



# CITY OF CLEARWATER

## APPLICATION FOR SITE PLAN APPROVAL

PLANNING DEPARTMENT  
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, 2<sup>nd</sup> FLOOR  
PHONE (727) 562-4567 FAX (727) 562-4865  
(Revised: 04/24/2008)

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### FLEXIBILITY CRITERIA FOR COMPREHENSIVE INFILL REDEVELOPMENT PROJECTS

1. The development or redevelopment is otherwise impractical without deviations from the use and/or development standards set forth 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;
3. The development or redevelopment will not impede the normal and orderly development and improvement of surrounding properties;
4. Adjoining properties will not suffer substantial detriment as a result of the proposed development;
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.
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 in materials, colors and textures;
  - Distinctive fenestration patterns;
  - Building stepbacks; and
  - Distinctive roofs forms.
- e. The proposed development provides for appropriate buffers, enhanced landscape design and appropriate distances between buildings.