



**CITY OF CLEARWATER**  
PLANNING & DEVELOPMENT DEPARTMENT  
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748  
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756  
TELEPHONE (727) 562-4567

**DRAFT ACTION AGENDA  
DEVELOPMENT REVIEW COMMITTEE**

**Thursday, July 2, 2026**

**8:30 AM - Staff Review**

**9:00 AM**

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**Case number:** [ANX2026-06009 -- 1209 Canterbury RD](#)

**Owner(s):** Jean Yedkois  
1209 Canterbury Rd  
Clearwater, FL 33764  
PHONE: (727) 686-3040, Fax: No fax, Email: No email

**Applicant:** Jean Yedkois  
1209 Canterbury Rd  
Clearwater, FL 33764  
PHONE: (727) 686-3040, Fax: No fax, Email: Yedkoisj@gmail.Com

**Representative:** Jean Yedkois  
1209 Canterbury Rd  
Clearwater, FL 33764  
PHONE: (727) 686-3040, Fax: No fax, Email: Yedkoisj@gmail.Com

**Location:** Located on the southeast corner of Canterbury Road and Burnice Drive.

**Atlas Page:** 308B

**Zoning District:** LMDR - Low Medium Density Residential

**Request:** Voluntary annexation into the City of Clearwater, and the assignment of an initial Future Land Use Map designation of Residential Low (RL) and an initial zoning category of Low Medium Density Residential (LMDR).

**Proposed Use:** Detached Dwellings

**Neighborhood Association(s):** Board of County Commissioners  
Clearwater Neighborhoods Coalition  
Pinellas County School Board

**Assigned Planner:** Lauren Wolf, Planner

**Workflow:**

<b>Review Name</b>	<b>Task Status</b>	<b>Status Date</b>	<b>Last Name</b>
<b>Determination of Completeness</b>	Complete	06/05/2026	Wolf
<b>Parks and Rec Review</b>	No Comments	06/09/2026	Pandy
<b>Public Utilities Review</b>	No Comments	06/22/2026	Vacca
No Comments			
<b>Planning Review</b>	Comments	06/23/2026	Wolf
<b>Stormwater Review</b>	No Comments	06/23/2026	Vo
<b>Engineering Review</b>	No Comments	06/23/2026	Dresch
<b>Traffic Eng Review</b>	No Comments	06/23/2026	Dresch
<b>Fire Review</b>	No Comments	06/23/2026	Ramos
<b>Environmental Review</b>	No Response	06/25/2026	Wolf
<b>Solid Waste Review</b>	No Comments	06/25/2026	Wolf
<b>Land Resource Review</b>	No Comments	06/25/2026	Wolf

**The DRC reviewed this application with the following comments:**

**Planning Review      Lauren Wolf      lauren.wolf@myclearwater.com      727-444-7208**

Planning Review - Code Comments  
1. Vegetation in ROW  
2. Maintain driveway sight-visibility triangles

**Planning Review      Alba Horanlli      alba.horanlli@myclearwater.com      727-444-8538**

Planning Review  
1. Annexation – General Comments

Upon approval of annexation into the City of Clearwater, the applicant is required to:

Contact Pinellas County to coordinate the return or proper disposition of existing waste and recycling containers.

Coordinate with the City of Clearwater Solid Waste Division for the issuance and delivery of new waste and recycling containers, as well as to establish a collection schedule. For assistance, please contact Clearwater Solid Waste at (727) 562-4920.

2. Annexation – Acknowledgement of Conditions

Upon approval of annexation into the City of Clearwater, the applicant shall acknowledge and agree to the following:

Infrastructure Improvements: Any necessary infrastructure improvements or upgrades (including, but not limited to, utilities and roadways) required to satisfy future project-specific development standards shall be completed by the developer, at their own expense, and must meet the satisfaction and approval of the City.

Stormwater Utility Fees: Annexation into the City of Clearwater will result in the assessment of monthly stormwater utility fees, which will appear on the city utility bill. This differs from the annual stormwater fee assessed through the property tax bill for properties located in unincorporated Pinellas County.

Sidewalk and ADA Compliance: Any proposed modifications to the site and/or existing structures shall trigger the requirement to bring all adjacent or project-related sidewalks and sidewalk ramps up to current standards, including compliance with the Americans with Disabilities Act (ADA), such as the installation of detectable warning surfaces (truncated domes) in accordance with FDOT Index #304.

Right-of-Way Infrastructure: The applicant acknowledges that the City of Clearwater will maintain the existing right-of-way infrastructure and rural cross section in its current condition, as it was built or annexed, and that there are no immediate plans to upgrade or improve said infrastructure.



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4567

**9:05 AM**

**Case number:** [FLS2026-05030 -- 945 MANDALAY AVE](#)

**Owner(s):** Renewed Concepts Llc  
530 S Oak Grove Rd  
Harnsburg, PA 17111  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Gregory Shawn Nelson  
1174 Court St  
Clearwater, FL 33756  
PHONE: (727) 314-4304, Fax: No fax, Email: Ashley@nelsoncr.Com

**Representative:** Gregory Shawn Nelson  
Nelson Constuction And Renovations Inc  
1174 Court St  
Clearwater, FL 33756  
PHONE: (727) 314-4304, Fax: No fax, Email: Ashley@nelsoncr.Com

**Location:** East side of Mandalay Avenue, approximately 57 feet north of the intersection of Mandalay Avenue and Laurel Street. (0.14 acres)

**Atlas Page:** 238A

**Zoning District:** LMDR - Low Medium Density Residential

**Request:** Flexible Standard Development approval for a detached dwelling in the Low Medium Density Residential (LMDR) District for the property located at 945 Mandalay Avenue. The building will not exceed 30 feet in height and includes two off-street parking spaces. Requested is flexibility from front setback requirements. (Community Development Code Section 2-203.C)

**Proposed Use:** Detached Dwellings

**Neighborhood Association(s):** Board of County Commissioners  
Clearwater Neighborhoods Coalition  
Pinellas County School Board  
Clearwater Beach Association

**Assigned Planner:** Ava Schmidt, Planner

**Workflow:**

<b>Review Name</b>	<b>Task Status</b>	<b>Status Date</b>	<b>Last Name</b>
<b>Determination of Completeness</b>	Complete	06/02/2026	Schmidt
<b>Parks and Rec Review</b>	No Comments	06/09/2026	Pandy
<b>Public Utilities Review</b>	No Comments	06/11/2026	Vacca
No Comments			
<b>Environmental Review</b>	Comments	06/22/2026	Kessler
<b>Stormwater Review</b>	Comments	06/23/2026	Vo
<b>Fire Review</b>	No Comments	06/23/2026	Ramos
<b>Engineering Review</b>	Comments	06/23/2026	Dresch
<b>Traffic Eng Review</b>	Comments	06/23/2026	Dresch
<b>Solid Waste Review</b>	No Comments	06/23/2026	Portalatin
<b>Land Resource Review</b>	Comments	06/24/2026	McDonnell

**Plan Room Issues:**

**ENGINEERING - Prior to DO - Rear 5-ft UE**

Set to DRAFT on 6/23/2026 1:21:13 PM

Issue created by Raymond Dresch on 6/23/2026 1:21:13 PM  
raymond.dresch@myclearwater.com - 727-444-8775

Please show the rear 5-ft utility easement on the site plan (not currently identified on the survey or site plan).

**ENGINEERING - Prior to DO (Acknowledge) - General Comments**

Set to DRAFT on 6/23/2026 1:17:24 PM

Issue created by Raymond Dresch on 6/23/2026 1:17:24 PM  
raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledgment each condition in your response:

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. Applicant shall be responsible for maintaining all landscaping, irrigation, hardscaping, and lighting located within Right of Way.
4. Work on right-of-way shall require a permit with the appropriate jurisdiction.
5. Per Sec. 47.181, bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including ADA.

**ENVIRONMENTAL - Prior to issuance of Building Permit**

Set to DRAFT on 6/22/2026 2:56:58 PM

Issue created by Sarah Kessler on 6/22/2026 2:56:58 PM  
sarah.kessler@myclearwater.com - 727-444-8233

Provide erosion control measures on plan sheet and provide notes detailing erosion control methods. Note: all silt fencing and other erosion control measures will be installed prior to the commencement of site work and maintained throughout the project.

**LAND RESOURCE - Prior to DO: Landscape Acknowledgement**

Set to DRAFT on 6/24/2026 11:47:34 AM

Issue created by Danny McDonnell on 6/24/2026 11:47:34 AM  
danny.mcdonnell@myclearwater.com - 727-444-8765

Please acknowledge:

All landscaped areas must be covered with shrubs, ground cover, natural turf, three inches of organic mulch, artificial turf (where permissible), or other suitable material which permits percolation.

1. Where mulch is used, it must be protected from washing out of the planting bed.
2. Landscape rock with a minimum size of ¾ inch to one inch in diameter shall be used to redirect stormwater from gutter systems to prevent erosion.
3. Plastic sheets shall not be installed under mulches.
4. Artificial turf shall be installed according to the standards in Section 3-1203.

**LAND RESOURCE - Prior to DO: Required Trees**

Set to DRAFT on 6/24/2026 11:49:13 AM

Issue created by Danny McDonnell on 6/24/2026 11:49:13 AM  
Issue is attached to Plans on sheet C-1  
danny.mcdonnell@myclearwater.com - 727-444-8765

The existing tree shown on the plan was dead/removed. Please remove this tree from the plan and add another tree to meet the four shade tree (or equivalent) requirement.

NOTE: Shade trees have a mature height of over 35 feet. Native trees are strongly recommended. Shade trees must be 8 feet in height and 2 inches in caliper at time of planting. Accent trees have a mature height of over 15 feet. Native trees are strongly recommended. Two accents may be used to equal one native shade tree. Accent trees must be 6 feet in height and 1 inch in caliper at time of planting. Accent trees may be used for up to but no more than 25% of the required shade trees. Three palms may be used to equal one shade tree. Palms must have 10 feet of clear trunk at time of planting. Phoenix species (canariensis, dactylifera) and Bismarck palms are considered specimen palms and are equal to one shade tree. On Island Estates and the beach, palms may be used for up to but no more than 75% of the required shade trees, anywhere else in the city palms may be used for up to but no more than 25% of required shade trees. Species listed on the Florida Exotic Plant Pest Council List and all citrus species may not be used as required trees.

**PLANNING - Prior to DO (Acknowledge) General Comments**

Set to DRAFT on 6/18/2026 9:36:34 AM

Issue created by Ava Schmidt on 6/18/2026 9:36:34 AM  
ava.schmidt@myclearwater.com - 727-444-8028

Please note that additional comments may be generated at or after the Development Review Committee (DRC) meeting based on responses to DRC comments. Substantial redesign or unresolved issues will delay the ability to receive a Development Order and another DRC meeting may be required.

All plans and supporting documents must match. Additionally, any changes to plans, elevations, and other supporting documents must be coordinated for consistency across all documentation to move forward.

Pursuant to Fla. Stat. § 166.033, "Within 120 days after the municipality has deemed the application complete, or 180 days for applications that require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance.

Revised applications that are not timely resubmitted to address DRC conditions, or for which a request for an extension of time is not received and agreed upon in a timeframe consistent with Florida Statutes, may be denied.

**PLANNING - Impervious Surface Ratio (ISR)**

Set to DRAFT on 6/25/2026 3:23:00 PM

Issue created by Ava Schmidt on 6/25/2026 3:23:00 PM  
ava.schmidt@myclearwater.com - 727-444-8028

The site plan does not show a driveway providing access to the north garage. Is this area intended to be paved to allow access to the second garage door? If additional paving is proposed beyond what is currently shown on the plan, please revise the proposed ISR accordingly.

Here is the link to a blank ISR form:

<https://www.myclearwater.com/files/sharedassets/public/v/4/planning-amp-development/documents/zoning-approval/ada18.isr.wrksht.pdf>

**PLANNING - Prior to DO (Acknowledge) Mechanical Equipment**

Set to DRAFT on 6/18/2026 9:37:09 AM

Issue created by Ava Schmidt on 6/18/2026 9:37:09 AM  
ava.schmidt@myclearwater.com - 727-444-8028

Equipment shall be placed on roofs or to the rear or side of buildings and shall not be placed between any right-of-way and the principal structure(s). Ground-mounted mechanical equipment shall be screened from public view by landscape materials or architecturally finished walls and enclosures designed consistent with the exterior facade of the building or other fencing as approved by the Community Development Coordinator. Rooftop-mounted mechanical equipment shall be screened by a parapet wall, articulated roofline or other roof screen, or similar device that is integrated into the building's architectural design and of a height equal to or exceeding the height of the equipment being screened.

**PLANNING - Prior to DO (Acknowledge) Planning comments**

Set to DRAFT on 6/18/2026 9:36:53 AM

Issue created by Ava Schmidt on 6/18/2026 9:36:53 AM  
ava.schmidt@myclearwater.com - 727-444-8028

All planning comments need to be fully addressed prior to development order.

**PLANNING - Prior to DO (Acknowledge): Flood Zone**

Set to DRAFT on 6/18/2026 9:37:25 AM

Issue created by Ava Schmidt on 6/18/2026 9:37:25 AM  
ava.schmidt@myclearwater.com - 727-444-8028

It has been determined that your proposed project is in a flood zone and will be required to be designed accordingly. The city has adopted higher standards which will impact your final building design flood elevations. Please verify the base flood elevation for your property as established on a Flood Insurance Rate Map (FIRM) and confirm if locally determined data from the Pinellas County Sea Level Rise and Storm Surge Vulnerability Assessment was used to establish more restrictive flood elevations. For properties that are affected by multiple flood zones the design should be based on the most stringent base flood elevation (FIRM or County Vulnerability Assessment) that intersects the proposed structure and include the required two (2') feet of additional elevation (i.e. freeboard) to determine your final design flood elevation. Flood related reference material may include, but is not limited to ASCE 24-14, FBC 1612, FBCR 322, the city's Flood Ordinance (i.e. Community Development Code Chapter 51 Flood damage prevention. Please contact our Floodplain Administrator or a Plans Examiner if you have any questions at 727-562-4567

A non-conversion acknowledgement form will be required prior to issuance of a certificate of occupancy. This is a form required by structure owner in a new or substantially improved structure in a special flood hazard area acknowledging that the lowest floor of the building won't be converted or modified or used without becoming compliant with code and flood plain management ordinance.

**STORMWATER - Prior to DO: General standard conditions (Acknowledge)**

Set to DRAFT on 6/9/2026 2:32:56 PM

Issue created by Viktoria Poniava on 6/9/2026 2:32:56 PM  
viktoria.poniava@myclearwater.com -

DRC review is a prerequisite for Building Permit review; additional design details and comments may be forthcoming upon submittal of a Building Permit Application.

Per City of Clearwater Stormwater Drainage Criteria, construction plans to be submitted at the building permit application shall show proposed lot grading including directing runoff to the designed destination, said grading plan when implemented shall not adversely impact adjoining properties.

**TRAFFIC ENG - Prior to DO - Driveway**

Set to DRAFT on 6/29/2026 8:48:51 AM

Issue created by Raymond Dresch on 6/29/2026 8:48:51 AM  
Issue is attached to Plans on sheet C-1  
raymond.dresch@myclearwater.com - 727-444-8775

Please show all driveways. Floorplan and perspective drawings show a garage door on the north side though no driveway is shown on the site plan.

**TRAFFIC ENG - Prior to DO - Table of Square Footage**

Set to DRAFT on 6/23/2026 1:25:59 PM

Issue created by Raymond Dresch on 6/23/2026 1:25:59 PM  
raymond.dresch@myclearwater.com - 727-444-8775

Please provide a breakdown of the proposed square footage, specifically the living space, as this is used to determine multimodal impact fees. Existing living space reported on PCPAO is 1,576 SF with a proposed square footage estimated to exceed 2,500 SF. Give this data, the estimated MIF is \$387.00.

**Plan Room Conditions:**

No Plan Room Conditions on this case.



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4567

**9:15 AM**

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**Case number:** [FLS2026-05024 -- 844 BRUCE AVE](#)

**Owner(s):** Fp Xi 844 Bruce Llc  
2363 Gulf To Bay Blvd Ste 200  
Clearwater, FL 33765  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Richard Badders  
793 San Christopher Dr.  
Dunedin, FL 34698  
PHONE: (727) 736-5463, Fax: No fax, Email: Rich@sdgfl.Com

**Representative:** Richard Badders  
Shorelines Design Group, Llc  
793 San Christopher Dr.  
Dunedin, FL 34698  
PHONE: (727) 736-5463, Fax: No fax, Email: Rich@sdgfl.Com

**Location:** Southwest corner of Bruce Avenue and Gardenia Street, approximately 110 feet east of the intersection of Gardenia Street and Mandalay Avenue. (0.15 acres)

**Atlas Page:** 249A

**Zoning District:** LMDR - Low Medium Density Residential

**Request:** Flexible Standard Development approval for a detached dwelling in the Low Medium Density Residential (LMDR) District as a Residential Infill Project for the property located at 844 Bruce Avenue. The building will not exceed 30 feet in height and includes two off-street parking spaces. Requested is flexibility from front setback requirements. (Community Development Code Section 2-203.D)

**Proposed Use:** Detached Dwellings

**Neighborhood Association(s):** Board of County Commissioners  
Clearwater Neighborhoods Coalition  
Pinellas County School Board

**Assigned Planner:** Ava Schmidt, Planner

**Workflow:**

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	06/09/2026	Schmidt
Parks and Rec Review	No Comments	06/09/2026	Pandy
Environmental Review	Comments	06/22/2026	Kessler
Public Utilities Review	No Comments	06/22/2026	Vacca
No Comments			
Stormwater Review	Comments	06/23/2026	Vo
Fire Review	No Comments	06/23/2026	Ramos
Engineering Review	Comments	06/23/2026	Dresch
Traffic Eng Review	Comments	06/23/2026	Dresch
Solid Waste Review	No Comments	06/23/2026	Portalatin
Land Resource Review	Comments	06/24/2026	McDonnell

**Plan Room Issues:**

**ENGINEERING - Prior to DO - Driveway**

Set to DRAFT on 6/23/2026 12:38:06 PM

Issue created by Raymond Dresch on 6/23/2026 12:38:06 PM

Issue is attached to Plans on sheet 3

raymond.dresch@myclearwater.com - 727-444-8775

- 1-- Please provide driveway dimensions. Note that the total combined width measured at the p/l cannot exceed 30-ft and at EOP cannot exceed 40-ft (with flares).
- 2-- Provide dimension from back of curb at Verbena to the edge of driveway - minimum 43-ft to flare / 40-ft to parallel edge of driveway (Index 103).  
<https://www.myclearwater.com/files/sharedassets/public/v/3/public-works/documents/100streets.pdf#page=4>

**ENGINEERING - Prior to DO (Acknowledge) - General Comments**

Set to DRAFT on 6/23/2026 12:36:26 PM

Issue created by Raymond Dresch on 6/23/2026 12:36:26 PM  
raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledgment each condition in your response:

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. Applicant shall be responsible for maintaining all landscaping, irrigation, hardscaping, and lighting located within Right of Way.
4. Work on right-of-way shall require a permit with the appropriate jurisdiction.
5. Per Sec. 47.181, bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including ADA.
6. Contractor shall request an easement inspection prior to any construction near an easement.
7. Vacation/Establishment of any easements will need to be completed prior to construction permit C of O.

**ENVIRONMENTAL - Prior to issuance of Building Permit**

Set to DRAFT on 6/22/2026 2:52:42 PM

Issue created by Sarah Kessler on 6/22/2026 2:52:42 PM  
sarah.kessler@myclearwater.com - 727-444-8233

Provide erosion control measures on plan sheet and provide notes detailing erosion control methods. Note: all silt fencing and other erosion control measures will be installed prior to the commencement of site work and maintained throughout the project.

**LAND RESOURCE - Prior to DO: Landscape Acknowledgement**

Set to DRAFT on 6/24/2026 11:30:40 AM

Issue created by Danny McDonnell on 6/24/2026 11:30:40 AM  
danny.mcdonnell@myclearwater.com - 727-444-8765

Please acknowledge:

All landscaped areas must be covered with shrubs, ground cover, natural turf, three inches of organic mulch, artificial turf (where permissible), or other suitable material which permits percolation.

1. Where mulch is used, it must be protected from washing out of the planting bed.
2. Landscape rock with a minimum size or ¾ inch to one inch in diameter shall be used to redirect stormwater from gutter systems to prevent erosion.
3. Plastic sheets shall not be installed under mulches.
4. Artificial turf shall be installed according to the standards in Section 3-1203.

**LAND RESOURCE - Prior to DO: Required Trees**

Set to DRAFT on 6/24/2026 11:30:08 AM

Issue created by Danny McDonnell on 6/24/2026 11:30:08 AM  
danny.mcdonnell@myclearwater.com - 727-444-8765

This property requires a minimum of 4 shade trees or equivalent.

Currently, there are two proposed magnolia trees, four existing palm trees, and one proposed triple foxtail palm (which only counts as one palm tree as there is only one root ball) shown on the plan. These amount to 3.67 shade trees. Please show how you will fulfill the remaining 0.33 shade tree requirement on the site plan.

NOTE: Shade trees have a mature height of over 35 feet. Native trees are strongly recommended. Shade trees must be 8 feet in height and 2 inches in caliper at time of planting. Accent trees have a mature height of over 15 feet. Native trees are strongly recommended. Two accents may be used to equal one native shade tree. Accent trees must be 6 feet in height and 1 inch in caliper at time of planting. Accent trees may be used for up to but no more than 25% of the required shade trees. Three palms may be used to equal one shade tree. Palms must have 10 feet of clear trunk at time of planting. Phoenix species (canariensis, dactylifera) and Bismarck palms are considered specimen palms and are equal to one shade tree. On Island Estates and the beach, palms may be used for up to but no more than 75% of the required shade trees, anywhere else in the city palms may be used for up to but no more than 25% of required shade trees. Species listed on the Florida Exotic Plant Pest Council List and all citrus species may not be used as required trees.

**PLANNING - Prior to DO (Acknowledge) Planning comments**

Set to DRAFT on 6/18/2026 9:22:25 AM

Issue created by Ava Schmidt on 6/18/2026 9:22:25 AM  
ava.schmidt@myclearwater.com - 727-444-8028

All planning comments need to be fully addressed prior to development order.

**PLANNING - Prior to DO (Acknowledge) Pool**

Set to DRAFT on 6/24/2026 9:03:24 AM

Issue created by Ava Schmidt on 6/24/2026 9:03:24 AM  
ava.schmidt@myclearwater.com - 727-444-8028

Please acknowledge that any future pool will need to comply with all applicable standards of the Community Development Code.

**PLANNING - Prior to DO: Driveway dimensions**

Set to DRAFT on 6/24/2026 9:03:59 AM

Issue created by Ava Schmidt on 6/24/2026 9:03:59 AM  
Issue is attached to Plans on sheet 3  
ava.schmidt@myclearwater.com - 727-444-8028

Please provide driveway dimensions on the site plan.

**PLANNING - Prior to DO: Flexibility Application**

Set to DRAFT on 6/18/2026 9:23:26 AM

Issue created by Ava Schmidt on 6/18/2026 9:23:26 AM  
ava.schmidt@myclearwater.com - 727-444-8028

Please upload the full application in one PDF so that all pages are uploaded together as one document. This should include pages one through five.

**PLANNING - Prior to DO: Height**

Set to DRAFT on 6/18/2026 9:29:08 AM

Issue created by Ava Schmidt on 6/18/2026 9:29:08 AM  
ava.schmidt@myclearwater.com - 727-444-8028

Please show measured height on all elevations (from DFE to the midpoint of the roof). Please revise label to call out the design flood elevation. Please reach out to gene.henry@myclearwater.com if you have questions on flood elevations.

Height, building or structure, means for buildings, the vertical distance from the mean elevation of the existing grade to the highest finished roof surface in the case of a building with a flat roof, or the vertical distance from the existing grade to a point representing the midpoint of the peak and eave heights of the main roof structure of the roof of a building having a pitched roof. For other structures, the vertical distance from existing grade to the highest point of the structure above such existing grade. Where minimum floor elevations in flood prone areas have been established by law, the building height may be measured as though the required minimum floor elevations constitute existing grade. In addition, (1) linear radio and television antennas shall be permitted to project ten feet higher than the maximum height otherwise specified for the zoning district within which the antenna is located. Parabolic and other geometrically shaped antenna shall not be permitted this height increase. (2) Flagpoles located on top of buildings shall be permitted to project ten feet higher than the maximum height otherwise specified for the zoning district assigned to the property. (3) Elevator equipment rooms and like mechanical equipment enclosures shall be permitted to project up to 16 feet higher than the maximum height otherwise specified for the zoning district assigned to the property. (4) Parapet walls constructed on buildings with flat roofs shall be permitted to extend not higher than 42 inches over the maximum height specified for the zoning district in which the building is located. (5) Structures permanently affixed to the roof that accommodate rooftop occupancy shall only be permitted if within the maximum allowable height.

**PLANNING - Prior to DO: Required Trees**

Set to DRAFT on 6/18/2026 9:30:28 AM

Issue created by Ava Schmidt on 6/18/2026 9:30:28 AM  
ava.schmidt@myclearwater.com - 727-444-8028

Please add the quantity of proposed tree types. This property requires a minimum of 4 shade trees or equivalent. NOTE: Existing trees may be used to satisfy this condition.

Shade Tree must be 8' height 2" caliper.

Two Accent Trees (6' height 1" caliper) = 1 shade tree; unless overhead lines are unavoidable; no more than 25% of required trees may be accent trees. All materials shall be Florida Grade #1.

Palm Trees (10' clear trunk) Can be used to satisfy 75% of tree requirements on Beach, Sand Key & Island Estate. Staggered clusters of 3 palm trees = 1 shade tree, except for specimen palm trees such as: phoenix canariensis (canary island date palm), phoenix dactylifera (edible date palm) and phoenix reclinata (senegal date palm), which count as shade trees on a 1:1 ratio. All materials shall be Florida Grade #1.

**PLANNING - Prior to DO (Acknowledge) General Comments**

Set to DRAFT on 6/18/2026 9:21:53 AM

Issue created by Ava Schmidt on 6/18/2026 9:21:53 AM  
ava.schmidt@myclearwater.com - 727-444-8028

Please note that additional comments may be generated at or after the Development Review Committee (DRC) meeting based on responses to DRC comments. Substantial redesign or unresolved issues will delay the ability to receive a Development Order and another DRC meeting may be required.

All plans and supporting documents must match. Additionally, any changes to plans, elevations, and other supporting documents must be coordinated for consistency across all documentation to move forward.

Pursuant to Fla. Stat. § 166.033, "Within 120 days after the municipality has deemed the application complete, or 180 days for applications that require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance.

Revised applications that are not timely resubmitted to address DRC conditions, or for which a request for an extension of time is not received and agreed upon in a timeframe consistent with Florida Statutes, may be denied.

**PLANNING - Prior to DO (Acknowledge) Mechanical Equipment**

Set to DRAFT on 6/18/2026 9:22:55 AM

Issue created by Ava Schmidt on 6/18/2026 9:22:55 AM  
ava.schmidt@myclearwater.com - 727-444-8028

Equipment shall be placed on roofs or to the rear or side of buildings and shall not be placed between any right-of-way and the principal structure(s). Ground-mounted mechanical equipment shall be screened from public view by landscape materials or architecturally finished walls and enclosures designed consistent with the exterior facade of the building or other fencing as approved by the Community Development Coordinator. Rooftop-mounted mechanical equipment shall be screened by a parapet wall, articulated roofline or other roof screen, or similar device that is integrated into the building's architectural design and of a height equal to or exceeding the height of the equipment being screened.

**PLANNING - Prior to DO (Acknowledge): Flood Zone**

Set to DRAFT on 6/18/2026 9:23:09 AM

Issue created by Ava Schmidt on 6/18/2026 9:23:09 AM  
ava.schmidt@myclearwater.com - 727-444-8028

It has been determined that your proposed project is in a flood zone and will be required to be designed accordingly. The city has adopted higher standards which will impact your final building design flood elevations. Please verify the base flood elevation for your property as established on a Flood Insurance Rate Map (FIRM) and confirm if locally determined data from the Pinellas County Sea Level Rise and Storm Surge Vulnerability Assessment was used to establish more restrictive flood elevations. For properties that are affected by multiple flood zones the design should be based on the most stringent base flood elevation (FIRM or County Vulnerability Assessment) that intersects the proposed structure and include the required two (2') feet of additional elevation (i.e. freeboard) to determine your final design flood elevation. Flood related reference material may include, but is not limited to ASCE 24-14, FBC 1612, FBCR 322, the city's Flood Ordinance (i.e. Community Development Code Chapter 51 Flood damage prevention. Please contact our Floodplain Administrator or a Plans Examiner if you have any questions at 727-562-4567.

A non-conversion acknowledgement form will be required prior to issuance of a certificate of occupancy. This is a form required by structure owner in a new or substantially improved structure in a special flood hazard area acknowledging that the lowest floor of the building won't be converted or modified or used without becoming compliant with code and flood plain management ordinance.

**PLANNING - Prior to DO: Door landing**

Set to DRAFT on 6/18/2026 9:32:12 AM

Issue created by Ava Schmidt on 6/18/2026 9:32:12 AM  
ava.schmidt@myclearwater.com - 727-444-8028

Please provide the dimensions of the door landing at the entrance on the northeast corner of the house. Please also confirm if this will be at-grade or elevated.

**PLANNING - Prior to DO: Elevation dimensions**

Set to DRAFT on 6/24/2026 9:02:32 AM

Issue created by Ava Schmidt on 6/24/2026 9:02:32 AM  
Issue is attached to Plans on sheet 8  
ava.schmidt@myclearwater.com - 727-444-8028

Please dimension the length and widths of each of the proposed buildings/ improvements, to confirm they match the site plans.

**PLANNING - Prior to DO: Elevations**

Set to DRAFT on 6/18/2026 9:29:31 AM

Issue created by Ava Schmidt on 6/18/2026 9:29:31 AM  
ava.schmidt@myclearwater.com - 727-444-8028

Please label the elevations using cardinal directions.

**PLANNING - Prior to DO: Front (east) setback to stairs**

Set to DRAFT on 6/18/2026 9:34:19 AM

Issue created by Ava Schmidt on 6/18/2026 9:34:19 AM  
Issue is attached to Plans on sheet 3  
ava.schmidt@myclearwater.com - 727-444-8028

Please measure the front (east) setback to the end of the staircase, including any columns or railings, etc. Please see the gray arrow on plans.

**PLANNING - Prior to DO: ISR**

Set to DRAFT on 6/18/2026 9:25:32 AM

Issue created by Ava Schmidt on 6/18/2026 9:25:32 AM  
ava.schmidt@myclearwater.com - 727-444-8028

Please recalculate the Impervious Surface Ratio (ISR). Per revisions, the pool was removed from the request. However, the ISR was not updated to reflect this change.

**PLANNING - Prior to DO: Sight Visibility Triangles**

Set to DRAFT on 6/18/2026 9:29:54 AM

Issue created by Ava Schmidt on 6/18/2026 9:29:54 AM  
ava.schmidt@myclearwater.com - 727-444-8028

Please measure and show the required Sight Visibility Triangles (SVTs) on the site plan. To minimize traffic hazards at street or driveway intersections, no structure or landscaping may be installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within the sight visibility triangle described in the following figure, unless otherwise approved by the City Engineer.

Please follow this link to Community Development Code (CDC) section 3-904 for more details:  
[https://library.municode.com/fl/clearwater/codes/community\\_development\\_code?nodeId=PTICODECO\\_ART3DEST\\_DIV9GEAPST\\_S3-904SIVITR](https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR)

**PLANNING - Prior to DO: Stairs within north setback**

Set to DRAFT on 6/18/2026 12:40:44 PM

Issue created by Ava Schmidt on 6/18/2026 12:40:44 PM  
Issue is attached to Plans on sheet 3  
ava.schmidt@myclearwater.com - 727-444-8028

The standard 3-foot stair encroachment allowance does not apply when the required setback is already reduced. The spiral staircase at the northwest corner of the house should be relocated to comply with the requested 12-foot setback.

**STORMWATER - Prior to DO: General standard conditions (Acknowledge)**

Set to DRAFT on 6/9/2026 2:53:35 PM

Issue created by Viktoria Poniava on 6/9/2026 2:53:35 PM  
viktoria.poniava@myclearwater.com -

DRC review is a prerequisite for Building Permit review; additional design details and comments may be forthcoming upon submittal of a Building Permit Application.

Per City of Clearwater Stormwater Drainage Criteria, construction plans to be submitted at the building permit application shall show proposed lot grading including directing runoff to the designed destination, said grading plan when implemented shall not adversely impact adjoining properties.

**TRAFFIC ENG - Prior to DO - SVTs**

Set to DRAFT on 6/23/2026 12:38:39 PM

Issue created by Raymond Dresch on 6/23/2026 12:38:39 PM  
Issue is attached to Plans on sheet 3  
raymond.dresch@myclearwater.com - 727-444-8775

Please add 20' Sight Visibility Triangles (Section 3-904) to the plan along both sides of each driveway at the front property line (not the edge of the street) and at the property line corner for parcels with double frontages (corner lot). No structure or landscaping may be present or installed which will obstruct views at a level between 30" and 8' above grade within the SVT.  
Link: [https://library.municode.com/fl/clearwater/codes/community\\_development\\_code?nodeId=PTICODECO\\_ART3DEST\\_DIV9GEAPST\\_S3-904SIVITR](https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR)

**Plan Room Conditions:**

No Plan Room Conditions on this case.

**Plan Room Notes:**



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4567

**9:25 AM**

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**Case number:** [FLS2026-05023 -- 51 VERBENA ST](#)

**Owner(s):** Fp 9 51 Verbena Llc  
2363 Gulf To Bay Blvd  
Clearwater, FL 33765  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Richard Badders  
793 San Christopher Dr.  
Dunedin, FL 34698  
PHONE: (727) 736-5463, Fax: No fax, Email: Rich@sdgfl.Com

**Representative:** Richard Badders  
Shorelines Design Group, Llc  
793 San Christopher Dr.  
Dunedin, FL 34698  
PHONE: (727) 736-5463, Fax: No fax, Email: Rich@sdgfl.Com

**Location:** Southwest corner of Verbena Street and Lantana Avenue, approximately 50 feet east of the intersection of Verbena Street and Bruce Avenue. (0.15 acres)

**Atlas Page:** 249A

**Zoning District:** LMDR - Low Medium Density Residential

**Request:** Flexible Standard Development approval for a detached dwelling in the Low Medium Density Residential (LMDR) District as a Residential Infill Project for the property located at 51 Verbena Street. The building will not exceed 30 feet in height and includes two off-street parking spaces. Requested is flexibility from front setback requirements. (Community Development Code Section 2-203.D)

**Proposed Use:** Detached Dwellings

**Neighborhood Association(s):** Board of County Commissioners  
Clearwater Neighborhoods Coalition  
Pinellas County School Board  
Clearwater Beach Association

**Assigned Planner:** Ava Schmidt, Planner

**Workflow:**

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	06/08/2026	Schmidt
Parks and Rec Review	No Comments	06/09/2026	Pandy
Environmental Review	Comments	06/22/2026	Kessler
Public Utilities Review	No Comments	06/22/2026	Vacca
No Comments			
Stormwater Review	Comments	06/23/2026	Poniava
Fire Review	No Comments	06/23/2026	Ramos
Engineering Review	Comments	06/23/2026	Dresch
Traffic Eng Review	Comments	06/23/2026	Dresch
Solid Waste Review	No Comments	06/23/2026	Portalatin
Land Resource Review	Comments	06/24/2026	McDonnell

**Plan Room Issues:**

**ENGINEERING - Prior to DO - Driveway**

Set to DRAFT on 6/23/2026 12:29:10 PM

Issue created by Raymond Dresch on 6/23/2026 12:29:10 PM

Issue is attached to Plans on sheet 3

raymond.dresch@myclearwater.com - 727-444-8775

--1-- Please provide driveway dimensions. Note that the total combined width measured at the p/l cannot exceed 30-ft and at EOP cannot exceed 40-ft (with flares).

--2-- Provide dimension from back of curb at Verbena to the edge of driveway - minimum 43-ft to flare / 40-ft to parallel edge of driveway (Index 103).

<https://www.myclearwater.com/files/sharedassets/public/v/3/public-works/documents/100streets.pdf#page=4>

**ENGINEERING - Prior to DO - Addressed Verification/Assignment**

Set to DRAFT on 6/23/2026 12:49:44 PM

Issue created by Raymond Dresch on 6/23/2026 12:49:44 PM

raymond.dresch@myclearwater.com - 727-444-8775

With a proposed new orientation of the primary front entry changing from Verbena to Lantana, updated address assignment will be required. Recommend completion of address assignment as soon as possible as all subsequent documentation will need to be filed under that address.

Engineering POC: Wioletta Dabrowski, Wioletta.Dabrowski@myClearwater.com, 727-444-8222.

**ENGINEERING - Prior to DO (Acknowledge) - General Comments**

Set to DRAFT on 6/23/2026 12:22:15 PM

Issue created by Raymond Dresch on 6/23/2026 12:22:15 PM  
raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledgment each condition in your response:

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. Applicant shall be responsible for maintaining all landscaping, irrigation, hardscaping, and lighting located within Right of Way.
4. Work on right-of-way shall require a permit with the appropriate jurisdiction.
5. Per Sec. 47.181, bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including ADA.
6. Contractor shall request an easement inspection prior to any construction near an easement.
7. Vacation/Establishment of any easements will need to be completed prior to construction permit C of O.

**ENVIRONMENTAL - Prior to issuance of Building Permit**

Set to DRAFT on 6/22/2026 2:48:58 PM

Issue created by Sarah Kessler on 6/22/2026 2:48:58 PM  
sarah.kessler@myclearwater.com - 727-444-8233

Provide erosion control measures on plan sheet and provide notes detailing erosion control methods. Note: all silt fencing and other erosion control measures will be installed prior to the commencement of site work and maintained throughout the project.

**LAND RESOURCE - Prior to DO: Landscape Acknowledgement**

Set to DRAFT on 6/24/2026 11:23:37 AM

Issue created by Danny McDonnell on 6/24/2026 11:23:37 AM  
danny.mcdonnell@myclearwater.com - 727-444-8765

Please acknowledge:

All landscaped areas must be covered with shrubs, ground cover, natural turf, three inches of organic mulch, artificial turf (where permissible), or other suitable material which permits percolation.

1. Where mulch is used, it must be protected from washing out of the planting bed.
2. Landscape rock with a minimum size or ¾ inch to one inch in diameter shall be used to redirect stormwater from gutter systems to prevent erosion.
3. Plastic sheets shall not be installed under mulches.
4. Artificial turf shall be installed according to the standards in Section 3-1203.

## LAND RESOURCE - Prior to DO: Required Trees

Set to DRAFT on 6/24/2026 11:26:16 AM

Issue created by Danny McDonnell on 6/24/2026 11:26:16 AM  
danny.mcdonnell@myclearwater.com - 727-444-8765

This property requires a minimum of 4 shade trees or equivalent.

Currently, there are three proposed magnolia trees and one proposed triple foxtail palm (which only counts as one palm tree as there is only one root ball) shown on the plan. These amount to 3.33 shade trees. Please show how you will fulfill the remaining 0.67 shade tree requirement on the site plan.

NOTE: Shade trees have a mature height of over 35 feet. Native trees are strongly recommended. Shade trees must be 8 feet in height and 2 inches in caliper at time of planting. Accent trees have a mature height of over 15 feet. Native trees are strongly recommended. Two accents may be used to equal one native shade tree. Accent trees must be 6 feet in height and 1 inch in caliper at time of planting. Accent trees may be used for up to but no more than 25% of the required shade trees. Three palms may be used to equal one shade tree. Palms must have 10 feet of clear trunk at time of planting. Phoenix species (canariensis, dactylifera) and Bismarck palms are considered specimen palms and are equal to one shade tree. On Island Estates and the beach, palms may be used for up to but no more than 75% of the required shade trees, anywhere else in the city palms may be used for up to but no more than 25% of required shade trees. Species listed on the Florida Exotic Plant Pest Council List and all citrus species may not be used as required trees.

## PLANNING - Prior to DO (Acknowledge) General Comments

Set to DRAFT on 6/17/2026 2:42:56 PM

Issue created by Ava Schmidt on 6/17/2026 2:42:56 PM  
ava.schmidt@myclearwater.com - 727-444-8028

Please note that additional comments may be generated at or after the Development Review Committee (DRC) meeting based on responses to DRC comments. Substantial redesign or unresolved issues will delay the ability to receive a Development Order and another DRC meeting may be required.

All plans and supporting documents must match. Additionally, any changes to plans, elevations, and other supporting documents must be coordinated for consistency across all documentation to move forward.

Pursuant to Fla. Stat. § 166.033, "Within 120 days after the municipality has deemed the application complete, or 180 days for applications that require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance.

Revised applications that are not timely resubmitted to address DRC conditions, or for which a request for an extension of time is not received and agreed upon in a timeframe consistent with Florida Statutes, may be denied.

## PLANNING - Prior to DO: Driveway dimensions

Set to DRAFT on 6/24/2026 9:04:39 AM

Issue created by Ava Schmidt on 6/24/2026 9:04:39 AM  
Issue is attached to Plans on sheet 3  
ava.schmidt@myclearwater.com - 727-444-8028

Please provide driveway dimensions on the site plan.

**PLANNING - Prior to DO (Acknowledge) Mechanical Equipment**

Set to DRAFT on 6/17/2026 2:43:29 PM

Issue created by Ava Schmidt on 6/17/2026 2:43:29 PM  
ava.schmidt@myclearwater.com - 727-444-8028

Equipment shall be placed on roofs or to the rear or side of buildings and shall not be placed between any right-of-way and the principal structure(s). Ground-mounted mechanical equipment shall be screened from public view by landscape materials or architecturally finished walls and enclosures designed consistent with the exterior facade of the building or other fencing as approved by the Community Development Coordinator. Rooftop-mounted mechanical equipment shall be screened by a parapet wall, articulated roofline or other roof screen, or similar device that is integrated into the building's architectural design and of a height equal to or exceeding the height of the equipment being screened.

**PLANNING - Prior to DO (Acknowledge) Planning comments**

Set to DRAFT on 6/17/2026 2:43:13 PM

Issue created by Ava Schmidt on 6/17/2026 2:43:13 PM  
ava.schmidt@myclearwater.com - 727-444-8028

All planning comments need to be fully addressed prior to development order.

**PLANNING - Prior to DO (Acknowledge) Pool**

Set to DRAFT on 6/24/2026 8:43:27 AM

Issue created by Ava Schmidt on 6/24/2026 8:43:27 AM  
ava.schmidt@myclearwater.com - 727-444-8028

Please acknowledge that any future pool will need to comply with all applicable standards of the Community Development Code.

**PLANNING - Prior to DO (Acknowledge): Flood Zone**

Set to DRAFT on 6/17/2026 2:46:09 PM

Issue created by Ava Schmidt on 6/17/2026 2:46:09 PM  
ava.schmidt@myclearwater.com - 727-444-8028

It has been determined that your proposed project is in a flood zone and will be required to be designed accordingly. The city has adopted higher standards which will impact your final building design flood elevations. Please verify the base flood elevation for your property as established on a Flood Insurance Rate Map (FIRM) and confirm if locally determined data from the Pinellas County Sea Level Rise and Storm Surge Vulnerability Assessment was used to establish more restrictive flood elevations. For properties that are affected by multiple flood zones the design should be based on the most stringent base flood elevation (FIRM or County Vulnerability Assessment) that intersects the proposed structure and include the required two (2') feet of additional elevation (i.e. freeboard) to determine your final design flood elevation. Flood related reference material may include, but is not limited to ASCE 24-14, FBC 1612, FBCR 322, the city's Flood Ordinance (i.e. Community Development Code Chapter 51 Flood damage prevention. Please contact our Floodplain Administrator or a Plans Examiner if you have any questions at 727-562-4567.

A non-conversion acknowledgement form will be required prior to issuance of a certificate of occupancy. This is a form required by structure owner in a new or substantially improved structure in a special flood hazard area acknowledging that the lowest floor of the building won't be converted or modified or used without becoming compliant with code and flood plain management ordinance.

**PLANNING - Prior to DO: Door landing**

Set to DRAFT on 6/18/2026 8:51:25 AM

Issue created by Ava Schmidt on 6/18/2026 8:51:25 AM  
Issue is attached to Plans on sheet 3  
ava.schmidt@myclearwater.com - 727-444-8028

Please provide the dimensions of the door landing at the entrance on the northeast corner of the house. Please also confirm if this will be at-grade or elevated.

**PLANNING - Prior to DO: Elevation dimensions**

Set to DRAFT on 6/24/2026 8:40:10 AM

Issue created by Ava Schmidt on 6/24/2026 8:40:10 AM  
Issue is attached to Plans on sheet 9  
ava.schmidt@myclearwater.com - 727-444-8028

Please dimension the length and widths of each of the proposed buildings/ improvements, to confirm they match the site plans.

**PLANNING - Prior to DO: Elevations**

Set to DRAFT on 6/17/2026 3:54:34 PM

Issue created by Ava Schmidt on 6/17/2026 3:54:34 PM  
Issue is attached to Plans on sheet 9  
ava.schmidt@myclearwater.com - 727-444-8028

Please label the elevations using cardinal directions.

**PLANNING - Prior to DO: Flexibility Application**

Set to DRAFT on 6/17/2026 2:56:09 PM

Issue created by Ava Schmidt on 6/17/2026 2:56:09 PM  
ava.schmidt@myclearwater.com - 727-444-8028

Please upload the full application in one PDF so that all pages are uploaded together as one document. This should include pages one through five.

**PLANNING - Prior to DO: Front (east) setback to stairs**

Set to DRAFT on 6/18/2026 9:00:40 AM

Issue created by Ava Schmidt on 6/18/2026 9:00:40 AM  
Issue is attached to Plans on sheet 3  
ava.schmidt@myclearwater.com - 727-444-8028

Please measure the front (east) setback to the end of the staircase, including any columns or railings, etc. Please see the gray arrow on plans.

**PLANNING - Prior to DO: Height**

Set to DRAFT on 6/17/2026 3:53:04 PM

Issue created by Ava Schmidt on 6/17/2026 3:53:04 PM  
Issue is attached to Plans on sheet 9  
ava.schmidt@myclearwater.com - 727-444-8028

Please show measured height on all elevations (from DFE to the midpoint of the roof). Please revise label to call out the design flood elevation. Please reach out to gene.henry@myclearwater.com if you have questions on flood elevations.

Height, building or structure, means for buildings, the vertical distance from the mean elevation of the existing grade to the highest finished roof surface in the case of a building with a flat roof, or the vertical distance from the existing grade to a point representing the midpoint of the peak and eave heights of the main roof structure of the roof of a building having a pitched roof. For other structures, the vertical distance from existing grade to the highest point of the structure above such existing grade. Where minimum floor elevations in flood prone areas have been established by law, the building height may be measured as though the required minimum floor elevations constitute existing grade. In addition, (1) linear radio and television antennas shall be permitted to project ten feet higher than the maximum height otherwise specified for the zoning district within which the antenna is located. Parabolic and other geometrically shaped antenna shall not be permitted this height increase. (2) Flagpoles located on top of buildings shall be permitted to project ten feet higher than the maximum height otherwise specified for the zoning district assigned to the property. (3) Elevator equipment rooms and like mechanical equipment enclosures shall be permitted to project up to 16 feet higher than the maximum height otherwise specified for the zoning district assigned to the property. (4) Parapet walls constructed on buildings with flat roofs shall be permitted to extend not higher than 42 inches over the maximum height specified for the zoning district in which the building is located. (5) Structures permanently affixed to the roof that accommodate rooftop occupancy shall only be permitted if within the maximum allowable height.

**PLANNING - Prior to DO: ISR**

Set to DRAFT on 6/17/2026 3:35:36 PM

Issue created by Ava Schmidt on 6/17/2026 3:35:36 PM  
Issue is attached to Plans on sheet 3  
ava.schmidt@myclearwater.com - 727-444-8028

Please recalculate the Impervious Surface Ratio (ISR). Per revisions, the pool was removed from the request. However, the ISR was not updated to reflect this change.

**PLANNING - Prior to DO: Required Trees**

Set to DRAFT on 6/17/2026 4:14:25 PM

Issue created by Ava Schmidt on 6/17/2026 4:14:25 PM  
Issue is attached to Plans on sheet 3  
ava.schmidt@myclearwater.com - 727-444-8028

Please add the quantity of proposed tree types. This property requires a minimum of 4 shade trees or equivalent. NOTE: Existing trees may be used to satisfy this condition.

Shade Tree must be 8' height 2" caliper.

Two Accent Trees (6' height 1" caliper) = 1 shade tree; unless overhead lines are unavoidable; no more than 25% of required trees may be accent trees. All materials shall be Florida Grade #1.

Palm Trees (10' clear trunk) Can be used to satisfy 75% of tree requirements on Beach, Sand Key & Island Estate. Staggered clusters of 3 palm trees = 1 shade tree, except for specimen palm trees such as: phoenix canariensis (canary island date palm), phoenix dactylifera (edible date palm) and phoenix reclinata (senegal date palm), which count as shade trees on a 1:1 ratio. All materials shall be Florida Grade #1.

**PLANNING - Prior to DO: Sight Visibility Triangles**

Set to DRAFT on 6/17/2026 4:08:52 PM

Issue created by Ava Schmidt on 6/17/2026 4:08:52 PM  
Issue is attached to Plans on sheet 3  
ava.schmidt@myclearwater.com - 727-444-8028

Please measure and show the required Sight Visibility Triangles (SVTs) on the site plan. To minimize traffic hazards at street or driveway intersections, no structure or landscaping may be installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within the sight visibility triangle described in the following figure, unless otherwise approved by the City Engineer.

Please follow this link to Community Development Code (CDC) section 3-904 for more details:  
[https://library.municode.com/fl/clearwater/codes/community\\_development\\_code?nodeId=PTICODECO\\_ART3DEST\\_DIV9GEAPST\\_S3-904SIVITR](https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR)

**PLANNING - Prior to DO: Site Data Table**

Set to DRAFT on 6/17/2026 4:16:52 PM

Issue created by Ava Schmidt on 6/17/2026 4:16:52 PM  
Issue is attached to Plans on sheet 3  
ava.schmidt@myclearwater.com - 727-444-8028

Please ensure the requested setback reduction is consistent throughout plans and in the site data table. Table shows a 12' north setback request and site plan shows 13'.

**PLANNING - Prior to DO: South setback**

Set to DRAFT on 6/17/2026 3:48:39 PM

Issue created by Ava Schmidt on 6/17/2026 3:48:39 PM  
Issue is attached to Plans on sheet 3  
ava.schmidt@myclearwater.com - 727-444-8028

Please measure the setback from where the driveway intersects with the east property line to the south property line (see gray circled area on plans). Required minimum setback is 5'.

**PLANNING - Prior to DO: Stairs within north setback**

Set to DRAFT on 6/17/2026 3:45:42 PM

Issue created by Ava Schmidt on 6/17/2026 3:45:42 PM  
Issue is attached to Plans on sheet 3  
ava.schmidt@myclearwater.com - 727-444-8028

The standard 3-foot stair encroachment allowance does not apply when the required setback is already reduced. The spiral staircase at the northwest corner of the house should be relocated to comply with the requested 13-foot setback.

**PLANNING - Prior to DO: Stairway on elevations**

Set to DRAFT on 6/18/2026 8:55:06 AM

Issue created by Ava Schmidt on 6/18/2026 8:55:06 AM  
Issue is attached to Plans on sheet 9  
ava.schmidt@myclearwater.com - 727-444-8028

Stairs are shown on "left side" of the house on elevations and renderings but the stairs are located on the "right side" of the house according to the site plans. Please clarify. Labeling the elevations with cardinal directions may clear up confusion.

**STORMWATER - Prior to DO: General standard conditions (Acknowledge)**

Set to DRAFT on 6/9/2026 2:56:51 PM

Issue created by Viktoria Poniava on 6/9/2026 2:56:51 PM  
viktoria.poniava@myclearwater.com -

DRC review is a prerequisite for Building Permit review; additional comments may be forthcoming upon submittal of building permit application.

Per City of Clearwater Stormwater Drainage Criteria, construction plans to be submitted at the building permit application shall show proposed lot grading including directing runoff to the designed destination, said grading plan when implemented shall not adversely impact adjoining properties.

**TRAFFIC ENG - Prior to DO - SVTs**

Set to DRAFT on 6/23/2026 12:30:08 PM

Issue created by Raymond Dresch on 6/23/2026 12:30:08 PM  
Issue is attached to Plans on sheet 3  
raymond.dresch@myclearwater.com - 727-444-8775

Please add 20' Sight Visibility Triangles (Section 3-904) to the plan along both sides of each driveway at the front property line (not the edge of the street) and at the property line corner for parcels with double frontages (corner lot). No structure or landscaping may be present or installed which will obstruct views at a level between 30" and 8' above grade within the SVT.  
Link: [https://library.municode.com/fl/clearwater/codes/community\\_development\\_code?nodeId=PTICODECO\\_ART3DEST\\_DIV9GEAPST\\_S3-904SIVITR](https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR)

**Plan Room Conditions:**

No Plan Room Conditions on this case.

**Plan Room Notes:**



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4567

**9:35 AM**

---

**Case number:** [FLS2026-04020 -- 854 LANTANA AVE](#)

**Owner(s):** Fp 7 Ncw Lantana Llc  
2363 Gulf To Bay Blvd  
Clearwater, FL 33765  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Richard Badders  
793 San Christopher Dr.  
Dunedin, FL 34698  
PHONE: (727) 736-5463, Fax: No fax, Email: Rich@sdgfl.Com

**Representative:** Richard Badders  
Shorelines Design Group, Llc  
793 San Christopher Dr.  
Dunedin, FL 34698  
PHONE: (727) 736-5463, Fax: No fax, Email: Rich@sdgfl.Com

**Location:** West side of Lantana Avenue, approximately 60 feet north of the intersection of Lantana Avenue and Gardenia Street. (0.15 acres)

**Atlas Page:** 249A

**Zoning District:** LMDR - Low Medium Density Residential

**Request:** Flexible Standard Development approval for a detached dwelling in the Low Medium Density Residential (LMDR) District for the property located at 854 Lantana Avenue. The building will not exceed 30 feet in height and includes two off-street parking spaces. Requested is flexibility from front setback requirements. (Community Development Code Section 2-203.C)

**Proposed Use:** Detached Dwellings

**Neighborhood Association(s):** Board of County Commissioners  
Clearwater Neighborhoods Coalition  
Pinellas County School Board  
Clearwater Beach Association

**Assigned Planner:** Ava Schmidt, Planner

**Workflow:**

<b>Review Name</b>	<b>Task Status</b>	<b>Status Date</b>	<b>Last Name</b>
<b>Determination of Completeness</b>	Complete	06/08/2026	Schmidt
<b>Parks and Rec Review</b>	No Comments	06/09/2026	Pandy
<b>Environmental Review</b>	Comments	06/22/2026	Kessler
<b>Stormwater Review</b>	Comments	06/23/2026	Poniava
<b>Fire Review</b>	No Comments	06/23/2026	Ramos
<b>Engineering Review</b>	Comments	06/23/2026	Dresch
<b>Traffic Eng Review</b>	Comments	06/23/2026	Dresch
<b>Solid Waste Review</b>	No Comments	06/23/2026	Portalatin
<b>Land Resource Review</b>	Comments	06/24/2026	McDonnell

**Plan Room Issues:**

**ENGINEERING - Prior to DO - Driveway**

Set to DRAFT on 6/23/2026 12:12:00 PM

Issue created by Raymond Dresch on 6/23/2026 12:12:00 PM

Issue is attached to Plans on sheet 3 OF 18

raymond.dresch@myclearwater.com - 727-444-8775

Please provide driveway dimensions. Note that the total combined width measured at the p/l cannot exceed 30-ft and at EOP cannot exceed 40-ft (with flares).

**ENGINEERING - Prior to DO (Acknowledge) - General Comments**

Set to DRAFT on 6/23/2026 12:02:31 PM

Issue created by Raymond Dresch on 6/23/2026 12:02:31 PM  
raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledgment each condition in your response:

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. Applicant shall be responsible for maintaining all landscaping, irrigation, hardscaping, and lighting located within Right of Way.
4. Work on right-of-way shall require a permit with the appropriate jurisdiction.
5. Per Sec. 47.181, bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including ADA.
6. Contractor shall request an easement inspection prior to any construction near an easement.
7. Vacation/Establishment of any easements will need to be completed prior to construction permit C of O.

**ENVIRONMENTAL - Prior to issuance of Building Permit**

Set to DRAFT on 6/22/2026 2:45:05 PM

Issue created by Sarah Kessler on 6/22/2026 2:45:05 PM  
sarah.kessler@myclearwater.com - 727-444-8233

Provide erosion control measures on plan sheet and provide notes detailing erosion control methods. Note: all silt fencing and other erosion control measures will be installed prior to the commencement of site work and maintained throughout the project.

**LAND RESOURCE - Prior to DO: Existing Oak Tree**

Set to DRAFT on 6/24/2026 12:07:38 PM

Issue created by Danny McDonnell on 6/24/2026 12:07:38 PM  
danny.mcdonnell@myclearwater.com - 727-444-8765

There is an existing mature oak tree in the northeast portion of the property. It is shown to be fully on 854 Lantana Avenue on the site plan, however it appears to possibly be a co-owned tree (meaning that portions of the stem are located on both 854 Lantana Ave and 858 Lantana Ave).

The tree has very poor structure and should be removed. If the tree is located fully on 854 Lantana Ave, please show the tree to be removed on the plans. If the tree is co-owned, you will need to get a signed affidavit from the property owners at 858 Lantana Ave stating that they agree to the tree being removed.

If the tree is co-owned and the property owners at 858 Lantana Ave will not agree to the tree being removed, a tree preservation plan will be required:

Tree Preservation Plan Required - Provide a Tree Preservation Plan prepared by an ISA Certified Arborist. This plan must show how the proposed building, parking, stormwater, irrigation and utilities impact the critical root zones (drip lines) of trees to be preserved and how you propose to address these impacts i.e.; crown elevating, root pruning and/or root aeration systems. Other data required on this plan must show the trees canopy line, actual tree barricade limits (2/3 of the drip line and/or in the root prune lines if required), and the tree barricade detail. And any other pertinent information relating to tree preservation. Provide prior to DO.

**LAND RESOURCE - Prior to DO: Landscape Acknowledgement**

Set to DRAFT on 6/24/2026 12:08:04 PM

Issue created by Danny McDonnell on 6/24/2026 12:08:04 PM  
danny.mcdonnell@myclearwater.com - 727-444-8765

Please acknowledge:

All landscaped areas must be covered with shrubs, ground cover, natural turf, three inches of organic mulch, artificial turf (where permissible), or other suitable material which permits percolation.

1. Where mulch is used, it must be protected from washing out of the planting bed.
2. Landscape rock with a minimum size of 3/4 inch to one inch in diameter shall be used to redirect stormwater from gutter systems to prevent erosion.
3. Plastic sheets shall not be installed under mulches.
4. Artificial turf shall be installed according to the standards in Section 3-1203.

**LAND RESOURCE - Prior to DO: Magnolia Trees**

Set to DRAFT on 6/24/2026 11:57:53 AM

Issue created by Danny McDonnell on 6/24/2026 11:57:53 AM  
danny.mcdonnell@myclearwater.com - 727-444-8765

The two proposed magnolia trees in the southeast corner of the property are too close to each other and must be moved farther apart.

**LAND RESOURCE - Prior to DO: Required Trees**

Set to DRAFT on 6/24/2026 12:11:09 PM

Issue created by Danny McDonnell on 6/24/2026 12:11:09 PM  
danny.mcdonnell@myclearwater.com - 727-444-8765

This property requires a minimum of 4 shade trees or equivalent.

Currently, there are three proposed magnolia trees, one existing palm tree, and one proposed triple foxtail palm (which only counts as one palm tree as there is only one root ball) shown on the plan. These amount to 3.67 shade trees. Please show how you will fulfill the remaining 0.33 shade tree requirement on the site plan. Please note that the existing oak tree will likely be removed and will not count toward this requirement.

NOTE: Shade trees have a mature height of over 35 feet. Native trees are strongly recommended. Shade trees must be 8 feet in height and 2 inches in caliper at time of planting. Accent trees have a mature height of over 15 feet. Native trees are strongly recommended. Two accents may be used to equal one native shade tree. Accent trees must be 6 feet in height and 1 inch in caliper at time of planting. Accent trees may be used for up to but no more than 25% of the required shade trees. Three palms may be used to equal one shade tree. Palms must have 10 feet of clear trunk at time of planting. Phoenix species (canariensis, dactylifera) and Bismarck palms are considered specimen palms and are equal to one shade tree. On Island Estates and the beach, palms may be used for up to but no more than 75% of the required shade trees, anywhere else in the city palms may be used for up to but no more than 25% of required shade trees. Species listed on the Florida Exotic Plant Pest Council List and all citrus species may not be used as required trees.

**PLANNING - Prior to DO (Acknowledge) Planning comments**

Set to DRAFT on 6/18/2026 8:18:58 AM

Issue created by Ava Schmidt on 6/18/2026 8:18:58 AM  
ava.schmidt@myclearwater.com - 727-444-8028

All planning comments need to be fully addressed prior to development order.

**PLANNING - Prior to DO (Acknowledge) Pool**

Set to DRAFT on 6/24/2026 9:29:42 AM

Issue created by Ava Schmidt on 6/24/2026 9:29:42 AM  
ava.schmidt@myclearwater.com - 727-444-8028

Please acknowledge that any future pool will need to comply with all applicable standards of the Community Development Code.

**PLANNING - Prior to DO: Elevation dimensions**

Set to DRAFT on 6/24/2026 9:29:19 AM

Issue created by Ava Schmidt on 6/24/2026 9:29:19 AM  
Issue is attached to Plans on sheet 8 OF 18  
ava.schmidt@myclearwater.com - 727-444-8028

Please dimension the length and widths of each of the proposed buildings/ improvements, to confirm they match the site plans.

**PLANNING - Prior to DO: Required Trees**

Set to DRAFT on 6/18/2026 9:17:36 AM

Issue created by Ava Schmidt on 6/18/2026 9:17:36 AM  
Issue is attached to Plans on sheet 3 OF 18  
ava.schmidt@myclearwater.com - 727-444-8028

Please add the quantity of proposed tree types. This property requires a minimum of 4 shade trees or equivalent. NOTE: Existing trees may be used to satisfy this condition.

Shade Tree must be 8' height 2" caliper.

Two Accent Trees (6' height 1" caliper) = 1 shade tree; unless overhead lines are unavoidable; no more than 25% of required trees may be accent trees. All materials shall be Florida Grade #1.

Palm Trees (10' clear trunk) Can be used to satisfy 75% of tree requirements on Beach, Sand Key & Island Estate. Staggered clusters of 3 palm trees = 1 shade tree, except for specimen palm trees such as: phoenix canariensis (canary island date palm), phoenix dactylifera (edible date palm) and phoenix reclinata (senegal date palm), which count as shade trees on a 1:1 ratio. All materials shall be Florida Grade #1.

**PLANNING - Prior to DO (Acknowledge) General Comments**

Set to DRAFT on 6/18/2026 8:18:40 AM

Issue created by Ava Schmidt on 6/18/2026 8:18:40 AM  
ava.schmidt@myclearwater.com - 727-444-8028

Please note that additional comments may be generated at or after the Development Review Committee (DRC) meeting based on responses to DRC comments. Substantial redesign or unresolved issues will delay the ability to receive a Development Order and another DRC meeting may be required.

All plans and supporting documents must match. Additionally, any changes to plans, elevations, and other supporting documents must be coordinated for consistency across all documentation to move forward.

Pursuant to Fla. Stat. § 166.033, "Within 120 days after the municipality has deemed the application complete, or 180 days for applications that require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance.

Revised applications that are not timely resubmitted to address DRC conditions, or for which a request for an extension of time is not received and agreed upon in a timeframe consistent with Florida Statutes, may be denied.

**PLANNING - Prior to DO (Acknowledge) Mechanical Equipment**

Set to DRAFT on 6/18/2026 8:19:22 AM

Issue created by Ava Schmidt on 6/18/2026 8:19:22 AM  
ava.schmidt@myclearwater.com - 727-444-8028

Equipment shall be placed on roofs or to the rear or side of buildings and shall not be placed between any right-of-way and the principal structure(s). Ground-mounted mechanical equipment shall be screened from public view by landscape materials or architecturally finished walls and enclosures designed consistent with the exterior facade of the building or other fencing as approved by the Community Development Coordinator. Rooftop-mounted mechanical equipment shall be screened by a parapet wall, articulated roofline or other roof screen, or similar device that is integrated into the building's architectural design and of a height equal to or exceeding the height of the equipment being screened.

**PLANNING - Prior to DO (Acknowledge): Flood Zone**

Set to DRAFT on 6/18/2026 8:19:47 AM

Issue created by Ava Schmidt on 6/18/2026 8:19:47 AM  
ava.schmidt@myclearwater.com - 727-444-8028

It has been determined that your proposed project is in a flood zone and will be required to be designed accordingly. The city has adopted higher standards which will impact your final building design flood elevations. Please verify the base flood elevation for your property as established on a Flood Insurance Rate Map (FIRM) and confirm if locally determined data from the Pinellas County Sea Level Rise and Storm Surge Vulnerability Assessment was used to establish more restrictive flood elevations. For properties that are affected by multiple flood zones the design should be based on the most stringent base flood elevation (FIRM or County Vulnerability Assessment) that intersects the proposed structure and include the required two (2') feet of additional elevation (i.e. freeboard) to determine your final design flood elevation. Flood related reference material may include, but is not limited to ASCE 24-14, FBC 1612, FBCR 322, the city's Flood Ordinance (i.e. Community Development Code Chapter 51 Flood damage prevention. Please contact our Floodplain Administrator or a Plans Examiner if you have any questions at 727-562-4567.

A non-conversion acknowledgement form will be required prior to issuance of a certificate of occupancy. This is a form required by structure owner in a new or substantially improved structure in a special flood hazard area acknowledging that the lowest floor of the building won't be converted or modified or used without becoming compliant with code and flood plain management ordinance.

**PLANNING - Prior to DO: Affidavit to Authorize Agent**

Set to DRAFT on 6/18/2026 8:21:23 AM

Issue created by Ava Schmidt on 6/18/2026 8:21:23 AM  
ava.schmidt@myclearwater.com - 727-444-8028

The provided Affidavit to Authorize Agent is not notarized. Please provide a notarized copy.

**PLANNING - Prior to DO: Door landing**

Set to DRAFT on 6/18/2026 8:56:42 AM

Issue created by Ava Schmidt on 6/18/2026 8:56:42 AM  
Issue is attached to Plans on sheet 3 OF 18  
ava.schmidt@myclearwater.com - 727-444-8028

Please provide the dimensions of the door landing at the entrance on the northeast corner of the house. Please also confirm if this will be at-grade or elevated.

**PLANNING - Prior to DO: Driveway dimensions**

Set to DRAFT on 6/24/2026 9:30:08 AM

Issue created by Ava Schmidt on 6/24/2026 9:30:08 AM  
Issue is attached to Plans on sheet 3 OF 18  
ava.schmidt@myclearwater.com - 727-444-8028

Please provide driveway dimensions on the site plan.

**PLANNING - Prior to DO: Elevations**

Set to DRAFT on 6/18/2026 9:16:10 AM

Issue created by Ava Schmidt on 6/18/2026 9:16:10 AM  
ava.schmidt@myclearwater.com - 727-444-8028

Please label the elevations using cardinal directions.

**PLANNING - Prior to DO: Flexibility Application**

Set to DRAFT on 6/18/2026 8:20:43 AM

Issue created by Ava Schmidt on 6/18/2026 8:20:43 AM  
ava.schmidt@myclearwater.com - 727-444-8028

Please upload the full application in one PDF so that all pages are uploaded together as one document. This should include pages one through five.

**PLANNING - Prior to DO: Front (east) setback to stairs**

Set to DRAFT on 6/18/2026 9:05:43 AM

Issue created by Ava Schmidt on 6/18/2026 9:05:43 AM  
Issue is attached to Plans on sheet 3 OF 18  
ava.schmidt@myclearwater.com - 727-444-8028

Please measure the front (east) setback to the end of the staircase, including any columns or railings, etc. Please see the gray arrow on plans.

Remember to adjust the site data table accordingly.

**PLANNING - Prior to DO: Height**

Set to DRAFT on 6/18/2026 9:15:51 AM

Issue created by Ava Schmidt on 6/18/2026 9:15:51 AM  
ava.schmidt@myclearwater.com - 727-444-8028

Please show measured height on all elevations (from DFE to the midpoint of the roof). Please revise label to call out the design flood elevation. Please reach out to gene.henry@myclearwater.com if you have questions on flood elevations.

Height, building or structure, means for buildings, the vertical distance from the mean elevation of the existing grade to the highest finished roof surface in the case of a building with a flat roof, or the vertical distance from the existing grade to a point representing the midpoint of the peak and eave heights of the main roof structure of the roof of a building having a pitched roof. For other structures, the vertical distance from existing grade to the highest point of the structure above such existing grade. Where minimum floor elevations in flood prone areas have been established by law, the building height may be measured as though the required minimum floor elevations constitute existing grade. In addition, (1) linear radio and television antennas shall be permitted to project ten feet higher than the maximum height otherwise specified for the zoning district within which the antenna is located. Parabolic and other geometrically shaped antenna shall not be permitted this height increase. (2) Flagpoles located on top of buildings shall be permitted to project ten feet higher than the maximum height otherwise specified for the zoning district assigned to the property. (3) Elevator equipment rooms and like mechanical equipment enclosures shall be permitted to project up to 16 feet higher than the maximum height otherwise specified for the zoning district assigned to the property. (4) Parapet walls constructed on buildings with flat roofs shall be permitted to extend not higher than 42 inches over the maximum height specified for the zoning district in which the building is located. (5) Structures permanently affixed to the roof that accommodate rooftop occupancy shall only be permitted if within the maximum allowable height.

**PLANNING - Prior to DO: ISR**

Set to DRAFT on 6/18/2026 9:13:59 AM

Issue created by Ava Schmidt on 6/18/2026 9:13:59 AM  
Issue is attached to Plans on sheet 3 OF 18  
ava.schmidt@myclearwater.com - 727-444-8028

Please recalculate the Impervious Surface Ratio (ISR). Per revisions, the pool was removed from the request. However, the ISR was not updated to reflect this change.

**PLANNING - Prior to DO: Sight Visibility Triangles**

Set to DRAFT on 6/18/2026 9:16:31 AM

Issue created by Ava Schmidt on 6/18/2026 9:16:31 AM  
ava.schmidt@myclearwater.com - 727-444-8028

Please measure and show the required Sight Visibility Triangles (SVTs) on the site plan. To minimize traffic hazards at street or driveway intersections, no structure or landscaping may be installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within the sight visibility triangle described in the following figure, unless otherwise approved by the City Engineer.

Please follow this link to Community Development Code (CDC) section 3-904 for more details:  
[https://library.municode.com/fl/clearwater/codes/community\\_development\\_code?nodeId=PTICODECO\\_ART3DEST\\_DIV9GEAPST\\_S3-904SIVITR](https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR)

**PLANNING - Prior to DO: Stairs within north setback**

Set to DRAFT on 6/18/2026 8:46:26 AM

Issue created by Ava Schmidt on 6/18/2026 8:46:26 AM  
Issue is attached to Plans on sheet 3 OF 18  
ava.schmidt@myclearwater.com - 727-444-8028

Please show the width of the staircase and the proposed setback from the north property line.

Open or unenclosed fire escapes and outside stairways shall be permitted to extend into a required setback area not more than three feet provided through access is not obstructed.

**STORMWATER - Prior to DO: General standard conditions (Acknowledge)**

Set to DRAFT on 6/9/2026 2:54:22 PM

Issue created by Viktoria Poniava on 6/9/2026 2:54:22 PM  
viktoria.poniava@myclearwater.com -

DRC review is a prerequisite for Building Permit review; additional comments may be forthcoming upon submittal of building permit application.

Per City of Clearwater Stormwater Drainage Criteria, construction plans to be submitted at the building permit application shall show proposed lot grading including directing runoff to the designed destination, said grading plan when implemented shall not adversely impact adjoining properties.

**TRAFFIC ENG - Prior to DO - SVTs**

Set to DRAFT on 6/23/2026 12:07:58 PM

Issue created by Raymond Dresch on 6/23/2026 12:07:58 PM  
Issue is attached to Plans on sheet 3 OF 18  
raymond.dresch@myclearwater.com - 727-444-8775

Please add 20' Sight Visibility Triangles (Section 3-904) to the plan along both sides of each driveway at the front property line (not the edge of the street). No structure or landscaping may be present or installed which will obstruct views at a level between 30" and 8' above grade within the SVT.

Link: [https://library.municode.com/fl/clearwater/codes/community\\_development\\_code?nodeId=PTICODECO\\_ART3DEST\\_DIV9GEAPST\\_S3-904SIVITR](https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR)Sight Visibility Triangles

**Plan Room Conditions:**

No Plan Room Conditions on this case.



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4567

**9:45 AM**

---

**Case number:** [FLS2026-05027 -- 1573 OWEN DR](#)

**Owner(s):** Scott S Blazer  
4205 Kent Dr  
Largo, FL 33774 101  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Scott Blazer  
4205 Kent Dr  
Largo, FL 33774  
PHONE: (727) 460-1098, Fax: No fax, Email: Scott\_Blazer@yahoo.Com

**Representative:** Scott Blazer  
4205 Kent Dr  
Largo, FL 33774  
PHONE: (727) 460-1098, Fax: No fax, Email: Scott\_Blazer@yahoo.Com

**Location:** East side of Owen Drive approximately 434 feet south of State Road 590. (0.21-acre)

**Atlas Page:** 273A

**Zoning District:** LDR - Low Density Residential

**Request:** Flexible Standard Development for an existing detached dwelling (covered porch addition) in the Low Density Residential (LDR) District as a Residential Infill Project for the property located at 1573 Owen Drive. The building will not exceed 30 feet in height and includes two off-street parking spaces. Requested is flexibility from front setback requirements. (Community Development Code Section 2-103.C)

**Proposed Use:** Detached Dwellings

**Neighborhood Association(s):** Board of County Commissioners  
Clearwater Neighborhoods Coalition  
Pinellas County School Board

**Assigned Planner:** Thea French, Planner

**Workflow:**

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	06/09/2026	French
Public Utilities Review	No Comments	06/11/2026	Vacca
No Comments			
Planning Review	Comments	06/17/2026	French
Environmental Review	Comments	06/22/2026	Kessler
Stormwater Review	Comments	06/23/2026	Vo
Fire Review	No Comments	06/23/2026	Ramos
Engineering Review	Comments	06/23/2026	Dresch
Traffic Eng Review	No Comments	06/23/2026	Dresch
Land Resource Review	No Comments	06/23/2026	Quinzi
Solid Waste Review	No Comments	06/23/2026	Portalatin

**Plan Room Issues:**

**ENGINEERING - Prior to DO (Acknowledge) - General Comments**

Set to DRAFT on 6/23/2026 1:05:40 PM

Issue created by Raymond Dresch on 6/23/2026 1:05:40 PM  
raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledgment each condition in your response:

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. Applicant shall be responsible for maintaining all landscaping, irrigation, hardscaping, and lighting located within Right of Way.
4. Work on right-of-way shall require a permit with the appropriate jurisdiction.

**ENVIRONMENTAL - Prior to DO**

Set to DRAFT on 6/22/2026 2:54:48 PM

Issue created by Sarah Kessler on 6/22/2026 2:54:48 PM  
sarah.kessler@myclearwater.com - 727-444-8233

Provide erosion control measures on plan sheet and provide notes detailing erosion control methods. Note: all silt fencing and other erosion control measures will be installed prior to the commencement of site work and maintained throughout the project.

**PLANNING - Prior to DO – Acknowledge General Comments:**

Set to DRAFT on 6/12/2026 9:42:49 AM

Issue created by Thea French on 6/12/2026 9:42:49 AM  
thea.french@myclearwater.com - 727-444-8771

Please note that additional comments may be generated at or after the Development Review Committee (DRC) meeting based on responses to DRC comments. Substantial redesign or unresolved issues will delay the ability to receive a Development Order and another DRC meeting may be required.

All plans and supporting documents must match. Additionally, any changes to plans, elevations, and other supporting documents must be coordinated for consistency across all documentation to move forward.

Pursuant to Fla. Stat. § 166.033, “Within 120 days after the municipality has deemed the application complete, or 180 days for applications that require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance.”

Revised applications that are not timely resubmitted to address DRC conditions, or for which a request for an extension of time is not received and agreed upon in a timeframe consistent with Florida Statutes, may be denied.

**PLANNING - Prior to DO - Elevations**

Set to DRAFT on 6/18/2026 1:56:50 PM

Issue created by Thea French on 6/18/2026 1:56:50 PM  
Issue is attached to Plans on sheet 4A  
thea.french@myclearwater.com - 727-444-8771

Provide clearly labeled elevation dimensions demonstrating the addition is not higher than the principal structure.

**PLANNING - Prior to DO - Specific Criteria**

Set to DRAFT on 6/18/2026 1:53:15 PM

Issue created by Thea French on 6/18/2026 1:53:15 PM  
Issue is attached to page 4 in CLEARWATER application.pdf  
thea.french@myclearwater.com - 727-444-8771

Provide documentation demonstrating that the proposed 18-foot front setback satisfies the flexibility criteria of CDC Section 2-103.C. Specifically, submit evidence substantiating that the proposed setback is consistent with the established development pattern of the surrounding area, such as a front setback analysis of adjacent properties, a block-face exhibit, survey measurements, photographs, or other documentation supporting compatibility with the existing streetscape and neighborhood character. Without evidence of a pattern of development with setbacks reduced to 18 feet this request for additional flexibility is unable to be supported.

**PLANNING - Prior to DO: Acknowledge LOCATED WITHIN A FLOOD ZONE**

Set to DRAFT on 6/29/2026 8:48:56 AM

Issue created by Thea French on 6/29/2026 8:48:56 AM  
thea.french@myclearwater.com - 727-444-8771

It has been determined that your proposed project is in a flood zone and will be required to be designed accordingly. The city has adopted higher standards which will impact your final building design flood elevations. Please verify the base flood elevation for your property as established on a Flood Insurance Rate Map (FIRM) and confirm if locally determined data from the Pinellas County Sea Level Rise and Storm Surge Vulnerability Assessment was used to establish more restrictive flood elevations. For properties that are affected by multiple flood zones the design should be based on the most stringent base flood elevation (FIRM or County Vulnerability Assessment) that intersects the proposed structure and include the required two (2') feet of additional elevation (i.e. freeboard) to determine your final design flood elevation. Flood related reference material may include, but is not limited to ASCE 24-14, FBC 1612, FBCR 322, the city's Flood Ordinance (i.e. Community Development Code Chapter 51 Flood damage prevention. Please contact our Floodplain Administrator or a Plans Examiner if you have any questions at 727-562-4567.

A non-conversion acknowledgement form will be required prior to issuance of a certificate of occupancy. This is a form required by structure owner in a new or substantially improved structure in a special flood hazard area acknowledging that the lowest floor of the building won't be converted or modified or used without becoming compliant with code and flood plain management ordinance.

For properties and structures within the Special Flood Hazard Area. (Chapters 51 and 47, Community Development Code; Coastal Code, Section 3109, Local Amendments to the Florida Building Code, and the Florida Building Code with American Society of Civil Engineers (ASCE) document 24 and 7.)

- o The structure is within Zone AE, and a Non-Substantial Damage-Improvement Review Form is required to be submitted for review with the permit application for any repairs, remodels, renovations and/or additions. (Principal citation, Section 51.204, Community Development Code, Flood Damage Prevention Ordinance.)
- o The property is within Zone AE with a Regulatory Floodway, which is to the rear of the property. Any impact to or within the Regulatory Floodway, requires a floodway encroachment analysis (an engineered No-Rise Certification). (Principal citations, 51.403, 51.1204.)

**PLANNING - Prior to DO: Provide legible plans**

Set to DRAFT on 6/17/2026 4:22:14 PM

Issue created by Thea French on 6/17/2026 4:22:14 PM  
Issue is attached to Plans on sheet 4A  
thea.french@myclearwater.com - 727-444-8771

Provide elevation plans with legible annotations, that include labeled dimensions and all text.

**PLANNING - Prior to DO: Provide legible plans**

Set to DRAFT on 6/17/2026 4:24:04 PM

Issue created by Thea French on 6/17/2026 4:24:04 PM  
Issue is attached to Plans on sheet 5A  
thea.french@myclearwater.com - 727-444-8771

Provide elevation plans with legible annotations, that include labeled dimensions and all text.

**STORMWATER - Prior to DO: General standard conditions (Acknowledge)**

Set to DRAFT on 6/9/2026 2:34:26 PM

Issue created by Viktoria Poniava on 6/9/2026 2:34:26 PM  
viktoria.poniava@myclearwater.com -

DRC review is a prerequisite for Building Permit review; additional design details and comments may be forthcoming upon submittal of a Building Permit Application.

Per City of Clearwater Stormwater Drainage Criteria, construction plans to be submitted at the building permit application shall show proposed lot grading including directing runoff to the designed destination, said grading plan when implemented shall not adversely impact adjoining properties.

**Plan Room Conditions:**

No Plan Room Conditions on this case.

**Plan Room Notes:**

No Plan Room Notes on this case.



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4567

**9:55 AM**

---

**Case number:** [FLS2026-05031 -- 1101 GRANADA ST](#)

**Owner(s):** Alan G Oliver  
433 Allan St  
On L6j 3r1  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Wesley Davis  
P.O. Box 240  
Clearwater, FL 33757  
PHONE: No phone, Fax: No fax, Email: Wesleyd@sunarcgroup.Com

**Representative:** Wesley Davis  
Sunarc Architecture  
P.O. Box 240  
Clearwater, FL 33757  
PHONE: No phone, Fax: No fax, Email: Wesleyd@sunarcgroup.Com

**Location:** Southeast corner of Granada Street and Wilson Boulevard (0.14-acres)

**Atlas Page:** 251A

**Zoning District:** LMDR - Low Medium Density Residential

**Request:** Flexible Standard Development approval for an accessory structure, (garage) accessory to a existing detached dwelling in the Low Medium Density Residential (LMDR) District as a Residential Infill Project for the property located at 1101 Granada Street. The building will not exceed 15 feet in height and includes two off-street parking spaces. Requested is flexibility from front setback requirements. (Community Development Code Section 2-203.D)

**Proposed Use:** Detached Dwellings

**Neighborhood Association(s):** Board of County Commissioners  
Clearwater Neighborhoods Coalition  
Pinellas County School Board  
Edgewater Drive Homeowners Association

**Assigned Planner:** Thea French, Planner

**Workflow:**

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	06/09/2026	French
Public Utilities Review	Comments	06/11/2026	Vacca
Comments made			
Planning Review	Comments	06/18/2026	French
Environmental Review	Comments	06/22/2026	Kessler
Stormwater Review	Comments	06/23/2026	Vo
Fire Review	No Comments	06/23/2026	Ramos
Engineering Review	Comments	06/23/2026	Dresch
Traffic Eng Review	Comments	06/23/2026	Dresch
Land Resource Review	Comments	06/23/2026	Quinzi
Solid Waste Review	No Comments	06/23/2026	Portalatin

**Plan Room Issues:**

**ENGINEERING - Prior to DO (Acknowledge) - General Comments**

Set to DRAFT on 6/23/2026 1:42:38 PM

Issue created by Raymond Dresch on 6/23/2026 1:42:38 PM  
 raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledgment each condition in your response:

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. Applicant shall be responsible for maintaining all landscaping, irrigation, hardscaping, and lighting located within Right of Way.
4. Work on right-of-way shall require a permit with the appropriate jurisdiction.

**ENVIRONMENTAL - Prior to DO**

Set to DRAFT on 6/22/2026 2:57:55 PM

Issue created by Sarah Kessler on 6/22/2026 2:57:55 PM  
sarah.kessler@myclearwater.com - 727-444-8233

Provide erosion control measures on plan sheet and provide notes detailing erosion control methods. Note: all silt fencing and other erosion control measures will be installed prior to the commencement of site work and maintained throughout the project.

**LAND RESOURCE - Landscape Acknowledgement**

Set to DRAFT on 6/25/2026 12:30:16 PM

Issue created by Michael Quinzi on 6/25/2026 12:30:16 PM  
michael.quinzi@myclearwater.com - 727-444-8770

Please respond that you acknowledge the following:

Shell, rock, gravel, and any similar material are not acceptable landscape materials per CDC 3-1204.B and will not be approved during the Landscape Final.

Code (CDC 3-1204.B) details what is acceptable in terms of landscaping:  
"All landscaped areas must be covered with shrubs, ground cover, turf, three inches of organic mulch or other suitable material which permits percolation. Where mulch is used, it must be protected from washing out of the planting bed. Inorganic mulch, such as gravel or rock, should only be used where washouts occur. Plastic sheets / weed barrier shall not be installed under mulches.

**LAND RESOURCE - Prior to DO: Acknowledge Required Trees**

Set to DRAFT on 6/25/2026 12:38:54 PM

Issue created by Michael Quinzi on 6/25/2026 12:38:54 PM  
michael.quinzi@myclearwater.com - 727-444-8770

Please respond that you acknowledge the following:

Prior to issuance of a certificate of occupancy, you are required to install 4 code sized native shade trees or equivalents. These trees must meet the minimum code requirements and pass a 732 Landscape Final Inspection.

NOTES - You will receive credit for existing trees that qualify and were properly preserved during construction towards the required 4 trees. This will be determined by the Land Resource Inspector at the final inspection.  
For example, if 2 shade trees were preserved and are in good health, in an acceptable location and acceptable species your total required trees will be reduced to 2 shade trees. Viburnum trees planted in the city right of way do not qualify.

**LAND RESOURCE - Prior to DO: Tree Preservation**

Set to DRAFT on 6/23/2026 6:47:07 PM

Issue created by Michael Quinzi on 6/23/2026 6:47:07 PM  
michael.quinzi@myclearwater.com - 727-444-8770

The proposed construction will impact the critical root zone of the 42 inch Live Oak tree on the adjacent property to the southeast. This tree leans towards the adjacent neighbors home.

Tree Preservation Plan Required - Provide a Tree Preservation Plan prepared by an ISA Certified Arborist. This plan must show how the proposed building, stormwater and utilities impact the critical root zones (drip lines) of trees to be preserved and how you propose to address these impacts i.e.; crown elevating, root pruning and/or root aeration systems. Provide a scaled drawing showing all dimension. Other data required on this plan must show the trees canopy line, actual tree barricade limits and the tree barricade detail. And any other pertinent information relating to tree preservation. Provide prior to DO.

**PLANNING - Prior to DO – General Comments (Please acknowledge)**

Set to DRAFT on 6/12/2026 10:09:32 AM

Issue created by Thea French on 6/12/2026 10:09:32 AM  
thea.french@myclearwater.com - 727-444-8771

Please note that additional comments may be generated at or after the Development Review Committee (DRC) meeting based on responses to DRC comments. Substantial redesign or unresolved issues will delay the ability to receive a Development Order and another DRC meeting may be required.

All plans and supporting documents must match. Additionally, any changes to plans, elevations, and other supporting documents must be coordinated for consistency across all documentation to move forward.

Pursuant to Fla. Stat. § 166.033, “Within 120 days after the municipality has deemed the application complete, or 180 days for applications that require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance.”

Revised applications that are not timely resubmitted to address DRC conditions, or for which a request for an extension of time is not received and agreed upon in a timeframe consistent with Florida Statutes, may be denied.

**PLANNING - Prior to DO: Acknowledge LOCATED WITHIN A FLOOD ZONE**

Set to DRAFT on 6/29/2026 8:47:14 AM

Issue created by Thea French on 6/29/2026 8:47:14 AM  
thea.french@myclearwater.com - 727-444-8771

It has been determined that your proposed project is in a flood zone and will be required to be designed accordingly. The city has adopted higher standards which will impact your final building design flood elevations. Please verify the base flood elevation for your property as established on a Flood Insurance Rate Map (FIRM) and confirm if locally determined data from the Pinellas County Sea Level Rise and Storm Surge Vulnerability Assessment was used to establish more restrictive flood elevations. For properties that are affected by multiple flood zones the design should be based on the most stringent base flood elevation (FIRM or County Vulnerability Assessment) that intersects the proposed structure and include the required two (2') feet of additional elevation (i.e. freeboard) to determine your final design flood elevation. Flood related reference material may include, but is not limited to ASCE 24-14, FBC 1612, FBCR 322, the city's Flood Ordinance (i.e. Community Development Code Chapter 51 Flood damage prevention. Please contact our Floodplain Administrator or a Plans Examiner if you have any questions at 727-562-4567.

A non-conversion acknowledgement form will be required prior to issuance of a certificate of occupancy. This is a form required by structure owner in a new or substantially improved structure in a special flood hazard area acknowledging that the lowest floor of the building won't be converted or modified or used without becoming compliant with code and flood plain management ordinance.

For properties and structures within the Special Flood Hazard Area. (Chapters 51 and 47, Community Development Code; Coastal Code, Section 3109, Local Amendments to the Florida Building Code, and the Florida Building Code with American Society of Civil Engineers (ASCE) document 24 and 7.)

- o The structure is within the community identified Special Flood Hazard Area (SFHA) with a flood hazard elevation of 11.6, NAVD 88. The City requires two feet of freeboard (design flood elevation, DFE) for new and substantially damaged and/or improved structures, which the regulatory elevation for this site is 13.6', NAVD 88. The community identified SFHA is from the Pinellas County Sea Level Rise and Storm Surge Vulnerability Assessment, RESTORE Act Vulnerability Assessment, 2021 (Vulnerability Study). The City has adopted the Vulnerability Study along with the FEMA Effective Flood Insurance Rate Map and Flood Insurance Study. The greater of the flood risk elevation and flood risk area is used for floodplain management.
- o The structure is within Zone AE, and a Non-Substantial Damage-Improvement Review Form is required if work is to be performed or attached to the structure and is to be submitted for review with the permit application for any repairs, remodels, renovations and/or additions. For new construction within this property, construction is required to meet with the Flood Damage Prevention Ordinance and companion regulations (Principal citations, Chapter 52, Section 51.204, Chapter 47, Local Amendments to the FBC, Community Development Code, Flood Damage Prevention Ordinance; and the Florida Building Code with the American Society of Civil Engineers (ASCE) document 24 and 7 .)

**PLANNING - Prior to DO: Confirm all mechanical equipment**

Set to DRAFT on 6/18/2026 9:31:44 AM

Issue created by Thea French on 6/18/2026 9:31:44 AM  
Issue is attached to Plans on sheet A101  
thea.french@myclearwater.com - 727-444-8771

Section 2-203.D Mechanical equipment

Provide the location of any mechanical equipment as defined in Article 8 of the CDC on all applicable plans. Also provide information demonstrating how mechanical equipment shall be screened from public view.

**PUBLIC UTILITIES - Prior to DO**

Set to DRAFT on 6/11/2026 10:46:35 AM

Issue created by Michael Vacca on 6/11/2026 10:46:35 AM  
Issue is attached to Plans on sheet A101  
michael.vacca@myclearwater.com - 727-265-1831

**Water meters**

Call-out and Acknowledge on plans - that all new or existing water meter are not permitted to be located within Driveways. the shown water meter in purposed new paver driveway will require to have a new tap to relocate existing water meter.

**STORMWATER - Prior to DO: General standard conditions (Acknowledge)**

Set to DRAFT on 6/9/2026 2:23:56 PM

Issue created by Viktoria Poniava on 6/9/2026 2:23:56 PM  
viktoria.poniava@myclearwater.com -

DRC review is a prerequisite for Building Permit review; additional design details and comments may be forthcoming upon submittal of a Building Permit Application.

Per City of Clearwater Stormwater Drainage Criteria, construction plans to be submitted at the building permit application shall show proposed lot grading including directing runoff to the designed destination, said grading plan when implemented shall not adversely impact adjoining properties.

**TRAFFIC ENG - Prior to DO - Driveway Length**

Set to DRAFT on 6/29/2026 8:59:00 AM

Issue created by Raymond Dresch on 6/29/2026 8:59:00 AM  
Issue is attached to Plans on sheet A101  
raymond.dresch@myclearwater.com - 727-444-8775

All driveways shall be a minimum of twenty-feet in length from the structure to the right of way or back of sidewalk, whichever is closer, unless otherwise approved.

**TRAFFIC ENG - Prior to DO - Fence / ROW Landscaping**

Set to DRAFT on 6/23/2026 1:41:46 PM

Issue created by Raymond Dresch on 6/23/2026 1:41:46 PM  
Issue is attached to Plans on sheet A101  
raymond.dresch@myclearwater.com - 727-444-8775

Additional landscape changes are required. Landscape in ROW is generally limited to 30-in height per ROW Landscape Permit Note 4. Retaining the fence and existing landscaping in its current form is an obstruction to the SVT clear zone and visibility through ROW for safety.

[https://www.myclearwater.com/files/sharedassets/public/v/1/engineering/documents/right-of-way-permits/rowpermitform\\_landscaping-r2022\\_1006.pdf](https://www.myclearwater.com/files/sharedassets/public/v/1/engineering/documents/right-of-way-permits/rowpermitform_landscaping-r2022_1006.pdf)

**TRAFFIC ENG - Prior to DO - SVTs**

Set to DRAFT on 6/23/2026 1:37:12 PM

Issue created by Raymond Dresch on 6/23/2026 1:37:12 PM  
Issue is attached to Plans on sheet A101  
raymond.dresch@myclearwater.com - 727-444-8775

Please add 20' Sight Visibility Triangles (Section 3-904) to the plan along both sides of each driveway at the front property line (not the edge of the street). No structure or landscaping may be present or installed which will obstruct views at a level between 30" and 8' above grade within the SVT.

Link: [https://library.municode.com/fl/clearwater/codes/community\\_development\\_code?nodeId=PTICODECO\\_ART3DEST\\_DIV9GEAPST\\_S3-904SIVITRSight Visibility Triangles](https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITRSight%20Visibility%20Triangles)

**Plan Room Conditions:**

No Plan Room Conditions on this case.



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4567

**10:15 AM**

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**Case number:** [FLD2026-04009 -- 579 CYPRUS AVE](#)

**Owner(s):** Clearwater Jv Iii Llc  
5391 Lakewood Ranch Blvd Ste 100  
Sarasota, FL 34240  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Housh Ghovae  
300 South Belcher Road  
Clearwater, FL 33765  
PHONE: (727) 443-2869, Fax: (727) 446-8036, Email:  
Housh@northsideengineering.Net

**Representative:** Housh Ghovae  
Northside Engineering, Inc.  
300 South Belcher Road  
Clearwater, FL 33765  
PHONE: (727) 443-2869, Fax: (727) 446-8036, Email:  
Housh@northsideengineering.Net

**Location:** East side of Cyprus Avenue, 107 feet from the northeast corner of Cyprus Avenue and Bay Esplanade. (0.45 acres)

**Atlas Page:** 258A

**Zoning District:** T - Tourist

**Request:** Flexible Development approval for 18 Overnight Accommodation units and 6 Resort Attached Dwellings the Tourist (T) District and the Old Florida District of Beach by Design for the property located at 579 Cypress Avenue. The proposed building will not exceed 75 feet in height and includes 31 off-street parking spaces. Requested is flexibility for the uses and height. (Community Development Code Sections 2-803.K. and 2-803.L.)

**Proposed Use:** Overnight Accommodations

**Neighborhood Association(s):** Board of County Commissioners  
Clearwater Neighborhoods Coalition  
Pinellas County School Board  
Clearwater Beach Association

**Assigned Planner:** Ted Kozak, Development Review Manager

**Workflow:**

<b>Review Name</b>	<b>Task Status</b>	<b>Status Date</b>	<b>Last Name</b>
<b>Determination of Completeness</b>	Complete	06/08/2026	Kozak
<b>Parks and Rec Review</b>	Comments	06/09/2026	Pandy
<b>Fire Review</b>	Comments	06/23/2026	Ramos
<b>Stormwater Review</b>	Comments	06/23/2026	Vo
<b>Engineering Review</b>	Comments	06/23/2026	Dresch
<b>Traffic Eng Review</b>	Comments	06/23/2026	Dresch
<b>Solid Waste Review</b>	Comments	06/23/2026	Portalatin
<b>Public Utilities Review</b>	Comments	06/23/2026	Vacca
Comments			
<b>Land Resource Review</b>	Comments	06/24/2026	McDonnell

**Plan Room Issues:**

**ENGINEERING - Prior to CDB - Addressed Verification/Assignment**

Set to DRAFT on 6/23/2026 4:54:52 PM

Issue created by Raymond Dresch on 6/23/2026 4:54:52 PM  
raymond.dresch@myclearwater.com - 727-444-8775

Please contact the Engineering Department POC for address verification/assignment. Should a new a new address be assigned, that address will need to be used on subsequent documentation/applications.

Engineering POC: Wioletta Dabrowski, Wioletta.Dabrowski@myClearwater.com, 727-444-8222.

**ENGINEERING - Prior to CDB (Acknowledge) - General Comments**

Set to DRAFT on 6/23/2026 4:51:59 PM

Issue created by Raymond Dresch on 6/23/2026 4:51:59 PM  
raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledgment each condition in your response:

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. Applicant shall be responsible for maintaining all landscaping, irrigation, hardscaping, and lighting located within Right of Way.
4. Work on right-of-way shall require a permit with the appropriate jurisdiction.
5. Per Sec. 47.181, bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including ADA.
6. Contractor shall request an easement inspection prior to any construction near an easement.
7. Vacation/Establishment of any easements will need to be completed prior to construction permit C of O.
8. If the proposed project necessitates infrastructure modifications to satisfy the site-specific water capacity and pressure requirements and/or wastewater capacity requirements, the modifications shall be completed by the applicant and at their expense. If underground water mains and hydrants are to be installed, the installation shall be completed and in service prior to construction in accordance with Fire Department requirements.

**ENVIRONMENTAL - Prior to issuance of Building Permit**

Set to DRAFT on 6/22/2026 3:22:38 PM

Issue created by Sarah Kessler on 6/22/2026 3:22:38 PM  
sarah.kessler@myclearwater.com - 727-444-8233

Provide stormwater vault specifications showing the vault provides water quality benefits, and provide a vault maintenance schedule that has been signed and accepted by the owner.

**ENVIRONMENTAL - Prior to issuance of Building Permit**

Set to DRAFT on 6/22/2026 3:20:15 PM

Issue created by Sarah Kessler on 6/22/2026 3:20:15 PM  
sarah.kessler@myclearwater.com - 727-444-8233

An Asbestos Survey is usually required prior to conducting any demolition or renovations. Contact Pinellas County Air Quality (727/464-4422) for more information.

**ENVIRONMENTAL - Prior to issuance of Building Permit**

Set to DRAFT on 6/22/2026 3:21:46 PM

Issue created by Sarah Kessler on 6/22/2026 3:21:46 PM  
sarah.kessler@myclearwater.com - 727-444-8233

Provide erosion control measures on plan sheet and provide notes detailing erosion control methods. Note: all silt fencing and other erosion control measures will be installed prior to the commencement of site work and maintained throughout the project.

**FIRE - Prior to CDB - Fire Review**

Set to DRAFT on 6/23/2026 8:56:18 AM

Issue created by Walter Ramos on 6/23/2026 8:56:18 AM  
Issue is attached to Plans on sheet A0.0  
walter.ramos@myclearwater.com - 727-444-7723

Separate plans and permits will be required for Fire Alarm, Fire Sprinkler, Fire Line Underground work. Please acknowledge.

**FIRE - Prior to CDB - Fire Review**

Set to DRAFT on 6/23/2026 8:59:20 AM

Issue created by Walter Ramos on 6/23/2026 8:59:20 AM  
Issue is attached to Plans on sheet A0.0  
walter.ramos@myclearwater.com - 727-444-7723

An approved water supply capable of supplying the required fire flow for fire protection shall be provided. Hydrant shall meet the requirements of NFPA 1 2021 Edition Section 18.4 Fire Flow Requirements for Buildings. Please Acknowledge

**LAND RESOURCE - Prior to CDB: Inches Spreadsheet**

Set to DRAFT on 6/24/2026 12:41:20 PM

Issue created by Danny McDonnell on 6/24/2026 12:41:20 PM  
danny.mcdonnell@myclearwater.com - 727-444-8765

Inches Spreadsheet - Provide a spread sheet expressing the total number of trees to be removed, calculating the DBH (diameter at breast height) of all trees being removed with a rating of 3 and above and the total proposed inches. Note: palm trees with 10 feet of clear trunk receive a 1-inch deficit if removed and a 1-inch credit if proposed and accent trees receive a 2-inch deficit if removed and a 2-inch credit if proposed. Specimen palms (phoenix species) receive a 2.5-inch deficit if removed and a 2.5-inch credit is proposed. All shade trees receive a deficit based on the total DBH if removed and a credit based on the caliper size if planted. If a deficit exists, then it must be paid to the Tree Fund at a rate of 48 dollars and inch.

**LAND RESOURCE - Prior to CDB: Landscape Acknowledgement**

Set to DRAFT on 6/24/2026 12:31:12 PM

Issue created by Danny McDonnell on 6/24/2026 12:31:12 PM  
danny.mcdonnell@myclearwater.com - 727-444-8765

Please acknowledge:

All landscaped areas must be covered with shrubs, ground cover, natural turf, three inches of organic mulch, artificial turf (where permissible), or other suitable material which permits percolation.

1. Where mulch is used, it must be protected from washing out of the planting bed.
2. Landscape rock with a minimum size or ¾ inch to one inch in diameter shall be used to redirect stormwater from gutter systems to prevent erosion.
3. Plastic sheets shall not be installed under mulches.
4. Artificial turf shall be installed according to the standards in Section 3-1203.

**LAND RESOURCE - Prior to CDB: Landscape Plan**

Set to DRAFT on 6/24/2026 12:38:58 PM

Issue created by Danny McDonnell on 6/24/2026 12:38:58 PM  
Issue is attached to Plans on sheet L1.1  
danny.mcdonnell@myclearwater.com - 727-444-8765

Please provide dimensions on the landscape plan to show that all shade trees are a minimum of 5 feet from impervious surfaces.

**LAND RESOURCE - Prior to CDB: Tree Inventory**

Set to DRAFT on 6/24/2026 12:24:39 PM

Issue created by Danny McDonnell on 6/24/2026 12:24:39 PM  
danny.mcdonnell@myclearwater.com - 727-444-8765

There are several missed and misidentified trees/palms on site, including seagrapes, a Bismarck palm, Christmas palms, etc. Please revise.

Tree Inventory Required - This application requires a tree inventory to be prepared by an ISA Certified Arborist using the City's scale from 0 to 6 (See CDC 3-1202.H.) to evaluate existing trees and indicated if the tree is worth or preservation or removal. This must be accompanied by a tree survey. All required landscape trees including accent trees with a DBH of 2 inches, all other trees with a DBH of 4 inches, and all palms with 10 feet of clear trunk must be included. Sites over one acre must tag the trees with aluminum nails and tags. Adjacent off-site trees up to 25 feet must be shown on the tree survey. No review will be performed until the inventory is received. Provide prior to CDB.

**LAND RESOURCE - Prior to CDB: Tree Numbers**

Set to DRAFT on 6/24/2026 12:27:13 PM

Issue created by Danny McDonnell on 6/24/2026 12:27:13 PM  
Issue is attached to Plans on sheet C2.1  
danny.mcdonnell@myclearwater.com - 727-444-8765

The tree numbers on the tree survey sheet do not match the tree numbers on sheet C2.1. Please revise.

## **LAND RESOURCE - Prior to CDB: Tree Removal**

Set to DRAFT on 6/24/2026 12:40:49 PM

Issue created by Danny McDonnell on 6/24/2026 12:40:49 PM  
Issue is attached to Plans on sheet C2.1  
danny.mcdonnell@myclearwater.com - 727-444-8765

Please mark all trees to be removed with an 'X' on the plans.

## **PARKS AND REC - Prior to CDB - Acknowledge**

Set to DRAFT on 6/9/2026 11:53:31 AM

Issue created by Nathan Pandy on 6/9/2026 11:53:31 AM  
nathan.pandy@myclearwater.com - 727-444-8306

It appears that the proposal is for 6 new market rate attached dwelling units.

A Parks and Recreation Impact Fee of \$2,024 per dwelling unit (estimate of \$12,144 total) will be due prior to the issuance of any Certificate of Occupancy.  
Please acknowledge this comment prior to CDB.

## **PLANNING - Prior to CDB - Acknowledge General Comments**

Set to DRAFT on 6/11/2026 10:47:13 AM

Issue created by Ted Kozak on 6/11/2026 10:47:13 AM  
ted.kozak@myclearwater.com - 727-444-8941

Please note that additional comments may be generated at or after the Development Review Committee (DRC) meeting based on responses to DRC comments. Substantial redesign or unresolved issues will delay the ability to receive a Development Order and another DRC meeting may be required.

All plans and supporting documents must match. Additionally, any changes to plans, elevations, and other supporting documents must be coordinated for consistency across all documentation to move forward.

Pursuant to Fla. Stat. § 166.033, "Within 120 days after the municipality has deemed the application complete, or 180 days for applications that require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance."

Revised applications that are not timely resubmitted to address DRC conditions, or for which a request for an extension of time is not received and agreed upon in a timeframe consistent with Florida Statutes, may be denied.

Generally, to be scheduled for review by the Community Development Board (CDB) on August 20, 2026, electronic copies of all revised application materials must be submitted no later than 12:00 p.m. on July 10, 2026.

However, because the proposed plans require a redesign and a corresponding revision to the concurrent HDA application, a complete resubmittal is required no later than 12:00 p.m. on July 8, 2026, in order to be re-reviewed at the August 6, 2026 Development Review Committee (DRC) meeting.

If a complete resubmittal is not received by the July 8 deadline, the next available DRC review will be September 3, 2026, for which the resubmittal deadline is 12:00 p.m. on August 3, 2026.

**PLANNING - Prior to CDB - Acknowledge Located within a Flood Zone**

Set to DRAFT on 6/11/2026 10:42:46 AM

Issue created by Ted Kozak on 6/11/2026 10:42:46 AM  
ted.kozak@myclearwater.com - 727-444-8941

It has been determined that your proposed project is in a flood zone and will be required to be designed accordingly. The city has adopted higher standards which will impact your final building design flood elevations. Please verify the base flood elevation for your property as established on a Flood Insurance Rate Map (FIRM) and confirm if locally determined data from the Pinellas County Sea Level Rise and Storm Surge Vulnerability Assessment was used to establish more restrictive flood elevations. For properties that are affected by multiple flood zones the design should be based on the most stringent base flood elevation (FIRM or County Vulnerability Assessment) that intersects the proposed structure and include the required two (2') feet of additional elevation (i.e. freeboard) to determine your final design flood elevation.

Flood related reference material may include, but is not limited to ASCE 24-14, FBC 1612, FBCR 322, the city's Flood Ordinance (i.e. Community Development Code Chapter 51 Flood damage prevention. Please contact our Floodplain Administrator or a Plans Examiner if you have any questions at 727-562-4567.

For your information, the proposed interior improvements at grade, including the office and reception areas, are not consistent with the Flood Zone requirements and the Storm Surge Vulnerability Assessment. As proposed, these occupied spaces are not permitted at this elevation and will require redesign to achieve compliance with the applicable floodplain management requirements and the approved storm surge resiliency criteria.

## **PLANNING - Prior to CDB - Beach by Design, Old Florida District**

Set to DRAFT on 6/16/2026 10:06:38 AM

Issue created by Ted Kozak on 6/16/2026 10:06:38 AM  
ted.kozak@myclearwater.com - 727-444-8941

The submitted narrative and supporting documents do not provide sufficient detail to fully evaluate compliance with Beach by Design, Section II.A. – Old Florida District. While the application includes references to applicable standards, additional analysis and supporting documentation are necessary to demonstrate how the proposed development advances the intent of the Old Florida District and complies with the specific design requirements established for this transitional area.

Please provide a detailed narrative and supporting exhibits addressing the following:

**District Intent and Character** – Explain how the proposed development supports the intent of the Old Florida District as a transitional area between the higher-intensity resort uses to the south and the lower-intensity residential neighborhoods to the north. Describe how the scale, massing, site design, architecture, landscaping, and mix of uses are compatible with and reinforce the character envisioned by Beach by Design.

**Building Height Compliance** – Provide a detailed analysis demonstrating compliance with the maximum building height provisions applicable to the subject property. Identify the applicable height standard, the proposed building height, and the methodology used to measure height.

**Required Setbacks** – Provide a dimensioned site plan identifying all required and proposed front, side, and rear setbacks. Clearly demonstrate compliance with the setback requirements of the Old Florida District and identify any requested flexibility.

**Building Stepbacks and/or Increased Setbacks Above 35 Feet** – Provide calculations, sections, elevations, and diagrams demonstrating compliance with the building stepback and/or increased setback requirements for portions of the building exceeding 35 feet in height. The submitted materials should clearly identify:

- The applicable right-of-way width category;
- The required stepback or increased setback ratio;
- The point at which the stepback is measured;
- The required and proposed stepback dimensions; and
- Any flexibility requested pursuant to Section II.A.4.

The submitted materials should also clarify whether stepbacks are being measured from grade or Design Flood Elevation (DFE) and demonstrate consistency with the methodology contemplated by Beach by Design.

**Setback and Stepback Flexibility** – If any reduction in required setbacks or stepbacks is proposed, provide a justification demonstrating how the modified design results in an improved site plan, enhanced landscaping, improved building appearance, enhanced view corridors, or other public benefits consistent with Beach by Design.

**Landscape Buffers** – Provide a detailed landscape plan demonstrating compliance with the required landscape buffer standards, including dimensions, plant materials, and calculations identifying required and proposed landscaped areas.

**Enhanced Site Design Performance** – Beach by Design identifies enhanced site design performance as a priority for development within the Old Florida District. Provide a narrative describing how the project incorporates enhanced landscaping, building articulation, massing transitions, view corridor preservation, pedestrian amenities, and other design elements intended to reduce the perceived scale of the building and reinforce the transitional character of the district.

**PLANNING - Prior to CDB - Bicycle Parking**

Set to DRAFT on 6/16/2026 9:49:27 AM

Issue created by Ted Kozak on 6/16/2026 9:49:27 AM  
ted.kozak@myclearwater.com - 727-444-8941

Provide additional detail regarding the proposed bicycle parking. It is assumed that the bicycle parking is intended to satisfy the long-term bicycle parking requirement; however, this is not clearly identified on the plans. Please provide the total number of bicycle parking spaces, identify whether the parking is intended for long-term or short-term use, and include the proposed rack type, rack orientation, dimensions, required clearances, and circulation in accordance with CDC Section 3-1411. Additionally, please correct the spelling of the word "bicycle" throughout the plans.

**PLANNING - Prior to CDB - Clarify Retractable Awning**

Set to DRAFT on 6/16/2026 9:21:47 AM

Issue created by Ted Kozak on 6/16/2026 9:21:47 AM  
Issue is attached to Plans on sheet A2.1  
ted.kozak@myclearwater.com - 727-444-8941

Provide more information about the retractable awning shown over the sundeck, including function and colors and fabric/ composition. Pursuant to Beach by Design, all awnings should contain at least three distinct colors. Bright colors will be limited to trims and other accents.

**PLANNING - Prior to CDB - Density**

Set to DRAFT on 6/16/2026 8:22:15 AM

Issue created by Ted Kozak on 6/16/2026 8:22:15 AM  
ted.kozak@myclearwater.com - 727-444-8941

Upon review of the GIS layer, four hotel units have been transferred to another property pursuant to TDR2005-05022. Recalculate the required number of rooms from the Reserve. Pursuant to Beach by Design, those properties and/or developments that have had density transferred off to another property and/or development(s) through an approved Transfer of Development Rights (TDR) application by the City before December 31, 2007, remain eligible to have rooms allocated from the Reserve.

**PLANNING - Prior to CDB - Design Scale and Mass of Buildings**

Set to DRAFT on 6/16/2026 9:57:01 AM

Issue created by Ted Kozak on 6/16/2026 9:57:01 AM  
ted.kozak@myclearwater.com - 727-444-8941

The submitted plans and narrative currently do not provide sufficient information to evaluate compliance with the Design, Scale and Mass of Buildings requirements of Beach by Design. Pursuant to Beach by Design, Section VII.C – Design, Scale and Mass of Buildings, within the submitted narrative, provide a detailed narrative demonstrating how the proposed development complies with each of the applicable design criteria listed below.

Building Dimensions – Compliance with the requirement that buildings with a footprint greater than 5,000 square feet or a single dimension greater than 100 feet are designed such that no more than two of the three building dimensions in the vertical or horizontal planes are equal in length. Provide supplemental response to the dimensioned plans and calculations supporting compliance.

Building Plane Interruptions – Demonstrate that no building plane continues uninterrupted for more than 100 linear feet. Dimension the provided elevations identifying all offsets greater than five feet (5') and indicate how the design satisfies this requirement. It appears that the west and east elevations do not meet this requirement.

Architectural Articulation – Provide calculations and elevations demonstrating that at least sixty percent (60%) of each visible elevation is comprised of windows and/or architectural detailing. Clearly identify the areas included in the calculation and the methodology used to determine compliance.

Building Envelope Occupancy Above 45 Feet – Provide calculations and graphic exhibits demonstrating compliance with the maximum permitted occupancy of the theoretical building envelope above 45 feet. Include the applicable percentage threshold, the theoretical envelope calculation, and the actual occupied area within the envelope.

Building Height and Mass Relationship – Provide a narrative and supporting graphics explaining how the height and mass of the proposed building are correlated to both the dimensions of the subject property and adjacent public spaces, including streets, sidewalks, parks, and other open spaces.

Mix of Uses – Describe how the building incorporates the permitted uses and whether the project utilizes a vertical or horizontal mix of uses. Provide floor plans or diagrams identifying the location of each use within the development.

**PLANNING - Prior to CDB - Dimensions**

Set to DRAFT on 6/11/2026 10:22:50 AM

Issue created by Ted Kozak on 6/11/2026 10:22:50 AM  
Issue is attached to Plans on sheet C3.1  
ted.kozak@myclearwater.com - 727-444-8941

Provide dimensions of all walkways and improvements such as the apparent turn-around indicated at the southwest corner of the stie.

**PLANNING - Prior to CDB - Dimensions**

Set to DRAFT on 6/11/2026 10:39:39 AM

Issue created by Ted Kozak on 6/11/2026 10:39:39 AM  
Issue is attached to Plans on sheet A2.1  
ted.kozak@myclearwater.com - 727-444-8941

Provide dimensions of the length and width of each elevation, projections and any other pertinent information as reflected and as matches the site plans and floor plans.

**PLANNING - Prior to CDB - Dimensions**

Set to DRAFT on 6/11/2026 10:37:24 AM

Issue created by Ted Kozak on 6/11/2026 10:37:24 AM  
Issue is attached to Plans on sheet A1.1  
ted.kozak@myclearwater.com - 727-444-8941

Provide dimensions of each floor in the Floor Plan sheets A.1.1. through A.1.3.

**PLANNING - Prior to CDB - Duplicates**

Set to DRAFT on 6/11/2026 10:23:59 AM

Issue created by Ted Kozak on 6/11/2026 10:23:59 AM  
Issue is attached to Plans on sheet A4  
ted.kozak@myclearwater.com - 727-444-8941

The west and east and north and south elevations are shown as being identical. Please clarify and update.

**PLANNING - Prior to CDB - Hatched/ Striped Area**

Set to DRAFT on 6/25/2026 4:34:18 PM

Issue created by Ted Kozak on 6/25/2026 4:34:18 PM  
Issue is attached to Plans on sheet C3.1  
ted.kozak@myclearwater.com - 727-444-8941

Please clarify the intended function of the striped area located at the northeast corner of the garage. Additionally, describe how the proposed restrictions for this area (e.g., no parking, no stopping, or restricted access) will be enforced and maintained.

**PLANNING - Prior to CDB - Materials and Colors**

Set to DRAFT on 6/16/2026 9:40:58 AM

Issue created by Ted Kozak on 6/16/2026 9:40:58 AM  
Issue is attached to Plans on sheet A2.1  
ted.kozak@myclearwater.com - 727-444-8941

Provide more clarity on the colors and design of the Woodgrain Tile or Fiber Cement Planks and Accent Tile, etc., indicated. Also provide clarity on how it meets Beach by Design pursuant to VII. Design Guidelines, L.1. Materials and Colors, Facades - Finish materials and building colors will reflect Florida or coastal vernacular themes.

**PLANNING - Prior to CDB - Mechanical Equipment Screening**

Set to DRAFT on 6/11/2026 10:30:42 AM

Issue created by Ted Kozak on 6/11/2026 10:30:42 AM  
Issue is attached to Plans on sheet A2.1  
ted.kozak@myclearwater.com - 727-444-8941

As shown on Sheet A.1.3, there is an AC screening area facing west on the top floor which is not clearly identified. Update and clarify.

**PLANNING - Prior to CDB - Signage**

Set to DRAFT on 6/16/2026 9:32:05 AM

Issue created by Ted Kozak on 6/16/2026 9:32:05 AM  
ted.kozak@myclearwater.com - 727-444-8941

Please remove all signage shown.

**PLANNING - Prior to CDB - Stepbacks**

Set to DRAFT on 6/11/2026 10:05:21 AM

Issue created by Ted Kozak on 6/11/2026 10:05:21 AM  
Issue is attached to Plans on sheet A0.0  
ted.kozak@myclearwater.com - 727-444-8941

Provide confirmation of stepbacks elsewhere, including sheets C1.1 data table and site/ floor plan(s), such as sheets C3.1, A1.1 through A1.3.

**PLANNING - Prior to CDB - Street Level Facades**

Set to DRAFT on 6/16/2026 10:00:42 AM

Issue created by Ted Kozak on 6/16/2026 10:00:42 AM  
ted.kozak@myclearwater.com - 727-444-8941

The submitted narrative, plans, and supporting graphics do not provide sufficient information to determine compliance with Beach by Design, Section VII.E – Street-Level Facades. Pursuant to the requirements of this section, provide a detailed narrative with the supporting exhibits demonstrating how the proposed development satisfies each of the applicable standards below:

Street-Level Transparency – Provide calculations and elevations demonstrating that at least sixty percent (60%) of all street-level facades associated with nonresidential uses that abut a public street or pedestrian accessway are transparent, as defined by Beach by Design. Clearly identify transparent areas, including windows and doors, and provide the methodology used to calculate compliance.

Courtyard and Plaza Areas – Where transparency is proposed through views into landscaped or hardscaped courtyards or plazas, provide dimensioned site plans and elevations demonstrating compliance with the minimum fifteen-foot (15') setback requirement and identify the courtyard or plaza treatment.

Parking Structure Design – If any portion of the parking structure is visible from a public street, pedestrian accessway, or other public place, provide elevations and architectural details demonstrating how the garage is screened and designed so that its function is not readily apparent, except at points of ingress and egress, consistent with Beach by Design requirements.

Window Coverage – Provide details demonstrating that window coverings, signage, and other opaque materials do not cover more than ten percent (10%) of the area of any street-level window fronting a public right-of-way.

Building Entrances – Provide elevations, renderings, and/or architectural details demonstrating that building entrances are clearly identifiable, aesthetically inviting, and appropriately designed to enhance the pedestrian environment.

Pedestrian Protection Elements – Identify and provide details for awnings, canopies, arcades, or other architectural elements intended to provide pedestrians protection from the elements. If such features are not proposed, explain how the project otherwise addresses this recommendation of Beach by Design.

**PLANNING - Prior to CDB - Tree and trash staging**

Set to DRAFT on 6/11/2026 10:06:30 AM

Issue created by Ted Kozak on 6/11/2026 10:06:30 AM  
Issue is attached to Plans on sheet L1.1  
ted.kozak@myclearwater.com - 727-444-8941

There is a tree shown to be installed very close to the same place as the trash staging area as indicated on Sheet C3.1. Please clarify.

**PLANNING - Prior to CDB - Underground Utilities**

Set to DRAFT on 6/11/2026 10:44:06 AM

Issue created by Ted Kozak on 6/11/2026 10:44:06 AM  
ted.kozak@myclearwater.com - 727-444-8941

Please identify on the plans how CDC Section 3-912, undergrounding of all utilities, will be met.

**PLANNING - Prior to CDB - Update Parking and Traffic Analysis**

Set to DRAFT on 6/16/2026 9:36:15 AM

Issue created by Ted Kozak on 6/16/2026 9:36:15 AM  
ted.kozak@myclearwater.com - 727-444-8941

The provided analyses have not been updated to reflect the current mix of hotel units and RADs. Update and clarify.

**PLANNING - Prior to CDB - Width of support columns**

Set to DRAFT on 6/25/2026 4:30:23 PM

Issue created by Ted Kozak on 6/25/2026 4:30:23 PM  
Issue is attached to Plans on sheet C3.1  
ted.kozak@myclearwater.com - 727-444-8941

Please provide the dimensions of the garage columns and confirm no encroachment into the adjacent parking spaces.

**PLANNING - Prior to CDB- Stepbacks**

Set to DRAFT on 6/16/2026 9:09:21 AM

Issue created by Ted Kozak on 6/16/2026 9:09:21 AM  
Issue is attached to Plans on sheet A2.1  
ted.kozak@myclearwater.com - 727-444-8941

The stepbacks depicted on the plans appear to be measured from the Design Flood Elevation (DFE), whereas the stepbacks illustrated in the Beach by Design graphics are measured from grade. Please clarify the point of measurement and revise the plans and supporting documents as necessary to ensure consistency with Beach by Design requirements.

**PLANNING - Prior to CDB: Projections into setbacks**

Set to DRAFT on 6/11/2026 10:11:13 AM

Issue created by Ted Kozak on 6/11/2026 10:11:13 AM  
Issue is attached to Plans on sheet C3.1  
ted.kozak@myclearwater.com - 727-444-8941

There are a number of projections inferred with light line weights. Provide clarity and clearly identify any projections into any setbacks, including but not limited to stairs, facade treatments and balconies. Also indicate compliance with CDC Section 3-908.A.1. (canopies, overhangs, awnings, etc.) and Section 3-908D.1. (balconies).

**PLANNING - Prior to CDB: SVTs**

Set to DRAFT on 6/11/2026 10:15:45 AM

Issue created by Ted Kozak on 6/11/2026 10:15:45 AM  
Issue is attached to Plans on sheet C3.1  
ted.kozak@myclearwater.com - 727-444-8941

Identify how the 20 foot sight visibility triangle (SVT) requirements are met. There appear to be building encroachments into the SVTs.

## **PUBLIC UTILITIES - Prior to CDB - Acknowledge**

Set to DRAFT on 6/23/2026 7:45:06 AM

Issue created by Michael Vacca on 6/23/2026 7:45:06 AM

Issue is attached to Plans on sheet C4.1

michael.vacca@myclearwater.com - 727-265-1831

1. Acknowledge and call out on drawings - Contractor is required to field verify the existing and locations of all underground utilities and other features prior to proceeding with any proposed construction. The contractor may consult the utility owner's record drawings, but the utility owner and the engineering do not guarantee, by implication or otherwise, the accuracy of these record drawings. Site contractor shall be financial for any modifications required other than shown on plans. The contractor shall verify the locations, elevations, and dimensions of all existing utilities and shall notify the engineer in writing of any deviation from the plans.
2. Acknowledge and call out on drawings -If the proposed project necessitates infrastructure modifications to satisfy the site-specific water capacity and pressure requirements and/or wastewater capacity requirements, the modifications shall be completed by the applicant and at their expense. If underground water mains and hydrants are to be installed, the installation shall be completed and in service prior to construction in accordance with Fire Department requirements
3. Acknowledge and call out on drawings – water meter and fire detector assemblies shall have separate taps from the existing water main, show on drawing the sizes of water to be tapped, sized of water meters and backflow assembles and the piping materials. Use wet / hot tap through tapping saddles
4. Acknowledge and call out on drawings - Contractor to verify location of existing sanitary sewer service lateral and inspect the condition of pipe. If new pipe is warranted, coordinate with engineering regarding service lateral abandonment. Reset cleanout locations per city requirements. Pipe material SDR 26. Will need to show on drawing the location and size of the sewer lateral connection point with clean out.
5. Call -out & acknowledge on drawings - Contractor shall coordinate with city regarding existing water meters, backflow devices and meter box removal, along with sewer lateral abandonment prior to finalization of plans to the satisfaction of Public Utilities Department Staff.

## **SOLID WASTE - Prior to CDB: Solid Waste Service**

Set to DRAFT on 6/23/2026 4:10:07 PM

Issue created by Brandi Portalatin on 6/23/2026 4:10:07 PM

brandi.portalatin@myclearwater.com - 727-562-4920

There will need to be a concrete path and curb cut out in order for solid waste to roll the dumpster out into the street for service.

## **STORMWATER - Prior to CDB - General conditions (Acknowledge)**

Set to DRAFT on 6/22/2026 2:10:37 PM

Issue created by Viktoria Poniava on 6/22/2026 2:10:37 PM

viktoria.poniava@myclearwater.com -

- DRC review is a prerequisite for Building Permit Review. A comprehensive review of submitted site design related plans and calculations was not performed at this time; additional comments will be forthcoming upon submittal of a Building Permit Application.
- ERP permit from FDEP or SWFWMD will be required prior to CO issuance.

**TRAFFIC ENG - Prior to CDB - Parking Garage**

Set to DRAFT on 6/23/2026 5:07:57 PM

Issue created by Raymond Dresch on 6/23/2026 5:07:57 PM  
Issue is attached to Plans on sheet C3.1  
raymond.dresch@myclearwater.com - 727-444-8775

- 1-- Wheel stops are not authorized for use in a parking garage.
- 2-- Parking stalls adjacent to walls or other obstructions must have at least 1-ft of additional space for passenger ingress/egress.
- 3-- Dead-end/end of row spaces should have a maneuver gutter (typically 5-ft).

**TRAFFIC ENG - Prior to CDB - Parking Lots**

Set to DRAFT on 6/29/2026 9:16:19 AM

Issue created by Raymond Dresch on 6/29/2026 9:16:19 AM  
Issue is attached to Plans on sheet C3.1  
raymond.dresch@myclearwater.com - 727-444-8775

Section 3-903.F. Parking lots are to be setback 15-ft from the front property line. Please clarify the parking stall located within this setback and within the SVT.

**TRAFFIC ENG - Prior to CDB - SVTs**

Set to DRAFT on 6/23/2026 5:08:12 PM

Issue created by Raymond Dresch on 6/23/2026 5:08:12 PM  
Issue is attached to Plans on sheet C3.1  
raymond.dresch@myclearwater.com - 727-444-8775

Structure encroaches into the SVTs.

**TRAFFIC ENG - Prior to CDB (Acknowledge) - Multimodal Impact Fee <Estimate>**

Set to DRAFT on 6/23/2026 4:50:57 PM

Issue created by Raymond Dresch on 6/23/2026 4:50:57 PM  
raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledge: The multimodal impact fee for 18-units OA and 6-units RAD with credit applied for the existing 7-units MF is estimated as \$38,180.00. The assessed fee will be due prior to issuance of CO for the associated construction permit.

**TRAFFIC ENG - Prior to CDB (Acknowledge) - Roadway Repaving**

Set to DRAFT on 6/29/2026 9:12:32 AM

Issue created by Raymond Dresch on 6/29/2026 9:12:32 AM  
raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledge: Dependent upon the size, quantity, and spacing of pavement cuts associated with this project, a full width repaving of the roadway may be required.

**Plan Room Conditions:**

No Plan Room Conditions on this case.

**Plan Room Notes:**

No Plan Room Notes on this case.



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT  
 POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748  
 MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756  
 TELEPHONE (727) 562-4567

**Case number:** [HDA2026-05001 -- 579 CYPRUS AVE](#)

**Owner(s):** Clearwater Jv Iii Llc  
 5391 Lakewood Ranch Blvd Ste 100  
 Sarasota, FL 34240  
 PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Housh Ghovae  
 300 S Belcher Road  
 Clearwater, FL 33765  
 PHONE: (727) 709-0943, Fax: (727) 446-8036, Email:  
 Housh@northsideengineering.Net; Sandy@northsideengineering.Net

**Representative:** Housh Ghovae  
 Northside Engineering  
 300 S Belcher Road  
 Clearwater, FL 33765  
 PHONE: (727) 709-0943, Fax: (727) 446-8036, Email:  
 Housh@northsideengineering.Net; Sandy@northsideengineering.Net

**Location:** East side of Cyprus Avenue, 107 feet from the northeast corner of Cyprus Avenue and Bay Esplanade. (0.45 acres)

**Atlas Page:** 258A

**Zoning District:** Tourist

**Request:** Development Agreement between Clearwater JV III LLC (the property owner) and the City of Clearwater, providing for the allocation of 6 hotel units from the Hotel Density Reserve located at 579 Cypress Avenue in the Tourist (T) District and the Old Florida District of Beach by Design.

**Proposed Use:** Overnight Accomodations

**Neighborhood Association(s):** Board of County Commissioners  
 Clearwater Neighborhoods Coalition  
 Pinellas County School Board  
 Clearwater Beach Association

**Assigned Planner:** Ted Kozak, Development Review Manager

**Workflow:**

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	06/08/2026	Kozak
Parks and Rec Review	No Comments	06/09/2026	Pandy
Fire Review	No Comments	06/23/2026	Ramos
Solid Waste Review	No Comments	06/23/2026	Portalatin
Stormwater Review	No Comments	06/23/2026	Vo

**The DRC reviewed this application with the following comments:**

<b>Planning Review</b>	<b>Ted Kozak</b>	<b>ted.kozak@myclearwater.com</b>	<b>727-444-8941</b>
	<p>Density Upon review of the GIS layer, four hotel units have been transferred to another property pursuant to TDR2005-05022. Recalculate the required number of rooms from the Reserve. Pursuant to Beach by Design, those properties and/or developments that have had density transferred off to another property and/or development(s) through an approved Transfer of Development Rights (TDR) application by the City before December 31, 2007, remain eligible to have rooms allocated from the Reserve.</p>		
<b>Planning Review</b>	<b>Ted Kozak</b>	<b>ted.kozak@myclearwater.com</b>	<b>727-444-8941</b>
	<p>Disclaimer: Please be aware that additional comments may be generated at or after the DRC meeting based upon applicant response to DRC comments.</p> <p>Be prepared to make changes to the Development Agreement site plans, elevations and/or your request based on direction provided by the Council at first reading.</p> <p>If no major changes were required, typically an electronic version of the complete application and all supporting material (revised as needed) would have been due on July 10, 2026 for the September 17, 2026 first City Council Meeting.</p> <p>However, since a redesign of the building is needed and a clarification of the number of units requested from the reserve is required, this requires reconsideration and re-review by DRC. In order to be reviewed at the August 6th DRC, all revision are required by July 8th at noon. The deadline for September DRC is August 3rd at noon.</p>		
<b>Planning Review</b>	<b>Ted Kozak</b>	<b>ted.kozak@myclearwater.com</b>	<b>727-444-8941</b>
	<p>Provided are colored elevations. Provide a 3D perspective/ massing study as stated in the HDA submittal package checklist, page 3 of the application: 1. A massing study that illustrates the building form (including stepbacks) on all sides of the building.</p>		
<b>Planning Review</b>	<b>Ted Kozak</b>	<b>ted.kozak@myclearwater.com</b>	<b>727-444-8941</b>
	<p>The HDA requires the provision of a transportation analysis. The one provided has not been updated to reflect the current mix of hotel units and RADs. Update and clarify.</p>		
<b>Planning Review</b>	<b>Ted Kozak</b>	<b>ted.kozak@myclearwater.com</b>	<b>727-444-8941</b>
	<p>Development Agreement Ensure that all conflicting information between the FLD and the DA is corrected, including, but not limited to, the actual number of units requested from the Reserve. Revise the DA to match all information as provided elsewhere. The recitals and the Development Agreement indicate the provision of 31 parking spaces for 18 hotel units and 6 Resort Attached Dwellings units.</p>		



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4567

**10:16 AM**

**Case number:** [FLS2026-06032 -- 405 CORONADO DR](#)

**Owner(s):** A P Beach Properties Llc  
405 Coronado Dr  
Clearwater, FL 33767  
PHONE: No phon»

**\*THIS CASE HAS BEEN  
CONTINUED TO AUGUST  
6TH DRC\***

**Applicant:** 648 Poinsettia Avenue  
Clearwater  
PHONE: No phon»

**Representative:** Brian Aungst, Jr.  
Macfarlane, Ferguson & McMullen, P.A.  
625 Court St Unit 200  
Clearwater  
PHONE: (727) 444-1403, Fax: (727) 442-8470, Email: Bja@macfar.Com

**Location:** East side of Coronado Drive approximately 60 feet south from the intersection of Coronado Drive and Fifth Street. (1.75 acres)

**Atlas Page:** 276A

**Zoning District:** T - Tourist

**Request:** Flexible Standard Development approval for Parking Garages and Lots within the Tourist (T) District and the Small Hotel District of Beach by Design for the property located at 405 Coronado Drive. The building will not exceed 35 feet in height and 357 off-street parking spaces are proposed. Requested is flexibility for the use and a two-year Development Order. (Community Development Code Sections 2-802.N., 4-407 and Beach by Design)

**Proposed Use:** Parking Garages and Lots

**Neighborhood Association(s):** Board of County Commissioners  
Clearwater Neighborhoods Coalition  
Pinellas County School Board  
Clearwater Beach Association

**Assigned Planner:** Melissa Hauck-Baker, Senior Planner



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT  
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748  
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756  
TELEPHONE (727) 562-4567

**10:35 AM**

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**Case number:** [FLD2026-03007 -- 706 N MISSOURI AVE](#)

**Owner(s):** Clearwater Community Redevelopment Agency  
Po Box 4748  
Clearwater, FL 33758  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Katie Cole  
600 Cleveland Street Ste 800  
Clearwater, FL 33755  
PHONE: (727) 259-6791, Fax: No fax, Email: [Katie.Cole@hwhlaw.Com](mailto:Katie.Cole@hwhlaw.Com)

**Representative:** Katie Cole  
Hill Ward Henderson  
600 Cleveland Street Ste 800  
Clearwater, FL 33755  
PHONE: (727) 259-6791, Fax: No fax, Email: [Katie.Cole@hwhlaw.Com](mailto:Katie.Cole@hwhlaw.Com)

**Location:** South side of Seminole Street, west side of N. Missouri Avenue. (3.12 acres)

**Atlas Page:** 278A

**Zoning District:** I - Institutional

**Request:** Flexible Development approval for a storage, warehouse, and distribution facility as a Comprehensive Infill Redevelopment Project in the Institutional (I) District for the property located at 706 N. Missouri Avenue. The building will not exceed 35 feet in height and includes 22 off-street parking spaces. Requested is flexibility for the use. (Community Development Code Section 2-1204.A)

**Proposed Use:** Wholesale/Distribution/Warehouse Facility

**Neighborhood Association(s):** Board of County Commissioners  
Clearwater Neighborhoods Coalition  
Pinellas County School Board

**Assigned Planner:** Austen Dole, Planner

**Workflow:**

<b>Review Name</b>	<b>Task Status</b>	<b>Status Date</b>	<b>Last Name</b>
<b>Determination of Completeness</b>	Complete	05/19/2026	Dole
<b>Parks and Rec Review</b>	No Comments	06/09/2026	Pandy
<b>Environmental Review</b>	No Comments	06/22/2026	Kessler
<b>Fire Review</b>	No Comments	06/23/2026	Ramos
<b>Stormwater Review</b>	Comments	06/23/2026	Vo
<b>Engineering Review</b>	Comments	06/23/2026	Dresch
<b>Traffic Eng Review</b>	No Comments	06/23/2026	Dresch
<b>Solid Waste Review</b>	Comments	06/23/2026	Portalatin
<b>Land Resource Review</b>	Comments	06/23/2026	Robicheau
<b>Public Utilities Review</b>	Comments	06/23/2026	Vacca
Prior to CDB			

**Plan Room Issues:**

**ENGINEERING - Prior to CDB (Acknowledge) - General Comments**

Set to DRAFT on 6/23/2026 5:15:46 PM

Issue created by Raymond Dresch on 6/23/2026 5:15:46 PM  
raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledgment each condition in your response:

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. Applicant shall be responsible for maintaining all landscaping, irrigation, hardscaping, and lighting located within Right of Way.
4. Work on right-of-way shall require a permit with the appropriate jurisdiction.
5. Per Sec. 47.181, bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including ADA.
6. Contractor shall request an easement inspection prior to any construction near an easement.
7. Vacation/Establishment of any easements will need to be completed prior to construction permit C of O.
8. If the proposed project necessitates infrastructure modifications to satisfy the site-specific water capacity and pressure requirements and/or wastewater capacity requirements, the modifications shall be completed by the applicant and at their expense. If underground water mains and hydrants are to be installed, the installation shall be completed and in service prior to construction in accordance with Fire Department requirements.

**LAND RESOURCE - Prior to CDB: Maintenance Requirement**

Set to DRAFT on 6/23/2026 3:48:27 PM

Issue created by Robert Robicheau on 6/23/2026 3:48:27 PM  
robert.robicheau@myclearwater.com - 727-444-7961

Please Acknowledge - The owner and tenant, if any, are jointly and severally responsible for the regular and continuous maintenance and protection of all required landscaping, including the irrigation system, which shall be maintained in a healthy growing condition so as to present a neat and orderly appearance, free from refuse, debris and weeds.

**LAND RESOURCE - Prior to DO: Acknowledge Landscape Requirement**

Set to DRAFT on 6/25/2026 12:23:47 PM

Issue created by Michael Quinzi on 6/25/2026 12:23:47 PM  
michael.quinzi@myclearwater.com - 727-444-8770

Please respond that you acknowledge the following:

Prior to issuance of a certificate of completion you are required to pass a landscape final inspection. Any new or existing trees / plant material that is missing or that dose not meet City of Clearwater code must be replaced prior to passing inspection.

**PLANNING - General Comments (Acknowledge Prior to CDB)**

Set to DRAFT on 6/17/2026 2:29:10 PM

Issue created by Austen Dole on 6/17/2026 2:29:10 PM  
austen.dole@myclearwater.com - 727-444-7351

**Description:**

Please note that additional comments may be generated at or after the Development Review Committee (DRC) meeting based on responses to DRC comments. Substantial redesign or unresolved issues will delay the ability to receive a Development Order and another DRC meeting may be required.

All plans and supporting documents must match. Additionally, any changes to plans, elevations, and other supporting documents must be coordinated for consistency across all documentation to move forward.

Pursuant to Fla. Stat. § 166.033, "Within 120 days after the municipality has deemed the application complete, or 180 days for applications that require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance."

Revised applications that are not timely resubmitted to address DRC conditions, or for which a request for an extension of time is not received and agreed upon in a timeframe consistent with Florida Statutes, may be denied.

In order to be reviewed by the Community Development Board (CDB) on August 20, 2026, electronic copies of all updated materials must be submitted no later than 12:00pm on July 10, 2026.

**PLANNING - Prior to CDB (Acknowledge): Flood Zone**

Set to DRAFT on 6/26/2026 12:44:20 PM

Issue created by Austen Dole on 6/26/2026 12:44:20 PM  
austen.dole@myclearwater.com - 727-444-7351

It has been determined that your proposed project is in a flood zone and will be required to be designed accordingly. The city has adopted higher standards which will impact your final building design flood elevations. Please verify the base flood elevation for your property as established on a Flood Insurance Rate Map (FIRM) and confirm if locally determined data from the Pinellas County Sea Level Rise and Storm Surge Vulnerability Assessment was used to establish more restrictive flood elevations. For properties that are affected by multiple flood zones the design should be based on the most stringent base flood elevation (FIRM or County Vulnerability Assessment) that intersects the proposed structure and include the required two (2') feet of additional elevation (i.e. freeboard) to determine your final design flood elevation. Flood related reference material may include, but is not limited to ASCE 24-14, FBC 1612, FBCR 322, the city's Flood Ordinance (i.e. Community Development Code Chapter 51 Flood damage prevention). Please contact our Floodplain Administrator or a Plans Examiner if you have any questions at 727-562-4567.

A non-conversion acknowledgement form will be required prior to issuance of a certificate of occupancy. This is a form required by structure owner in a new or substantially improved structure in a special flood hazard area acknowledging that the lowest floor of the building won't be converted or modified or used without becoming compliant with code and flood plain management ordinance.

**PLANNING - Prior to CDB: Business Operations**

Set to DRAFT on 6/17/2026 2:59:01 PM

Issue created by Austen Dole on 6/17/2026 2:59:01 PM  
austen.dole@myclearwater.com - 727-444-7351

Please provide additional information regarding the proposed business operations on the site. Specifically, identify the anticipated number of employees who will commute to and from the property on a daily basis and explain how the proposed parking supply will accommodate both employee and visitor parking demand.

Additionally, provide the typical operating hours of the business, including any variations by day of the week, seasonal operations, or peak activity periods that may affect site circulation, parking demand, and traffic patterns.

Please also describe any potential impacts on neighboring properties, including, but not limited to, traffic, parking overflow, noise, lighting, deliveries, outdoor activities, odors, and other operational characteristics. Identify any measures proposed to mitigate these impacts and clarify whether the proposed use may generate noise, odors, or other forms of pollution that could affect adjacent properties.

**PLANNING - Prior to CDB: Curb cut consistency**

Set to DRAFT on 6/18/2026 2:22:07 PM

Issue created by Austen Dole on 6/18/2026 2:22:07 PM  
austen.dole@myclearwater.com - 727-444-7351

The plans are inconsistent regarding the proposed access along Seminole Avenue. Some plan sheets show two driveways/curb cuts, while others show only one. Please clarify the proposed configuration and revise all plan sheets to provide consistent information.

**PLANNING - Prior to CDB: Gravel**

Set to DRAFT on 6/17/2026 2:37:20 PM

Issue created by Austen Dole on 6/17/2026 2:37:20 PM  
austen.dole@myclearwater.com - 727-444-7351

Loose gravel is not a permitted parking surface material. The site plan and current site conditions indicate the presence of gravel parking areas. Please confirm that all required parking areas will be paved in accordance with applicable standards. Additionally, provide an updated impervious surface calculation demonstrating how the proposed paving will affect the site's impervious surface ratio.

**PLANNING - Prior to CDB: Historic Preservation**

Set to DRAFT on 6/24/2026 11:37:23 AM

Issue created by Austen Dole on 6/24/2026 11:37:23 AM  
austen.dole@myclearwater.com - 727-444-7351

Provide documentation describing how the proposed development will preserve the historic character and architectural integrity of the existing building and site. Include information identifying the historic features to be retained and how the proposed improvements are compatible with the property's historic character.

**PLANNING - Prior to CDB: Loading Dock**

Set to DRAFT on 6/18/2026 2:24:33 PM

Issue created by Austen Dole on 6/18/2026 2:24:33 PM  
austen.dole@myclearwater.com - 727-444-7351

Please clarify the timing and phasing of the proposed loading dock. Specifically, confirm whether the loading dock is included as part of the current Comprehensive Infill application or if it is intended to be developed under a future application or phase of the project.

**PLANNING - Prior to CDB: Parking**

Set to DRAFT on 6/17/2026 2:32:54 PM

Issue created by Austen Dole on 6/17/2026 2:32:54 PM  
austen.dole@myclearwater.com - 727-444-7351

Please provide clarification regarding the inconsistent parking counts and layouts shown on the plan sheets.

**PUBLIC UTILITIES - Prior to CDB: Reclaimed Water**

Set to DRAFT on 6/23/2026 7:26:33 AM

Issue created by Michael Vacca on 6/23/2026 7:26:33 AM  
Issue is attached to Plans on sheet LS-01  
michael.vacca@myclearwater.com - 727-265-1831

1.Acknowledge and call out on drawings – Reclaimed water is currently available on the property. Location of service – N.E corner of property Seminole St & No. Missouri Ave.

**SOLID WASTE - Provide to CDB - Clarify**

Set to DRAFT on 6/23/2026 4:03:54 PM

Issue created by Brandi Portalatin on 6/23/2026 4:03:54 PM  
brandi.portalatin@myclearwater.com - 727-562-4920

The dumpster enclosure is staying correct?

**STORMWATER - Prior to CDB**

Set to DRAFT on 6/23/2026 8:35:37 AM

Issue created by Viktoria Poniava on 6/23/2026 8:35:37 AM  
viktoria.poniava@myclearwater.com -

Submit signed/sealed drainage narrative with calculations and Drainage plan demonstrating the project addresses 1/2" water quality and attenuation requirements as per city's redevelopment criteria section.

**STORMWATER - Prior to DO (Acknowledge) - General conditions**

Set to DRAFT on 6/23/2026 5:55:31 PM

Issue created by Phuong Vo on 6/23/2026 5:55:31 PM  
phuong.vo@myclearwater.com - 727-444-8228

- 1) SWFWMD ERP permit for the proposed project is required prior to CO.
- 2) DRC review is a prerequisite for Building Permit Review; additional comments will be forthcoming upon submittal of a Building Permit Application.

**TRAFFIC ENG - Prior to CDB - ADA Parking**

Set to DRAFT on 6/29/2026 9:30:00 AM

Issue created by Raymond Dresch on 6/29/2026 9:30:00 AM  
Issue is attached to Plans on sheet SD-11  
raymond.dresch@myclearwater.com - 727-444-8775

--1-- ADA parking accessed from the east driveway loop has symbol shown behind fence. Move to correct location.

--2-- ADA parking surface material. All accessible spaces and access aisles shall provide a firm, stable, and slip-resistant surface. Material shown in employee parking area ADA space is loose gravel and does not provide an acceptable surface.

**TRAFFIC ENG - Prior to CDB - SVTs**

Set to DRAFT on 6/29/2026 9:31:47 AM

Issue created by Raymond Dresch on 6/29/2026 9:31:47 AM  
Issue is attached to Plans on sheet SD-11  
raymond.dresch@myclearwater.com - 727-444-8775

Please add 20' Sight Visibility Triangles (Section 3-904) to the plan along both sides of each driveway at the front property line (not the edge of the street) and at the property line corners (near roadway intersections). No structure or landscaping may be present or installed which will obstruct views at a level between 30" and 8' above grade within the SVT.

Link: [https://library.municode.com/fl/clearwater/codes/community\\_development\\_code?nodeId=PTICODECO\\_ART3DEST\\_DIV9GEAPST\\_S3-904SIVITR](https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR)

**TRAFFIC ENG - Prior to CDB (Acknowledge) - Access Management**

Set to DRAFT on 6/29/2026 9:24:39 AM

Issue created by Raymond Dresch on 6/29/2026 9:24:39 AM

Issue is attached to Plans on sheet SD-11

raymond.dresch@myclearwater.com - 727-444-8775

Site plan reflects a new curb cut in the vicinity of the employee parking area along Seminole St. Existing sidewalk that is not a minimum of 6-in thick shall need to be replaced to engineering design standards.

**Plan Room Conditions:**

No Plan Room Conditions on this case.

**Plan Room Notes:**

No Plan Room Notes on this case.



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4567

**10:50 AM**

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**Case number:** [FLD2026-02005 -- 407 S SATURN AVE](#)

**Owner(s):** St Paul's Lutheran Church  
407 S Saturn Ave  
Clearwater, FL 33755-6551  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Peter Pensa  
4904 Eisenhower Boulevard, Suite 350  
Tampa, FL 33634  
PHONE: (727) 234-8015, Fax: No fax, Email: Ppensa@mcadamsco.Com

**Representative:** Peter Pensa  
The John R. Mcadams Company, Inc; DbA Avid / Mcadams  
4904 Eisenhower Boulevard, Suite 350  
Tampa, FL 33634  
PHONE: (727) 234-8015, Fax: No fax, Email: Ppensa@mcadamsco.Com

**Location:** East side of S. Saturn Avenue, north side of Gulf to Bay Boulevard, west side of S. Mars Avenue. (2.29 acres)

**Atlas Page:** 288B

**Zoning District:** C - Commercial

**Request:** Flexible Development approval for a Comprehensive Infill Redevelopment project limited vehicle service (car wash) in the Commercial (C) District for the properties located at 407 S. Saturn Avenue. The building will not exceed 35 feet in height and includes 31 off-street parking spaces. Requested is flexibility for the use. (Community Development Code Section 2-704.I.and 2-704.F.)

**Proposed Use:** Vehicle Service, Limited

**Neighborhood Association(s):** Board of County Commissioners  
Clearwater Neighborhoods Coalition  
Pinellas County School Board  
Skycrest Neighborhood Assoc

**Assigned Planner:** Austen Dole, Planner

**Workflow:**

<b>Review Name</b>	<b>Task Status</b>	<b>Status Date</b>	<b>Last Name</b>
<b>Determination of Completeness</b>	Complete	03/04/2026	Dole
<b>Parks and Rec Review</b>	No Comments	03/11/2026	Santiago
<b>Fire Review</b>	No Comments	03/17/2026	Ramos
<b>Route to Meeting</b>	Ready for DRC	04/02/2026	Horanlli
<b>Awaiting Re-Submittal</b>	DRC Review	05/15/2026	Horanlli
<b>Development Review Committee</b>	Plans Received	05/15/2026	PlanRoom
Review package submitted by: PUBLICUSER12334			
<b>Stormwater Review</b>	No Comments	05/18/2026	Vo
<b>Engineering Review</b>	Comments	05/19/2026	Dresch
<b>Traffic Eng Review</b>	Comments	05/19/2026	Dresch
<b>Solid Waste Review</b>	Comments	05/19/2026	Portalatin
<b>Land Resource Review</b>	Comments	05/20/2026	Robicheau
<b>Public Utilities Review</b>	No Comments	05/20/2026	Vacca
No Comments			
<b>Environmental Review</b>	No Comments	06/22/2026	Kessler

**Plan Room Issues:**

**ENGINEERING - Prior to CDB - Ingress/Egress (305 Saturn Ave)**

Set to DRAFT on 6/29/2026 10:02:39 AM

Issue created by Raymond Dresch on 6/29/2026 10:02:39 AM

Issue is attached to Plans on sheet C2.00

raymond.dresch@myclearwater.com - 727-444-8775

Please provide record of any ingress/egress easement of agreement thereof authorizing use of parcel 14-29-15-82566-003-0030 granted to the property located at 305 Saturn Ave providing rear access to a rear detached garage constructed in 1988 (BCP1988-11476).

If no such easement or agreement currently exists and access is intended to be retained and granted for future use, a new ingress/egress easement will need to be recorded.

Note: A gap or break in the wall would presumably have negative impact to the intended noise abatement/mitigation that the wall is intended to provide to the adjoining residential area and therefore alternatives should be considered. In your review of alternatives, be advised that a minimum of 10-ft clear width is generally required for side driveway access to rear garages.

**ENGINEERING - Prior to CDB - West Sidewalk**

Set to OPEN on 5/19/2026 2:50:22 PM

Issue created by Raymond Dresch on 5/19/2026 2:50:05 PM

Issue is attached to Plans on sheet C2.00

raymond.dresch@myclearwater.com - 727-444-8775

West property sidewalk is identified for demolition on sheet C1.0 and therefore a new sidewalk shall be constructed, typically 1-ft from the property line within the ROW, in accordance with City Design Standards.

**ENGINEERING - Prior to CDB (Acknowledge) - General Comments**

Set to ACCEPTED on 5/19/2026 2:35:58 PM

Issue created by Raymond Dresch on 3/25/2026 8:58:35 AM  
raymond.dresch@myclearwater.com - 727-444-8775

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. Applicant shall be responsible for maintaining all landscaping, irrigation, hardscaping, and lighting located within Right of Way.
4. Work on right-of-way shall require a permit with the appropriate jurisdiction.
5. Per Sec. 47.181, bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including ADA.
6. Contractor shall request an easement inspection prior to any construction near an easement.
7. Vacation/Establishment of easements will need to be completed prior to C of O.
8. If the proposed project necessitates infrastructure modifications to satisfy the site-specific water capacity and pressure requirements and/or wastewater capacity requirements, the modifications shall be completed by the applicant and at their expense. If underground water mains and hydrants are to be installed, the installation shall be completed and in service prior to construction in accordance with Fire Department requirements.

Peter Pensa on 5/15/2026 10:39:28 AM - ANSWERED

1. *Acknowledged. Responses to all conditions/comments are provided herein.*
2. *Acknowledged. Informational comment, no additional response required at this time.*
3. *Acknowledged. Please note that none of these improvements are being proposed. Only public sidewalks, sidewalk & driveway connections, and utility connections are proposed within the right-of-way.*
4. *Acknowledged. Permits will be obtained from the City of Clearwater and FDOT as appropriate.*
5. *Acknowledged. Sheet C2.00 (site plan) depicts the 5' sidewalks and ramps to be constructed on Saturn Ave and Mars Ave, and the widening to 6' sidewalk on Gulf-to-Bay Blvd. Sheet C6.03 (site details) contains the City's typical details for these improvements.*
6. *Acknowledged. This requirement has been added as Utility Note #14 on Sheet C5.00 (utility plan).*
7. *Acknowledged. There is a 3' utility easement within the property that will be partially vacated. That portion of the sanitary sewer main that was serving the church will be removed as it is no longer needed. The proposed sewer main demolition and easement vacation area are depicted on Sheets C1.00 (demo plan) and C5.00 (utility plan).*
8. *Please note that no new fire hydrants are proposed. The existing fire hydrant on the Gulf-to-Bay Blvd frontage will remain and serve the development. Its location is depicted with a red symbol and a call-out on Sheets C1.00 (demo plan) and C5.00 (utility plan).*

**ENVIRONMENTAL - Prior to CDB (Acknowledge) - Prior to Permitting**

Set to ACCEPTED on 5/15/2026 2:01:37 PM

Issue created by Sarah Kessler on 3/20/2026 5:21:36 PM  
sarah.kessler@myclearwater.com - 727-444-8233

Provide erosion control measures on plan sheet and provide notes detailing erosion control methods. Note: all silt fencing and other erosion control measures will be installed prior to the commencement of site work and maintained throughout the project.

Peter Pensa on 5/15/2026 10:45:54 AM - ANSWERED

*Acknowledged. This information has been added to the plans. See Sheets C1.01 (stormwater pollution prevention plan) and C6.00 & C6.01 (NPDES details).*

**LAND RESOURCE - Prior to CDB: Inches Spreadsheet**

Set to ACCEPTED on 6/26/2026 10:46:21 AM

Issue created by Robert Robicheau on 3/25/2026 3:20:49 PM  
robert.robicheau@myclearwater.com - 727-444-7961

Please provide a spread sheet expressing the total number of trees to be removed, calculating the DBH (diameter at breast height) of all trees being removed with a rating of 3 and above and the total proposed inches. Note: palm trees with 10 feet of clear trunk receive a 1-inch deficit if removed and a 1-inch credit if proposed and accent trees receive a 2-inch deficit if removed and a 2-inch credit if proposed. Specimen palms (phoenix species) receive a 2.5-inch deficit if removed and a 2.5-inch credit is proposed. All shade trees receive a deficit based on the total DBH if removed and a credit based on the caliper size if planted. If a deficit exists, then it must be paid to the Tree Fund at a rate of 48 dollars and inch

Peter Pensa on 5/15/2026 10:37:15 AM - ANSWERED

*The requested spreadsheet is on the Tree Protection Plan, Sheet TPP.1*

Robert Robicheau on 5/20/2026 2:23:27 PM - NOTACCEPTED

*Please include proposed trees to be installed, as well as trees to be removed, on a single spreadsheet.*

**LAND RESOURCE - Prior to CDB: Shell**

Set to NOTACCEPTED on 5/20/2026 2:22:23 PM

Issue created by Robert Robicheau on 3/25/2026 3:22:49 PM  
robert.robicheau@myclearwater.com - 727-444-7961

Please remove all shell from the landscape. Shell is not an acceptable landscape material. CDC 3-1204.B.

Peter Pensa on 5/15/2026 10:36:47 AM - ANSWERED

*Acknowledged, shell is no longer proposed in areas with landscape.*

Robert Robicheau on 5/20/2026 2:22:23 PM - NOTACCEPTED

*Shell still indicated on the plan and in the legend.*

**LAND RESOURCE - Prior to CDB: Species selection**

Set to ACCEPTED on 5/20/2026 2:21:57 PM

Issue created by Robert Robicheau on 3/25/2026 3:23:03 PM  
robert.robicheau@myclearwater.com - 727-444-7961

Please swap the orange geiger tree from the landscape plan for another tree species.

Peter Pensa on 5/15/2026 10:36:22 AM - ANSWERED

*Geiger Tree has been replaced.*

**LAND RESOURCE - Prior to CDB: Tree requirements**

Set to ACCEPTED on 5/15/2026 3:53:21 PM

Issue created by Robert Robicheau on 3/25/2026 3:32:48 PM  
robert.robicheau@myclearwater.com - 727-444-7961

Per CDC Section 3-1202, palm trees may count toward required trees at a maximum of 25% of the total required trees. Accent trees may be substituted at a rate of two (2) accent trees per one (1) shade tree; however, no more than 25% of the total required trees may be accent trees, unless overhead utility lines make compliance impractical.

Peter Pensa on 5/15/2026 10:35:38 AM - ANSWERED

*Acknowledged. Palms and Accent trees do not exceed 25% each of the total tree requirement for the site.*

**PLANNING - Prior to CDB: Landscaping**

Set to NOTACCEPTED on 6/18/2026 2:09:50 PM

Issue created by Austen Dole on 3/18/2026 11:32:42 AM  
austen.dole@myclearwater.com - 727-444-7351

Please remove any proposed shell or rock from proposed landscaping and replace for a different ground cover/landscape material.

Peter Pensa on 5/15/2026 10:52:12 AM - ANSWERED

*Mulch and Sod are proposed for all landscape areas. Shell is proposed for all hardscape areas.*

Austen Dole on 6/18/2026 2:09:50 PM - NOTACCEPTED

*Shell is not a permitted material and must be removed from the plans. Please revise the drawings accordingly to reflect an approved material.*

**PLANNING - Prior to CDB: Screening**

Set to NOTACCEPTED on 6/18/2026 2:14:49 PM

Issue created by Austen Dole on 3/24/2026 12:12:10 PM  
austen.dole@myclearwater.com - 727-444-7351

Please confirm screening and buffering methods.

Peter Pensa on 5/15/2026 10:43:39 AM - ANSWERED

*Calculations and plant material are provided for all required buffers.*

Austen Dole on 6/18/2026 2:14:49 PM - NOTACCEPTED

*Please provide a detail or example of the proposed screening fence/wall, including its height, materials, and finish.*

**PLANNING - Prior to CDB: Signage**

Set to NOTACCEPTED on 6/18/2026 8:03:52 AM

Issue created by Austen Dole on 3/24/2026 12:04:07 PM  
austen.dole@myclearwater.com - 727-444-7351

Please remove any proposed signage from plans. Signage will require its own permitting process.

Peter Pensa on 5/15/2026 10:44:51 AM - ANSWERED

*Acknowledged. The signage has been removed from all plan sheets.*

Austen Dole on 6/18/2026 8:03:52 AM - NOTACCEPTED

*Signage is still shown on Architectural Plans*

**PLANNING - Prior to CDB: Signage and Roofline/  
paraphet**

Set to DRAFT on 6/18/2026 2:13:27 PM

Issue created by Austen Dole on 6/18/2026 2:13:27 PM  
austen.dole@myclearwater.com - 727-444-7351

Pursuant to CDC Section 3-1807(B), "All signs must be architecturally integrated into the design of the building and/or site using similar and coordinated design and style features, materials, and colors. Attached signs shall be horizontally and vertically proportionately located on each façade, with no protrusions above the roofline."

Signage is not under review as part of this application and will require separate review and approval under a future sign permit. However, the submitted building elevations depict the proposed Woodie's signage, architectural parapet, and associated lighting elements extending above the roofline. Revise the plans to demonstrate compliance with this section by ensuring that the architectural parapet and any depicted sign or lighting projections do not protrude above the roofline, or remove the unreviewed signage elements from the elevations.

If the depicted signage is intended to illustrate a future sign location, provide a statement acknowledging that the location shown is conceptual only, does not constitute approval of future signage, and that all future signs must be reviewed for compliance with the Community Development Code as part of a separate sign permit application.

**PLANNING - Prior to CDB: Walkway**

Set to INREVIEW on 5/15/2026 11:26:14 AM

Issue created by Austen Dole on 3/18/2026 11:39:57 AM  
austen.dole@myclearwater.com - 727-444-7351

Please clarify width of sidewalk/walkway adjacent to eastern parcel.

Peter Pensa on 5/15/2026 10:51:22 AM - ANSWERED

*The proposed sidewalk within the Mars Ave right-of-way is 5' wide.*

**SOLID WASTE - Prior to CDB - Dumpster Area**

Set to NOTACCEPTED on 5/19/2026 1:45:09 PM

Issue created by Brandi Portalatin on 3/12/2026 11:30:22 AM  
brandi.portalatin@myclearwater.com - 727-562-4920

The dumpster enclosure is not in a location that solid waste can access.

The vehicle used for the template is not the vehicle that will be providing service. Its called a front end loader.

Solid waste will not back out a driveway that long against traffic coming in to get out.

The city enclosure specs need to be added to the plans. This can be found in Sec.32.284

Peter Pensa on 5/15/2026 10:58:47 AM - ANSWERED

*See Sheet C2.00 (site plan) for the revised dumpster enclosure location. At city staff's request, it has been revised to provide a co-located double enclosure to serve both parcels (one dumpster for each parcel). The enclosure is directly aligned with the east/west drive aisle for direct access coming from Mars Ave.*

*Acknowledged. Sheet 7.00 (vehicle routing) has been revised accordingly.*

*Acknowledged. As depicted on the vehicle tracking exhibit, the new double enclosure location (serving both parcels) has been located for convenient access and the ability to make a 3-point turn to return back to Mars Ave as was requested by Solid Waste staff at the BDRC pre-application meeting and discussed at the DRC meeting.*

*An alternative dumpster enclosure detail is proposed to meet the needs of both the City and their business. The dumpster enclosure detail has been added to Sheet C6.05 (utility details).*

Brandi Portalatin on 5/19/2026 1:45:09 PM - NOTACCEPTED

*Sheet 7 vehicle template. It would be safer for the business and solid waste team to exit to the west towards Saturn. No 3 point turn is necessary.*

*Enclosure must meet the city's code standards. Please use sec. 32.284 waste receptacle (6), engineering index 701 for the enclosure specs. (double enclosure)*

**TRAFFIC ENG - Prior to CDB - Sight Visibility Triangles**

Set to NOTACCEPTED on 5/19/2026 2:42:21 PM

Issue created by Raymond Dresch on 3/25/2026 8:43:04 AM  
Issue is attached to Plans on sheet LS.1  
raymond.dresch@myclearwater.com - 727-444-8775

Please add 20' Sight Visibility Triangles (Section 3-904) to the plan along both sides of each driveway at the front property line (not the edge of the street) and at the property line corner for parcels with double frontages (corner lot). No structure or landscaping may be present or installed which will obstruct views at a level between 30" and 8' above grade within the SVT.  
Link: [https://library.municode.com/fl/clearwater/codes/community\\_development\\_code?nodeId=PTICODECO\\_ART3DEST\\_DIV9GEAPST\\_S3-904SIVITR](https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR)

Peter Pensa on 5/15/2026 10:41:45 AM - ANSWERED

*Sight visibility triangles have been added to Sheets C2.00 (site plan) and LS.1 (landscape plan).*

Raymond Dresch on 5/19/2026 2:42:21 PM - NOTACCEPTED

*SVTs missing from SE and SW corner and along both sides of the East driveway.*

**TRAFFIC ENG - Prior to CDB - Sight Visibility Triangles  
(2)**

Set to NOTACCEPTED on 5/19/2026 2:40:49 PM

Issue created by Raymond Dresch on 3/25/2026 8:45:10 AM  
Issue is attached to Plans on sheet C2.00  
raymond.dresch@myclearwater.com - 727-444-8775

See note on Landscape plan -- add SVTs to site plan.

Peter Pensa on 5/15/2026 10:41:26 AM - ANSWERED

*SVT are shown on the Landscape Plan.*

Raymond Dresch on 5/19/2026 2:40:49 PM - NOTACCEPTED

*SVTs missing from SW and SE corners.*

**Plan Room Conditions:**

No Plan Room Conditions on this case.

**Plan Room Notes:**

No Plan Room Notes on this case.



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4567

**11:05 AM**

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**Case number:** [FLD2009-02002B -- 2650 LANDMARK DR](#)

**Owner(s):** Upip Llc  
26750 Us Highway 19 N Suite 200  
Clearwater, FL  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Krikor Kassarian  
13825 Icot Blvd., #605  
Clearwater, FL 33760  
PHONE: No phone, Fax: No fax, Email: Krikor@gulfcoastconsultinginc.Com

**Representative:** Kririko Kassarian  
Gulf Coast Consulting Inc  
13825 Icot Blvd., #605  
Clearwater, FL 33760  
PHONE: (727) 524-1818, Fax: (727) 524-6090, Email:  
Krikor@gulfcoastconsultinginc.Com

**Location:** West side of Landmark Drive, 465 feet south of S.R. 580. (4.68 acres)

**Atlas Page:** 222B

**Zoning District:** I - Institutional

**Request:** Flexible Development approval for a Medical Clinic as a Comprehensive Infill Redevelopment Project in the Institutional (I) District for the property located at 2650 Landmark Drive. The project is less than 50 feet in height and provides 148 off-street parking spaces. Requested is flexibility for reduced off-street parking for the subject site based on a parking demand study. (Community Development Code Section 2-1204.A.)

**Proposed Use:** Medical Clinic

**Neighborhood Association(s):** Board of County Commissioners  
Clearwater Neighborhoods Coalition  
Pinellas County School Board  
Northwood West  
NORTHWOOD ESTATES

**Assigned Planner:** Melissa Hauck-Baker, Senior Planner

**Workflow:**

<b>Review Name</b>	<b>Task Status</b>	<b>Status Date</b>	<b>Last Name</b>
<b>Determination of Completeness</b>	Complete	06/05/2026	Hauck-Baker
<b>Parks and Rec Review</b>	No Comments	06/09/2026	Pandy
<b>Planning Review</b>	Comments	06/17/2026	Hauck-Baker
<b>Environmental Review</b>	Comments	06/22/2026	Kessler
<b>Fire Review</b>	Comments	06/23/2026	Ramos
<b>Stormwater Review</b>	Comments	06/23/2026	Vo
<b>Engineering Review</b>	Comments	06/23/2026	Dresch
<b>Traffic Eng Review</b>	No Comments	06/23/2026	Dresch
<b>Solid Waste Review</b>	No Comments	06/23/2026	Portalatin
<b>Land Resource Review</b>	Comments	06/23/2026	Robicheau

**Plan Room Issues:**

**ENGINEERING - Prior to CDB (Acknowledge) - General Comments**

Set to DRAFT on 6/23/2026 5:50:33 PM

Issue created by Raymond Dresch on 6/23/2026 5:50:33 PM  
raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledgment each condition in your response:

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. Applicant shall be responsible for maintaining all landscaping, irrigation, hardscaping, and lighting located within Right of Way.
4. Work on right-of-way shall require a permit with the appropriate jurisdiction.
5. Per Sec. 47.181, bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including ADA.
6. Contractor shall request an easement inspection prior to any construction near an easement.
7. Vacation/Establishment of any easements will need to be completed prior to construction permit C of O.

**ENVIRONMENTAL - Prior to issuance of Building Permit**

Set to DRAFT on 6/22/2026 3:08:45 PM

Issue created by Sarah Kessler on 6/22/2026 3:08:45 PM  
sarah.kessler@myclearwater.com - 727-444-8233

An Asbestos Survey is usually required prior to conducting any demolition or renovations.  
Contact Pinellas County Air Quality (727/464-4422) for more information.

**FIRE - Prior to CDB: Fire Review**

Set to DRAFT on 6/23/2026 8:36:58 AM

Issue created by Walter Ramos on 6/23/2026 8:36:58 AM  
Issue is attached to Plans on sheet A-1  
walter.ramos@myclearwater.com - 727-444-7723

Separate plans and permits will be required for Fire Alarm, Fire Sprinkler, Fire Line  
Underground work. Please acknowledge.

**LAND RESOURCE - Prior to CDB: Landscape Materials**

Set to DRAFT on 6/23/2026 4:19:23 PM

Issue created by Robert Robicheau on 6/23/2026 4:19:23 PM  
robert.robicheau@myclearwater.com - 727-444-7961

Please acknowledge:

All landscaped areas must be covered with shrubs, ground cover, natural turf, three inches of organic mulch, artificial turf (where permissible), or other suitable material which permits percolation.

1. Where mulch is used, it must be protected from washing out of the planting bed.
2. Landscape rock with a minimum size or ¾ inch to one inch in diameter shall be used to redirect stormwater from gutter systems to prevent erosion.
3. Plastic sheets shall not be installed under mulches.
4. Artificial turf shall be installed according to the standards in Section 3-1203.

**LAND RESOURCE - Prior to CDB: Mitigation**

Set to DRAFT on 6/23/2026 4:18:09 PM

Issue created by Robert Robicheau on 6/23/2026 4:18:09 PM  
robert.robicheau@myclearwater.com - 727-444-7961

The proposed construction will require the removal of 294 inches of trees that are all rated 3.0 or greater and the landscape plan shows 138 inches being replanted. The 156 inch deficit will have to be mitigated to the city's tree fund at the rate of \$48 per inch for a total of \$7,488 (156" X \$48 per inch). The mitigation total will be reduced according to the number of trees meeting city standards that are planted on site. The applicant needs to call for a final 732 landscape inspection when the trees are installed. The final mitigation amount will be determined at that time. The mitigation fee must be paid to the city prior to receiving a CO for this site.

**PLANNING - Prior to CDB – Acknowledge resubmittal process:**

Set to DRAFT on 6/17/2026 3:51:48 PM

Issue created by Melissa Hauck-Baker on 6/17/2026 3:51:48 PM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Provide a complete application which includes pages 1-5 to include the proposed use, requested flexibility section, and details of proposed off-street parking.  
Each resubmittal of the application must stand on its own merit. Updates or corrections submitted to the case file for the application shall deem the current application as insufficient, resulting in the previous version to be rejected. A complete application includes all 5 pages and supporting documents.

**PLANNING - Prior to CDB - Affidavit to Authorize Agent/Representative**

Set to DRAFT on 6/17/2026 3:55:17 PM

Issue created by Melissa Hauck-Baker on 6/17/2026 3:55:17 PM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Application, Page 5; notarized affidavit required information confirmed and notarized.  
Be sure to confirm all documentation for signatures(s) are complete and have been notarized.  
This document needs the name spelled out along with the signature of the owner.

**PLANNING - Prior to CDB: Application; Description of request**

Set to DRAFT on 6/17/2026 3:52:38 PM

Issue created by Melissa Hauck-Baker on 6/17/2026 3:52:38 PM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Application, Page 1,  
Description of Request needs to include but may not be limited to; the use, the CDC section numbers for requested flexibility, parking, height, etc.

**PLANNING - Prior to CDB: Comprehensive Landscaping Program**

Set to DRAFT on 6/17/2026 4:15:12 PM

Issue created by Melissa Hauck-Baker on 6/17/2026 4:15:12 PM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Amendment to the previously approved Comprehensive Landscaping Program consistent with CDC Section 3-1202.

**PLANNING - Prior to CDB: Dimensions**

Set to DRAFT on 6/25/2026 12:40:23 PM

Issue created by Melissa Hauck-Baker on 6/25/2026 12:40:23 PM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Add dimensions to the plans and elevations.

**PLANNING - Prior to CDB: Duplicate plan sheets and narratives**

Set to DRAFT on 6/17/2026 3:51:22 PM

Issue created by Melissa Hauck-Baker on 6/17/2026 3:51:22 PM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

For consistency and clarity; remove all duplicates of plan sheets and narratives. Please contact the administrative assistant (alba.horanlli@myclearwater.com) if you need guidance on how to revise plan sheets in plan room.

**PLANNING - Prior to CDB: New Parking Area**

Set to DRAFT on 6/25/2026 12:42:17 PM

Issue created by Melissa Hauck-Baker on 6/25/2026 12:42:17 PM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Pursuant to CDC Section 3-1402, parking areas and associated drive aisles must be designed to provide safe and adequate vehicular circulation, including a minimum 24-foot drive aisle width where required for two-way circulation and/or 90-degree parking configurations.

Revise the plans to clarify the dimensions of the striped area and identify its intended use. Additionally, modify the driveway entrance to provide a minimum width of 24 feet in compliance with CDC Section 3-1402.

**PLANNING - Prior to CDB: Property Background (Acknowledge)**

Set to DRAFT on 6/17/2026 4:01:40 PM

Issue created by Melissa Hauck-Baker on 6/17/2026 4:01:40 PM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

The 4.68-acre subject property is an internal lot located on the west side of Landmark Drive approximately 465 feet south of the intersection of Landmark Drive with SR 580. The property features an existing medical clinic and the parcel features 271.6 feet of street frontage along Landmark Drive.

## **PLANNING - Prior to CDB: Proposed Project and Zoning**

Set to DRAFT on 6/17/2026 4:13:13 PM

Issue created by Melissa Hauck-Baker on 6/17/2026 4:13:13 PM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

The property is in the Institutional (I) District with a future land use designation of Institutional (I), where the required front yard setback is 25 feet, a side yard setback is 10 feet and the rear yard setback is 20 feet, consistent with CDC Table 2-1202, Minimum standard development.

The proposed project requests a reduced side setback from 83 feet to 19 feet along the south property line where a minimum of ten feet is required for a side yard setback, the remainder of the setbacks will not be impacted by the project and remain compliant, with 25-foot front yard (east) setback, 10-foot side (north) setback and a 20-foot rear yard (west) setback. As a Level Two, Flexible development, a medical clinic as a Comprehensive Infill Redevelopment Project, flexibility for reduced off-street parking for the subject site based on a parking demand study may be reduced below the five spaces per 1,000 square feet of gross floor area consistent with CDC Table 2-1204 and CDC Section 2-1204.A., Flexibility Criteria.

## **PLANNING - Prior to DO or CDB – Acknowledge General Comments:**

Set to DRAFT on 6/17/2026 3:50:24 PM

Issue created by Melissa Hauck-Baker on 6/17/2026 3:50:24 PM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Please note that additional comments may be generated at or after the Development Review Committee (DRC) meeting based on responses to DRC comments. Substantial redesign or unresolved issues will delay the ability to receive a Development Order and another DRC meeting may be required.

All plans and supporting documents must match. Additionally, any changes to plans, elevations, and other supporting documents must be coordinated for consistency across all documentation to move forward.

Pursuant to Fla. Stat. § 166.033, "Within 120 days after the municipality has deemed the application complete, or 180 days for applications that require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance."

Revised applications that are not timely resubmitted to address DRC conditions, or for which a request for an extension of time is not received and agreed upon in a timeframe consistent with Florida Statutes, may be denied.

In order to be reviewed by the Community Development Board (CDB) on August 20, 2026, electronic copies of all updated materials must be submitted no later than 12:00 p.m. on July 10, 2026.

## **STORMWATER - Prior to CDB - General conditions (acknowledge)**

Set to DRAFT on 6/22/2026 3:52:44 PM

Issue created by Viktoria Poniava on 6/22/2026 3:52:44 PM  
viktoria.poniava@myclearwater.com -

DRC review is a prerequisite for Building Permit Review. A comprehensive review of submitted site design related plans and calculations was not performed at this time; additional comments may be forthcoming upon submittal of a Building Permit Application.

Submit SWFWMD ERP permit modification prior to CO issuance.

**TRAFFIC ENG - Prior to CDB - Parking Lot Addition**

Set to DRAFT on 6/29/2026 10:16:05 AM

Issue created by Raymond Dresch on 6/29/2026 10:16:05 AM

Issue is attached to Plans on sheet C5

raymond.dresch@myclearwater.com - 727-444-8775

--1-- Bi-directional parking lot drive aisles should be a minimum of 24-ft in width. Please adjust and provide dimension on plans.

--2-- The maneuver gutter on dead-ends should be a minimum of 5-ft in depth. Please provide dimension on plans.

--3-- Please clarify the use of the 12-ft wide hashed/impervious area located at the east end of the new parking area.

**Plan Room Conditions:**

No Plan Room Conditions on this case.

**Plan Room Notes:**

No Plan Room Notes on this case.



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4567

**11:20 AM**

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**Case number:** [FLD2026-06013 -- 1201 GULF BLVD](#)

**Owner(s):** Radsk Assc Ltd  
3200 W Market St Ste 200  
Fairlawn, OH 44333-3325  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Katie Cole  
600 Cleveland Street Ste 800  
Clearwater, FL 33755  
PHONE: (727) 259-6791, Fax: No fax, Email: [Katie.Cole@hwhlaw.Com](mailto:Katie.Cole@hwhlaw.Com)

**Representative:** Katie Cole  
Hill Ward Henderson  
600 Cleveland Street Ste 800  
Clearwater, FL 33755  
PHONE: (727) 259-6791, Fax: No fax, Email: [Katie.Cole@hwhlaw.Com](mailto:Katie.Cole@hwhlaw.Com)

**Location:** East side of Gulf Boulevard approximately 1,800 feet south of the southern terminus of the Sand Key Bridge. (4.79 acres)

**Atlas Page:** 294A

**Zoning District:** T - Tourist

**Request:** Flexible Development approval for 200 additional Overnight Accommodation units and a 60-slip Commercial Dock in the Tourist (T) and Preservation (P) Districts as a Comprehensive Infill Redevelopment Project for the property located at 1201 Gulf Boulevard. The building does not exceed 110 feet in height and includes 569 off-street parking spaces (including 334 valet spaces). Requested is flexibility for the use, height, and setbacks, and modified plant material specifications and reduced landscaping buffers along property lines through a Comprehensive Landscaping Program. (Community Development Code Sections 2-803.D., 3-601. and Sections 3-1202.B. and G.)

**Proposed Use:** Overnight Accomodations

**Neighborhood Association(s):** Board of County Commissioners  
Clearwater Neighborhoods Coalition  
Pinellas County School Board  
Sand key Civic Association  
THE GRANDE  
LANDMARK TOWERS  
Meridian on Sand Key

**Assigned Planner:** Melissa Hauck-Baker, Senior Planner

**Workflow:**

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	06/08/2026	Hauck-Baker
Parks and Rec Review	No Comments	06/09/2026	Pandy
Environmental Review	Comments	06/22/2026	Kessler
Public Utilities Review	Comments	06/22/2026	Vacca
Comments , prior to CDB			
Fire Review	Comments	06/23/2026	Ramos
Stormwater Review	Comments	06/23/2026	Vo
Engineering Review	Comments	06/23/2026	Dresch
Traffic Eng Review	Comments	06/23/2026	Dresch
Solid Waste Review	Comments	06/23/2026	Portalatin
Planning Review	Comments	06/29/2026	Hauck-Baker

**Plan Room Issues:**

**ENGINEERING - Prior to CDB - Addressed Verification/Assignment**

Set to DRAFT on 6/23/2026 4:05:27 PM

Issue created by Raymond Dresch on 6/23/2026 4:05:27 PM  
 raymond.dresch@myclearwater.com - 727-444-8775

Please contact the Engineering Department POC for address assignment of the new structure. Recommend requesting address at soonest as the assigned address will need to be used on future documents/application.

Engineering POC: Wioletta Dabrowski, Wioletta.Dabrowski@myClearwater.com, 727-444-8222.

**ENGINEERING - Prior to CDB - Easement**

Set to DRAFT on 6/29/2026 10:33:49 AM

Issue created by Raymond Dresch on 6/29/2026 10:33:49 AM  
 Issue is attached to Plans on sheet C4  
 raymond.dresch@myclearwater.com - 727-444-8775

Proposed construction is located over existing utility easement. No permanent structures shall be located in an easement (CDC Section 3-1909.).

**ENGINEERING - Prior to CDB (Acknowledge) - General Comments**

Set to DRAFT on 6/23/2026 3:55:43 PM

Issue created by Raymond Dresch on 6/23/2026 3:55:43 PM  
raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledge each condition in your response:

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. Applicant shall be responsible for maintaining all landscaping, irrigation, hardscaping, and lighting located within Right of Way.
4. Work on right-of-way shall require a permit with the appropriate jurisdiction.
5. Per Sec. 47.181, bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including ADA.
6. Contractor shall request an easement inspection prior to any construction near an easement.
7. Vacation/Establishment of any easements will need to be completed prior to construction permit C of O.
8. If the proposed project necessitates infrastructure modifications to satisfy the site-specific water capacity and pressure requirements and/or wastewater capacity requirements, the modifications shall be completed by the applicant and at their expense. If underground water mains and hydrants are to be installed, the installation shall be completed and in service prior to construction in accordance with Fire Department requirements.

**ENVIRONMENTAL - Prior to issuance of Building Permit**

Set to DRAFT on 6/22/2026 3:26:13 PM

Issue created by Sarah Kessler on 6/22/2026 3:26:13 PM  
sarah.kessler@myclearwater.com - 727-444-8233

Provide erosion control measures on plan sheet and provide notes detailing erosion control methods. Note: all silt fencing and other erosion control measures will be installed prior to the commencement of site work and maintained throughout the project.

**ENVIRONMENTAL - Prior to issuance of Building Permit**

Set to DRAFT on 6/22/2026 3:25:51 PM

Issue created by Sarah Kessler on 6/22/2026 3:25:51 PM  
sarah.kessler@myclearwater.com - 727-444-8233

Provide stormwater vault specifications showing the vault provides water quality benefits, and provide a vault maintenance schedule that has been signed and accepted by the owner.

**ENVIRONMENTAL - Prior to issuance of Building Permit**

Set to DRAFT on 6/22/2026 3:29:29 PM

Issue created by Sarah Kessler on 6/22/2026 3:29:29 PM  
sarah.kessler@myclearwater.com - 727-444-8233

No light shall be visible or extend in areas identified as Sea Turtle Nesting Areas during the nesting season (May 1 to October 31). Those areas where security and public safety require lighting, alternative light management approaches shall be applied. Provide evidence of sea turtle-friendly lighting in accordance with City code and state laws. Additional information is found on Florida Fish and Wildlife Conservation Commission's website including specific lighting guidelines ([http://myfwc.com/media/418417/SeaTurtle\\_LightingGuidelines.pdf](http://myfwc.com/media/418417/SeaTurtle_LightingGuidelines.pdf)).

**FIRE - Acknowledge Prior to CDB - Fire Review**

Set to DRAFT on 6/23/2026 9:12:08 AM

Issue created by Walter Ramos on 6/23/2026 9:12:08 AM  
Issue is attached to Plans on sheet A1.00  
walter.ramos@myclearwater.com - 727-444-7723

Fire Department Access and Water supply shall be established before any vertical construction begins. shall meet the requirements of NFPA 1 2021 Edition, Chapter 18. Please Acknowledge on plans.

**FIRE - Acknowledge Prior to CDB - Fire Review**

Set to DRAFT on 6/23/2026 9:10:35 AM

Issue created by Walter Ramos on 6/23/2026 9:10:35 AM  
Issue is attached to Plans on sheet A1.00  
walter.ramos@myclearwater.com - 727-444-7723

Separate plans and permits will be required for Fire Alarm, Fire Sprinkler, Fire Line  
Underground work. Please acknowledge.

**FIRE - Acknowledge Prior to CDB - Fire Review**

Set to DRAFT on 6/23/2026 9:11:10 AM

Issue created by Walter Ramos on 6/23/2026 9:11:10 AM  
Issue is attached to Plans on sheet A1.00  
walter.ramos@myclearwater.com - 727-444-7723

This building is determined to meet the criteria of a High-Rise Building as defined by the Florida  
Fire Prevention Code 8th Edition. Shall meet the requirements of NFPA 101 2021 edition  
section 11.8 High-Rise Buildings. Please acknowledge.

**FIRE - Acknowledge Prior to CDB - Fire Review**

Set to DRAFT on 6/23/2026 9:10:17 AM

Issue created by Walter Ramos on 6/23/2026 9:10:17 AM  
Issue is attached to Plans on sheet A1.00  
walter.ramos@myclearwater.com - 727-444-7723

An approved water supply capable of supplying the required fire flow for fire protection shall be  
provided. Hydrants shall meet the requirements of NFPA 1 2021 Edition Section 18.4 Fire Flow  
Requirements for Buildings. Please Acknowledge

**PLANNING - Prior to CDB - Dimensions Floor Plans**

Set to DRAFT on 6/23/2026 3:24:02 PM

Issue created by Melissa Hauck-Baker on 6/23/2026 3:24:02 PM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Provide dimensions of each floor in the Floor Plan sheets.

**PLANNING - Acknowledge Prior to CDB - General Comments**

Set to DRAFT on 6/18/2026 8:49:24 AM

Issue created by Melissa Hauck-Baker on 6/18/2026 8:49:24 AM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Please note that additional comments may be generated at or after the Development Review Committee (DRC) meeting based on responses to DRC comments. Substantial redesign or unresolved issues will delay the ability to receive a Development Order and another DRC meeting may be required.

All plans and supporting documents must match. Additionally, any changes to plans, elevations, and other supporting documents must be coordinated for consistency across all documentation to move forward.

Pursuant to Fla. Stat. § 166.033, "Within 120 days after the municipality has deemed the application complete, or 180 days for applications that require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance."

The timeline for Community Development Board (CDB) consideration is dependent upon timely resubmittal and resolution of all review comments. To remain on schedule for the August 3, 2026 Development Review Committee (DRC) meeting, all revised plans, narratives, and supporting materials must be submitted electronically no later than 12:00 p.m. on July 8, 2026.

If the project remains on schedule following the August 3 DRC meeting, electronic copies of all updated materials addressing the DRC comments must then be submitted no later than 12:00 p.m. on August 14, 2026 in order to be considered by the Community Development Board (CDB) on September 15, 2026.

**PLANNING - Prior to CBD: ADA Parking Spaces**

Set to DRAFT on 6/23/2026 3:42:50 PM

Issue created by Melissa Hauck-Baker on 6/23/2026 3:42:50 PM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

The ADA Parking Spaces are required to be at least 12 feet wide. CDC Sec 3-1409.B.

**PLANNING - Prior to CDB - Affidavit to Authorize Agent/Representative**

Set to DRAFT on 6/18/2026 9:33:58 AM

Issue created by Melissa Hauck-Baker on 6/18/2026 9:33:58 AM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Application, Page 5; notarized affidavit required with ownership consistent with the information on Sunbiz (<https://dos.fl.gov/sunbiz/>).  
Be sure to confirm all documentation for signatures(s) are complete and have been notarized. Anthony N. Petrarca is not listed within Sunbiz.

**PLANNING - Prior to CDB - Bicycle Storage Facilities**

Set to DRAFT on 6/18/2026 9:41:35 AM

Issue created by Melissa Hauck-Baker on 6/18/2026 9:41:35 AM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Provide details for long-term bicycle storage facilities inside the enclosure as required under CDC Section 3-1411, including type if locking mechanism or rack, and dimensions from the edge of overhang to closest rack, between racks, distance from in front of rack to walls or other structures that may obstruct proper placement of bicycles, access aisle, and any other dimensions specified in section 3-1411.

**PLANNING - Prior to CDB – Consistency with the Comprehensive Plan (The Countywide Rules) and CDC**

Set to DRAFT on 6/24/2026 9:48:01 AM

## Section 2-803.D

Issue created by Melissa Hauck-Baker on 6/24/2026 9:48:01 AM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Please provide a comprehensive narrative, supporting findings, and accompanying exhibits demonstrating how the proposed project satisfies all applicable requirements of the Pinellas Countywide Rules, Section 5.2.2, Alternative Temporary Lodging Use Standards, and the Community Development Code (CDC) Section 2-803.D, Comprehensive Infill Redevelopment Projects. The application should specifically demonstrate how the requested increase in temporary lodging density is justified based on the required criteria, including but not limited to:

- Compliance with all operational characteristics and restrictions applicable to Alternative Temporary Lodging Uses;
- Compatibility with surrounding development through context-sensitive site planning and architectural design;
- Economic and redevelopment benefits supporting the requested increase in density; and
- Compliance with the design considerations set forth in Section 5.2.2.2 and the urban design objectives of CDC Section 2-803.D.

The application should include specific findings corresponding to each applicable criterion of the Countywide Rules and CDC rather than relying on generalized statements of consistency.

In addition, the project's architectural design and site planning require further refinement to adequately support the requested increase in temporary lodging density. While the proposed development incorporates several quality design features, the current submittal does not sufficiently demonstrate that the project achieves the enhanced level of design compatibility contemplated by the Alternative Temporary Lodging Use Standards and the Comprehensive Infill Redevelopment criteria.

In particular, revisions should be made to strengthen the relationship between the proposed building and the existing on-site hotel tower so that the development functions as a cohesive architectural composition. Additional attention should be given to the east elevations, which presently do not provide the a higher-level of architectural articulation and visual interest consistent with the existing building façades. The revised design should incorporate a greater degree of façade modulation, changes in building planes, architectural detailing, variation in materials and textures, distinctive fenestration patterns, roof form articulation, and appropriate building setbacks to reduce perceived mass and scale.

The project should also demonstrate enhanced pedestrian-oriented design, including improvements to the streetscape, landscaping, buffering, open space, and other site amenities that reinforce walkability and improve the public realm. These design enhancements are necessary to demonstrate compliance with the context-sensitive design objectives of Countywide Rule Section 5.2.2.2 and the urban design objectives contained in CDC Section 2-803.D.6, and to adequately offset the impacts associated with the requested increase in temporary lodging density.

## PLANNING - Prior to CDB - Elevation Dimensions

Set to DRAFT on 6/18/2026 9:42:03 AM

Issue created by Melissa Hauck-Baker on 6/18/2026 9:42:03 AM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Provide dimensions of the length and width of each elevation, projections and any other pertinent information as reflected and as matches the site plans and floor plans.

**PLANNING - Prior to CDB - Landscape Plans and Perimeter buffers**

Set to DRAFT on 6/18/2026 9:42:35 AM

Issue created by Melissa Hauck-Baker on 6/18/2026 9:42:35 AM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Pursuant to CDC Section 3-1202, revise the landscape plan to demonstrate compliance with the minimum perimeter buffer and planting requirements. Notwithstanding the comments pertaining to the east elevation and enhanced landscape design, provide the width of all perimeter landscape buffers and dimensions of all planting areas to verify compliance with the Community Development Code.

The minimum required perimeter buffer widths are as follows:

- North property line (adjacent to nonresidential): Minimum 5-foot landscape buffer.
- West property line (adjacent to a Minor Arterial): Minimum 15-foot landscape buffer. Revise Sheet LA1 to correctly identify Gulf Boulevard as a Minor Arterial rather than a Local roadway.
- South property line (adjacent to nonresidential): Minimum 5-foot landscape buffer.
- East property line (waterfront): Minimum 10-foot landscape buffer. Additional plant materials are required along the east waterfront to satisfy the intent of the landscape code. The currently proposed sabal palms and ornamental grasses alone are not sufficient to provide the required level of buffering and landscape enhancement.

Additionally:

- Provide dimensions for all planting areas.
- Provide complete planting information for all areas identified as planting areas, including the number, size, and species of all proposed plant materials, and update the planting schedule accordingly.
- As the subject property exceeds one acre in size, verify compliance with the applicable minimum perimeter buffer requirements established by CDC Section 3-1202.

**PLANNING - Prior to CDB - Mechanical Equipment**

Set to DRAFT on 6/18/2026 9:40:53 AM

Issue created by Melissa Hauck-Baker on 6/18/2026 9:40:53 AM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Confirm the location of all mechanical equipment and provide narrative how it shall be screened.

**PLANNING - Prior to CDB - Setbacks**

Set to DRAFT on 6/18/2026 9:44:34 AM

Issue created by Melissa Hauck-Baker on 6/18/2026 9:44:34 AM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Please provide all setbacks to property lines to all hardscape improvements.

**PLANNING - Prior to CDB - Signage**

Set to DRAFT on 6/23/2026 3:13:29 PM

Issue created by Melissa Hauck-Baker on 6/23/2026 3:13:29 PM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Please remove all signage shown.

**PLANNING - Prior to CDB (Acknowledge) Planning comments**

Set to DRAFT on 6/18/2026 9:47:10 AM

Issue created by Melissa Hauck-Baker on 6/18/2026 9:47:10 AM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

All planning comments need to be fully addressed prior to development order.

**PLANNING - Prior to CDB: Acknowledge LOCATED  
WITHIN A FLOOD ZONE**

Set to DRAFT on 6/18/2026 8:52:18 AM

Issue created by Melissa Hauck-Baker on 6/18/2026 8:52:18 AM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

It has been determined that your proposed project is in a flood zone and will be required to be designed accordingly. The city has adopted higher standards which will impact your final building design flood elevations. Please verify the base flood elevation for your property as established on a Flood Insurance Rate Map (FIRM) and confirm if locally determined data from the Pinellas County Sea Level Rise and Storm Surge Vulnerability Assessment was used to establish more restrictive flood elevations. For properties that are affected by multiple flood zones the design should be based on the most stringent base flood elevation (FIRM or County Vulnerability Assessment) that intersects the proposed structure and include the required two (2') feet of additional elevation (i.e. freeboard) to determine your final design flood elevation. Flood related reference material may include, but is not limited to ASCE 24-14, FBC 1612, FBCR 322, the city's Flood Ordinance (i.e. Community Development Code Chapter 51 Flood damage prevention. Please contact our Floodplain Administrator or a Plans Examiner if you have any questions at 727-562-4567.

The property's is within both the FEMA Flood Insurance Rate Map/Flood Insurance Study and community identified Special Flood Hazard (SFHA, AE Zones) and Coastal High Hazard Areas (CHHA, VE zones) and is seaward of the Limit of Moderate Wave Action. Flood hazard elevations range from 11.7 to 11.8, NAVD 88. The City requires two feet of freeboard (design flood elevation, DFE) for new and substantially damaged and/or improved structures. The community identified SFHA is from the Pinellas County Sea Level Rise and Storm Surge Vulnerability Assessment, RESTORE Act Vulnerability Assessment, 2021 (Vulnerability Study). The City has adopted the Vulnerability Study along with the FEMA Effective Flood Insurance Rate Map and Flood Insurance Study. The greater of the flood risk elevation and flood risk area is used for floodplain management.

The site is within the Coastal AE Zone and pursuant Chapter 47, Community Development Code, Local Amendment to the Florida Building Code, development is required to be built to V-Zone requirements, which includes pile foundations, breakaway walls, no dry floodproofing (locally adopted higher standard for Coastal AE Zones), no fill used for foundation support, and no building seaward of mean high tide. (Principal citations, Chapters 51 and 47, Community Development Code; Coastal Code, Section 3109, Local Amendments to the Florida Building Code, and the Florida Building Code with American Society of Civil Engineers (ASCE) document 24 and 7.)

**PLANNING - Prior to CDB: All Dimensions Required**

Set to DRAFT on 6/24/2026 10:12:12 AM

Issue created by Melissa Hauck-Baker on 6/24/2026 10:12:12 AM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

On all applicable plan sheets, including floor plans and building elevations, provide dimensions to all building plane changes. Dimensions shall clearly identify the location of offsets, projections, recesses, and other changes in the building footprint or façade to facilitate verification of compliance with the Community Development Code.

**PLANNING - Prior to CDB: Application Deemed Insufficient: Must Return to DRC**

Set to DRAFT on 6/23/2026 3:54:45 PM

Issue created by Melissa Hauck-Baker on 6/23/2026 3:54:45 PM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Substantial redesign is required and review of such must return to another DRC meeting. These items include but are not limited to the proposed design treatment of the East Elevation, landscaping provided along the waterfront, overall design of the new hotel doesn't echo the existing design, the two look like separate entities and additional information required regarding the proposed Marina.

All planning comments need to be fully addressed in Plan Room. Failure to fully and completely address these comments may further delay the application.

Failure to meet deadlines will delay your application.

The next submittal deadline is Wednesday, July 8, 2026, by 12 noon, otherwise Monday, August 10, 2026 by 12 noon. Please work directly with Alba.Horanlli@myclearwater.com to have the best chance of a clean and orderly resubmittal. Submittals with conflicting sheets, version errors, etc. will not move forward.

**PLANNING - Prior to CDB: Application; Description of request**

Set to DRAFT on 6/18/2026 9:00:27 AM

Issue created by Melissa Hauck-Baker on 6/18/2026 9:00:27 AM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Application, Page 1,

Description of Request needs to include but may not be limited to; the use, the CDC section numbers for requested flexibility, parking, height, landscaping etc.

Ensure that all applicable zoning districts and future land use designations are provided for the upland and submerged portions of the project.

**PLANNING - Prior to CDB: Confirm balconies encroachment into setback**

Set to DRAFT on 6/23/2026 3:47:05 PM

Issue created by Melissa Hauck-Baker on 6/23/2026 3:47:05 PM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Clarify in a narrative and on the site plan that balconies overhang 24 inches or less into the setback. Sec 3-908.D.1

**PLANNING - Prior to CDB: East Elevation Screening**

Set to DRAFT on 6/24/2026 10:25:26 AM

Issue created by Melissa Hauck-Baker on 6/24/2026 10:25:26 AM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Pursuant to CDC Section 2-803.D.6.d., revise the east elevation to better satisfy the enhanced architectural design objectives. As currently proposed, the east elevation is dominated by a three-story screening wall that creates a largely uninterrupted, monolithic façade along the waterfront. The design does not adequately demonstrate the cohesive, visually interesting, and attractive appearance envisioned by the Code.

Specifically, address the following:

Explain how the proposed solid screening wall along the waterfront contributes to and enhances the overall architectural design of the building.

Provide the projection depth (distance from the building façade) of the proposed screening elements.

Describe how the screening wall enhances or complements the design and functionality of the proposed dock/marina facility.

Provide a narrative and supporting elevations or renderings demonstrating how the hotel and dock/marina components are visually and functionally integrated. As currently proposed, the two components appear to be architecturally disconnected and read as separate developments.

**PLANNING - Prior to CDB: Elevations Cardinal Directions**

Set to DRAFT on 6/23/2026 3:42:28 PM

Issue created by Melissa Hauck-Baker on 6/23/2026 3:42:28 PM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Please label all elevations using cardinal directions.

**PLANNING - Prior to CDB: Fences/Walls**

Set to DRAFT on 6/18/2026 9:50:04 AM

Issue created by Melissa Hauck-Baker on 6/18/2026 9:50:04 AM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Please provide height and materials of proposed fencing/walls.

**PLANNING - Prior to CDB: Inches Spreadsheet**

Set to DRAFT on 6/23/2026 3:40:57 PM

Issue created by Melissa Hauck-Baker on 6/23/2026 3:40:57 PM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Inches Spreadsheet - Provide a spread sheet expressing the total number of trees to be removed, calculating the DBH (diameter at breast height) of all trees being removed with a rating of 3 and above and the total proposed inches. Note: palm trees with 10 feet of clear trunk receive a 1-inch deficit if removed and a 1-inch credit if proposed and accent trees receive a 2-inch deficit if removed and a 2-inch credit if proposed. Specimen palms (phoenix species) receive a 2.5-inch deficit if removed and a 2.5-inch credit is proposed. All shade trees receive a deficit based on the total DBH if removed and a credit based on the caliper size if planted. If a deficit exists, then it must be paid to the Tree Fund at a rate of 48 dollars and inch.

NOTE: Palm trees with less than 10 feet of clear trunk do not require mitigation. Any invasive species listed on the Florida Exotic Plant Pest Council most recent list also do not require mitigation.

**PLANNING - Prior to CDB: Inconsistencies within the plan sheets and narratives**

Set to DRAFT on 6/23/2026 3:25:59 PM

Issue created by Melissa Hauck-Baker on 6/23/2026 3:25:59 PM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

For clarity and consistency of the application materials, remove all duplicate plan sheets and narrative documents from the submittal. If you need assistance revising or replacing plan sheets in ProjectDox (Plan Room), please contact Alba for assistance at alba.horanlli@myclearwater.com.

**PLANNING - Prior to CDB: Increase Landscaping along Waterfront**

Set to DRAFT on 6/24/2026 10:18:13 AM

Issue created by Melissa Hauck-Baker on 6/24/2026 10:18:13 AM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Additional plant materials are required along the east property line to comply with the landscape buffering requirements of CDC Section 3-1202.D. Revise the site design to demonstrate compliance with CDC Section 2-803.D.6.e. by providing appropriate buffers, enhanced landscape design, and appropriate spatial relationships between buildings and site elements. The resubmittal should clearly illustrate how the enhanced landscaping and buffering create a more cohesive relationship between the hotel, waterfront, and marina components while achieving the enhanced design quality intended by the Community Development Code.

## PLANNING - Prior to CDB: Interior Landscaping

Set to DRAFT on 6/23/2026 3:40:10 PM

Issue created by Melissa Hauck-Baker on 6/23/2026 3:40:10 PM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Please confirm compliance with minimum interior landscaping requirements. See CDC Section 3-1202.E for all requirements. Relevant code sections provided below:

1. Foundation plantings.
  - a. Foundation plantings shall be provided for 100 percent of a building façade with frontage along a street right-of-way, excluding space necessary for building ingress and egress, within a minimum five-foot wide landscaped area. A minimum of 50 percent of the area shall contain shrubs with the remainder to be ground cover.
  - b. Landscape materials required by Section 3-1202.E.2., below, cannot be counted toward meeting these foundation planting requirements.
  - c. Plantings associated with community gardens cannot be counted toward meeting a foundation planting requirement.
2. Parking lots. If the paved vehicular use area is greater than 4,000 square feet, then landscaping for the interior of parking lots shall be provided in accordance with the following:
  - a. Required interior islands.
    1. Ten percent of gross vehicular use area parking shall be provided in an island.
    2. Interior islands shall be incorporated into parking lot designs so that no more than 20 parking spaces are provided in a row.
    3. Interior islands incorporating bioswales shall not be required to provide curbing; however:
      - i. If curbing is provided, then breaks shall be incorporated that would allow water to enter the bioswales within the interior islands.
      - ii. If curbing is not provided, then a two-foot-wide rock buffer shall be constructed between the edge of the pavement and the bioswale.
    4. Depth of interior islands. All interior landscape islands shall have a minimum depth that is consistent with the depth of the adjacent off-street parking space.
    5. Width of interior islands. All interior landscape islands shall have a minimum width of 17 feet as measured from back of curb to back of curb.
  - b. Required trees/plants.
    - i. A minimum of one shade tree, or accent/palm equivalent, shall be provided in each interior landscape island.
    - ii. One shade tree, or accent/palm equivalent, shall be provided per 300 square feet of required greenspace.
    - iii. Shrubs shall be provided in an amount to equal or exceed 50 percent of the required greenspace.
    - iv. Groundcover shall be utilized for required greenspace in-lieu of natural turf.
    - v. The use of artificial turf in interior landscaped islands is prohibited.
7. Plantings associated with community gardens cannot be counted toward meeting the interior island requirements.

**PLANNING - Prior to CDB: Justification for the Dock/Marina Lengths**

Set to DRAFT on 6/24/2026 10:33:10 AM

Issue created by Melissa Hauck-Baker on 6/24/2026 10:33:10 AM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Pursuant to CDC Section 3-601.C.3, dock length is limited to 75 percent of the waterfront property line, up to a maximum of 250 feet. The proposed dock/marina facility includes a north dock measuring approximately 300 feet and a south dock measuring approximately 269 feet, both of which exceed the maximum permitted length.

The maximum dock length established by CDC Section 3-601.C.3 is a development standard and is not subject to flexibility or deviation under this application. Accordingly, the justification provided in support of the proposed dock lengths, including the example of a dock located approximately 2,700 feet from the subject property, is not applicable. In addition, the referenced dock is not considered representative of the general vicinity.

Revise the plans to comply with the maximum dock length requirement of 250 feet for each proposed dock.

**PLANNING - Prior to CDB: Landscape Acknowledgement**

Set to DRAFT on 6/18/2026 9:46:25 AM

Issue created by Melissa Hauck-Baker on 6/18/2026 9:46:25 AM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Please respond that you acknowledge the following:

Shell, rock, gravel, and any similar material are not acceptable landscape materials per CDC 3-1204.B and will not be approved during the Landscape Final.  
Section 3-1204.

B. All landscaped areas must be covered with shrubs, ground cover, natural turf, three inches of organic mulch, artificial turf (where permissible), or other suitable material which permits percolation.

1. Where mulch is used, it must be protected from washing out of the planting bed.

2. Landscape rock with a minimum size or ¾ inch to one inch in diameter shall be used to redirect stormwater from gutter systems to prevent erosion.

3. Plastic sheets shall not be installed under mulches.

4. Artificial turf shall be installed according to the standards in Section 3-1203.

## **PLANNING - Prior to CDB: Maximum Building Height**

Set to DRAFT on 6/18/2026 9:49:14 AM

Issue created by Melissa Hauck-Baker on 6/18/2026 9:49:14 AM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Please confirm the proposed maximum building height and ensure that the referenced building height is consistent across all plans, elevations, narratives, and supporting application materials.

While the proposed Comprehensive Infill Redevelopment Project does not have an assigned maximum building height, the proposed overnight accommodations use is limited to a maximum building height of 100 feet. If the proposed building exceeds 100 feet in height, provide the applicable code basis and justification demonstrating how the proposed height is permitted.

Additionally, provide confirmation that the proposed building height has been measured in accordance with the Community Development Code definition of Building or Structure Height. Include building height calculations and identify the measurement points on the building elevations and/or survey to demonstrate compliance. Any rooftop features, including parapets, mechanical equipment enclosures, rooftop occupancy structures, flagpoles, antennas, and similar appurtenances, shall be identified and dimensioned to demonstrate compliance with the applicable height allowances provided in the Community Development Code.

For convenience, here is the CDC definition of height:

Height, building or structure, means for buildings, the vertical distance from the mean elevation of the existing grade to the highest finished roof surface in the case of a building with a flat roof, or the vertical distance from the existing grade to a point representing the midpoint of the peak and eave heights of the main roof structure of the roof of a building having a pitched roof. For other structures, the vertical distance from existing grade to the highest point of the structure above such existing grade. Where minimum floor elevations in flood prone areas have been established by law, the building height may be measured as though the required minimum floor elevations constitute existing grade. In addition, (1) linear radio and television antennas shall be permitted to project ten feet higher than the maximum height otherwise specified for the zoning district within which the antenna is located. Parabolic and other geometrically shaped antenna shall not be permitted this height increase. (2) Flagpoles located on top of buildings shall be permitted to project ten feet higher than the maximum height otherwise specified for the zoning district assigned to the property. (3) Elevator equipment rooms and like mechanical equipment enclosures shall be permitted to project up to 16 feet higher than the maximum height otherwise specified for the zoning district assigned to the property. (4) Parapet walls constructed on buildings with flat roofs shall be permitted to extend not higher than 42 inches over the maximum height specified for the zoning district in which the building is located. (5) Structures permanently affixed to the roof that accommodate rooftop occupancy shall only be permitted if within the maximum allowable height.

## **PLANNING - Prior to CDB: Projections into setbacks**

Set to DRAFT on 6/23/2026 3:11:30 PM

Issue created by Melissa Hauck-Baker on 6/23/2026 3:11:30 PM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

There are a number of projections inferred with light line weights. Provide clarity and clearly identify any projections into any setbacks, including but not limited to stairs, facade treatments and balconies. Also indicate compliance with CDC Section 3-908.A.1. (canopies, overhangs, awnings, etc.) and Section 3-908D.1. (balconies).

**PLANNING - Prior to CDB: Proposed Dock/Marina Facility**

Set to DRAFT on 6/23/2026 3:44:45 PM

Issue created by Melissa Hauck-Baker on 6/23/2026 3:44:45 PM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Please provide the referenced Benthic Study regarding environmentally sensitive resources impacting the submerged lands.  
Inconsistencies with the referenced number of slips, 56 slips are noted in the application request and 60 slips are noted in the narrative and plans.  
Additionally, the narrative only details the intended use of 56 slips.  
If this facility is going to be operated as a Marina, then responses to the applicable criteria are required.

**PLANNING - Prior to CDB: Provide Responses to Marinas and marina facilities and/ or Commercial Docks**

Set to DRAFT on 6/23/2026 4:30:57 PM

Issue created by Melissa Hauck-Baker on 6/23/2026 4:30:57 PM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Clarify whether the proposed waterfront facility is a marina/marina facility or a commercial dock. The application materials, including the site plans, architectural plans, and project narrative, use these terms interchangeably, resulting in ambiguity regarding the proposed use.

Please note that CDC Section 3-603 establishes the development and operational standards applicable to marinas and marina facilities, while CDC Section 3-601.C.3 establishes the dimensional standards applicable to commercial docks, including maximum dock length.

Revise all plans, narratives, and supporting documents to consistently identify the proposed use and demonstrate compliance with the applicable Community Development Code standards for that use.

**PLANNING - Prior to CDB: Required Trees**

Set to DRAFT on 6/23/2026 3:39:43 PM

Issue created by Melissa Hauck-Baker on 6/23/2026 3:39:43 PM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Within the perimeter buffers, 1 tree is required every 35' with 100% shrubs between. Please provide required tree calculations (with shade tree or equivalents) and show compliance.

Please note:

2 accent trees = 1 shade tree; unless overhead lines are unavoidable; no more than 25% of required trees may be accent trees. All materials shall be Florida Grade #1.

Staggered clusters of 3 palm trees = 1 shade tree, except for specimen palm trees such as: phoenix canariensis (canary island date palm), phoenix dactylifera (edible date palm) and phoenix reclinata (senegal date palm), which count as shade trees on a 1:1 ratio. All materials shall be Florida Grade #1.

Palm trees can be used to satisfy 75% of tree requirements on Beach, Sand Key & Island Estates, 25% elsewhere in the city.

Required landscaping that incorporates existing trees, in particular any native plant material, is strongly encouraged and credit for the use of such materials shall be given against the requirements of this division.

**PLANNING - Prior to CDB: Responses to DVA2026-06001 (Acknowledge)**

Set to DRAFT on 6/24/2026 11:33:24 AM

Issue created by Melissa Hauck-Baker on 6/24/2026 11:33:24 AM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Concurrent with this application is Development Agreement application DVA2026-06001. All comments and issues identified for the subject application are also applicable to DVA2026-06001, as appropriate.

**PLANNING - Prior to CDB: Site Visibility Triangles**

Set to DRAFT on 6/18/2026 9:36:09 AM

Issue created by Melissa Hauck-Baker on 6/18/2026 9:36:09 AM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Ensure that the 20-foot sight visibility triangles are not noted on the plans, consistent with CDC Section 3-904A.

**PLANNING - Prior to CDB: Underground Utilities**

Set to DRAFT on 6/18/2026 9:47:47 AM

Issue created by Melissa Hauck-Baker on 6/18/2026 9:47:47 AM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Please identify on the plans how CDC Section 3-912, undergrounding of all utilities, will be met. It is required that the existence and location of all underground utilities and other site features be field verified prior to commencement of any proposed construction activities. The Contractor may consult utility owners' record drawings for reference; however, reliance on such information does not relieve the Contractor of responsibility for verification. The Site Contractor shall be financially responsible for any modifications or adjustments required as a result of conflicts with existing utilities or field conditions. The Contractor shall field verify the locations, elevations, and sizes of all existing utilities and shall promptly notify the City of any discrepancies or conflicts identified.

**PLANNING - Prior to CDB: Walkways to dock areas**

Set to DRAFT on 6/23/2026 3:45:40 PM

Issue created by Melissa Hauck-Baker on 6/23/2026 3:45:40 PM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Please provide the width of all proposed walkways to dock areas. Typically, walkways shall be a maximum of 4' wide in order to encroach into a required setback. As a Comprehensive Infill Redevelopment Project, there are no minimum setbacks, however, if the walkways are greater than 4' wide, the request would need to be updated to a zero-foot rear setback.

**PLANNING - Prior to CDB: Waterfront Sight Visibility Triangle - Section 3-904.B**

Set to DRAFT on 6/18/2026 9:36:46 AM

Issue created by Melissa Hauck-Baker on 6/18/2026 9:36:46 AM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

To enhance views of the water from waterfront property, no structure or landscaping may be installed within the sight visibility triangle described in the following figure, with the exception of an at-grade swimming pool, at-grade deck, and a non-opaque fence not to exceed 48 inches in height. Triangles are 20 feet by 20 feet at the waterfront corners. Indicate the required triangles on the site plan.

## **PUBLIC UTILITIES - Prior to CDB Acknowledge**

Set to DRAFT on 6/22/2026 3:33:48 PM

Issue created by Michael Vacca on 6/22/2026 3:33:48 PM

Issue is attached to Plans on sheet C10

michael.vacca@myclearwater.com - 727-265-1831

1. Acknowledge and call out on drawings - - Contractor required to field verify the existing and locations of all underground utilities and other features prior to proceeding with any proposed construction. The contractor may consult the utility owner's record drawings, but the utility owner and the engineering do not guarantee, by implication or otherwise, the accuracy of these record drawings. Site contractor shall be financial for any modifications required other than shown on plans. The contractor shall verify the locations, elevations, and dimensions of all existing utilities and shall notify the engineer in writing of any deviation from the plans.
2. Acknowledge and call out on drawings -Reclaimed water is available to the project, however, the Reclaimed water is owned Pinellas County, Contact Pinellas County if additional service is required for irrigation.
- 3.Acknowledge and call out on drawings -If the proposed project necessitates infrastructure modifications to satisfy the site-specific water capacity and pressure requirements and/or wastewater capacity requirements, the modifications shall be completed by the applicant and at their expense. If underground water mains and hydrants are to be installed, the installation shall be completed and in service prior to construction in accordance with Fire Department requirements.
- 4.Acknowledge and call out on drawings - Sewer mains located within the property boundaries shall be clearly identified as privately owned and maintained by others, and not part of the city sewer system.
5. Acknowledge and call out on drawings -All water meters, Fire detector assembly and fire hydrants to have uninstructed clearance around devices, also apparatus and device not to be located behind fences Public Utilities shall have access.
6. 6. Acknowledge and call out on drawings – water meter and fire detector assemblies shall have separate taps from the existing water main, show on drawing the sizes of water to be tapped, sized of water meters and backflow assembles and the piping materials.
- 7.Acknowledge and call out on the drawings - the proposed plans indicate relocation of the existing fire hydrant within the project. Any new or existing fire hydrants required to meet future development requirements shall be installed within the project boundaries of the city right away Fire hydrants installed within project area and solely to serve the development shall be considered privately owned and maintained by the property owner or responsible parties of the property. These fire hydrants shall be supplied through dedicated fire line, sized appropriate by number of fire hydrants, required fire flow and acceptable Fire Protection standards.

## **SOLID WASTE - Prior to CDB: Solid Waste Compactor/Recycling**

Set to DRAFT on 6/23/2026 4:21:37 PM

Issue created by Brandi Portalatin on 6/23/2026 4:21:37 PM

brandi.portalatin@myclearwater.com - 727-562-4920

Where is the recycling container getting relocated to?

The solid waste roll off truck will not be able to make a maneuver as shown in the vehicle template if there is something on the other side of the compactor. The area is already tight. A gate is also swung open so the maneuver being shown is not realistic. More room is needed.

## **STORMWATER - Prior to CDB**

Set to DRAFT on 6/22/2026 3:38:04 PM

Issue created by Viktoria Poniava on 6/22/2026 3:38:04 PM

viktoria.poniava@myclearwater.com -

Submit signed/sealed drainage narrative with calculations and conceptual Drainage plan demonstrating the project addresses 1/2" water quality and attenuation requirements as per city's redevelopment criteria section.

**STORMWATER - Prior to CDB - General conditions  
(acknowledge)**

Set to DRAFT on 6/22/2026 3:33:35 PM

Issue created by Viktoria Poniava on 6/22/2026 3:33:35 PM  
viktoria.poniava@myclearwater.com -

- 1) SWFWMD ERP permit for the proposed project is required prior to CO.
- 2) Pinellas County's drainage connection permit will be required prior to CO should final drainage design connects to the agency's system.
- 3) DRC review is a prerequisite for Building Permit Review; additional comments will be forthcoming upon submittal of a Building Permit Application.

**TRAFFIC ENG - Prior to CDB - Operations During  
Construction**

Set to DRAFT on 6/23/2026 4:02:08 PM

Issue created by Raymond Dresch on 6/23/2026 4:02:08 PM  
raymond.dresch@myclearwater.com - 727-444-8775

If the current facility is to remain operational during construction, please provide details describing how the displaced/reduced available parking will be managed.

**TRAFFIC ENG - Prior to CDB - Parking**

Set to DRAFT on 6/29/2026 10:27:51 AM

Issue created by Raymond Dresch on 6/29/2026 10:27:51 AM  
raymond.dresch@myclearwater.com - 727-444-8775

- 1-- Clearly identify parking uses between self park and valet on all plan sheets. Usage types need to be segregated as valet parking dimensions are smaller than standard/ADA. Self park operations cannot be located within the valet restricted area.
- 2-- Please provide typical dimensions for all parking types on the plan sheets.
- 3-- Please provide the dimension of structural columns located between parking spaces.

**TRAFFIC ENG - Prior to CDB - Sight Visibility Triangles**

Set to DRAFT on 6/29/2026 10:19:06 AM

Issue created by Raymond Dresch on 6/29/2026 10:19:06 AM  
raymond.dresch@myclearwater.com - 727-444-8775

Please add 20' Sight Visibility Triangles (Section 3-904) to the plan along both sides of each driveway at the front property line (not the edge of the street). No structure or landscaping may be present or installed which will obstruct views at a level between 30" and 8' above grade within the SVT.

Link: [https://library.municode.com/fl/clearwater/codes/community\\_development\\_code?nodeId=PTICODECO\\_ART3DEST\\_DIV9GEAPST\\_S3-904SIVITRSight Visibility Triangles](https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITRSight%20Visibility%20Triangles)

**TRAFFIC ENG - Prior to CDB - Site Data Table**

Set to DRAFT on 6/23/2026 4:24:12 PM

Issue created by Raymond Dresch on 6/23/2026 4:24:12 PM  
Issue is attached to Plans on sheet C1  
raymond.dresch@myclearwater.com - 727-444-8775

- 1-- Application scope states 60 marina slips while plan sheets reflect 52 slips total... please ensure all data is consistent throughout the plans and all related documentation. ---- At 60 slips 30 parking is required... at 52 slips 26 parking is required --> table states 25 parking. Corrections required.
- 2-- On sheet A1.01 please identify the location of all ADA parking spaces. ADA spaces shall retain self park capability and should not be located within a restricted/valet only area.

**TRAFFIC ENG - Prior to CDB (Acknowledge) - Multimodal Impact Fee <Estimate>**

Set to DRAFT on 6/23/2026 4:30:38 PM

Issue created by Raymond Dresch on 6/23/2026 4:30:38 PM  
raymond.dresch@myclearwater.com - 727-444-8775

Please Acknowledge: Based on the proposed 200 new overnight accommodation units at a rate of \$1,640.00 per unit, the estimated multimodal impact fee is \$320,800.00. The assessed fee will be due prior to issuance of CO associated with the construction permit.

**TRAFFIC ENG - Prior to CDB (Acknowledge) - ROW**

Set to DRAFT on 6/23/2026 3:59:18 PM

Issue created by Raymond Dresch on 6/23/2026 3:59:18 PM  
raymond.dresch@myclearwater.com - 727-444-8775

Please Acknowledge: The adjoining ROW belongs to Pinellas County. Any work to be performed within the ROW shall need to be requested and approved through the county prior to commencement of work within the ROW. Any damage to the ROW shall be restored to the jurisdictions standards.

**Plan Room Conditions:**

No Plan Room Conditions on this case.

**Plan Room Notes:**

No Plan Room Notes on this case.



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4567

**11:21 AM**

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**Case number:** [DVA2026-06001 -- 1201 GULF BLVD](#)

**Owner(s):** Radsk Assc Ltd  
3200 W Market St Ste 200  
Fairlawn, OH 44333-3325  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Katie Cole  
600 Cleveland Street Ste 800  
Clearwater, FL 33755  
PHONE: (727) 259-6791, Fax: No fax, Email: Katie.Cole@hwhlaw.Com

**Representative:** Katie Cole  
Hill Ward Henderson  
600 Cleveland Street Ste 800  
Clearwater, FL 33755  
PHONE: (727) 259-6791, Fax: No fax, Email: Katie.Cole@hwhlaw.Com

**Location:** East side of Gulf Boulevard approximately 1,800 feet south of the southern terminus of the Sand Key Bridge. (4.79 acres)

**Atlas Page:** 294A

**Zoning District:** T - Tourist

**Request:** Flexible Development approval for 200 additional Overnight Accommodation units and a 60-slip Commercial Dock in the Tourist (T) and Preservation (P) Districts as a Comprehensive Infill Redevelopment Project for the property located at 1201 Gulf Boulevard. The building does not exceed 110 feet in height and includes 569 off-street parking spaces (including 334 valet spaces). Requested is flexibility for the use, height, and setbacks, and modified plant material specifications and reduced landscaping buffers along property lines through a Comprehensive Landscaping Program. (Community Development Code Sections 2-803.D., 3-601. and Sections 3-1202.B. and G.)

**Proposed Use:** Overnight Accomodations

**Neighborhood Association(s):** Board of County Commissioners  
Clearwater Neighborhoods Coalition  
Pinellas County School Board  
THE GRANDE  
Meridian on Sand Key  
LANDMARK TOWERS  
Sand key Civic Association

**Assigned Planner:** Melissa Hauck-Baker, Senior Planner

**Workflow:**

<b>Review Name</b>	<b>Task Status</b>	<b>Status Date</b>	<b>Last Name</b>
<b>Determination of Completeness</b>	Complete	06/08/2026	Hauck-Baker
<b>Parks and Rec Review</b>	No Comments	06/09/2026	Pandy
<b>Fire Review</b>	No Comments	06/23/2026	Ramos
<b>Solid Waste Review</b>	No Comments	06/23/2026	Portalatin
<b>Stormwater Review</b>	No Comments	06/23/2026	Vo
<b>Planning Review</b>	Comments	06/29/2026	Hauck-Baker

**The DRC reviewed this application with the following comments:**

**Planning Review**      **Melissa Hauck-Baker**      **melissa.hauckbaker@myclearwater. 727-444-8769 com**  
Planning Review  
1. All Issues within case FLD2026-06013 are applicable to this case and responses shall include reference to this case, DVA2026-06001.



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4567

**1:00 PM**

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**Case number:** [FLS2026-06033 -- 714 CLEVELAND ST](#)

**Owner(s):** Drew Myrtle Llc  
413 Cleveland St  
Clearwater, FL 33755-4004  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Jon Scott  
200 Central Avenue, Suite 600  
St. Petersburg, FL 33701  
PHONE: No phone, Fax: No fax, Email: Jon.Scott@kimley-horn.Com

**Representative:** Jon Scott  
Kimley-horn And Associates, Inc.  
200 Central Avenue, Suite 600  
St. Petersburg, FL 33701  
PHONE: No phone, Fax: No fax, Email: Jon.Scott@kimley-horn.Com

**Location:** North side of Cleveland Street, South side of Drew Street, East side of N. East Avenue and the West side of N. Myrtle Avenue, inclusive of the Laura and Grove Street rights of way and an unnamed 15-foot wide alley. (5.39 acres)

**Atlas Page:** 286B

**Zoning District:** D - Downtown

**Request:** Flexible Standard Development approval for Indoor Recreation/ Entertainment in the Downtown (D) District and Downtown Core Character District for the properties located at 700, 702, 714, and 724 Cleveland Street; 704, 715, 716, and 718 Laura Street; 710, 711, and 715 Grove Street; 701, 713 and 717 Drew Street; 10, 108, and 110 N. Myrtle Avenue; and 105, 109, and 115 N. East Avenue. The building will not exceed 100 feet in height and 400 off-street parking spaces are proposed. Requested is flexibility for the application of development standards for auditoria as an indoor recreation use. (Community Development Code Section C-803.N.1.)

**Proposed Use:** Indoor Recreation/Entertainment

**Neighborhood Association(s):** Board of County Commissioners  
Clearwater Neighborhoods Coalition  
Pinellas County School Board  
Plaza Park Neighbors

**Assigned Planner:** Melissa Hauck-Baker, Senior Planner

**Workflow:**

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	06/05/2026	Hauck-Baker
Parks and Rec Review	No Comments	06/09/2026	Pandy
Planning Review	Comments	06/17/2026	Hauck-Baker
Environmental Review	Comments	06/22/2026	Kessler
Stormwater Review	Comments	06/23/2026	Poniava
Fire Review	Comments	06/23/2026	Ramos
Land Resource Review	Comments	06/23/2026	Quinzi
Solid Waste Review	Comments	06/23/2026	Portalatin
Engineering Review	Comments	06/29/2026	Dresch
Traffic Eng Review	Comments	06/29/2026	Dresch

**Plan Room Issues:**

**ENGINEERING - Prior to DO - Addressed Verification/Assignment**

Set to DRAFT on 6/23/2026 5:58:39 PM

Issue created by Raymond Dresch on 6/23/2026 5:58:39 PM  
 raymond.dresch@myclearwater.com - 727-444-8775

Please contact the Engineering Department POC for address verification/assignment. Should a new a new address be assigned, that address will need to be used on subsequent documentation/applications.

Engineering POC: Wioletta Dabrowski, Wioletta.Dabrowski@myClearwater.com, 727-444-8222.

**ENGINEERING - Prior to DO – East Ave Sidewalk**

Set to DRAFT on 6/29/2026 8:37:39 AM

Issue created by Raymond Dresch on 6/29/2026 8:37:39 AM  
 raymond.dresch@myclearwater.com - 727-444-8775

--1-- Sidewalk shall be installed along the east side of East Ave providing pedestrian connectivity from Drew St to the north and Cleveland Ave to the south in accordance with the 100-Series Public Works Engineering Design Standards. Sidewalk width shall be as determined by the Planning Department in accordance with the zoning district and may be no less than 48-inches in width as per CDC Section 3-1904.

--2-- Standard sidewalk placement is 1-foot off the property line into the ROW (100-Series Public Works Engineering Design Standards), however, should the determined sidewalk width result in an overlap onto the adjacent parcel (located on private property), a sidewalk easement will be required and shall be a minimum of 1-foot wider than the sidewalk as measured onto the property to support maintenance/sustainment.

**ENGINEERING - Prior to DO (Acknowledge) – Easement Plan Sheet**

Set to DRAFT on 6/29/2026 8:38:00 AM

Issue created by Raymond Dresch on 6/29/2026 8:38:00 AM  
raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledge: A separate plan sheet or sheets identifying all easements to be vacated and/or created shall be provided at the time of permitting and shall be clearly labelled and dimensioned. The recording of easements shall be completed prior to the issuance of any certificate of occupancy of the approved building construction permit.

**ENGINEERING - Prior to DO (Acknowledge) - General Comments**

Set to DRAFT on 6/23/2026 5:53:21 PM

Issue created by Raymond Dresch on 6/23/2026 5:53:21 PM  
raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledgment each condition in your response:

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. Applicant shall be responsible for maintaining all landscaping, irrigation, hardscaping, and lighting located within Right of Way.
4. Work on right-of-way shall require a permit with the appropriate jurisdiction.
5. Per Sec. 47.181, bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including ADA.
6. Contractor shall request an easement inspection prior to any construction near an easement.
7. Vacation/Establishment of any easements will need to be completed prior to construction permit C of O.
8. Proposed private streets/roads must meet City standards per Section 3-1904 of the Community Development Code.
9. If the proposed project necessitates infrastructure modifications to satisfy the site-specific water capacity and pressure requirements and/or wastewater capacity requirements, the modifications shall be completed by the applicant and at their expense. If underground water mains and hydrants are to be installed, the installation shall be completed and in service prior to construction in accordance with Fire Department requirements.

**ENVIRONMENTAL - Prior to issuance of Building Permit**

Set to DRAFT on 6/22/2026 3:06:53 PM

Issue created by Sarah Kessler on 6/22/2026 3:06:53 PM  
sarah.kessler@myclearwater.com - 727-444-8233

Continue to provide erosion control measures on plan sheet and provide notes detailing erosion control methods. Note: all silt fencing and other erosion control measures will be installed prior to the commencement of site work and maintained throughout the project.

**FIRE - Prior to DO: Fire Review**

Set to DRAFT on 6/23/2026 8:23:09 AM

Issue created by Walter Ramos on 6/23/2026 8:23:09 AM  
Issue is attached to Plans on sheet TM-100  
walter.ramos@myclearwater.com - 727-444-7723

Separate plans and permits will be required for Fire Alarm, Fire Sprinkler, Fire Line Underground work. Please acknowledge.

**FIRE - Prior to DO: Fire Review**

Set to DRAFT on 6/23/2026 8:25:09 AM

Issue created by Walter Ramos on 6/23/2026 8:25:09 AM  
Issue is attached to Plans on sheet TM-100  
walter.ramos@myclearwater.com - 727-444-7723

An approved water supply capable of supplying the required fire flow for fire protection shall be provided. Hydrant shall meet the requirements of NFPA 1 2021 Edition Section 18.4 Fire Flow Requirements for Buildings. Please Acknowledge.

### **LAND RESOURCE - Prior to DO: Inches Spreadsheet**

Set to DRAFT on 6/23/2026 5:36:48 PM

Issue created by Michael Quinzi on 6/23/2026 5:36:48 PM  
Issue is attached to Plans on sheet TM-100  
michael.quinzi@myclearwater.com - 727-444-8770

Revise Inches Spread sheet:

- a) Royal palms are not specimen palms and only receive a 1 inch credit each.
- b) Geiger trees are accent trees and receive a 2 inch credit each regardless of caliper size.
- c) Tabebuia heterophylla are accent trees and receive a 2 inch credit each regardless of caliper size.
- d) Ligustrum trees are accent trees and receive a credit of 2 inches each regardless of caliper size.

### **LAND RESOURCE - Prior to DO: Landscape Details**

Set to DRAFT on 6/23/2026 4:23:14 PM

Issue created by Michael Quinzi on 6/23/2026 4:23:14 PM  
Issue is attached to Plans on sheet L-151  
michael.quinzi@myclearwater.com - 727-444-8770

Use City of Clearwater Landscape Details.

### **LAND RESOURCE - Prior to DO: Landscape Plan**

Set to DRAFT on 6/23/2026 5:03:44 PM

Issue created by Michael Quinzi on 6/23/2026 5:03:44 PM  
Issue is attached to Plans on sheet L-100  
michael.quinzi@myclearwater.com - 727-444-8770

1 - Section 3-1201. Increase the number of shade trees.

- a) Shade trees shall account for 50% of required trees.
- b) Accent trees shall account for no more than 25% of required shade trees.
- c) Palm trees shall account for no more than 25% of required shade trees.

2 - Provided larger landscape islands to accommodate shade trees, landscape islands must be a minimum of 17 feet wide measured from back of curb to back of curb. As per CDC 3-1202.E.c. Show dimensions on the plan showing all shade trees must be a minimum of 5 feet from any impervious surface or utility.

3 - Revise Plant Schedule, Ligustrum tree must be a minimum of 8 feet tall and 2 inch caliper.

4 - Remove note #2 from all plans. Any field adjustments of plant material require an amendment for staff to review.

5 - Inches Spread

- a) Royal palms are not specimen palms and only receive a 1 inch credit each.
- b) Geiger trees are accent trees and receive a 2 inch credit each regardless of caliper size.
- c) Tabebuia heterophylla are accent trees and receive a 2 inch credit each regardless of caliper size.

**LAND RESOURCE - Prior to DO: Landscape Plan Acknowledgement**

Set to DRAFT on 6/23/2026 5:54:01 PM

Issue created by Michael Quinzi on 6/23/2026 5:54:01 PM  
michael.quinzi@myclearwater.com - 727-444-8770

Please respond that you acknowledge the following:

Shell, rock, gravel, and any similar material are not acceptable landscape materials per CDC 3-1204.B and will not be approved during the Landscape Final.

Code (CDC 3-1204.B) details what is acceptable in terms of landscaping:  
"All landscaped areas must be covered with shrubs, ground cover, turf, three inches of organic mulch or other suitable material which permits percolation.

1. Where mulch is used, it must be protected from washing out of the planting bed.
2. Landscape rock with a minimum size or ¾ inch to one inch in diameter shall be used to redirect stormwater from gutter systems to prevent erosion.
3. Plastic sheets shall not be installed under mulches.
4. Artificial turf shall be installed according to the standards in Section 3-1203.

**LAND RESOURCE - Prior to DO: Tree Inventory**

Set to DRAFT on 6/23/2026 4:17:54 PM

Issue created by Michael Quinzi on 6/23/2026 4:17:54 PM  
Issue is attached to Plans on sheet TM-100  
michael.quinzi@myclearwater.com - 727-444-8770

Tree Inventory incomplete Arborist must provide tree evaluation grade using the City's scale from 0 to 6 (See CDC 3-1202.H.)

**PLANNING - Acknowledge Prior to DO - General Comments**

Set to DRAFT on 6/17/2026 10:51:45 AM

Issue created by Melissa Hauck-Baker on 6/17/2026 10:51:45 AM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Please note that additional comments may be generated at or after the Development Review Committee (DRC) meeting based on responses to DRC comments. Substantial redesign or unresolved issues will delay the ability to receive a Development Order and another DRC meeting may be required.

All plans and supporting documents must match. Additionally, any changes to plans, elevations, and other supporting documents must be coordinated for consistency across all documentation to move forward.

Pursuant to Fla. Stat. § 166.033, "Within 120 days after the municipality has deemed the application complete, or 180 days for applications that require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance."

Revised applications that are not timely resubmitted to address DRC conditions, or for which a request for an extension of time is not received and agreed upon in a timeframe consistent with Florida Statutes, may be denied.

**PLANNING - Prior to DO - Acknowledge Laura Street/Grove Street/Unnamed 15-foot Alley; ROW and Street Type eliminations**

Set to DRAFT on 6/17/2026 11:41:15 AM

Issue created by Melissa Hauck-Baker on 6/17/2026 11:41:15 AM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Please acknowledge that the Laura Street/Grove Street/15-foot unnamed alley vacations have been incorporated into the proposed plans and identify any impacts, revisions, or design considerations associated with the vacation areas, including any effects on access, utilities, easements, or site circulation. Furthermore also acknowledge that a separate CDC text amendment pursuant to CDC Section C-902 to eliminate the Street frontage type along Laura Street/Grove Street/15-foot unnamed alley will be required under a Level Three Process.

**PLANNING - Prior to DO - Bicycle Storage Facilities**

Set to DRAFT on 6/17/2026 10:54:30 AM

Issue created by Melissa Hauck-Baker on 6/17/2026 10:54:30 AM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Provide details for long-term bicycle storage facilities inside the enclosure pursuant to CDC Section 3-1411 and C-303.C.1 and Table 3, including type of locking mechanism or rack, and dimensions from the edge of overhang to the closest rack, between racks, distance from the front of the rack to walls or other structures that may obstruct proper placement of bicycles, access aisle, and any other dimensions specified in the CDC.

**PLANNING - Prior to DO – Building Height Transitions & Step Backs**

Set to DRAFT on 6/24/2026 8:39:34 AM

Issue created by Melissa Hauck-Baker on 6/24/2026 8:39:34 AM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Although there is no maximum building height within the Downtown Core, the properties directly across Myrtle Avenue are subject to a maximum building height of 75 feet. Pursuant to CDC Section C-302.B.1., please revise the narrative, application, and/ or plan sheets to demonstrate how the proposed development provides appropriate height transitions to the greatest extent practicable. This should include building elements such as step backs, articulation, massing, or other design features that soften the transition between the proposed development and the lower-height properties across Myrtle Avenue. If relief from the height transition requirements of CDC Section C-302.B. is requested pursuant to CDC Section C-803.N.1, provide justification for why full compliance is not practicable and explain how the proposal achieves the intent of the height transition standards through alternative design measures.

CDC Section C-302.B.1. - Buildings greater than 75 feet in height shall provide at least a 15-foot minimum facade step back from the lower floor façade at or between floors 3 through 6 along their frontage or along their primary street frontage if site has multiple street frontages. Buildings greater than 150 feet in height shall have an additional 15-foot minimum façade step back at or between floors 12 through 15 along their frontage or along their primary street frontage if site has multiple street frontages.

## **PLANNING - Prior to DO - Elevation Dimensions**

Set to DRAFT on 6/17/2026 10:55:14 AM

Issue created by Melissa Hauck-Baker on 6/17/2026 10:55:14 AM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Provide dimensions for the length and width of each proposed building and site improvement on the applicable plan sheets. Dimensions shall be consistent across the site plans, floor plans, and building elevations to confirm that the proposed building footprints and improvements match throughout the submittal.

## **PLANNING - Prior to DO - Flexibility provisions - Frontage**

Set to DRAFT on 6/17/2026 1:47:15 PM

Issue created by Melissa Hauck-Baker on 6/17/2026 1:47:15 PM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

CDC Section C-803.N.1 provides flexibility in the application of the development standards (Appendix C, Divisions 3, 4, 5, 6 and 7) for certain indoor recreation uses such as auditoria. This flexibility provision states, "Buildings and improvements shall include architectural details, landscape screening, and other treatments that contribute to the creation of safe and comfortable pedestrian environments along pedestrian walkways and/or public sidewalks and shall meet the development standards to the greatest extent practicable as determined by the Community Development Coordinator."

This application is requesting flexibility from a variety of development standards. Further information needs to be provided to be able to assess each request and how it achieves the additional criteria for the request. Within your application, please provide a complete list of each development standard for which flexibility is being requested, and for each request explain how the proposed design is still achieving the original development standard to the greatest extent possible and how the resulting design includes the various treatments to contribute to a safe and comfortable pedestrian environment. A table format is recommended for ease of review.

### **Example:**

The subject property is proposed to be consolidated and would have four fronts with different designated street types. Cleveland Street (Street Type A) has highest intensity of pedestrian activity; Myrtle Avenue (Street Type B) is next hierarchically, followed by East Avenue which is designated with Street Type B and Street Type C. Lastly, Drew Street is Street Type C. As such, Cleveland Street serves as the Primary Frontage, Myrtle Avenue would be the most important of the remaining three Secondary Frontages, followed by East Avenue and Drew Street. CDC Sections C-404.D.2.d and C-605.A.2 require a building entry along the Street Type C / primary street or at the corner of the primary street frontage and secondary street frontage. Myrtle Avenue, identified to have high levels of existing and planned pedestrian activity, would be an appropriate location for a corner entrance. And the intersection of Cleveland Street and Myrtle Avenue is designated as a Key Corner on Figure 2. Regulating Plan – Street Types and Key Corners, emphasizing its importance hierarchically within Downtown. When providing the additional requested information regarding flexibility (as an illustration), information should be included to explain why the Key Corner of Myrtle Avenue is not selected for the corner entry, how the design of that corner still results in a comfortable pedestrian environment, and how the request for flexibility from the above-mentioned development standards is still providing a design that meets them to the greatest extent practicable.

**PLANNING - Prior to DO - Mechanical Equipment**

Set to DRAFT on 6/17/2026 10:53:38 AM

Issue created by Melissa Hauck-Baker on 6/17/2026 10:53:38 AM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Pursuant to CDC Section C-606.A and B, confirm the location of all proposed mechanical, electrical, and communication equipment and identify these elements on the site plan, roof plan, and building elevations, as applicable.

Provide a narrative and supporting details demonstrating how all outdoor equipment will comply with the placement and screening requirements of CDC Section C-606, including how the equipment will be located and screened from public rights-of-way and adjacent properties through architectural features, landscaping, or other approved screening methods.

**PLANNING - Prior to DO – Myrtle Avenue Frontage Building Design**

Set to DRAFT on 6/29/2026 11:10:26 AM

Issue created by Ted Kozak on 6/29/2026 11:10:26 AM  
ted.kozak@myclearwater.com - 727-444-8941

Pursuant to Figure 2. Regulating Plan – Street Types and Key Corners - Myrtle Avenue is established as Street Type B, which requires that buildings for nonresidential uses be designed consistent with Storefront 1 Frontage (CDC Section C-404). Subsection D. requires that building facades along street frontages meet the general design standards for all buildings in Downtown found in Appendix C, Division 6, and sets forth a minimum requirement for transparent windows or doors of 60% along frontages.

The flexibility provision for certain indoor recreation uses like auditoria was incorporated with the understanding that these uses may not be able to provide the same level of transparency and may have certain design constraints given the nature of the use. However, the proposed design does not appear to provide adequate design treatments to create a comfortable pedestrian environment along the Myrtle Avenue frontage. Significant flexibility is being requested for this façade, but there is not adequate justification provided to explain how other architectural features cannot be used to break up the building façade along this frontage in a manner more consistent with the base provisions for Downtown.

**PLANNING - Prior to DO - Pedestrian Lighting along Walkways**

Set to DRAFT on 6/17/2026 10:58:24 AM

Issue created by Melissa Hauck-Baker on 6/17/2026 10:58:24 AM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Please confirm if there is lighting proposed along walkways. Outdoor lighting shall comply with the requirements of CDC Section 3-1302.

**PLANNING - Prior to DO - Service Areas**

Set to DRAFT on 6/24/2026 9:08:13 AM

Issue created by Melissa Hauck-Baker on 6/24/2026 9:08:13 AM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Please show and label the method of all service areas (loading area and dumpster storage) and how it will be properly screened from view as well as meet the requirements of CDC Section C-504.C.

**PLANNING - Prior to DO - Underground Utilities Acknowledge**

Set to DRAFT on 6/17/2026 10:52:36 AM

Issue created by Melissa Hauck-Baker on 6/17/2026 10:52:36 AM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

It is required that the existence and location of all underground utilities and other site features be field verified prior to commencement of any proposed construction activities. The Contractor may consult utility owners' record drawings for reference; however, reliance on such information does not relieve the Contractor of responsibility for verification. The Site Contractor shall be financially responsible for any modifications or adjustments required as a result of conflicts with existing utilities or field conditions. The Contractor shall field verify the locations, elevations, and sizes of all existing utilities and shall promptly notify the City of any discrepancies or conflicts identified.

**PLANNING - Prior to DO (Acknowledge) Mechanical Equipment Screening**

Set to DRAFT on 6/17/2026 2:19:12 PM

Issue created by Melissa Hauck-Baker on 6/17/2026 2:19:12 PM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Equipment shall be placed on roofs or to the rear or side of buildings and shall not be placed between any right-of-way and the principal structure(s). Ground-mounted mechanical equipment shall be screened from public view by landscape materials or architecturally finished walls and enclosures designed consistent with the exterior facade of the building or other fencing as approved by the Community Development Coordinator. Rooftop-mounted mechanical equipment shall be screened by a parapet wall, articulated roofline or other roof screen, or similar device that is integrated into the building's architectural design and of a height equal to or exceeding the height of the equipment being screened.

**PLANNING - Prior to DO- Site Visibility Triangles**

Set to DRAFT on 6/17/2026 10:57:40 AM

Issue created by Melissa Hauck-Baker on 6/17/2026 10:57:40 AM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Pursuant to CDC Section 3-904, provide site visibility triangles at all street intersections and at each location where a proposed driveway intersects a public right-of-way. The visibility triangles shall be clearly dimensioned and depicted on the site plan to demonstrate compliance with the visibility requirements of the Community Development Code.

**PLANNING - Prior to DO: Address Development Pattern, Access & Circulation Requirements & Flexibility**

Set to DRAFT on 6/25/2026 3:17:53 PM

Issue created by Melissa Hauck-Baker on 6/25/2026 3:17:53 PM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

CDC Section C-502 establishes a variety of standards for site design / development patterns applicable to all properties within the Downtown District. This proposal is predicated on the city vacating certain rights-of-way.

Section C-502.A requires new public streets/alleys to replace and serve the function of those vacated. Section C-502.B sets forth general block dimensions, with the goal of maintaining a consistent size, scale, pattern, and rhythm of surrounding blocks. Section C-502.C addresses projects on sites of 5 acres or more, which, upon vacation of those rights-of-way, this property will exceed. This provision establishes standards for new private drives, which can be compatible with Section C-502.A in that new drives would replace vacated ROW.

Section C-503 provides further standards for vehicular and pedestrian access and circulation, implementing the intent of a pedestrian focused downtown. More specifically, Sections C-503.C.2 through 4 sets standards for pedestrian walkways around and through a project site.

The current proposal does not adequately address these standards, or provide reasonable explanation regarding how the current design meets to the greatest extent practicable (pursuant to Flexibility Section C-803.N.1). There is limited pedestrian access through the parking lot, and no real connection from the parking lot to the sidewalk(s) along the street frontages. With the removal of the rights-of-way, some additional consideration of the pedestrian realm and safety is important, either through new drive design or an enhanced pedestrian circulation plan.

**PLANNING - Prior to DO: CDC Section C-504 Parking and Service Areas**

Set to DRAFT on 6/25/2026 3:23:52 PM

Issue created by Melissa Hauck-Baker on 6/25/2026 3:23:52 PM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Pursuant to CDC Section C-506.A.3, provide additional information demonstrating how the proposed parking lot design is consistent with the intent of this section. As proposed, the interior parking lot landscape islands appear to be less than the minimum 17 feet measured back-of-curb to back-of-curb required to accommodate healthy shade tree growth and long-term viability.

Revise the plans to provide compliant landscape islands or submit a narrative explaining how the proposed design satisfies the intent of CDC Section C-506.A.3 and the interior parking lot landscaping requirements of CDC Section 3-1202.E.2, including the incorporation of Low Impact Development techniques, bioretention facilities where applicable, and landscape islands of sufficient size to support the required shade trees.

**PLANNING - Prior to DO: Connection to Trails**

Set to DRAFT on 6/25/2026 3:20:44 PM

Issue created by Melissa Hauck-Baker on 6/25/2026 3:20:44 PM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

E. Connection to Trails. Pedestrian and bicycle connections to the Pinellas Trail and/or Druid Trail, or future trails, bikeways, or the like, that are visible from public rights-of-way and/or building entrances shall be incorporated into site plans where property is adjacent to the Trail(s).

Provide details regarding the way in which the design is consistent with the requirements of CDC Section C-503.E. since the Pinellas Trail is to the west where the project does not include a sidewalk or pedestrian points of access between the project site and N. East Avenue to the west.

**PLANNING - Prior to DO: Elevation Cardinal Directions**

Set to DRAFT on 6/24/2026 9:06:21 AM

Issue created by Melissa Hauck-Baker on 6/24/2026 9:06:21 AM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Please label all elevations using cardinal directions.

**PLANNING - Prior to DO: Flexibility Requested/Required**

Set to DRAFT on 6/17/2026 2:06:33 PM

Issue created by Melissa Hauck-Baker on 6/17/2026 2:06:33 PM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

The review indicates that the application is seeking additional flexibility through the provisions of CDC Section C-803.N.1 that are not fully reflected in the application and supporting documents. Please revise the application materials to clearly identify each applicable Downtown Code requirement for which flexibility is being requested and demonstrate how the proposed development meets the Downtown Code requirements to the greatest extent practicable. This includes, but is not limited to, CDC Sections C-302.B.1 (Height Transitions), C-403 (Key Corner Requirements), C-404.B (Building Setbacks), C-404.E and C-405.E (Parking Locations for Storefront 1/2 frontages, as applicable to the secondary streets of Myrtle Avenue, East Avenue, and Drew Street), and C-502.A (Existing Street Preservation). For each applicable provision, provide an explanation of why full compliance is not practicable and describe how the proposal achieves the intent of the standard through the requested flexibility under CDC Section C-803.N.1.

## PLANNING - Prior to DO: Front Building Setbacks

Set to DRAFT on 6/24/2026 1:38:20 PM

Issue created by Ted Kozak on 6/24/2026 1:38:20 PM

Issue is attached to Plans on sheet C-401

ted.kozak@myclearwater.com - 727-444-8941

The project site contains multiple frontages, quad frontages, with a required front yard setback along Cleveland Street, Myrtle Avenue, Drew Street and N. East Avenue. Figure 2. Regulating Plan – Street Types and Key Corners designates the applicable Street Type. These roadways are designated Street Type A (Cleveland Street), Street Type B (Myrtle Avenue, portion of N. East Avenue), and Street Type C (remainder of N. East Avenue and Drew Street). Table 4. Frontages and Street Types identifies which Frontage is consistent with the Street Type; Storefront 1 is consistent with all three Street Types for nonresidential uses.

All of the frontages, except for N. East Avenue, are identified as Minor Arterial roadways according to the City's Comprehensive Plan.

Please provide detailed information regarding the project compliance with the following (CDC Section C-404):

### B. Building Setbacks

1. Buildings shall be placed along street frontages consistent with the following building setbacks from property lines:

- a. Front Setbacks (A): 0 feet minimum, 3 feet maximum.
- b. Side Setbacks (B): 0 feet maximum, or as required by applicable building and fire codes. (NOT APPLICABLE)
- c. Rear Setbacks (C): 10 feet minimum. (NOT APPLICABLE)

2. Front building setbacks on Fort Harrison Avenue, Cleveland Street, and Osceola Avenue shall be increased to the extent required to allow for the creation of sidewalks widths consistent with the Master Streetscape Plan within the Clearwater Downtown Redevelopment Plan.

3. To promote continuity of frontages along front setbacks, the space between buildings on the same or adjacent sites shall be 20 feet maximum and may be occupied by a mid-block pedestrian passageway open for public use during regular business hours. Where such space is provided with no pedestrian passageway, a 6-foot minimum, 8-foot maximum high brick or other masonry wall, wall with masonry columns linked by substantial grill work, or wall designed to match the architectural design of the building shall be constructed in line with the front building façade.

C. Front Setback Improvements. Where front setbacks are provided, the area within the setback shall be improved as a hardscape extension of the public streetscape with no change in elevation from adjacent sidewalks, no landscape areas, and no permanent physical obstructions such as a curbing, railing, or fencing. Movable furnishings, including tables, seats, and landscape planters, are permitted.

If flexibility to these provisions is being requested under Section C-803.N.1, additional information is needed to explain how the base standard cannot be met, how it is meeting to the greatest extent possible, and how other details and treatments are being provided to contribute to a safe, comfortable pedestrian environment.

**PLANNING - Prior to DO: Landscape Requirements**

Set to DRAFT on 6/17/2026 1:41:49 PM

Issue created by Melissa Hauck-Baker on 6/17/2026 1:41:49 PM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Pursuant to CDC Section C-506.A and Article 3, Division 12, revise the landscape plans to provide sufficient detail to demonstrate compliance with the Community Development Code. The planting schedule shall clearly identify the number, size, and species of all required and proposed plant materials and demonstrate compliance with the minimum planting and species diversity requirements.

Additionally, provide dimensions for each interior landscape island within the parking area on the Landscape Plan to demonstrate compliance with the interior parking lot landscaping requirements of CDC Section 3-1202.E.2.

**PLANNING - Prior to DO: Multi-Frontage Lots (Acknowledge)**

Set to DRAFT on 6/24/2026 9:11:03 AM

Issue created by Melissa Hauck-Baker on 6/24/2026 9:11:03 AM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

This property contains multiple frontages, quad-frontages, along Cleveland Street, Myrtle Avenue, Drew Street, and N. East Avenue. Please acknowledge that front setbacks apply to all street frontages.

Section C-402.C.Application of Setbacks

- 1.Double-Frontage Lots. For project sites with frontage on two parallel streets, the side setbacks applicable to the primary street frontage shall apply.
- 2.Corner Lots. Front setbacks shall be applicable to the street frontages of corner lots, and side setbacks shall apply to non-street frontages.
- 3.Multi-Frontage Lots. Front setbacks shall be applicable to all street frontages on multi-frontage lots, and side setbacks shall apply to all non-street frontages.

**PLANNING - Prior to DO: Pedestrian Accessible Plan**

Set to DRAFT on 6/24/2026 10:59:41 AM

Issue created by Melissa Hauck-Baker on 6/24/2026 10:59:41 AM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

- 1. The plans fail to provide an ADA accessible plan for pedestrians throughout the site as well as access from the exterior sidewalks into the site at each point where the existing ROW are located.
- 2. There needs to be ADA accessible entries where existing ROW are located and which are proposed to be vacated.

**PLANNING - Prior to DO: Project Narrative and Maximum Building Height**

Set to DRAFT on 6/17/2026 2:30:54 PM

Issue created by Melissa Hauck-Baker on 6/17/2026 2:30:54 PM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Additional information is required within the narrative to accurately reflect the proposed project:

- Provide the total number of proposed seats.
- Provide the total square-footage of the LED surface along the Cleveland Street and Myrtle Avenue frontages.
- Confirm that the use be open to the general public.
- Confirm the proposed maximum building height.

The maximum permitted height is unlimited in the Downtown Core. Within the application documents, the proposed building height varies in several places from 96, 97, 98, and 99 feet. Please revise all items within the submittal so that the height is consistent across all plans and documents in the application set.

Measure the proposed building height consistent with the definition for Height, building or structure in Definitions, CDC Section 8-102.

**PLANNING - Prior to DO: Proposed Size of the Electronic Changeable Message Sign (ECM)**

Set to DRAFT on 6/24/2026 10:56:07 AM

Issue created by Melissa Hauck-Baker on 6/24/2026 10:56:07 AM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Signage must be removed from this application.

While signage is not reviewed as part of the current application, it shall be noted that the size and scale of the ECM, as shown on the building elevations cannot be approved without a code amendment to CDC Section 3-1807.B.6.:

6. Certain changeable message and copy signs.

a. Freestanding electronic changeable message signs shall be permitted for venues or facilities that seat 2,000 or more people, fuel price signs, menu signs, schools and places of worship provided: (a) the electronic changeable messages are part of a freestanding sign; (b) the electronic message area shall be limited to no more than 40 percent of the overall permitted freestanding sign face area, shall be located on the lower portion of the sign face and shall be contiguous to the other copy area of the sign face; (c) electronic message signs shall be architecturally integrated to the design of the freestanding sign face and (d) shall be consistent with the width and depth of the sign cabinet. The general message for electronic changeable message signs at schools, places of worship, venues/facilities that seat 2,000 or more people or on fuel price and menu signs may change no more frequently than once every 15 seconds.

b. Freestanding electronic changeable message signs for a facility or venue that has seating for 2,000 or more people must also meet these additional criteria: (a) it is located on public property that exceeds 35 acres, (b) it serves a significant public purpose directly related to the facility or venue, and (c) the sign type will meet the following purposes of this Division 18, to wit: (1) the sign will not conceal or obstruct adjacent land uses or signs [Section 3-1802.F.], (2) the sign will not conflict with the principal permitted use of the site or adjoining sites [Section 3-1802.J.], (3) the sign will not interfere with or obstruct the vision of motorists, bicyclists or pedestrians [Section 3-1802.K.], and (4) the sign will be installed and maintained in a safe manner [Section 3-1802.L.]. Consistent with the general standards in Section 3-1805, the approval or disapproval by the city shall not be based on the content of the message contained (i.e., the viewpoint expressed) on such sign.

c. Attached electronic changeable message signage may be permitted for performing arts theaters in the Downtown zoning district provided: (a) the electronic changeable message area shall be designed as an integral component of the attached sign, (b) the electronic message area shall be contiguous to the other copy area of the sign face, (c) the attached electronic changeable message sign shall be located on a building canopy or building marquee, and (d) the attached electronic changeable message sign shall be located on a building facade abutting a street frontage. Performing arts theaters located on more than one street frontage may have an electronic changeable message sign on no more than two street frontages. The general message for attached electronic changeable message signs at theaters may change no more frequently than once every 15 seconds.

d. Any sign may include an area for manually changeable copy provided the sign meets all of the area and design requirements set forth in Division 18, including but not limited to any and all criteria that limits sign area by percentage or any requirement that requires any color coordination or other such design criteria.

**PLANNING - Prior to DO: Roof Design**

Set to DRAFT on 6/17/2026 2:15:02 PM

Issue created by Melissa Hauck-Baker on 6/17/2026 2:15:02 PM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Pursuant to Section C-603, Edges of pitched roofs shall be accentuated with eaves and flat roofs shall have parapet walls, decorative cornices, and/or other architectural features. Mansard roof forms are prohibited.

Elaborate regarding how the proposed design supports the requirements of this section.

**PLANNING - Prior to DO: Sidewalk Along N. East Avenue**

Set to DRAFT on 6/24/2026 9:03:27 AM

Issue created by Melissa Hauck-Baker on 6/24/2026 9:03:27 AM  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Coordinate with the Public Works Department regarding the provision of a minimum 6-foot-wide sidewalk, pursuant to CDC Section C-503.C.2, along the west side of the project site, adjacent to the east side of N. East Avenue. Revise the site plan, as necessary, to demonstrate compliance with the applicable sidewalk requirements or provide documentation from Public Works regarding the required improvements.

**PLANNING - Prior to DO: Site Data Table**

Set to DRAFT on 6/17/2026 2:37:16 PM

Issue created by Melissa Hauck-Baker on 6/17/2026 2:37:16 PM  
Issue is attached to Plans on sheet C-401  
melissa.hauckbaker@myclearwater.com - 727-444-8769

Provide a detailed Site Data Table which combines all requirements and details the project compliance. For example, measure maximum height consistent with the CDC Section 8-102, Definitions and the project site features a required front yard setback along all four sides of the proposed building.

## PLANNING - Prior to DO:Key Corner

Set to DRAFT on 6/17/2026 2:40:47 PM

Issue created by Melissa Hauck-Baker on 6/17/2026 2:40:47 PM

Issue is attached to Plans on sheet C-402

melissa.hauckbaker@myclearwater.com - 727-444-8769

Figure 2. Regulating Plan – Street Types and Key Corners establishes two Key Corners: Cleveland Street/Myrtle Avenue and Drew Street/Myrtle Avenue. Please provide additional information demonstrating how the proposed design incorporates street activation strategies at the designated key corners consistent with the intent of CDC Section C-403.

Provide details of materials, elevations and other relevant information and revise submitted applicable plans to identify proposed pedestrian amenities and streetscape improvements, including, as applicable, decorative paving, seating areas, bicycle parking, pedestrian-scale lighting, wayfinding elements, enhanced landscaping, pedestrian gathering spaces, public art opportunities, and primary pedestrian circulation routes.

More information is needed regarding the selection of Cleveland Street and East Avenue as the primary location for the entrance to the building, as this is located away from the Key Corner of Cleveland Street and Myrtle Avenue.

Additionally, provide a narrative describing how the proposed improvements create active, pedestrian-oriented gateway spaces at the Cleveland Street and Drew Street frontages and satisfy the Key Corner Design requirements of CDC Section C-403. If using the new PSTA Intermodal Station location as a model, please note that it was designed to be a public plaza and gateway into that site. The current plans detail that there will be a shade structure, raised planters and benches. Additional details are needed to understand how this is serving as a public plaza or meets the requirements for a Key Corner.

## PUBLIC UTILITIES - Prior to DO (Acknowledgment)

Set to DRAFT on 6/22/2026 2:51:37 PM

Issue created by Andrew Blauvelt on 6/22/2026 2:51:37 PM

andrew.blauvelt@myclearwater.com - 727-444-8213

1. Acknowledge prior to DO Utility easements shall remain over City Utilities.
2. Acknowledge and call out on drawings - Contractor is required to field verify the locations of all existing underground utilities and other features prior to proceeding with any proposed construction. The contractor may consult with utility owner's record drawings, but the utility owner and engineer do not guarantee by implication or otherwise, the accuracy of these record drawings. Site contractor shall be financially responsible for any modification required other than shown on plans. The contractor shall verify the locations, elevations and dimensions of all existing utilities and shall notify the engineer in writing of any deviation from the plans.
3. Acknowledge and call out on drawings - If the proposed project necessitates infrastructure modifications to satisfy the site-specific water capacity and pressure requirements and/or wastewater capacity requirements. The modifications shall be completed by the applicant and at their expense. If underground water mains and hydrants are to be installed, the installation shall be completed and in service prior to construction in accordance with Fire Department requirements.
4. Acknowledge and call out on drawings - Contractor shall coordinate with city regarding existing water meters, backflow devices and meter box removal, along with sewer lateral abandonment prior to finalization of plans to the satisfaction of Public Utilities Department staff.
5. Acknowledge and call out on drawings - Any underground utility work on the west side of project along East Ave. may require a CSX permit.

## **SOLID WASTE - Prior to CDB: Enclosure**

Set to DRAFT on 6/23/2026 3:37:27 PM

Issue created by Brandi Portalatin on 6/23/2026 3:37:27 PM  
brandi.portalatin@myclearwater.com - 727-562-4920

The vehicle template shows the roll off truck impeding into parking spaces, therefore solid waste will not be able to provide services where the compactor plans show.

It is recommended that the compactor is away from a high volume of pedestrian and vehicle traffic. This also keeps the area cleaner as leachate and vehicle oils have a tendency to stain the asphalt making the area look unappealing. The farther away from the main area where people walk the better. It keeps the area cleaner, keeps pedestrians safer, and keeps our drivers safe. The Northwest corner is a suggestion to place a compactor and a enclosure for recycling unless recycling will not be part of the services.

Please provide the compactor enclosure specs on the plans. Solid waste recommends following the material and concrete depth of an enclosure specs that you have shown. Solid waste suggests:

- Minimum Size = 26 feet long X 13 feet wide inside measurements
- 6" thick, steel reinforced concrete.
- side access to the compactor
- place bollards protecting the back wall

## **STORMWATER - Prior to Building Permit**

Set to DRAFT on 6/22/2026 11:13:31 AM

Issue created by Viktoria Poniava on 6/22/2026 11:13:31 AM  
viktoria.poniava@myclearwater.com -

1. Provide a signed and sealed stormwater drainage report with supporting drainage calculations, grading plans, and geotechnical information demonstrating compliance with the City of Clearwater Storm Drainage Criteria Manual, including applicable redevelopment criteria, minimum parking lot slopes, water quality treatment, attenuation, allowable discharge rates, discharge routing, and no adverse impacts to adjacent properties or the public drainage system.

2. Identify all existing City-owned stormwater facilities located within the redevelopment area and provide details regarding any proposed impacts, relocation, abandonment, or modification. Any abandonment, relocation, or alteration of City-owned stormwater infrastructure shall require City review and approval.

3. Provide a stormwater operation and maintenance plan and schedule identifying the party responsible for long-term maintenance of the system and signed by the property owner.

4. Submit SWFWMD ERP and FDOT drainage connection permits.

## **STORMWATER - Prior to DO: Redevelopment criteria (Acknowledge)**

Set to DRAFT on 6/23/2026 2:34:21 PM

Issue created by Viktoria Poniava on 6/23/2026 2:34:21 PM  
viktoria.poniava@myclearwater.com -

Post discharge shall be reduced to meet redevelopment criteria section of city of Clearwater's Stormwater Drainage Criteria Manual.

**STORMWATER - Prior to DO: General Condition  
(Acknowledge)**

Set to DRAFT on 6/23/2026 2:39:18 PM

Issue created by Viktoria Poniava on 6/23/2026 2:39:18 PM  
viktoria.poniava@myclearwater.com -

DRC review is a prerequisite for Building Permit application. A comprehensive review of the submittal was not performed at this time; additional comments will be forthcoming upon submittal of a Building Permit application.

Further stormwater comments may be forthcoming upon detailed review.

**TRAFFIC ENG - Prior to DO – Multimodal Impact Fee  
Assessment (Estimate)**

Set to DRAFT on 6/29/2026 8:42:18 AM

Issue created by Raymond Dresch on 6/29/2026 8:42:18 AM  
raymond.dresch@myclearwater.com - 727-444-8775

--1-- Additional information is required to provide an accurate fee estimate. Please provide a table identifying the primary uses/activities, associated square footages, and number of screens (theater) or lanes (bowling alley). The Multimodal Impact Fee rate is based on Pinellas County Code Chapter 150 - IMPACT FEES. Refer to Schedule B for the Downtown Area Fee Schedule. \*\*\* This request for information may be acknowledged for DO but will be required at the time of permitting. \*\*\*

**TRAFFIC ENG - Prior to DO – Parking Lot Design**

Set to DRAFT on 6/29/2026 8:38:38 AM

Issue created by Raymond Dresch on 6/29/2026 8:38:38 AM  
raymond.dresch@myclearwater.com - 727-444-8775

- 1-- Dimensions: Provide dimensions on site plans to include parking spaces (angled, standard, and ADA as applicable), drive aisle widths, interior landscape islands, end caps, distance to property lines, sidewalk widths, etc.
- 2-- Sight Visibility Triangles: Please add 20-foot Sight Visibility Triangles (Section 3-904) to both the site plan and landscape plan along both sides of each driveway located at the front property line (not at the edge of the street) and at the property line corners for parcels with multiple frontages (vicinity of all roadway intersections). No structure or landscaping may be present or installed which will obstruct views at a level between 30-inches and 8-feet above grade within the sight visibility triangle.
- 3-- Interior Landscape Islands: Please adjust the dimensions of interior parking lot landscape islands per Section 3-1202.E.2.a. paragraphs 4 and 5.  
Paragraph 4. Depth of interior islands. All interior landscape islands shall have a minimum depth that is consistent with the depth of the adjacent off-street parking space.  
Paragraph 5. Width of interior islands. All interior landscape islands shall have a minimum width of 17-feet as measured from back of curb to back of curb.
- 4-- Parking Counts/Table: Please provide parking row counts on the site plan and a consolidated table providing a breakdown of the number and type of parking provided. Section 3-1409. provides a reference table to determine the minimum number of ADA spaces required based on the total number of spaces provide.
- 5-- Conformance with Traffic Control Devices: Section 3-1410. parking facilities containing 25 or more parking spaces, all aisles, approach lanes, and maneuvering areas shall be clearly marked with directional arrows and lines. The city engineer may require additional signage to ensure the smooth and safe flow of traffic. \*\*\*CSX may also require signage at any parking lot pathway connecting to the sidewalk at East Ave directing pedestrians to cross tracks only at designated crosswalks.\*\*\*

**TRAFFIC ENG - Prior to DO – Traffic Flow/Safety**

Set to DRAFT on 6/29/2026 8:38:59 AM

Issue created by Raymond Dresch on 6/29/2026 8:38:59 AM  
raymond.dresch@myclearwater.com - 727-444-8775

--1-- Passenger Loading/Unloading Near Entry: Given the use of ride-share transportation and the overall length of the accessible path from the designated ADA parking (located on the opposite side of the structure away from the entry), there is concern that normal operations will encourage the loading and unloading of passengers near the building entry. Please clarify how this activity will be managed.

-a- Cleveland St: Passenger loading/unloading on westbound Cleveland St sets the conditions for a potential traffic flow interruption at the Myrtle Ave signalized intersection.

-b- East Ave: Passenger loading/unloading on the one-way northbound East Ave will result in vehicle operators performing unauthorized traversing over the railroad street tracks to pass stopped/standing vehicles. Alternatively, drivers may maneuver onto the tracks and proceed to stop/stand on the tracks to perform passenger loading/unloading which is of greater risk as the vehicle is not stationary on the tracks. \*\*\* Maneuvering over the railroad within the dynamic envelope is dangerous and places the Railroad Quiet Zone at risk of being revoked. \*\*\*

**TRAFFIC ENG - Prior to DO (Acknowledge) - Traffic Study**

Set to DRAFT on 6/25/2026 12:47:53 PM

Issue created by Raymond Dresch on 6/25/2026 12:47:53 PM  
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Please Acknowledge: The provided Traffic Impact Study did not obtain concurrence and approval for the methodology employed during the study. Additional information and/or a supplemental study may be required prior to permitting.

**Plan Room Conditions:**

No Plan Room Conditions on this case.

**Plan Room Notes:**

No Plan Room Notes on this case.