



PLANNING AND DEVELOPMENT DEPARTMENT FLS & FLD APPLICATION

This application is REQUIRED for all Level One Flexible Standard Development (FLS) and Level Two Flexible Development (FLD) applications. All applications must be submitted online at: epermit.myclearwater.com

It is the responsibility of the applicant to submit complete and correct information. Incomplete or incorrect information may invalidate your application. All applications are to be filled out completely and correctly and submitted (including plans and documents, uploaded, processed and finalized) by 12 noon on the scheduled deadline date [2020 submittal calendar](#). The applicant, by filing this application, agrees to comply with all applicable requirements of the Community Development Code. [Additional information on submittal requirements including worksheets and handouts, etc.](#)

FIRE DEPARTMENT PRELIMINARY SITE PLAN REVIEW FEE:	\$200 (not applicable for detached dwelling or duplexes)
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APPLICATION FEES:	\$100 (FLS – accessory structures associated with a single-family or duplexes)
	\$200 (FLS – detached dwellings or duplexes)
	\$475 (FLS – attached dwellings, mixed-use, and nonresidential uses)
	\$300 (FLD – detached dwellings, duplexes, and their accessory structures)
	\$1,205 (FLD – attached dwellings, mixed-use, and nonresidential uses)

Property Owner (Per Deed): TEMA INVESTMENTS

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: 524 Mandalay Ave., Clearwater Beach, FL 33767

Parcel Number (s): 05-29-15-57924-000-0070

Site Area (Square feet and Acres): 8,700 SF (0.20 acres)

Zoning: Tourist

Future Land Use: Resort Facilities High (RFH)

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

Flexible Development (FLD) request for the expansion of 530 SF to the existing Sekushi restaurant, additional indoor/outdoor seating, and a request for flexibility for 6 on-site parking spaces.



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General Information

Provide the following general information on the proposed project. If not applicable mark N/A. The maximum permitted or required amounts are listed in the Zoning District in the Community Development Code which is available online at:

https://library.municode.com/fl/clearwater/codes/community_development_code

Dwelling Units:

A dwelling unit is a building or portion of a building providing independent living facilities for one family including the provision for living, sleeping, and complete kitchen facilities.

Max. Permitted: NA Proposed: NA

Hotel Rooms:

A hotel room is an individual room, rooms or suite within an overnight accommodations use designed to be occupied, or held out to be occupied as a single unit for temporary occupancy.

Max. Permitted: NA Proposed: NA

Parking:

List parking spaces. Parking spaces must meet the requirements of the Community Development Code (CDC) including location, materials and dimensions. Back out parking is prohibited for most uses.

Required: 25 Proposed: 6 on-site, see Parking Assessment

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: 1.0 Proposed: 0.45

Impervious Surface Ratio (ISR):

ISR means a measurement of intensity of hard surfaced development on a site, basically any surface that is not grass or landscaped areas on private property. An impervious surface ratio is the relationship between the total impervious versus the pervious areas of the total lot area. [Link to additional information including ISR worksheet.](#)

Max. Permitted: 0.95 Proposed: 0.95
Please list percentage % and square feet.



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General Applicability Criteria

Provide complete responses to each of the six (6) General Applicability Criteria of Community Development Code Section 3-914.A.1 through 6, explaining how, IN DETAIL, the criteria is met. Use additional sheets as necessary:

1. The proposed development of the land will be in harmony with the scale, bulk, coverage, density and character of adjacent properties in which it is located.

The proposed expansion of the existing restaurant is in harmony with the scale, bulk, coverage, density and character of 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.

The expansion of space within the existing restaurant will not hinder or discourage the appropriate development and use of adjacent land and buildings. All surrounding property along Mandalay Ave. is currently developed with restaurants, motels, Sandpearl Resort, Mandalay Park, a public fire station, and residential and commercial uses. All adjacent properties to the north, south, and west are developed with motels and resorts within the RFH land use category and are also zoned "T".

3. The proposed development will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use.

The proposed expansion of the existing restaurant establishment will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use. The restaurant is approximately 170 feet from the Belle Vista condominium that is on the east side of Mandalay Ave., providing a significant buffer. In addition, the hours of operation of Sekushi ends at 10 PM, and 9 PM on Sundays.

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

The expansion to the existing Sekushi Restaurant would generate 175 daily trips and 16PM peak hour trips based on ITE Trip Generation, 11th Edition rates. This is a minimum traffic impact requiring no further study. Please see attached Traffic Assessment for additional information.

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

The proposed development is consistent with the community character of the immediate vicinity of the parcel proposed for development. The expansion of the existing restaurant is consistent with the Resort Facilities High (RFH) land use designation of the Comprehensive Plan. Restaurants are also consistent with the Tourist (T) zoning of the property. The property is located in the "Destination Resort District" of Beach by Design. As such, the restaurant with its aesthetically pleasing façade and sidewalk seating conforms to the goal mentioned in Beach by Design "The preferred form of redevelopment for this area is mixed use with resort residential and hospitality uses fronting the beach and retail, restaurant, and residential uses fronting North Mandalay Avenue"

6. The design of the proposed development minimizes adverse effects, including visual, acoustic and olfactory and hours of operation impacts, on adjacent properties.

The expansion to the existing Sekushi restaurant minimizes adverse effects on adjacent properties. All surrounding property is currently developed with motel, Sandpearl Resort, and restaurant uses that cater to the tourist industry. The restaurant is approximately 170 feet from the Belle Vista condominium that are on the east side of Mandalay Avenue which provides a substantial buffer. In addition, the hours of operation of Sekushi ends at 10PM, and 9PM on Sundays.



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Flexibility Criteria or Use Specific Criteria

Provide complete responses to the applicable flexibility criteria (or use specific criteria in US 19 and Downtown Zoning Districts). These criteria are specific to the use and the Zoning District of the subject property and are part of the Community Development Code available online at [municode.com](https://library.municode.com/fl/clearwater/codes/community_development_code) :

https://library.municode.com/fl/clearwater/codes/community_development_code

If you need help finding the criteria or standards please contact a Development Review Planner at the Zoning Line 727-562-4604. Use additional sheets as necessary:

Site is part of the Tourist (T) zoning district and parking spaces can only be achieved as a Level 2 Comprehensive Infill Redevelopment Project per Section 2-803D of the Community Development Code. (See attached Narrative)



Affidavit of Ownership

1. Provide names of all property owners on deed – PRINT full names:

2. That (I am/we are) the owner(s) and record title holder(s) of the following described property:

3. That this property constitutes the property for which a request for {describe request):

4. That the undersigned (has/have) appointed and (does/do) appoint:

as (his/their) agent(s) to execute any petitions or other documents necessary to affect such petition;

5. That this affidavit has been executed to induce the City of Clearwater, Florida to consider and act on the above described property;

6. That site visits to the property are necessary by City representatives in order to process this application and the owner authorizes City representatives to visit and photograph the property described in this application;

7. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

Artemis Couyutas

Property Owner

Property

Property Owner

Property Owner

Property Owner

BEFORE ME THE UNDERSIGNED, AN OFFICER DULY COMMISSIONED BY THE LAWS OF THE STATE OF FLORIDA, ON

THIS 30 DAY OF June 2025, PERSONALLY APPEARED

 WHO HAVING BEEN FIRST DULY SWORN
DEPOSED AND SAYS THAT HE/SHE FULLY UNDERSTANDS THE CONTENTS OF THE AFFIDAVIT THAT HE/SHE
SIGNED.

Michelle A R

Notary Public Signature

My Commission Expires:

Notary Seal/Stamp



COMPREHENSIVE INFILL REDEVELOPMENT

Project Criteria per Section 2-803D

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

The Tourist (T) zoning district lists “Restaurants” as a permitted use in the Flexible Standard Development section (Table 2-802). In March 2012, the CDB approved FLD2011-12046 as a Comprehensive Infill Development for offices and a “nightclub” (Cork & Brew Bistro). The Cork & Brew was converted to Sekushi. The site meets all standards for lot area, lot width, and height for restaurants. The existing building setbacks have been established since the building was constructed in 1953 and therefore cannot be changed. In the “T” zoning district a “Zero” foot setback is permitted for front and sides, with the rear setback being 10 feet. Building is 46.6 feet from the rear (west) boundary, yet the rear parking lot pavement is only 1.3 feet from this boundary. The height limit for restaurants is 35-50 feet and the existing building is 13.4 feet height. Condition #5 of FLD2011-12046 specified that “any increase in the number of outdoor seats in the plan attached to this application shall require the approval of the CDB.” Proceeding as a Comprehensive Infill redevelopment project is necessary to accommodate the additional outdoor seating in front of the restaurant, and the lack of on-site parking.

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 office space conversion to restaurant is consistent with the Resort Facilities High (RFH) land use designation of the Comprehensive Plan in that restaurants are a permitted primary use. Restaurants are also consistent with the Tourist (T) zoning of the property. The proposed use will provide additional employment opportunities in close proximity to housing. The intent of the Tourist “T” zoning district is to allow for hospitality and services that cater to the beach tourists as well as local residents.

The property is located in the “Destination Resort District” of Beach by Design. As such, the restaurant with its aesthetically pleasing façade and sidewalk seating conforms to the goal mentioned in Beach by Design “The preferred form of redevelopment for this area is mixed use with resort residential and hospitality uses fronting the beach and retail, restaurant, and residential uses fronting North Mandalay Avenue”

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

The re-use of this site to expand in space will not impede development or redevelopment of surrounding property. All surrounding property along Mandalay Avenue is currently developed with restaurants, motels, Sandpearl Resort, Mandalay Park, a public fire station, and residential or commercial uses. All adjacent properties to the north, south and west are developed with motels and resorts within the RFH land use category and are also

zoned T. The Belle Vista condos on the eastern side of Mandalay Avenue have a Residential High (RH) land use and HDR zoning, and are well buffered from Sekushi being over 170 feet away. The existing property is fully developed, therefore the expansion space of the restaurant is the only means of achieving additional seating to meet the needs of the area. This will be a benefit to surrounding properties.

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

The re-use of this property to expand the existing Sekushi restaurant is compatible with adjacent land uses. All surrounding property is currently developed with motel, Sandpearl Resort, and restaurant uses that cater to the tourist industry. The proposed expansion space will be approximately 170 feet from the Belle Vista condominium that are on the east side of Mandalay Avenue which provides a substantial buffer. In addition, the hours of operation of Sekushi end at 10PM, and 9PM on Sundays.

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
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- a. **The proposed re-use as a restaurant with expanded space is a permitted use in the T zoning district. The RFH category allows a maximum floor area ratio (FAR) of 1.0, and an ISR of 0.95. The redevelopment will generally follow the bulk regulations for the T zoning district with a 0.45 FAR and ISR of 0.95.**
 - b. **The proposed use would provide additional jobs. It is not a significant economic contributor though.**
 - c. **The existing site is not an economic contributor, the proposed expansion will provide some jobs.**
 - d. **The reuse does not involve affordable housing.**

e. **The area is characterized by predominantly tourist based uses including restaurants, motels, Sandpearl Resort and other commercial uses. The re-use as a restaurant with rooftop deck is consistent with the underlying RFH land use and T zoning, a land use plan amendment or rezoning are not needed. Mandalay Avenue provides a buffer to the Belle Vista condominiums to the east.**

f. **The project does not involve working waterfront uses.**

6. Flexibility with regard to use, lot width, required setbacks, height, and off-street parking are justified based on demonstrated compliance with all of the following design objectives:

- a. The proposed development will not impede the normal and orderly development and improvement of the surrounding properties for uses permitted in this zoning district;
- b. The proposed development complies with applicable design guidelines adopted by the City;
- c. The design, scale, and intensity of the proposed development supports the established or emerging character of an area;
- d. In order to form a cohesive, visually interesting and attractive appearance, the proposed development incorporates a substantial number of the following design elements:

Changes in horizontal building planes

Use of architectural details such as columns, cornices, stringcourses, pilasters, porticos, balconies, railings, awnings, etc.

Variety of materials and colors

Distinctive fenestration patterns

Building stepbacks; and

Distinctive roof forms

e. The proposed development provides for appropriate buffers, enhances landscape design and appropriate distances between buildings.

a. **The reuse of the site as a restaurant will not impede the development of the surrounding properties since they are mostly already developed with restaurant, motel or resort uses in the “T” zoning district.**

b. **NA**

c. **The scale and intensity is well within the allowable FAR and height limits for restaurants. The FAR is 0.45 whereas 0.95 is permitted, and the existing height is 13.4 feet to the flat roof.**

d. **In order to form a cohesive, visually interesting and attractive appearance, the proposed expansion space within the existing restaurant will continue to incorporate the same patterns and colors as it does today.**

- e. **The site will be upgraded with a slightly revised rear parking layout, and provides appropriate buffers given the adjoining uses. Due to lack of code compliant parking on-site, the parking for this site will be mostly in the North Beach parking garage on Poinsettia Avenue south of Baymont Street which is within a reasonable walking distance.**

BEACH BY DESIGN NARRATIVE

The existing Sekushi restaurant is located in the “Destination Resort District” of Beach by Design. The existing restaurant, with its aesthetically pleasing façade and covered sidewalk café seating conforms to the goal mentioned in Beach by Design that “The preferred form of redevelopment for this area is mixed use with resort residential and hospitality uses fronting the beach and retail, restaurant, and residential uses fronting on North Mandalay”.

The existing Sekushi restaurants’ covered café seating along North Mandalay is surrounded by existing decorative railings to identify the non-walking portion of the sidewalk, another goal included in Beach by Design.

The Beach by Design design principles applicable to this project include:

Bulk

1. To promote development and redevelopment which is in scale with the character and function of Clearwater Beach.

The existing one-story Sekushi restaurant with proposed additional outdoor seating is in scale with the character and function of Clearwater Beach. Beach by Design guidelines call for mixed use redevelopment including retail, restaurant, and residential uses along North Mandalay. The existing restaurant conforms with this function.

2. To ensure that the gross density and intensity of development on Clearwater Beach does not exceed the capacity of public infrastructure.

The addition of 16 outdoor seats to the existing Sekushi restaurant will not affect the capacity of public infrastructure. There will be minimal traffic impact due to the addition (see Traffic Assessment for additional information). There is also ample existing parking for the site located in the North Beach parking garage within walking distance (see Parking Analysis for additional information).

3. To ensure that new development is compatible with existing buildings.

The addition of the outdoor seating is compatible with and does not affect the surrounding existing buildings. The existing Sekushi restaurant is compatible with the existing adjacent uses and conforms with the Beach by Design guidelines calling for mixed use redevelopment including retail, restaurant, and residential uses along North Mandalay.

4. To maintain a distinct character on Clearwater Beach.

The design of the existing Sekushi restaurant already creates unique character along North Mandalay. The addition of 16 outdoor seating will further reinforce the design character of the restaurant by incorporating color and decorative accents to match the existing Sekushi façade.

5. To avoid further “walling off” of the Gulf of America and the Intracoastal Waterway with “rows” of high-rise buildings.

The existing Sekushi restaurant is a one-story structure. The proposed additional outdoor seating does not increase any building height. This is in line with the Beach by Design guidelines.

6. To promote diversity in the scale, mass and height of buildings.

The adjacent motel to the north is two stories high, and the Sandpearl Resort to the south is nine stories high. The existing one-story Sekushi restaurant will continue to promote diversity in the mass and height of surrounding buildings.

7. To ensure that sidewalks are sufficiently wide to allow groups of pedestrians to pass without having to walk in the street.

The existing sidewalk fronting Sekushi along North Mandalay is approximately 21’ wide from the face of the building, allowing ample space for groups of pedestrians to pass without having to walk in the street. The existing covered café seating at the street level extends into the public right of way as permitted in the Beach by Design guidelines without obstructing the movement of pedestrians along the sidewalk.

8. To ensure that the height of the building is relative to and in scale with the width of public places.

The existing one-story Sekushi restaurant remains in scale with the width of public spaces.

Design

1. To ensure aesthetically pleasing architecture in a tropical vernacular

The existing restaurant currently incorporates several design elements to create an aesthetically pleasing façade, including multiple building materials (stone and tile), color, decorative railings, signage, and an architectural awning.

The additional outdoor seating will match the restaurants' existing design elements and the existing Sekushi façade.

2. To create inviting, human scale “places” at the street level of all buildings.

The existing Sekushi restaurant includes covered café seating at the front, street level of the building along the pedestrian sidewalk. The addition of outdoor seating will not alter the existing human scale “place” at the street level.

3. To promote an integration of form and function

The form / design of the additional outdoor seating incorporates the same color and decorative rectangular accents to match the existing Sekushi façade.

4. To create a sense of a “beach community neighborhood” throughout Clearwater Beach

The existing covered café seating, along with additional seating, at the front of the Sekushi restaurant invites the public in from the beach and creates a welcoming atmosphere for the community to stop in and linger at the restaurant.

5. To use landscape material to differentiate Clearwater Beach from other beach area and intensely developed places in Pinellas County

The landscaping on the site is all existing to remain. The additional seating will not alter or affect any existing landscaping conditions on the site.

6. To landscape all surface parking areas so that the view of such parking facilities from public roads, sidewalks, and other places is determined by landscape material instead of asphalt.

The existing parking area serving the building is at the rear of the building and hidden from North Mandalay. Additionally, all landscaping on the site is existing to remain.

7. To ensure that the street level of all buildings is pedestrian friendly

The existing sidewalk fronting Sekushi along North Mandalay is approximately 21' wide from the face of the building, allowing ample space for groups of pedestrians to pass without having to walk in the street. The existing covered café seating at the street level extends into the public right of way as permitted in the Beach by Design guidelines without obstructing the movement of pedestrians along the sidewalk.