



## PLANNING & DEVELOPMENT DEPARTMENT COMMUNITY DEVELOPMENT BOARD STAFF REPORT

**MEETING DATE:** April 15, 2025  
**AGENDA ITEM:** ID#25-0257  
**CASE:** FLD2025-01001  
**REQUEST:** Flexible Development approval for retail sales and services in the Office (O) District as a Comprehensive Infill Redevelopment Project for the property at 417 Corbett Street. Requested is flexibility to operate a facial spa. (Community Development Code Section 2-1004.A)

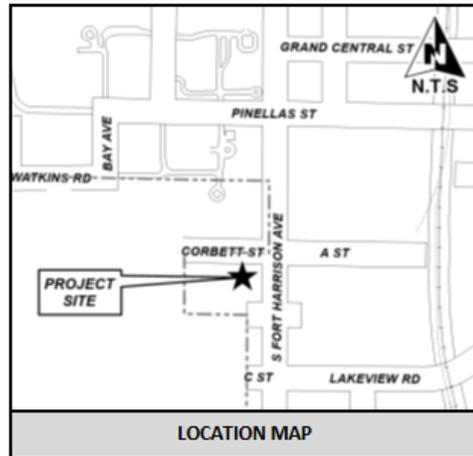
### GENERAL DATA:

*Agent*..... Micheal Napoleon, Essentials of Clearwater  
*Owners*..... Nicholas Porrini  
*Location*..... South side of Corbett Street approximately 109 feet west of the corner of Corbett Street and S. Ft. Harrison Avenue.  
*Property Size*..... 0.28 acres  
*Future Land Use*..... Residential/Office General (CG)  
*Zoning*..... Office (O)  
*Special Area Plan*..... N/A  
*Adjacent Zoning...* *North:* Semi-Public Medical District (SPM - City of Belleair)  
*South:* Office (O)  
*East:* Office (O)  
*West:* Office (O)  
*Existing Land Use*..... Vacant Building  
*Proposed Land Use*..... Retail Sales & Services (Spa)

**Location and Existing Conditions:**

**BACKGROUND:**

The 0.28-acre site is located on the south side of Corbett Street approximately 109 feet west of the corner of Corbett Street and S. Ft. Harrison Avenue. The property is developed with one vacant 3,510 square foot building, constructed in 1983 for medical offices, with approximately 100 feet of frontage along Corbett Street. There are 18 existing parking spaces onsite which is supplemented by additional shared parking spaces located on the adjacent property to the east containing medical offices. The site is within the Office (O) District with a Residential/Office General (R/OG) future land use designation. The immediate vicinity includes a medical complex with medical offices and medical labs, as well as general commercial and general office uses.

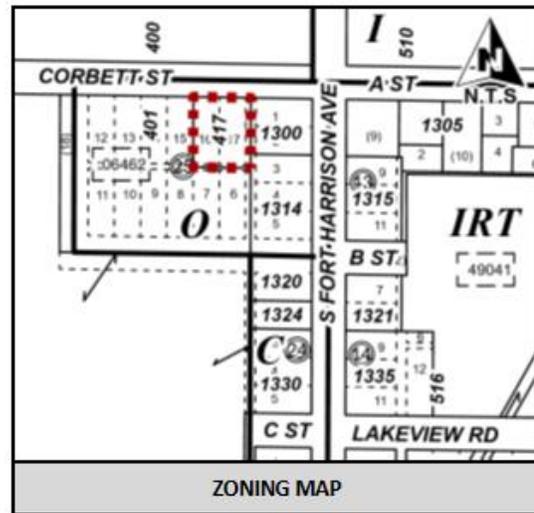
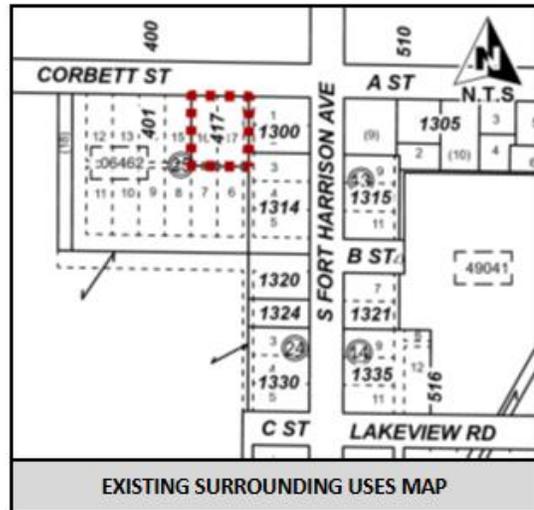


**Code Compliance Analysis:**

There are no active Code Compliance cases for the subject property.

**Development Proposal:**

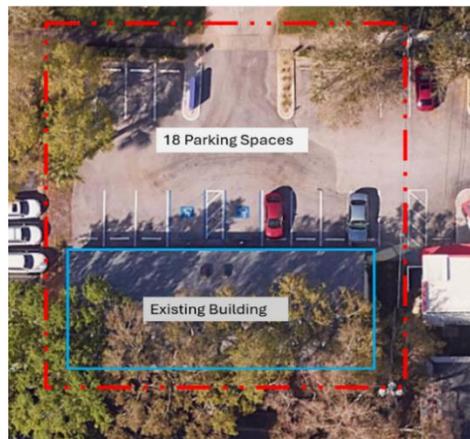
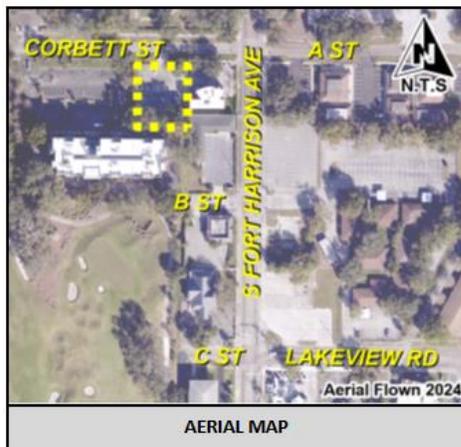
The proposal is to relocate an existing business, Essentials of Clearwater, into the existing office building at the subject site, necessitated by hurricane storm damage at their prior location. The business is considered a retail sales and service use (spa), and includes services such as massage therapy, facials, body treatments and cryotherapy. Retail sales and services in the Office District are limited to 10 percent of the floor area of the building; therefore, a Level-Two application is required to allow the change of use as a Comprehensive Infill Redevelopment Project, consistent with Community Development Code (CDC) Section 2-1004.A. Minor interior modifications to the building are needed and no changes to the exterior of the building or site are proposed, since the existing building meets the needs of the business without changing logistics for the employees and clients. The 18 parking spaces onsite and the vehicular and pedestrian access to the site from Corbett Street will remain as existing.



### EXISTING NORTH SIDE BUILDING



### SITE AERIALS



### INTERNAL LAYOUT



**ANALYSIS:**

**Comprehensive Plan:**

The proposal is supported by applicable Goals, Objectives and/or Policies of the City’s Comprehensive Plan as follows:

**Future Land Use Plan Element:**

*Policy QP 5.3.1* Support the adoption and utilization of future land use categories that promote infill development and desired redevelopment along corridors.

*Policy QP 5.3.3* Encourage context-sensitive redevelopment and promote infill development of economically underutilized sites, corridors, and districts through land assembly opportunities, incentives, and public investments.

*Policy QP 5.3* Continue to promote redevelopment and infill development that is consistent and compatible with the surrounding properties.

**Community Development Code Sections 2-1001.1 - Maximum Development Potential**

The property has a future land use designation of Residential/Office General (R/OG). This designation allows 15 dwelling units per acre, a Floor Area Ratio (FAR) of 0.5 and an Impervious Surface Ratio (ISR) of 0.75. The existing 3,510 square foot building on the 0.28-acre site has a 0.27 FAR and a 0.8 ISR. No change in FAR or ISR is proposed, as no exterior modifications are being made.

**Community Development Code Section 2-204.E and 2-704.F - Flexible Development Standards**

As previously noted, a Comprehensive Infill Redevelopment Project in the Office District is required for this request because the retail sales and services use occupies more than 10 percent of the floor area of the building. The Comprehensive Infill Redevelopment Project use does not provide specific development standards e.g. lot area, width, setbacks, and height, and specifies the minimum off-street parking is determined by Community Development Coordinator based on the specific use and/or the ITE manual. However, for comparison, the CDC requires for retail sales and services a minimum of 5 spaces per 1,000 square feet of building area in the Commercial District. Using that parking demand ratio, the existing 18 number of parking spaces onsite exceeds the minimum of 6 parking spaces that would typically be required. As a point of reference, the existing site are as follows.

| DEVELOPMENT STANDARDS             | SITE CONDITIONS  |
|-----------------------------------|--|
| <i>Minimum Lot Area and Width</i> | The site is 12,750 square feet in area and approximately 100 feet wide. For a point of comparison, an Office use in this zone are require to have a minimum lot area of 10,000 square feet and a width of 100 feet.                              |
| <i>Maximum Height</i>             | The existing building is approximately 16 feet in height and no external changes are proposed to the building. For context, these uses may extend between 30 and 50 feet in height through a Minimum Standard and Flexible Standard Development. |

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|--|--|
| <p><i>Minimum Off-Street Parking</i></p> <p><i>Retail Sales and Services</i></p> | <p>The site currently shares a parking lot with another user. Directly in front of the building is 18 parking spaces with two spaces being DA compliant.</p>   |
| <p><i>Setbacks (in feet)</i></p>   | <p>The building is existing and provides setbacks of 50 feet in the front, 0 feet on the west side, 17 feet on the east side and 25 feet in the rear. Approval of this proposal will set the setbacks at the current condition and is allow in a Comprehensive Infill Redevelopment Project allows these setbacks.</p> |

**Community Development Code Section 2-1004.A - Comprehensive Infill Redevelopment Project Flexibility Criteria**

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

The proposal is to utilize an existing building for a retail sales and service use which is compatible with the surrounding medical and commercial uses adjacent to the property. As the property is already developed with a building, the proposed development is otherwise impractical without deviating from the limitation placed on retail sales and service uses in this zoning district.

**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;***

As previously stated, the proposal is consistent with the goals and policies of the Comprehensive Plan.

The proposal is supported by the general purpose, intent, and basic planning objectives of this Code as follows:

*Section 1-103.B.2*                      Ensuring that development and redevelopment will not have a negative impact on the value of surrounding properties and wherever practicable promoting development and redevelopment which will enhance the value of surrounding properties

*Section 1-103.C*                      It is the further purpose of this Development Code to promote economic development, neighborhood revitalization, and regional cooperation to sustain efforts through which development will protect regionally significant water and other environmental resources.

*Section 1-103.E.5*                      Preserve the natural resources and aesthetic character of the community for both the resident and tourist population consistent with the city's economic underpinnings.

The O District permits a range of uses spanning several uses and functions. The proposed redevelopment is consistent with the character and composition of the immediate vicinity.

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

The reuse of an existing building for retail sales and services use will have no impact on the normal and orderly development of surrounding properties as the property has enough existing parking to support the anticipated demands of the proposed use.

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

Adjoining properties are medical uses that include a doctor’s offices and a rehabilitation center. This proposal will be a retail sales and service use focused on personal health. All possible negative impacts would be reasonably addressed since all activity will be conducted indoors.

**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 a spot land use or zoning designation; or
- F. The proposed use provides for the development of a new, and/or preservation of a working waterfront use.

The Residential/Office General (R/OG) category is intended to recognize areas appropriate for several uses including employment uses. The R/OG category also specifies the need for uses to be in areas well-suited for a mix of uses with residential and office character. Proposed is a retail sales and service use that fits in the office character of the area.

**Community Development Code Section 3-914. General Applicability Standards**

The proposal supports the General Applicability standards of this Code as follows.

| GENERAL APPLICABILITY STANDARDS  | FINDINGS  |
|--|---|
| <i>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.</i> | The scale and bulk of the existing development is not changing with this proposal as the building will remain with no external site or building changes proposed. |

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| <p><i>Section 3-914.A.2. The proposed development will not hinder or discourage development and use of adjacent land and buildings or significantly impair the value thereof.</i></p>              | <p>Since the surrounding properties are developed with a variety of uses and the request is a minor intensification in use with no exterior changes, the proposal will not hinder or significantly impair the value development on adjacent properties.</p>      |
| <p><i>Section 3-914.A.3. The proposed development will not adversely affect the health or safety of persons residing or working in the neighborhood.</i></p>                                       | <p>Establishing a spa (retail sales and service use) in an area characterized by medical and other commercial uses will not materially affect the neighborhood.</p>  |
| <p><i>Section 3-914.A.4. The proposed development is designed to minimize traffic congestion.</i></p>  | <p>The proposal will utilize the existing vehicular access point to Corbett Street to the north and internally to the property to the east and the use will negatively impact traffic in the area.</p>   |
| <p><i>Section 3-914.A.5. The proposed development is consistent with the community character of the immediate vicinity.</i></p>  | <p>The proposal is consistent with the community character of surrounding medical/ general offices and other commercial uses in the immediate vicinity. Further, no changes are proposed and existing landscaping, and site improvements will be maintained.</p> |
| <p><i>Section 3-914.A.6. The design of the proposed development minimizes adverse effects, including visual, acoustic and olfactory and hours of operation impacts on adjacent properties.</i></p> | <p>The project poses no adverse effects.</p>   |

**RECOMMENDATION**

The Development Review Committee (DRC) reviewed the application and supporting materials at the DRC meeting of March 6, 2025. The Planning and Development Department, having reviewed all materials submitted by the applicant and the requirements of the Community Development Code, recommends the following findings of facts and conclusions of law.

**Recommended Findings of Fact**

1. The 0.29-acre site is located on the south side of Corbett Street, approximately 109 feet west of the corner of Corbett Street and S. Ft. Harrison Avenue.
2. The property is located within the Office (O) District and a Residential/Office General (R/OG) future land use designation.
3. The project site is comprised of one parcel of 12,750 square feet in area with a frontage of 100 feet along Corbett Street.
4. The parcel was in existence prior to May 1, 1998, and was not in common ownership with any contiguous property on that date, but there is no minimum lot size requirement for Comprehensive Infill Redevelopment Projects in this zoning district.
5. The proposal includes existing front setbacks of 50 feet to the north adjacent to Corbett Street, side setbacks of zero to the west and 17 feet to the east, and rear setbacks of 25 feet to the south.
6. The proposal includes Retail Sales and Services with an existing ISR of 0.27 and an existing FAR of 0.8.

7. The proposal includes 18 existing onsite parking spaces which have been determined to be in compliance with ITE Manual standards for retail sales and service uses.
8. The proposal includes the preservation of existing trees and shrubs for site landscaping.
9. The existing building materials and design creates a form that enhances the community character of the surrounding vicinity.
10. There are no active Code Compliance cases.

### **Recommended Conclusions of Law**

1. The development proposal is consistent with the applicable components of the City's Comprehensive Plan.
2. The development proposal is consistent with the maximum development potential set forth in CDC Section 2-1001.1.
3. The development is consistent with the Flexible Development Standards pursuant to CDC Table 2-1004.
4. The development is consistent with the Flexibility Criteria pursuant to Section 2-1001.A. for a Comprehensive Infill Redevelopment Project.
5. The development proposal is consistent with the General Standards for Level One and Two Approvals pursuant to CDC Section 3-914.A.

Based on the above recommended findings of fact and conclusions of law, the Planning and Development Department recommends **APPROVAL** of application FLD2025-01001, subject to the following conditions:

### **Conditions of Approval**

#### ***General/Miscellaneous Conditions***

1. A business tax receipt must be obtained and maintained in order for the business to operate.
2. The project shall remain generally consistent with the plans approved by the Community Development Board.
3. All applicable state or federal permits shall be obtained for the subject project prior to the commencement of development as defined under Fla. Stat. § 380.04.
4. Landscaping, including any future modifications, shall comply with CDC Article 3, Division 12.
5. Acknowledge that each condition of approval will be met with any applicable permit submittal subject to any applicable timing requirement to the satisfaction of City Staff.
6. The building setbacks shall be the distances from the original construction in 1983 and the current lot configuration at time of approval. In the event the building is voluntary demolished, the standards shall be the minimum zoning standards of the zone at the time.

Prepared by Planning and Development Department Staff:



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Ryan Green, MPA, Planner II

ATTACHMENTS: Resume, Photographs

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**Clearwater, Florida 33756**  
**727-444-8768**  
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## **PROFESSIONAL EXPERIENCE**

- **Planning and Development Planner II**  
City of Clearwater September 2024 – Present

Responsible for reviewing and analyzing development applications and projects (site plans, architectural elevations, civil and landscape plans) for consistency with all applicable adopted plans, codes, and standards; conduct field studies; identify any issues for discussion and prepare planning comments as part of Development Review Committee. Conduct zoning reviews and provide follow up on building permits and business tax receipts.

- **City Planner II**  
City of Beaufort, SC September 2023 – September 2024

Responsible for managing Subdivision Review and Parcel adjustment applications. Managing sign code applications, negotiating sign placement, size and style. Coordinating with various teams for Design Review and Subdivision comments. Preparing, maintaining and updating files, land use data and statistics. Conducting research, analyzed data and compiled reports according to local, state and federal guidelines. Proposing code edits to improve understanding and enforceability. Preparing comprehensive reports detailing projects for public presentation and recommendations for future action. Train Planners how to conduct reviews of Site Plans, Subdivisions, Variances and Sign Permits.

- **Planner**  
Pinal County, AZ, Florence, AZ October 2021 – September 2023

Responsible for successfully managing multiple high-priority projects simultaneously while maintaining strict deadlines. Ensuring site plan quality \* conformance to county policies, codes and ordinances by providing project specific recommendations from the pre-app stage to final submittal. Providing architecture standards on site plans, with no codified ordinance, based on precedent, the existing urban form and with collaboration of the planning manager. Creating and presenting reports to the Commission & Board on Planned Area Developments, detailing standards on design, landscaping and land use transition, all based on what was originally submitted and what staff has negotiated into the plans. Managing variance process for the county by teaching the process to co-workers, adapting the application for common understanding and removing errors, assigning variance cases based on difficulty, designing development standards as needed, and providing recommendations based on the ordinance, staff policies and each situation. Collaborating with Community development, Public Works, Air Quality and the public to gauge the feasibility of projects, area plans and ordinance changes. Assisting citizens with planning and development questions in person and over the phone by showing maps, ordinance and applications. Implementing best practices in planning methodologies resulting in increased efficiency and effectiveness across all projects. Evaluating existing plans, processes and events planning services to identify opportunities for improvement. Training other Planners and Planning Techs how to review Minor Land Divisions, Variances, and Special Use Permits.

- **Planning Intern**  
Charleston Metro Chamber of Commerce, North Charleston, SC January 2021 – May 2021

Responsible for co-creating a housing guidebook to summarize how other areas around the world and across the nation handle housing markets in order to prepare developers, elected officials, business owners and residents to begin discussions about how to address the current Charleston Metro area housing market dynamics and shortages. Comparing and contrasting the housing market of the Charleston-N Charleston, SC metro area with 11 other metro areas in the USA using 6 charts made with data from the Joint Center for Housing Studies of Harvard University to be distributed to regional policymakers to increase the understanding of the housing situation within the region. Facilitating a group discussion with government employees, real estate developers and executives to find solution to implement with three months in the metro area. Supporting creation of detailed, technical financial models to value potential acquisition targets. Assisting in the creation of training materials for new team members, fostering a culture of continuous learning and professional development with the organization.

- **Graduate Assistant**  
College of Charleston, Charleston, SC August 2019 – May 2021

Responsible for creating recommendations to promote racial equity in housing, transportation and economic development to the City Charleston Planning department. Recording citizen feedback in public meetings to shape recommendations for the 2030 comprehensive plan. Creating a 52-page Briefing Book in a team of three about the City of Charleston to be distributed to nationally recognized planners, economists and real estate experts. Reviewing 1970 King Street Revitalization Plan to find key initiatives to continue long-term improvements today by focusing on walkability and commerce clustering. Aiding the Urban Land Institute of SC in conducting stakeholder interviews and giving recommendations for the improvement of King St, Charleston, SC to the Mayor of Charleston, business owners and current residents. Facilitating student success by identifying areas of improvement and providing constructive feedback on assignments and exams. Analyzing acquired information and presenting to professors.

## **EDUCATION**

Master of Arts: Public Administration, College of Charleston – Charleston, SC – 2021

Bachelor of Arts: Sociology, University of South Carolina, Columbia, SC – 2019

## **PROFESSIONAL EXPERIENCE, ACTIVITIES & AWARDS**

Port royal Town Planning Commissioner, 03/2024 – Present

Toastmasters President – Pinal Moving Mountains, 01/2022 – 06/2022

Public Administration Student Association President, 11/2020 – 05/2021

Urban Land Institute Member, 05/2021

University of South Caroline football Team, 08/2016 – 02/2018

Philip H. Jos Outstanding Student Award for the College of Charleston MPA Program, 2021



**Facing N towards Corbett Street.**



**Facing E along South Fort Harrison Avenue.**



**Facing S towards Belleview Boulevard.**



**Facing W towards Druid Road South.**