



CITY OF CLEARWATER
APPLICATION FOR SITE PLAN APPROVAL
PLANNING & DEVELOPMENT SERVICES ADMINISTRATION
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, 2nd FLOOR
PHONE (727)-562-4567 FAX (727) 562-4576

FLEXIBILITY CRITERIA FOR RESIDENTIAL INFILL PROJECTS:

1. **The development or redevelopment of the parcel proposed for development is otherwise impractical without deviations from intensity and development standards.**
2. **The development of the parcel proposed for development, as a Residential Infill Project will not materially reduce the fair market value of abutting properties.** *Include existing assessed value of property and proposed assessed value of property with improvements.*
3. **The uses within the Residential Infill Project are otherwise permitted in the District.**
4. **The uses within the Residential Infill Project are compatible with adjacent land uses.**
5. **The development of the parcel proposed for development as a Residential Infill Project will upgrade the immediate vicinity of the parcel proposed for development.** *Include all proposed improvements including new or revised building design and materials, landscape enhancements, access enhancements, etc.*
6. **The design of the proposed Residential Infill Project creates a form and function which enhances the community character of the immediate vicinity of the parcel proposed for development and the City of Clearwater as a whole.**
7. **Flexibility in regard to lot width, required setbacks, height, off-street parking access or other development standards are justified by the benefits to community character and the immediate vicinity of the parcel proposed for development and the City of Clearwater as a whole.** *Include all proposed improvements including new or revised building design and materials, landscape enhancements, access enhancements, etc.*