

Research on Conversion including Notes from Local Zoning Conversion Attorney Consultation of 5/29/24 - re 3087 Cherry Ln : Office * Hotel * Condo * Mixed Use * Medical Offices Institutional Zoning.

Photos and Maps: https://drive.google.com/drive/folders/1GUdTXGpuchKKEEh1-rz2-OG-kv58OS2EL?usp=drive_link

Remaining Questions:

- a) the ONLY Min Standard shortage seems Rear setback req 20" (actual 10') is that overcomeable? there is just gardens belonging to school behind
- b) Minimal standard means easiest to qualify? and possibly they can allow more?
- c) Present zone: LDMR? Low Medium Density Residential?
- d) Jpg 3 - is this the condo conv reqs? and what is max # of units set by? by parking limit? For e.g. Can one do 10 condos of 600 sqft and add a PH unit on rooftop if NOT adding to existing height (there is a TALL stair shaft on roof top). This may be most FEASIBLE.
- e) Ground to Parapet is 45' but there is the SHAFT cover another 7 or so FT above top of parapet so if TTL height comes to 52-57' is this going to be an issue as most height limits are 50 ft? Or is it grandfathered in since 2012?
- f) pls recommend civil engineer / architect to check condo or office conversion possibilities and costs.
- g) Hotel? Hostel? Conversion likelihood and limitations of rooms? There is a Marriott on same block supporting this land use.

NOTES:

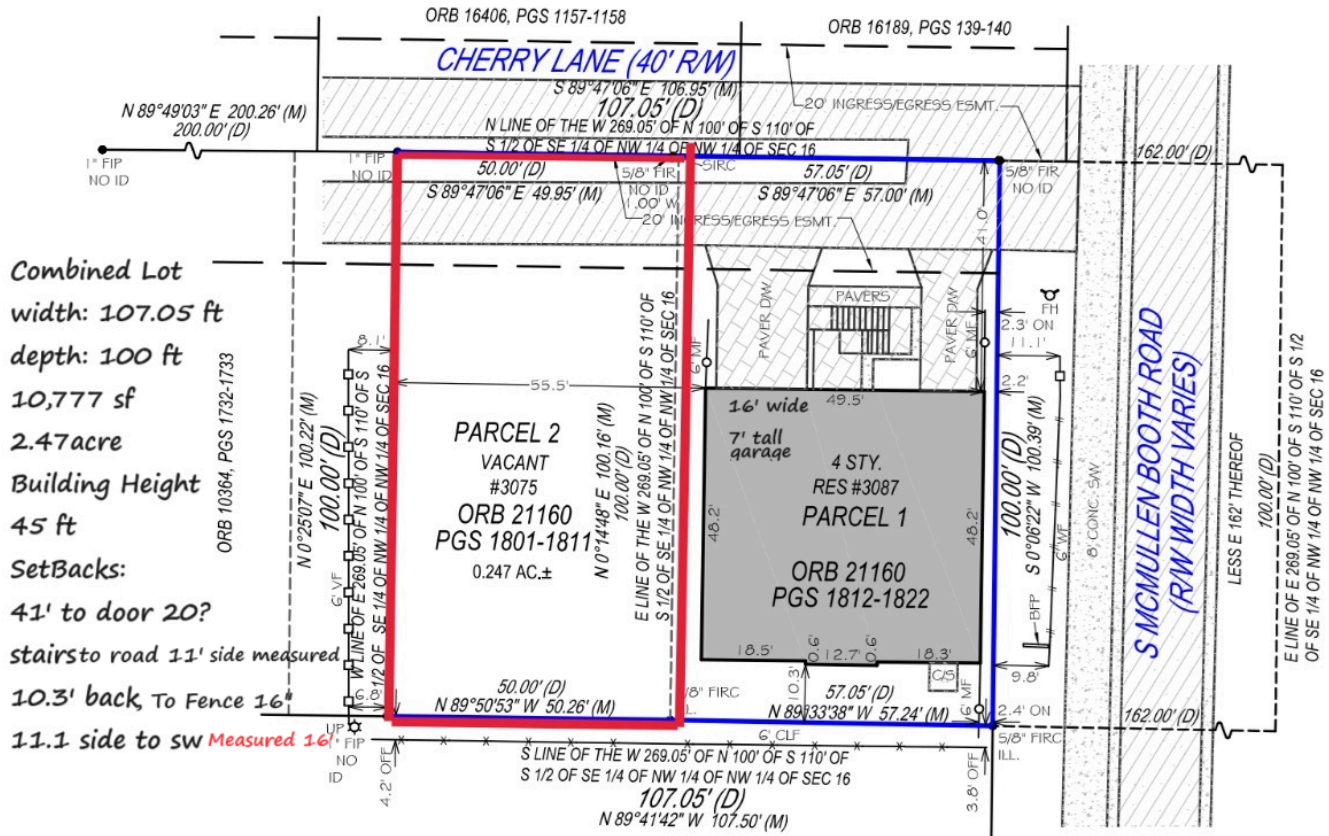
Negative response from Planning/Zoning is NORMAL and should not influence conversion process. E.g. USPS Associate opinion on Passport Issuance has NO impact (they can collect / transfer your documents but can NOT decide whether your Passport gets approved).

1) Conversion to Institution use to match surrounding parcels easier than Office or Other:

- like medical clinic - lot min 10,000sf lot is needed
- (2 lots are 100*107 ft = 10,700 sqft)
- see jpg for Med Office sample use

Being a certain END USER raises probability for approval is 80-90% for Institutional Use land use change:

- Neighbor support helps



Ceiling height: 2nd and 3rd levels: 8.10 (under 9 ft); 4th floor: 20 ft

Medical Clinic would be easier - clearwater community development code place of worship, schools, communication towers,

https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART2ZODI_DIV12INDII_S2-1202MISTDE

5/29/24, 2:41 PM Clearwater, FL Community Development Code

https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART2ZODI_DIV12INDII_S2-1202MISTDE

Table 2-1202. "I" District Minimum Standard Development							
Use	Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Min. Setbacks (ft.)			Max. Height (ft.)	Min. Off-Street Parking
			Front	Side	Rear		
Medical Clinic	10,000 OK 107'w*100 depth 10,777 sqft	100 OK	25 41ft to Door	10 OK	20 10'	50 45 ft	6*5=30 approx 5 per 1,000 SF GFA (garage + driveway abt 10, +side parking+lot as stairs & elevator NOT ctd

Sample Use with Conversion to Institutional Zoning - for more I use options see above link or google Clearwater Community Development Code. Conversion is NOT guaranteed and requires a Legal and Engineering/Architectural Components and 6+ months. See notes*

level 2 and level 3 approvals allow for more leeway, allow more uses, but - more cost and 6-7 month extra to get a non guaranteed approval :

- halfway house
- public transport
- res shelter
- retail center store - site plan approval

2200* 3 = 6600 - 21 car spaces 6- 7 - driveway 3 car

I use: medical clinic need min lot area 10,000sqft - lot combined parking 5 cars per 1000 - 30?

front and side 10-25' (can be reduced to 15 ft)

some flexibility but adds time



2) **Re office rezoning** - This is supported by existence of some offices in the area

across street on McMullen - north of ruth ekchard hall
is office

Offices are in the area it is an option to pursue

with definite end-user e.g. Tax Office abt 50-60% YES

Table 2-1002. "O" District Minimum Development Standards							
Use	Min. Lot Area(sq. ft.)	Min. Lot Width(ft.)	Max. Height(ft.)	Min. Setbacks(ft.)			Min. Off-Street Parking Spaces
				Front	Side	Rear	
Funeral Homes	10,000	100	30	25	10	20	0.25 per seat
Medical Clinic	10,000	100	30	25	10	20	5/1,000 GFA
Offices	10,000	100	30	25	10	20	3/1,000 sq. ft. GFA
Parks and Recreation Facilities	n/a	n/a	50	25	10	20	1 per 20,000 SF land area or as determined by the community development director based on ITE Manual standards
Places of Worship(1)	40,000	200	30	35	20	20	1 per 2 seats
Schools	40,000	200	30	35	20	20	1/3 students

has to comply with parking 3 car / 1000 sqft -
(gross less stairs and elevators)

Signage? separate permit after development approval

Office Space Conversion:

- civil engineer - to check off physical qualifications
to be repurposed for office

- floor plans - architect

- many req may be met already: 3 phase power, fire sprinkler system,
large elevator, structural components etc.

- attorney \$15,000

3) Condo Conversion 95% chance?

- 2 spaces per unit -
architect
construction code
land use - legal

change of use with city about 6-9 months

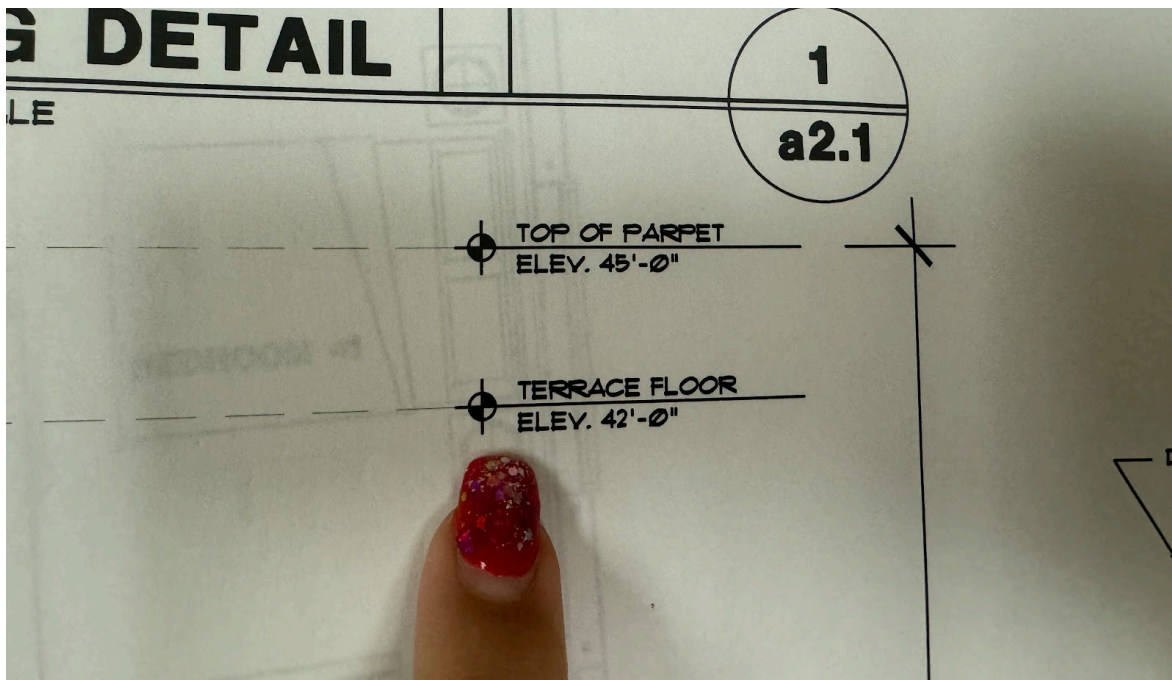
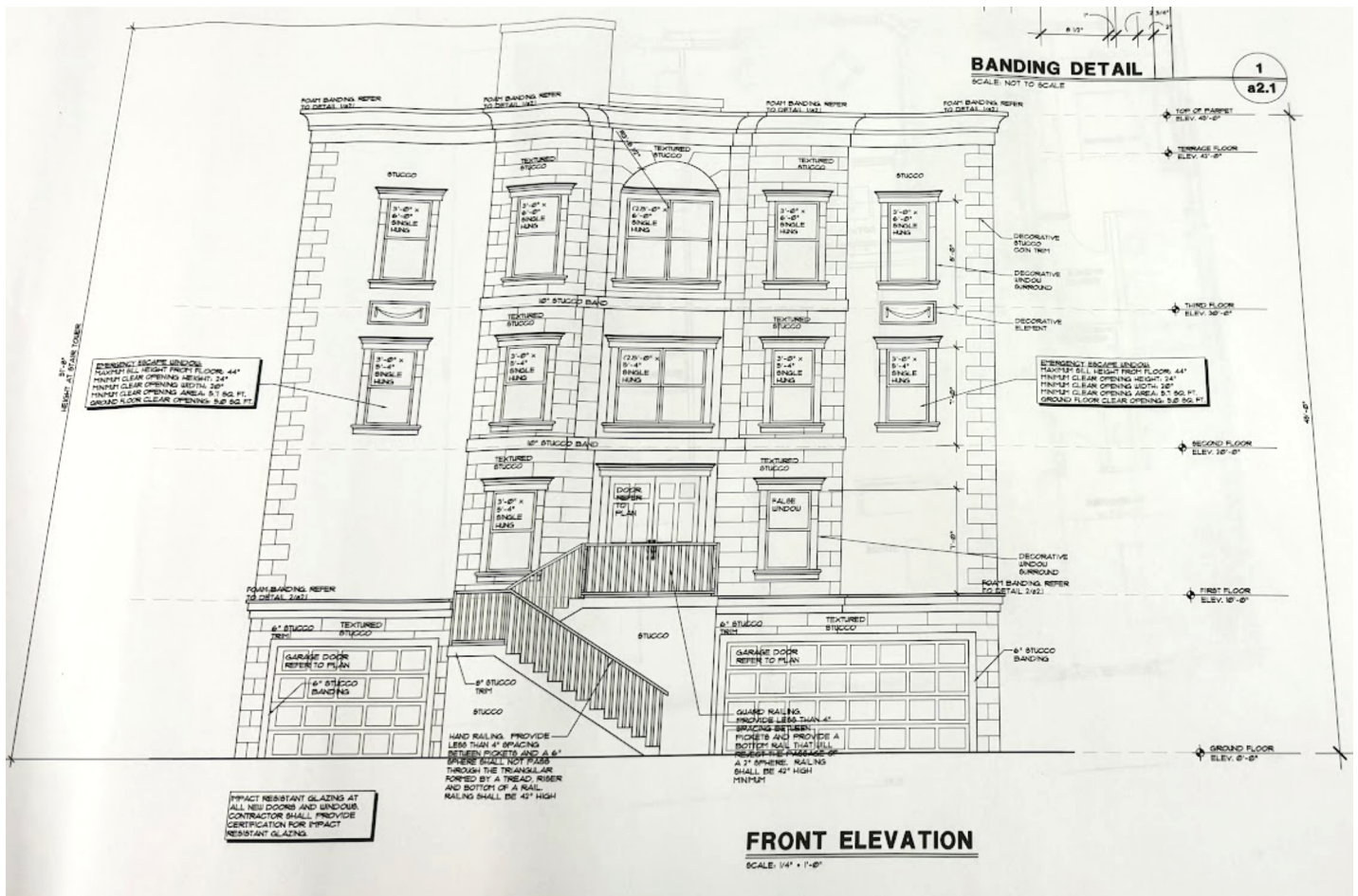
https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART2ZO_DI_DIV2LOMEDEREDILM

Maybe best option if can create 2-3 condos per each level and if can add Penthouse Suites on Roof-top level. Is there an attic?? Stairwell HEIGHT between 4th and ROOF level appears 2x height.



4) WHAT ABOUT HOTEL CONVERSION? There is a Marriott Hotel down the block

P 5/11 * **Notes from Local Zoning Conversion Attorney Consultation of 5/29/24** All info provided by Seller or Listing Agent or related parties is provided at no charge to Buyer to is to be Verified by Buyer and or their Representatives and can NOT be relied ON for making purchase or valuation decisions



SIDE VIEW AND ELEVATION:

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Condo Conversion Matrix- more detail in the NOTES* Google Clearwater Community Development Code

EXPAND

Table 2-203. "LMDR" District Flexible Standard Development

Use	Min. Lot Size(sq. ft.)	Min. Lot Width(ft.)	Min. Setbacks(ft.)			Max. Height(ft.)	Min. Off-Street Parking
			Front	Side	Rear(1)		
Attached Dwellings	10,000	100	25	10	15	30	2/unit
Detached Dwellings	5,000	50	15—25	5	5—15	30	2/unit
Residential Infill Projects(3)	n/a	n/a	10—25	0—5	0—15	30	2/unit
Utility/Infrastructure Facilities(2)	n/a	n/a	25	10	15	n/a	n/a

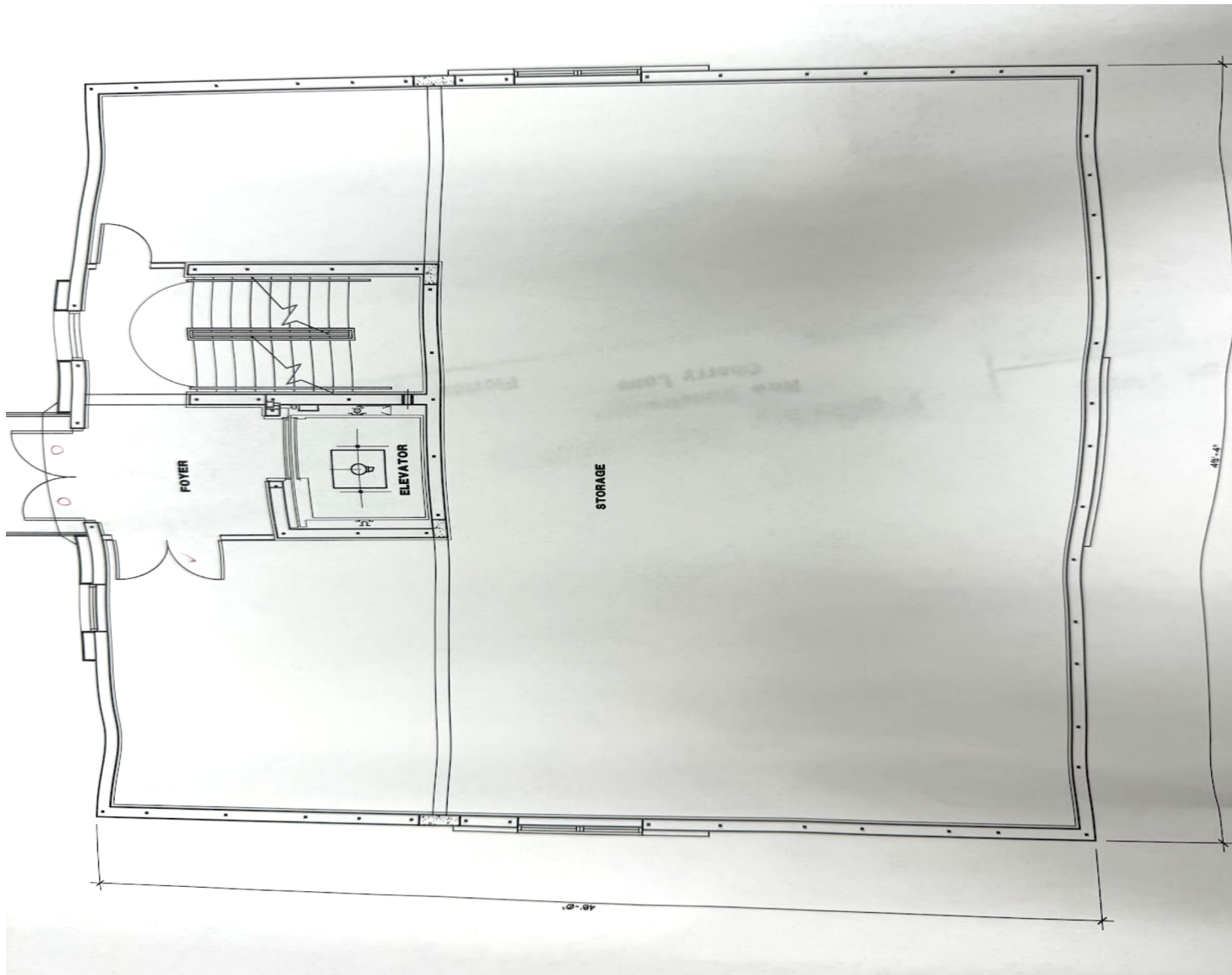
*With Gratitude,
Anna Nevtonova LLC*

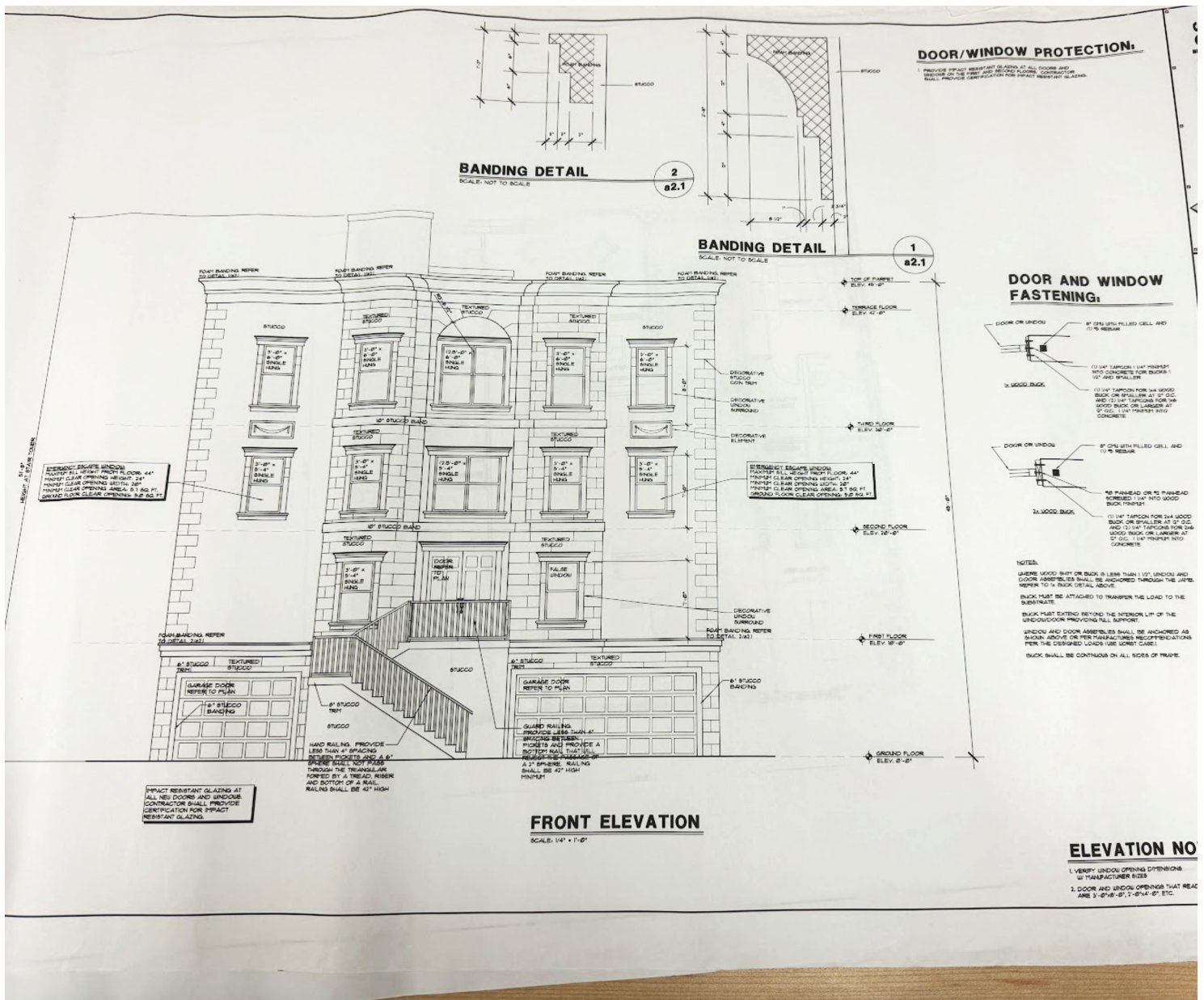
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More Info, floor plans photos, property photos:

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Sample Floor Plan: 2nd Floor presently Storage : (each floor similar 48.4' outer dimension square)





Building Features

Feature Type	Size/Qty	Width	Depth	Year Built	Value
Elev Stop	5			2012	\$45,000
Patio/Deck	1,368			2012	\$36,936
Elev Res	1			2012	\$40,000

Building Description	Building Size
BASE SEMI-FINISHED (BSF)	113
ENCLOSED PORCH (EPF)	128
GARAGE (GRF)	1,995
UPPER STORY (USF)	4,568
UTILITY (UTF)	80
BASE (BAS)	2,176

View from the Rooftop





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