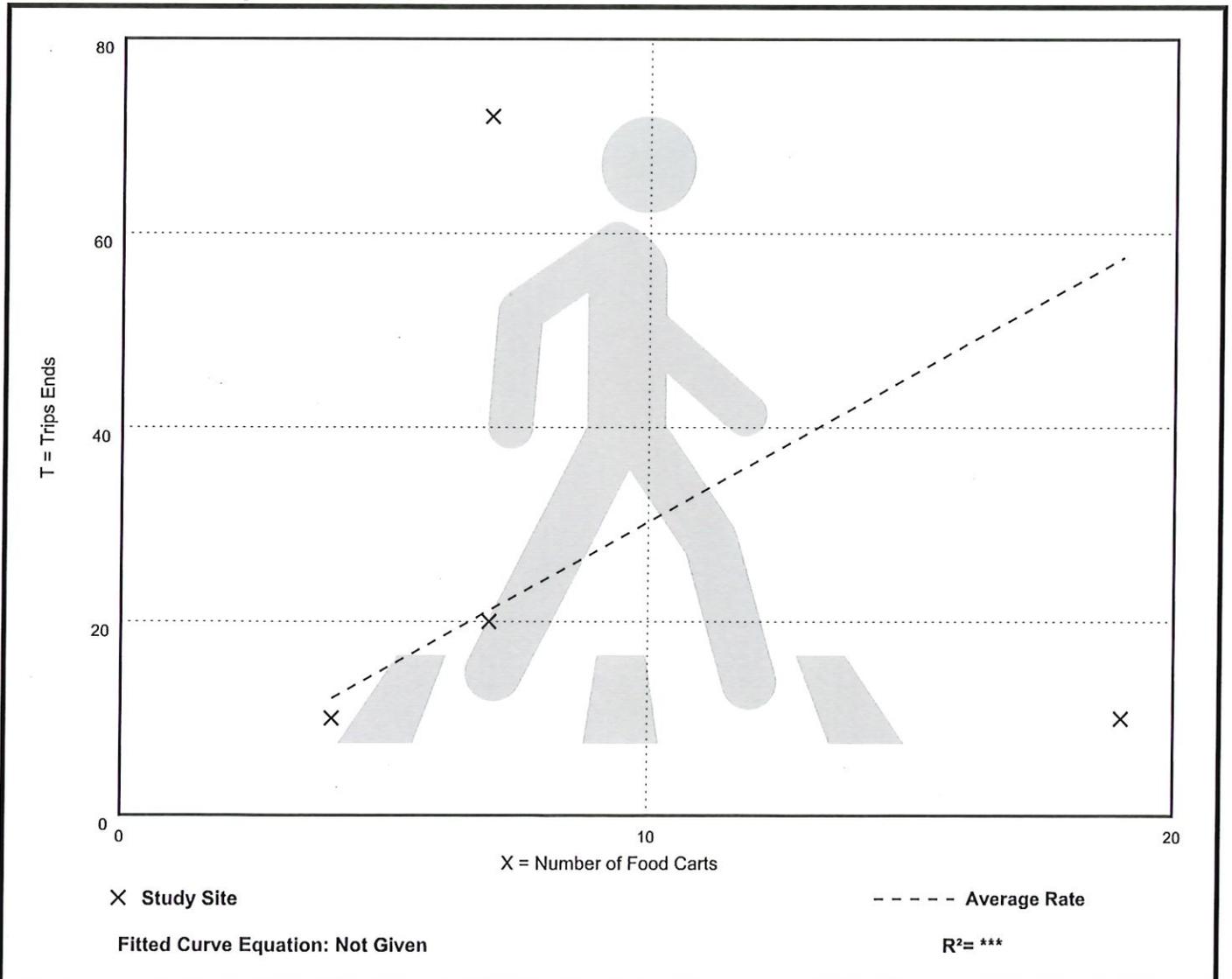
Directional Distribution: Not Available

Walk Trip Generation per Food Cart

Average Rate	Range of Rates	Standard Deviation
3.03	0.53 - 10.29	4.20

3 Food Pods x 3.03 = 9.09 → 10 PM PEAK HOUR TRIPS

Data Plot and Equation





Facility

Facility	Juris	Fac Type	Road Type	LOS Std	Length (mi)	Signals Per Mile	LOS Method	AADT	Volume	Physical Capacity	V:Cap Ratio	Def Flag	Fac LOS
813 - LAKE AVE: (EAST BAY DR -to- BELLEAIR RD)	CR	SC	2U	D	1.53	0.43	T	3,200	167	750	0.22	0	C
814 - LAKE AVE: (BELLEAIR RD -to- GULF-TO-BAY BLVD)	CR	SC	2U	D	1.51	1.99	T	3,200	167	750	0.22	0	C
819 - LAKE ST GEORGE DR: (HIGHLANDS BLVD -to- TAMPA RD)	CR	NMC	2U	D	0.37	0.00	T	4,148	216	750	0.29	0	C
820 - LAKE ST GEORGE DR: (TAMPA RD -to- COUNTRYSIDE BLVD)	CR	SMC	2U	D	1.14	0.88	T	4,148	216	750	0.29	0	C
825 - LAKEVIEW RD: (MISSOURI AVE -to- KEENE RD)	CR	SA	2U	D	1.53	2.39	T	8,900	465	750	0.62	0	D
839 - LIVE OAK ST: (ALT 19 -to- US 19)	CR	SC	2D	D	1.05	1.29	T	3,196	166	750	0.22	0	C
848 - MAIN ST: (BROADWAY AVE -to- SKINNER BLVD)	DN	SC	2U	D	0.59	5.42	T	3,401	177	750	0.24	0	C
849 - MAIN ST: (MCMULLEN BOOTH RD -to- BAYSHORE DR)	CR	NA	2U	D	1.27	0.00	T	6,619	345	750	0.46	0	C
861 - MCMULLEN BOOTH RD: (GULF-TO-BAY BLVD -to- SUNSET PT RD/MAIN ST)	CR	SA	6D	D	2.08	2.00	T	56,196	2,168	3,020	0.72	0	C
862 - MCMULLEN BOOTH RD: (SUNSET PT RD MAIN ST -to- SR 580)	CR	SA	6D	D	2.23	2.51	T	50,500	2,638	3,020	0.87	0	C
863 - MCMULLEN BOOTH RD: (SR 580 -to- CURLEW RD)	CR	SA	6D	D	1.77	2.99	T	48,000	2,508	3,020	0.83	0	C
864 - MCMULLEN BOOTH RD: (CURLEW RD -to- SOUTH SPLIT)	CR	NA	6D	D	0.54	0.00	T	48,250	2,508	3,020	0.83	0	C
869 - MEHLENBACHER/8TH AVE NW: (CLEARWATER-LARGO RD -to- INDIAN ROCKS RD)	CR	SC	2U	D	1.01	0.99	T	4,844	253	750	0.34	0	C
870 - MEMORIAL CSWY: (CLEARWATER BEACH ROUNDABOUT -to- ISLAND WAY)	CL	SA	4D	D	0.56	0.97	T	35,500	1,854	2,000	0.93	1	C
871 - MEMORIAL CSWY: (CHESTNUT ST CONNECTION -to- MEMORIAL CSWY WB/EB SPLIT)	SR	NA	2O	D	0.16	0.00	T	16,500	1,567	2,000	0.78	0	C
872 - MEMORIAL CSWY: (ISLAND WAY -to- MEMORIAL CSWY WB/EB SPLIT)	SR	NA	4D	D	1.16	0.00	T	35,500	1,854	2,000	0.93	1	C
873 - MEMORIAL CSWY: (MEMORIAL CSWY WB/EB SPLIT -to- COURT ST CONNECTION)	SR	NA	2O	D	0.17	0.00	T	21,000	1,995	2,000	1.00	1	D
875 - MERES BLVD: (ALT 19 -to- FLORIDA AVE)	CR	NMC	2U	D	1.59	0.00	T	10,500	548	750	0.73	0	D
877 - MICHIGAN BLVD: (CR 1 -to- ALT 19)	DN	SMC	2U	D	1.54	1.30	T	4,392	169	750	0.23	0	C
879 - MILWAUKEE AVE: (VIRGINIA ST -to- UNION ST)	DN	SMC	2U	D	1.02	3.28	T	4,714	246	750	0.33	0	C
881 - MISSOURI AVE: (COURT ST -to- CLEVELAND ST)	CL	SA	4D	D	0.33	3.05	T	12,312	643	1,630	0.39	0	C
885 - MLK JR AVE: (BELLEAIR RD -to- DREW ST)	CL	SC	2U	D	2.01	4.36	T	4,945	189	750	0.25	0	C
886 - MLK JR AVE: (DREW ST -to- FAIRMONT ST)	CL	SC	2U	D	1.00	1.99	T	3,635	189	750	0.25	0	C
894 - N GANDY BLVD/FRONTAGE RD: (28TH ST N -to- GRAND AVE)	CR	NA	2U	D	0.45	0.00	T	5,027	262	750	0.35	0	C
898 - NE COACHMAN RD: (DREW ST -to- US 19)	SR	SA	2U	D	1.74	1.74	T	11,200	585	880	0.67	0	C
899 - NE COACHMAN RD: (US 19 -to- MCMULLEN BOOTH RD)	SR	SA	2U	D	1.27	2.13	T	14,600	762	880	0.87	0	C
900 - NEBRASKA AVE: (ALT 19 -to- BELCHER RD)	CR	SA	2U	D	1.21	4.07	T	8,300	433	750	0.58	0	D
901 - NEBRASKA AVE: (BELCHER RD -to- US 19)	CR	SA	4D	D	0.51	1.95	T	16,209	846	1,630	0.52	0	D
907 - NURSERY RD: (US 19 -to- BELCHER RD)	CR	SMC	2U	D	0.96	1.04	T	7,300	381	750	0.51	0	D
908 - NURSERY RD: (BELCHER RD -to- KEENE RD)	CR	SMC	2U	D	1.01	0.81	T	6,400	287	750	0.38	0	C
909 - NURSERY RD: (KEENE RD -to- HIGHLAND AVE)	CR	NMC	2U	D	0.77	0.00	T	5,500	287	750	0.38	0	C

Section 4-904. - Mobility management system.

- A. *Purpose and intent.* The purpose of this section is to provide a more flexible and efficient alternative to the traditional form of transportation concurrency management, which ties development approvals to maintaining adopted roadway level of service standards, while facilitating multi-modal transportation solutions.
- B. *Applicability.* The mobility management system shall apply to all developments in the City of Clearwater, pursuant to the requirements of 4-904.C.
- C. *General requirements.* All development projects within the City of Clearwater that generate new peak hour trips are subject to the provisions of this section to address their development impacts. Determination of trip generation associated with an application for development shall be based on Schedule A or B in Section 150-40 of Pinellas County Land Development Code, or the latest edition of the Institute of Transportation Engineers Trip Generation Manual. As an alternative to the fee schedule and Trip Generation Manual, the applicant may submit a trip generation study in accordance with Section 4-905.C.4.a. and b.
 1. Deficient road corridors include parcels, all or a portion of which lie within a corridor, and are defined as:
 - a. *Sole direct access.* A condition where the only means of site ingress/egress is directly onto the road facility, regardless of the distance of that site from the facility;
 - b. *Direct access.* A condition in which one or more existing or potential site ingress/egress points makes a direct connection to the road facility and the site is within one-half mile of the road facility; and
 - c. *Sole indirect access.* A condition where the only point of site ingress/egress is onto a public non-arterial roadway which makes its first and shortest arterial level connection onto a road facility regardless of the distance of that site from the facility.
 2. Deficient road corridors are listed within the most recent Pinellas County Metropolitan Planning Organization's annual Level of Service Report.
 3. Development projects that generate less than 51 new peak hour trips are required to pay a multi-modal impact fee in accordance with Section 4-905. They are not required to submit a transportation management plan or study.
 4. Tier 1 projects. Tier 1 projects are development projects that generate between 51 and 300 new peak hour trips.
 - a. Developers of Tier 1 projects located within deficient road corridors are required to submit a transportation management plan designed to address their impacts while increasing mobility and reducing the demand for single occupant vehicle travel.
 - b.

STORMWATER NARRATIVE

1107 and 1115 N. Martin Luther King Jr. Avenue Site – Commercial Mixed Use

The subject property, containing 1107 and 1115 N Martin Luther King Jr Ave, having 0.17 acres, is currently developed with buildings and has 3 parking spaces. The property is located between Palm Bluff and LaSalle Streets on the east side of N MLK Jr Ave.

In its current condition, the site drains away from the building in all directions. The overall site is 93.1% impervious.

Only the building is being renovated in this redevelopment project, with the remaining site remaining as is. There will be no increase/decrease in impervious surface, as there will be no site improvements. As the site is only 0.71 acres (two city lots), with no site improvements, the site will not be providing any additional stormwater treatment or attenuation.

PARKING ASSESSMENT

1107 and 1115 N. Martin Luther King Jr. Avenue Site – Commercial Mixed Use

This Traffic Assessment is being prepared for the renovation of an existing building at 1107 and 1115 N. Martin Luther King Jr. Avenue which is located in the Commercial (C) zoning district with a FLU of CG. The site is proposed to renovate the interior and exterior of the existing building with landscaping, and parking being provided on adjacent parcels. As a Comprehensive Infill Redevelopment Project in accordance with the C zone Level 2 standards. According to Table 2-704 of the City of Clearwater Community Development Code “Comprehensive Infill Redevelopment Project” are required to provide parking based on the specific use. Hair Salon 950 SF requires 5 parking spaces (4-5 spaces per 1,000 GFA); Office Space 1350 SF requires 4 parking spaces (3/1000 SF GFA); Hall 1165 SF requires 6 parking spaces (4-5 spaces per 1,000 SF GFA) and Food Court 600 SF requires 7 parking spaces (7-12 spaces per 1,000 SF GFA); totaling 22 required parking spaces per strict interpretation of the code.

The project site will only have building renovations, and will not have any site improvements, all that exists will remain as is. The project has three parking spaces on site and looks to share parking with two City CRA parking lots along Martin Luther King Jr Ave. The two nearby CRA parking lots have additional 55 spaces available.

The Preliminary Site Plan shows 3 parking spaces, bike rack, and sidewalk to a nearby PSTA bus stop.

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.



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): KILLARNEY 6 INVESTMENTS GROUP INC.
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: 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.



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

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.



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

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 2-701F of the Community Development Code. (See attached Narrative)



PLANNING AND DEVELOPMENT DEPARTMENT FLS & FLD APPLICATION

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. GAINNEY 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