



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 3, 2025

8:30 AM - Staff Review

8:30 AM

Case number: [FLD2025-05012 -- 861 N HERCULES AVE 115](#)

Owner(s): Hercules Avenue Llc
2045 Palmetto St Bldg B
Clearwater, FL 33765-2118
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Brian Aungst, Jr.
625 Court Street, Suite 200
Clearwater
PHONE: (727) 441-8966, Fax: (727) 442-8470, Email: Bja@macfar.Com

Representative: Brian Aungst, Jr.
Macfarlane, Ferguson & McMullen, P.A.
625 Court Street, Suite 200
Clearwater
PHONE: (727) 441-8966, Fax: (727) 442-8470, Email: Bja@macfar.Com

Location: East side of N. Hercules Avenue, 143 feet south of the southeast corner of N. Hercules Avenue and Palmetto Street. (1.55 acres)

Atlas Page: 280B

Zoning District: O - Office

Request: Flexible Development approval for a school, retail sales and services (daycare) and offices as a Comprehensive Infill Redevelopment Project in the Office (O) District for the property at 861 N. Hercules Avenue. The building does not exceed 30 feet in height and includes 69 off-street parking spaces. Requested is flexibility for the uses. (Community Development Code Section 2-1004.A)

Proposed Use: Comprehensive infill redevelopment project (CIRP)

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

Assigned Planner: Ryan Green, Planner II



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Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	06/10/2025	Green
Fire Review	Comments	06/17/2025	Ramos
Environmental Review	Comments	06/17/2025	Kessler
Stormwater Review	Comments	06/18/2025	Vo
Public Utilities Review	No Comments	06/18/2025	Vacca
No Comments			
Engineering Review	Comments	06/23/2025	Dresch
Traffic Eng Review	Comments	06/23/2025	Dresch
Solid Waste Review	Comments	06/23/2025	Portalatin
Land Resource Review	Comments	06/25/2025	McDonnell

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - Prior to CDB (Acknowledge) - General Comments

Set to DRAFT on 6/23/2025 1:16:28 PM

Issue created by Raymond Dresch on 6/23/2025 1:16:28 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, hardscaping, and lighting located within Right of Way.
4. Work on right-of-way shall require a permit with the appropriate entity.
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.



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ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 6/17/2025 7:41:34 AM

Issue created by Sarah Kessler on 6/17/2025 7:41:34 AM
sarah.kessler@myclearwater.com - 727-444-8233

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

Set to DRAFT on 6/17/2025 1:48:16 PM

Issue created by Walter Ramos on 6/17/2025 1:48:16 PM
Issue is attached to Plans on sheet C1.1
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 prior to DO.

FIRE - Prior to DO - Fire Comment

Set to DRAFT on 6/17/2025 1:48:40 PM

Issue created by Walter Ramos on 6/17/2025 1:48:40 PM
Issue is attached to Plans on sheet C1.1
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 and describe on plans PRIOR TO DO.

LAND RESOURCE - Prior to CDB: Arborist Information

Set to DRAFT on 6/25/2025 2:54:47 PM

Issue created by Danny McDonnell on 6/25/2025 2:54:47 PM
danny.mcdonnell@myclearwater.com - 727-444-8765

Please clearly label the Name of the ISA Certified Arborist, contact information, and ISA certification number on all plan sheets involving trees. This includes but is not limited to the tree inventory, tree preservation plans, and any demo sheets showing tree removal.

LAND RESOURCE - Prior to CDB: Irrigation Plan

Set to DRAFT on 6/26/2025 9:56:25 AM

Issue created by Danny McDonnell on 6/26/2025 9:56:25 AM
danny.mcdonnell@myclearwater.com - 727-444-8765

Please provide an irrigation plan.

LAND RESOURCE - Prior to CDB: Landscape Acknowledgement

Set to DRAFT on 6/25/2025 2:46:54 PM

Issue created by Danny McDonnell on 6/25/2025 2:46:54 PM
danny.mcdonnell@myclearwater.com - 727-444-8765

Please acknowledge: 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.

LAND RESOURCE - Prior to CDB: Playground Equipment

Set to DRAFT on 6/25/2025 8:39:35 AM

Issue created by Danny McDonnell on 6/25/2025 8:39:35 AM
danny.mcdonnell@myclearwater.com - 727-444-8765

Please provide an example of what equipment will be included in the playground and what digging will need to occur. A tree preservation plan may be required based on your response as there are large trees in that area.



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TELEPHONE (727) 562-4567

LAND RESOURCE - Prior to CDB: Tree Inventory

Set to DRAFT on 6/25/2025 2:59:35 PM

Issue created by Danny McDonnell on 6/25/2025 2:59:35 PM

Issue is attached to Plans on sheet TS.1

danny.mcdonnell@myclearwater.com - 727-444-8765

On the tree inventory chart, please do not gray out the trees to be removed. Please show all of their characteristics (tree number, type, DBH/CT, rating, deficit) but note that the tree will be removed in the "tree to be removed" column.

LAND RESOURCE - Prior to CDB: Tree Removal

Set to DRAFT on 6/25/2025 2:53:25 PM

Issue created by Danny McDonnell on 6/25/2025 2:53:25 PM

danny.mcdonnell@myclearwater.com - 727-444-8765

Remove all trees rated below 3.0 unless proposing to implement treatment by an ISA certified Arborist to upgrade trees to 3.0 condition rating. Please show these trees to be removed on the plans.

LAND RESOURCE - Prior to CDB: Trees in Parking Lot

Set to DRAFT on 6/25/2025 3:06:45 PM

Issue created by Danny McDonnell on 6/25/2025 3:06:45 PM

danny.mcdonnell@myclearwater.com - 727-444-8765

Some of the trees in the medians are causing damage to the curb and parking lot. The site plan notes that restriping will be done. Will there be any other repairs done to these areas? If so, a tree preservation plan may be required.

PLANNING - Prior to CBD: ADA Parking

Set to DRAFT on 6/13/2025 8:42:21 AM

Issue created by Ryan Green on 6/13/2025 8:42:21 AM

Issue is attached to Plans on sheet C3.1

ryan.green@myclearwater.com - 727-444-7791

All ADA parking spaces need to have the dimensions of the space and access isle labeled.

PLANNING - Prior To CBD: Cross access agreements

Set to DRAFT on 6/11/2025 3:51:43 PM

Issue created by Ryan Green on 6/11/2025 3:51:43 PM

ryan.green@myclearwater.com - 727-444-7791

A copy of the access agreement between the site and parcel 12-29-15-98940-001-0021 is needed. If an agreement is not in place then one needs to be created.

PLANNING - Prior to CBD: Height

Set to DRAFT on 6/16/2025 2:52:42 PM

Issue created by Ryan Green on 6/16/2025 2:52:42 PM

Issue is attached to Plans on sheet A2.2

ryan.green@myclearwater.com - 727-444-7791

The Clearwater Code measures height at the mid point of the sloped roof. Please add these measurements to the elevations sheet.

PLANNING - Prior to CBD: Landscaping

Set to DRAFT on 6/16/2025 12:13:35 PM

Issue created by Ryan Green on 6/16/2025 12:13:35 PM

Issue is attached to Plans on sheet L1.1

ryan.green@myclearwater.com - 727-444-7791

Per CDC Sec 3-1202.D.1 a perimeter landscape buffer of 15 feet is required on the west edge since Hercules is a collector road and a perimeter landscape buffer of 5 feet is required on the north and east edges of the site since they are non-residential uses.

Per CDC Sec 3-1202.G a Comprehensive Landscape program can adjust these standards but need to be included in the application packet.



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TELEPHONE (727) 562-4567

PLANNING - Prior to CBD: Playground equipment

Set to DRAFT on 6/11/2025 3:55:03 PM

Issue created by Ryan Green on 6/11/2025 3:55:03 PM

Issue is attached to Plans on sheet C3.1

ryan.green@myclearwater.com - 727-444-7791

Please provide an example of what equipment will be included in the playground.

PLANNING - Prior To CBD: School documentation from the State

Set to DRAFT on 6/11/2025 3:32:47 PM

Issue created by Ryan Green on 6/11/2025 3:32:47 PM

ryan.green@myclearwater.com - 727-444-7791

A copy of documentation from the State of Florida is needed for the existing private school to verify it is in good standing.

PLANNING - Prior To CBD: Signage

Set to DRAFT on 6/11/2025 3:33:55 PM

Issue created by Ryan Green on 6/11/2025 3:33:55 PM

Issue is attached to Plans on sheet TS.1

ryan.green@myclearwater.com - 727-444-7791

All signage needs to be removed from plans because signs are approved via a separate permit.

PLANNING - Prior to CBD: Time of operation

Set to DRAFT on 6/13/2025 8:54:38 AM

Issue created by Ryan Green on 6/13/2025 8:54:38 AM

Issue is attached to Plans on sheet C3.1

ryan.green@myclearwater.com - 727-444-7791

Staff needs to know between what hours each user will operate.

PLANNING - Prior to CBD: User area

Set to DRAFT on 6/11/2025 3:57:41 PM

Issue created by Ryan Green on 6/11/2025 3:57:41 PM

Issue is attached to Plans on sheet C3.1

ryan.green@myclearwater.com - 727-444-7791

With this many users on site, staff needs to see what areas are specifically for each user and which areas are shared by which users.

PLANNING - Prior To CBD: Values of building and improvements

Set to DRAFT on 6/11/2025 3:49:03 PM

Issue created by Ryan Green on 6/11/2025 3:49:03 PM

ryan.green@myclearwater.com - 727-444-7791

The values of the building and improvements are needed. This is needed to determine if the parking and landscaping must be brought into compliance.



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TELEPHONE (727) 562-4567

PLANNING - Prior to CDB: Acknowledge General Comments

Set to DRAFT on 6/25/2025 2:57:08 PM

Issue created by Ryan Green on 6/25/2025 2:57:08 PM
ryan.green@myclearwater.com - 727-444-7791

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 19, 2025, electronic version of all updated materials must be submitted no later than 12:00pm on July 11, 2025.

PLANNING - Prior to CDB: Drop-off/Pick-up area

Set to DRAFT on 6/11/2025 3:55:58 PM

Issue created by Ryan Green on 6/11/2025 3:55:58 PM
Issue is attached to Plans on sheet C3.1
ryan.green@myclearwater.com - 727-444-7791

Since there is a school on site staff needs to see the designated Drop-off/Pick-up area. Please include the internal traffic circulation plan for Drop-off/Pick-up.

PLANNING - Prior to CDB: Trash Enclosure

Set to DRAFT on 6/13/2025 1:30:35 PM

Issue created by Ryan Green on 6/13/2025 1:30:35 PM
Issue is attached to Plans on sheet C3.1
ryan.green@myclearwater.com - 727-444-7791

Please demonstrate how the trash enclosure will be in a similar architectural style of the principal building. CDC Sec 3-204.G.1

PLANNING - Prior to DO: Separate parking space

Set to DRAFT on 6/13/2025 11:38:54 AM

Issue created by Ryan Green on 6/13/2025 11:38:54 AM
Issue is attached to Plans on sheet C3.1
ryan.green@myclearwater.com - 727-444-7791

The plans show a separate parking space. This space needs to have the entire dimension shown. The drive isle width needs to be shown at the closest point as shown by the arrow.

SOLID WASTE - Prior to CDB

Set to DRAFT on 6/23/2025 12:20:19 PM

Issue created by Brandi Portalatin on 6/23/2025 12:20:19 PM
brandi.portalatin@myclearwater.com - 727-562-4920

The truck template needs to be a front end loader as these trucks have a different turning radius as the one shown in the sheet. The truck can only exit going towards the south not the north as we have to service the customer to the south. Solid waste also will not drive where kids and families will be dropped off as safety is a concern.



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TELEPHONE (727) 562-4567

STORMWATER - Prior to DO Acknowledge - General comment

Set to DRAFT on 6/18/2025 6:24:15 PM

Issue created by Phuong Vo on 6/18/2025 6:24:15 PM
phuong.vo@myclearwater.com - 727-444-8228

DRC is prerequisite to Building Permit application; additional comments may be forthcoming upon review Building Permit application.

STORMWATER - Prior to CDB

Set to DRAFT on 6/18/2025 6:22:44 PM

Issue created by Phuong Vo on 6/18/2025 6:22:44 PM
phuong.vo@myclearwater.com - 727-444-8228

Please propose concept design changes to plans and drainage narrative/calcs necessary to route site's drainage including roof runoff to onsite pond for treatment/attenuation prior to leaving site. Changes shall include a control structure with weir/skimmer designed to hold 1/2" water quality and control discharge.

TRAFFIC ENG - Prior to CBD - Solid Waste Route

Set to DRAFT on 6/23/2025 3:07:55 PM

Issue created by Raymond Dresch on 6/23/2025 3:07:55 PM
Issue is attached to Plans on sheet C3.2
raymond.dresch@myclearwater.com - 727-444-8775

Please adjust the solid waste route to maintain separation from the primary entry for safety as the proposed plan is counterflow to the proposed pickup/drop-off. Note that there is additional service provided to the adjacent business located in SE corner of the shared parking lot.

TRAFFIC ENG - Prior to CDB - Accessible Paths / ADA Ramps

Set to DRAFT on 6/26/2025 10:36:56 AM

Issue created by Raymond Dresch on 6/26/2025 10:36:56 AM
Issue is attached to Plans on sheet C3.1
raymond.dresch@myclearwater.com - 727-444-8775

- 1-- Please show the accessible path for each accessible parking to the nearest entrance and the dimensions of existing/new sidewalk/ramps.
- 2-- Show ADA compliant ramps along the accessible path.

TRAFFIC ENG - Prior to CDB - Pedestrian Access from ROW

Set to DRAFT on 6/26/2025 10:31:01 AM

Issue created by Raymond Dresch on 6/26/2025 10:31:01 AM
Issue is attached to Plans on sheet C3.1
raymond.dresch@myclearwater.com - 727-444-8775

Please verify the tree distance from structure as there does not appear to sufficient space between the tree and structure to accommodate the proposed design.

TRAFFIC ENG - Prior to Permitting - Usage Table / Multimodal Impact Fee

Set to DRAFT on 6/23/2025 1:25:42 PM

Issue created by Raymond Dresch on 6/23/2025 1:25:42 PM
Issue is attached to Plans on sheet C1.1
raymond.dresch@myclearwater.com - 727-444-8775

A more detailed table will be required at the time of permitting to determine what fees, if any, are applicable to the proposed usage. Students are by each while day care and office are by square footage.

- 1-- Please provide the square footage for each usage.

Plan Room Conditions:

No Plan Room Conditions on this case.



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Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

8:40 AM

Case number: [FLD2025-05009 -- 685 BAY ESPLANADE](#)

Owner(s): Peter Pan Developments Llc
5210 Webb Rd
Tampa, FL 33615
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Tina Underwood
565 S. Hercules Avenue
Clearwater, FL 33764
PHONE: (727) 822-4151, Fax: No fax, Email: Tunderwood@gtfinc.Com

Representative: Tina Underwood
Gft Aka Transystems
565 S. Hercules Avenue
Clearwater, FL 33764
PHONE: (727) 822-4151, Fax: No fax, Email: Tunderwood@gtfinc.Com

Location: Southeast corner of Bay Esplanade and Somerset Street. (2.63 acres, 0.31 acres upland)

Atlas Page: 258A

Zoning District: P - Preservation

Request: Flexible Development approval for a 1,745 square foot commercial dock accessory to a nine-unit resort attached dwelling within the Tourist (T) District and the Old Florida Character District of Beach by Design for the properties located at 685 & 689 Bay Esplanade. Requested is flexibility for a commercial dock. (Community Development Code Section 3-601.C.2-3)

Proposed Use: Resort Attached Dwellings

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

Assigned Planner: Melissa Hauck-Baker, Senior Planner



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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	06/11/2025	Hauck-Baker
Fire Review	No Comments	06/17/2025	Ramos
Environmental Review	Comments	06/17/2025	Kessler
Parks and Rec Review	No Comments	06/17/2025	Parry
Land Resource Review	No Comments	06/18/2025	McDonnell
Stormwater Review	Comments	06/18/2025	Vo
Public Utilities Review	No Comments	06/18/2025	Vacca
No Comments			
Engineering Review	Comments	06/23/2025	Dresch
Traffic Eng Review	No Comments	06/23/2025	Dresch
Solid Waste Review	No Comments	06/23/2025	Portalatin
Harbor Master Review	Comments	06/25/2025	Hauck-Baker
Planning Review	Comments	06/25/2025	Hauck-Baker

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - Prior to CDB (Acknowledge) - General Comments

Set to DRAFT on 6/23/2025 12:57:32 PM

Issue created by Raymond Dresch on 6/23/2025 12:57:32 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. Contractor shall request an easement inspection prior to any construction near an easement.



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TELEPHONE (727) 562-4567

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 6/17/2025 8:06:36 AM

Issue created by Sarah Kessler on 6/17/2025 8:06:36 AM

sarah.kessler@myclearwater.com - 727-444-8233

1. A dock/dredge and fill permit may be required prior to conducting any additions. Contact Pinellas County Water and Navigation Authority at (727) 453-3385 for more information.
2. 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.

HARBOR MASTER - Prior to CDB: Revisions Required

Set to DRAFT on 6/25/2025 3:30:02 PM

Issue created by Melissa Hauck-Baker on 6/25/2025 3:30:02 PM

melissa.hauck-baker@myclearwater.com - 727-444-8769

Tie poles may extend beyond the dock provided such poles do not project into the navigable portion of the waterway by more than an additional 50 feet or 25 percent of the waterway, whichever is less, and do not constitute a navigation hazard, the project includes tie poles proposed to extend 20 feet from the eastern end of the dock, consistent with CDC Section 3-601.C.3.h.ii. The Harbormaster has determined that the tie poles will conflict with the navigable portion of the waterway and is recommending the tie poles be eliminated from the project.

PLANNING - Prior to CDB: Beach by Design (Acknowledge)

Set to DRAFT on 6/25/2025 3:26:29 PM

Issue created by Melissa Hauck-Baker on 6/25/2025 3:26:29 PM

melissa.hauck-baker@myclearwater.com - 727-444-8769

The project is in the Old Florida character district of Beach by Design which supersedes the CDC with respect to development parameters. Any item not covered by Beach by Design defers back to the CDC. Beach by Design is silent with respect to docks and the review will involve only the CDC.

PLANNING - Prior to CDB: Benthic Survey

Set to DRAFT on 6/27/2025 11:15:38 AM

Issue created by Melissa Hauck-Baker on 6/27/2025 11:15:38 AM

melissa.hauck-baker@myclearwater.com - 727-444-8769

Provide a copy of the Benthic Resource Survey performed on June 5, 2024, as referenced in the submitted application narrative. The report found seagrass adjacent to the seawall to the north of the proposed dock. The report also found seven environmentally sensitive areas were discovered immediately adjacent to the seawall and extending to the southern edge of the subject property. The proposed project area of disturbance will not be in direct conflict with any of the seagrass or coral colonies found. The survey determined the seagrass or coral colonies do not extend into the proposed project area.



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TELEPHONE (727) 562-4567

PLANNING - Prior to CDB: Findings of Fact (Applicant to Verify)

Set to DRAFT on 6/25/2025 3:27:02 PM

Issue created by Melissa Hauck-Baker on 6/25/2025 3:27:02 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

1. The 2.63-acre (0.31-acre upland) subject property is located on the eastern side of Bay Esplanade and the southeast corner of Bay Esplanade and Somerset Street.
2. The subject property is located within the Tourist (T) District of the Old Florida Character District of Beach by Design special plan area and the compatible Resort Facilities High (RFH) future land use category as well as the submerged lands being located in the Preservation (P) District and the compatible Preservation (P) future land use category.
3. The subject property received prior approval for a 9-unit resort attached dwelling development of the upland areas through case FLD2023-05011.
4. CDC Section 3-601.A, requires that, "No dock may be constructed, added to, or structurally altered without first obtaining approval by the city and a permit from the Pinellas County Water and Navigation Control Authority."
5. CDC Section 3-601.C.2-3, requires that a multi-use dock exceeding 500 square feet must be reviewed as a commercial dock through a Level Two, Flexible Development review process and the proposed 1,745 square foot dock will feature a total of 9-slips is being reviewed as a commercial dock and will be for the residents and guests of the 9-unit resort attached dwelling development within the upland portion of the subject property.
6. The subject property features 182.69 linear feet of water frontage, and the minimum side setback required is ten percent of the length of shoreline where the minimum required side setback is 18.3 feet and the project proposes 38.5 feet for the north setback and 41.4 feet for the south setback, consistent with CDC Section 3-601.C.3.h.i.c.
7. The maximum permitted dock length shall not extend from the mean high water line or seawall of the property more than 75 percent of the width of the subject property which would permit a maximum length of 137 feet where the proposed dock will be 120.6 feet, consistent with CDC Section 3-601.C.3.h.ii.c.
8. The maximum permitted width of a commercial dock is 75 percent of the waterfront property width where 137 feet is the maximum permitted and the proposed dock will be 100.5 feet in width which is consistent with CDC Section 3-601.C.3.h.iii;
9. The proposed project does not require any deviations to the dimensional standards for a commercial dock, which may be approved through Level Two, flexible development planning application consistent with CDC Section 3-601.C.3.i.
10. The project does not propose covered boatlifts for the proposed 7 slips with a boatlift.
11. The area surrounding the project site consists of small motels and attached dwelling unit developments to the south and single-family detached dwellings to the north. Most all of the waterfront properties feature a dock with larger multi-use docks to the south and smaller docks for the detached dwellings to the north. Immediately to the south is 673 Bay Esplanade, which is an attached dwelling unit complex constructed in 1951 and features a multi-use dock of +/-960 square feet in area which was predominantly constructed prior to 1999, Pinellas County permits #M12598-84, #M15168-88 and #M15966-89.



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

PLANNING - Prior to CDB: General Comments (Acknowledge)

Set to DRAFT on 6/25/2025 3:25:02 PM

Issue created by Melissa Hauck-Baker on 6/25/2025 3:25:02 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

PLANNING – General Comments (Acknowledge):

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 prior to proceeding to the Community Development Board (CDB).

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."

In order to be reviewed by the Community Development Board (CDB) on August 19, 2025, electronic version of all updated materials must be submitted no later than 12:00pm on July 11, 2025.

PLANNING - Prior to CDB: Removal of Tie Poles

Set to DRAFT on 6/27/2025 11:15:09 AM

Issue created by Melissa Hauck-Baker on 6/27/2025 11:15:09 AM
melissa.hauck-baker@myclearwater.com - 727-444-8769

Tie poles may extend beyond the dock provided such poles do not project into the navigable portion of the waterway by more than an additional 50 feet or 25 percent of the waterway, whichever is less, and do not constitute a navigation hazard, the project includes tie poles proposed to extend 20 feet from the eastern end of the dock, consistent with CDC Section 3-601.C.3.h.ii. While the proposed tie pole distance is within the maximum distance permitted, however, the Harbormaster has determined that the tie poles will conflict with the navigable portion of the waterway and is recommending the tie poles be eliminated from the project.

PLANNING - Prior to CDB: Unity of Title (Acknowledge)

Set to DRAFT on 6/25/2025 3:26:04 PM

Issue created by Melissa Hauck-Baker on 6/25/2025 3:26:04 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

A Unity of Title will be required as a condition of approval, see CDC Section 4-1601, please confirm.

STORMWATER - Prior to CDB - Drainage Easement

Set to DRAFT on 6/18/2025 6:51:32 PM

Issue created by Phuong Vo on 6/18/2025 6:51:32 PM
phuong.vo@myclearwater.com - 727-444-8228

Please show a proposed 60' x 20' drainage easement of the submerged land beyond the seawall at the end of Somerset Street, within the extended r-o-w, for drainage system maintenance and construction needs. Easement dedication will need to be completed prior to CO under an approved construction permit.



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

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

8:50 AM

Case number: [FLD2025-05010 -- 693 BAY ESPLANADE](#)

Owner(s): Peter Pan Developments Llc
5210 Webb Rd
Tampa, FL 33615
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Al Carrier
11722 Walker Avenue
Seminole, FL 33772
PHONE: (727) 686-0095, Fax: No fax, Email: Al@terramareconsulting.Com

Representative: Al Carrier
Terra Mare Consulting
11722 Walker Avenue
Seminole, FL 33772
PHONE: (727) 686-0095, Fax: No fax, Email: Al@terramareconsulting.Com

Location: Northeast corner of Bay Esplanade and Somerset Street. (1.13 acres, 0.3 acres upland)

Atlas Page: 258A

Zoning District: Tourist

Request: Flexible Development approval for a 1,194 square foot, commercial dock as accessory to a six-unit resort attached dwelling within the Tourist (T) District and the Old Florida Character District of Beach by Design for the properties located at 693 & 699 Bay Esplanade. Requested is flexibility for a commercial dock. (Community Development Code Section 3-601.C.2-3)

Proposed Use: Resort Attached Dwellings

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

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	06/10/2025	Hauck-Baker
Fire Review	No Comments	06/17/2025	Ramos
Environmental Review	Comments	06/17/2025	Kessler
Parks and Rec Review	No Comments	06/17/2025	Parry
Land Resource Review	No Comments	06/18/2025	McDonnell
Stormwater Review	No Comments	06/18/2025	Vo
Public Utilities Review	No Comments	06/18/2025	Vacca
No Comments			
Engineering Review	Comments	06/23/2025	Dresch
Traffic Eng Review	No Comments	06/23/2025	Dresch
Solid Waste Review	No Comments	06/23/2025	Portalatin
Harbor Master Review	No Comments	06/25/2025	Hauck-Baker
Planning Review	Comments	06/25/2025	Hauck-Baker

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - Prior to CDB (Acknowledge) - General Comments

Set to DRAFT on 6/23/2025 12:59:26 PM

Issue created by Raymond Dresch on 6/23/2025 12:59:26 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. Contractor shall request an easement inspection prior to any construction near an easement.



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

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 6/17/2025 7:45:18 AM

Issue created by Sarah Kessler on 6/17/2025 7:45:18 AM

sarah.kessler@myclearwater.com - 727-444-8233

1. A dock/dredge and fill permit may be required prior to conducting any additions. Contact Pinellas County Water and Navigation Authority at (727) 453-3385 for more information.
2. 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 CDB - Findings of Fact: Applicant must acknowledge the accuracy of the following

Set to DRAFT on 6/25/2025 3:52:32 PM

Issue created by Melissa Hauck-Baker on 6/25/2025 3:52:32 PM

melissa.hauck-baker@myclearwater.com - 727-444-8769

1. The 1.13-acre (0.30-acre upland) subject property is located on the eastern side of Bay Esplanade and the northeast corner of Bay Esplanade and Somerset Street.
2. The subject property is located within the Tourist (T) District of the Old Florida Character District of Beach by Design special plan area and the compatible Resort Facilities High (RFH) future land use category as well as the submerged lands being located in the Preservation (P) District and the compatible Preservation (P) future land use category.
3. The subject property received prior approval for a 6-unit resort attached dwelling development of the upland areas through case FLD2024-09021.
4. CDC Section 3-601.A, requires that, "No dock may be constructed, added to, or structurally altered without first obtaining approval by the city and a permit from the Pinellas County Water and Navigation Control Authority."
5. CDC Section 3-601.C.2-3, requires that a multi-use dock exceeding 500 square feet must be reviewed as a commercial dock through a Level Two, Flexible Development review process and the proposed 1,194 square foot dock will feature a total of 6-slips is being reviewed as a commercial dock and will be for the residents and guests of the 6-unit resort attached dwelling development within the upland portion of the subject property.
6. Provide a copy of the Benthic Resource Survey performed on June 5, 2024, as referenced in the submitted application narrative. The report found seagrass adjacent to the seawall and extending approximately 25 feet waterward of the seawall and the proposed mooring locations start at approximately 45 feet from the seawall as well as the main walkout features a length of 43 feet to avoid conflict with the seagrass areas.
7. The subject property features 120.00 linear feet of water frontage, and the minimum side setback required is ten percent of the length of shoreline where the minimum required side setback is 12 feet and the project proposes 24 feet for the north setback and 18.2 feet for the south setback, consistent with CDC Section 3-601.C.3.h.i.c.
8. The maximum permitted dock length shall not extend from the mean high water line or seawall of the property more than 75 percent of the width of the subject property which would permit a maximum length of 90 feet where the proposed dock will be 89.2 feet, consistent with CDC Section 3-601.C.3.h.ii.c.
9. The maximum permitted width of a commercial dock is 75 percent of the waterfront property width where 90 feet is the maximum permitted and the proposed dock will be 76 feet in width which is consistent with CDC Section 3-601.C.3.h.iii;
10. The proposed project does not require any deviations to the dimensional standards for a commercial dock, which may be approved through Level Two, flexible development planning application consistent with CDC Section 3-601.C.3.i.
11. The project does not propose covered boatlifts for the proposed 6 slips with a boatlift.
12. The area surrounding the project site consists of small motels and attached dwelling unit developments to the south and single-family detached dwellings to the north. Most all of the waterfront properties feature a dock with larger multi-use docks to the south and smaller docks for the detached dwellings to the north. Immediately to the south is 673 Bay Esplanade, which is an attached dwelling unit complex constructed in 1951 and features a multi-use dock of 0 square feet in area which was predominantly constructed prior to 1999, Pinellas County permits #M12598-84, #M15168-88 and #M15966-89.



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

PLANNING - Prior to CDB Acknowledge - Beach by Design

Set to DRAFT on 6/25/2025 3:51:24 PM

Issue created by Melissa Hauck-Baker on 6/25/2025 3:51:24 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

The project is in the Old Florida character district of Beach by Design which supersedes the CDC with respect to development parameters. Any item not covered by Beach by Design defers back to the CDC. Beach by Design is silent with respect to docks and the review will involve only the CDC.

PLANNING - Prior to CDB Acknowledge - General Comments:

Set to DRAFT on 6/25/2025 3:50:43 PM

Issue created by Melissa Hauck-Baker on 6/25/2025 3:50:43 PM
melissa.hauck-baker@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 prior to proceeding to the Community Development Board (CDB).

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."

In order to be reviewed by the Community Development Board (CDB) on August 19, 2025, electronic version of all updated materials must be submitted no later than 12:00pm on July 11, 2025.

PLANNING - Prior to CDB Acknowledge - Unity of Title

Set to DRAFT on 6/25/2025 3:51:05 PM

Issue created by Melissa Hauck-Baker on 6/25/2025 3:51:05 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

A Unity of Title will be required as a condition of approval, see CDC Section 4-1601, please confirm.

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

9:00 AM

Case number: [FLS2025-05023 -- 347 S GULFVIEW BLVD](#)

Owner(s): Boldog, Dorothy C Tre
Po Box 8589
Clearwater, FL 33758 858
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Carmen Rodriguez
4491 S State Rd 7
Davie, FL 33314
PHONE: No phone, Fax: No fax, Email: Info@123permitsolutions.Com

Representative: Carmen Rodriguez
4491 S State Rd 7
Davie, FL 33314
PHONE: No phone, Fax: No fax, Email: Info@123permitsolutions.Com

Location: East side of S. Gulfview Boulevard approximately 190 feet north of 5th Street. (0.15 -acres)

Atlas Page: 276A

Zoning District: T - Tourist

Request: Flexible Standard Development approval for retail sales and services in the Tourist (T) District at 347 S. Gulfview Boulevard. The building does not exceed 35 feet in height and includes 14 off-street parking spaces. Requested is flexibility for the use. (Community Development Code Section 2-802.U).

Proposed Use: Retail Sales and Services

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

Assigned Planner: Thea French, 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

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	06/02/2025	French
Planning Review	Comments	06/12/2025	French
Fire Review	No Comments	06/17/2025	Ramos
Environmental Review	Comments	06/17/2025	Kessler
Public Utilities Review	No Comments	06/18/2025	Vacca
No Comments			
Stormwater Review	Comments	06/18/2025	Vo
Engineering Review	Comments	06/23/2025	Dresch
Solid Waste Review	Comments	06/23/2025	Portalatin
Traffic Eng Review	Comments	06/23/2025	Dresch
Land Resource Review	Comments	06/24/2025	McDonnell

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - Prior to DO (Acknowledge) - General Comments

Set to DRAFT on 6/23/2025 11:24:28 AM

Issue created by Raymond Dresch on 6/23/2025 11:24:28 AM
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, hardscaping, and lighting located within Right of Way.
4. Work on right-of-way shall require a permit with the appropriate entity.
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.



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

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 6/17/2025 7:54:38 AM

Issue created by Sarah Kessler on 6/17/2025 7:54:38 AM
sarah.kessler@myclearwater.com - 727-444-8233

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

Set to DRAFT on 6/17/2025 7:55:00 AM

Issue created by Sarah Kessler on 6/17/2025 7:55:00 AM
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).

LAND RESOURCE - Prior to DO: Irrigation Plan

Set to DRAFT on 6/24/2025 9:14:53 AM

Issue created by Danny McDonnell on 6/24/2025 9:14:53 AM
danny.mcdonnell@myclearwater.com - 727-444-8765

Please provide an irrigation plan.

LAND RESOURCE - Prior to DO: Landscape Material

Set to DRAFT on 6/24/2025 9:13:45 AM

Issue created by Danny McDonnell on 6/24/2025 9:13:45 AM
danny.mcdonnell@myclearwater.com - 727-444-8765

Please acknowledge;

Shell, sand, 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.

LAND RESOURCE - Prior to DO: Landscape Plan

Set to DRAFT on 6/24/2025 9:14:08 AM

Issue created by Danny McDonnell on 6/24/2025 9:14:08 AM
danny.mcdonnell@myclearwater.com - 727-444-8765

Please provide a landscape plan.

LAND RESOURCE - Prior to DO: Tree Survey

Set to DRAFT on 6/24/2025 9:12:58 AM

Issue created by Danny McDonnell on 6/24/2025 9:12:58 AM
danny.mcdonnell@myclearwater.com - 727-444-8765

The tree survey appears to be from 1999. Please provide a new survey that includes only the existing landscape.

PLANNING - Prior to DO - Project Valuation

Set to DRAFT on 6/26/2025 4:15:22 PM

Issue created by Thea French on 6/26/2025 4:15:22 PM
thea.french@myclearwater.com - 727-444-8771

Provide documentation with the project costs. The job value is listed as zero dollars (\$0.00). We need to establish if the job value exceeds 25%, or 50% of the value of the primary structure as established by the Pinellas County Property Appraiser guideline.

If it exceeds 25% landscape improve will be required. (Division 12)
If it exceeds 50%, there will be other code standards required.



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

PLANNING - Prior to DO: Site Data

Set to DRAFT on 6/12/2025 12:55:50 PM

Issue created by Thea French on 6/12/2025 12:55:50 PM

Issue is attached to Plans on sheet SP-1.1

thea.french@myclearwater.com - 727-444-8771

Some of the data is incorrect. Update the site data table with information found in Table 2-802.
Retail sales and services.

PLANNING - Prior to DO: Acknowledge Disclaimer

Set to DRAFT on 6/12/2025 1:23:26 PM

Issue created by Thea French on 6/12/2025 1:23:26 PM

Issue is attached to page 1 in APP.pdf

thea.french@myclearwater.com - 727-444-8771

PLANNING – General Comments (Please acknowledge):

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: Authorized agent/representative

Set to DRAFT on 6/12/2025 12:10:10 PM

Issue created by Thea French on 6/12/2025 12:10:10 PM

Issue is attached to page 5 in APP.pdf

thea.french@myclearwater.com - 727-444-8771

The owner(s) name(s) match the pcps.gov, however, contact information is lacking authority. This notarized affidavit does not appoint any agent, or representative to execute petitions, or documents for the owner, recorded as BOLDOG, DOROTHY C TRE M & J TRUST.

Please provide a notarized document stating who may act as an agent, or representative for BOLDOG, DOROTHY C TRE M & J TRUST.

PLANNING - Prior to DO: Parking requirements

Set to DRAFT on 6/12/2025 10:38:05 AM

Issue created by Thea French on 6/12/2025 10:38:05 AM

Issue is attached to page 2 in APP.pdf

thea.french@myclearwater.com - 727-444-8771

Include the number of parking spaces required and proposed parking spaces.



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

PLANNING - Prior to DO: Requested flexibility

Set to DRAFT on 6/12/2025 11:59:49 AM

Issue created by Thea French on 6/12/2025 11:59:49 AM

Issue is attached to page 4 in APP.pdf

thea.french@myclearwater.com - 727-444-8771

Need the Flexibility / Specific Criteria from the Community Development Code (CDC);

Include the section number and specific criterion with the responses to the criteria. For example, ...Section 2-802.U Retail sales and services....

PLANNING - Prior to DO: Sight Visibility Triangles (SVT)

Set to DRAFT on 6/12/2025 12:34:31 PM

Issue created by Thea French on 6/12/2025 12:34:31 PM

Issue is attached to Plans on sheet SP-1

thea.french@myclearwater.com - 727-444-8771

Section 3-904. - Sight visibility triangle

The SVT graphic is to be within the property lines. The graphics on the site plan that represent the SVT are incorrectly applied.

Begin the measurement at the point the property line meets the driveway. Measure 20-feet along the property line. Then measure from the beginning point down the driveway (towards the interior of the property). And lastly, connect the two lines to make the triangle.

Let me know if you have questions or need more clarity.

SOLID WASTE - Prior to DO - Dumpster/Enclosure

Set to DRAFT on 6/23/2025 11:55:56 AM

Issue created by Brandi Portalatin on 6/23/2025 11:55:56 AM

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

Enclosure needs to be brought up to code. Sec.32.284 (6) in the ordinance. (For dumpster only not compactor.)

Solid waste does not have dumpster with compactors. It is either a dumpster or a compactor, please specify the exact trash style that will be used.

Please provide a vehicle template for a front end garbage truck on how the truck will maneuver on the property and off. Solid waste can not reverse into a main road.

STORMWATER - Prior to DO (need acknowledge)

Set to DRAFT on 6/18/2025 3:05:50 PM

Issue created by Phuong Vo on 6/18/2025 3:05:50 PM

phuong.vo@myclearwater.com - 727-444-8228

Please acknowledge in the response letter that prior to building permit application, observed ponding at the driveway shall be addressed.

STORMWATER - Prior to DO Acknowledge - General comment

Set to DRAFT on 6/18/2025 3:08:04 PM

Issue created by Phuong Vo on 6/18/2025 3:08:04 PM

phuong.vo@myclearwater.com - 727-444-8228

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

TRAFFIC ENG - Prior to DO - Sight Visibility Triangles (SVT)

Set to DRAFT on 6/23/2025 11:08:22 AM

Issue created by Raymond Dresch on 6/23/2025 11:08:22 AM

Issue is attached to Plans on sheet SP-1

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

Please adjust SVTs to the property line.



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

TRAFFIC ENG - Prior to DO (Acknowledge) - 25% Valuation Rule

Issue created by Raymond Dresch on 6/23/2025 11:14:22 AM
raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledge: Section 3-1401.B.3.a. Existing parking lots shall be brought into compliance to the greatest extent practicable as determined by the Community Development Coordinator if an existing use is improved or remodeled in a value of 25 percent or more of the valuation of the existing principal structure as reflected on the property appraiser's current records. *Focus areas include accessibility parking & routes and safety.*

TRAFFIC ENG - Prior to DO (Acknowledge) - Multimodal Impact Fees

Set to DRAFT on 6/23/2025 11:21:31 AM

Issue created by Raymond Dresch on 6/23/2025 11:21:31 AM
raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledge: There will be no multimodal impact fee assessed for this project as prior usage credit would be greater than the proposed usage.

TRAFFIC ENG - Prior to DO (Acknowledge) - Sidewalk

Set to DRAFT on 6/23/2025 5:44:21 PM

Issue created by Raymond Dresch on 6/23/2025 5:44:21 PM
raymond.dresch@myclearwater.com - 727-444-8775

As stated by Engineering, adjacent sidewalks will need to be brought into compliance under Section 47.181. of the Community Development Code for projects where such remodeling will exceed 50 percent of the assessed valuation of the property. Current site conditions exhibit a non-compliant sidewalk through the driveway apron area where the minimum accessible path width is less than 36 inches wide with a cross-slope exceeding 2%.

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

9:10 AM

Case number: [FLS2025-01002 -- 1592 LOTUS PATH](#)

Owner(s): Arledge, Douglas Q & Regina G Liv Trust
10281 W Surrey Dr
Littleton, CO 80127 115
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Regina Arledge
1592 Lotus Path
Clearwater, FL 33756
PHONE: (303) 898-8976, Fax: No fax, Email: Rga.Ponder@att.Net

Representative: Regina Arledge
1592 Lotus Path
Clearwater, FL 33756
PHONE: (303) 898-8976, Fax: No fax, Email: Rga.Ponder@att.Net

Location: Northwest corner of Lotus Path and Lake Drive. (0.21 acres)

Atlas Page: 297A

Zoning District: LMDR - Low Medium Density Residential

Request: Flexible Standard Development approval for a detached dwelling in the Low Medium Density Residential (LMDR) District at 1592 Lotus Path. 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
Townhomes at Lake Avenue

Assigned Planner: Thea French, 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

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	06/11/2025	French
Planning Review	Comments	06/12/2025	French
Fire Review	No Comments	06/17/2025	Ramos
Environmental Review	Comments	06/17/2025	Kessler
Parks and Rec Review	No Comments	06/17/2025	Parry
Land Resource Review	Comments	06/18/2025	Quinzi
Public Utilities Review	No Comments	06/18/2025	Vacca
Stormwater Review	Comments	06/20/2025	Vo
Engineering Review	Comments	06/23/2025	Dresch
Solid Waste Review	No Comments	06/23/2025	Portalatin
Traffic Eng Review	Comments	06/23/2025	Dresch

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - Prior to DO (Acknowledge) - General Comments

Set to DRAFT on 6/23/2025 12:01:41 PM

Issue created by Raymond Dresch on 6/23/2025 12:01:41 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, hardscaping, and lighting located within Right of Way.
4. Work on right-of-way shall require a permit with the appropriate entity.
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.



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

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 6/17/2025 8:09:10 AM

Issue created by Sarah Kessler on 6/17/2025 8:09:10 AM
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: Tree Preservation

Set to DRAFT on 6/18/2025 3:48:45 PM

Issue created by Michael Quinzi on 6/18/2025 3:48:45 PM
michael.quinzi@myclearwater.com - 727-444-8770

The 19" Yellow Poinciana tree to the east of the drive way will require a Tree Preservation Plan if it is to be preserved.

Tree Preservation Plan Required - Provide a Tree Preservation Plan prepared by an ISA Certified Arborist. This plan must show how the proposed building, driveway, 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. 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.

Acknowledge prior to Building Permit - Yellow Poinciana trees will grow very large and may damage your new driveway in the future, if you remove the tree submit a tree removal application with your Building Permit. A mitigation fee to the city's tree fund at the rate of \$48 per inch is required and you are required to install 1 code sized native shade tree or equivalent. This tree must meet the minimum code requirements.

PLANNING - Prior to DO : Conflicting plans

Set to DRAFT on 6/12/2025 4:01:18 PM

Issue created by Thea French on 6/12/2025 4:01:18 PM
Issue is attached to Plans on sheet 1
thea.french@myclearwater.com - 727-444-8771

Conflicting site plans that do not demonstrate the request need to be removed.

It is very important all plans and narratives are consistent. Please update all narratives to reflect what is on all applicable plans.

If you need assistance with organizing the plan sheets or uploading correctly, please contact Alba Horanlli. (alba.horanlli@myclearwater.com; or (727) 444-8538)

PLANNING - Prior to DO: Elevations

Set to DRAFT on 6/12/2025 3:56:48 PM

Issue created by Thea French on 6/12/2025 3:56:48 PM
Issue is attached to Plans on sheet PR1-08
thea.french@myclearwater.com - 727-444-8771

Provide architectural elevations showing proposed building height.

Please refer to Division 8 for the definition and helpful information regarding height requirements

PLANNING - Prior to DO: Fence

Set to DRAFT on 6/12/2025 3:08:48 PM

Issue created by Thea French on 6/12/2025 3:08:48 PM
Issue is attached to page 2 in Exhibit a.pdf
thea.french@myclearwater.com - 727-444-8771

All fencing proposals will be applied for through a separate permit. Please remove any reference to fencing from all narratives and applicable plans.



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

PLANNING - Prior to DO: Fencing

Set to DRAFT on 6/12/2025 3:43:02 PM

Issue created by Thea French on 6/12/2025 3:43:02 PM

Issue is attached to Plans on sheet SITE 1

thea.french@myclearwater.com - 727-444-8771

All fencing will be applied for through a separate permit. Please remove any reference to proposed fencing from all narratives and applicable plans.

PLANNING - Prior to DO: General Comments Acknowledgment

Set to DRAFT on 6/12/2025 4:30:28 PM

Issue created by Thea French on 6/12/2025 4:30:28 PM

thea.french@myclearwater.com - 727-444-8771

PLANNING – General Comments (Acknowledge):

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 prior to proceeding to the Community Development Board (CDB).

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: Landscape Plans

Set to DRAFT on 6/12/2025 3:54:50 PM

Issue created by Thea French on 6/12/2025 3:54:50 PM

Issue is attached to Plans on sheet TREE 1

thea.french@myclearwater.com - 727-444-8771

Site/landscape plans are required will be reviewed against the provisions of CDC Section 2-1002 and the applicable divisions in Article 3 including but not limited to Divisions 1, 2, 7, 8, 9, 12, 13, 14, 17 and 18.

PLANNING - Prior to DO: Site plan dimensions

Set to DRAFT on 6/12/2025 3:51:52 PM

Issue created by Thea French on 6/12/2025 3:51:52 PM

Issue is attached to Plans on sheet SITE 1

thea.french@myclearwater.com - 727-444-8771

Provide clearly labeled dimensions from the corner(s) of proposed development to the adjacent property line.

PLANNING - Prior to DO: Specific Criterion Section 2-203.C Detached Dwelling

Set to DRAFT on 6/12/2025 2:57:52 PM

Issue created by Thea French on 6/12/2025 2:57:52 PM

Issue is attached to page 2 in Exhibit a.pdf

thea.french@myclearwater.com - 727-444-8771

Ensure the correct flexibility is referenced every time you mention the request. There is an incorrect reference in the second paragraph. It should read "Section 2-203.C. Detached dwellings"

It is very important all plans and narratives are consistent. Please update all narratives to reflect what is on all applicable plans. If you need assistance with organizing the plan sheets or uploading correctly, please contact Alba Horanlii.



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

STORMWATER - Prior to DO (acknowledge)

Set to DRAFT on 6/20/2025 5:43:05 PM

Issue created by Phuong Vo on 6/20/2025 5:43:05 PM

phuong.vo@myclearwater.com - 727-444-8228

Please acknowledge that the following is the stormwater's condition of approval on the Development Order:

Construction plan shall show proposed lot grading including directing runoff to the designed destination, and said grading plan, when implemented, shall not adversely impact adjoining properties.

TRAFFIC ENG - Prior to DO - Driveway Design/Dimensions

Set to DRAFT on 6/23/2025 11:51:28 AM

Issue created by Raymond Dresch on 6/23/2025 11:51:28 AM

Issue is attached to Plans on sheet SITE 1

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

--1-- Please provide dimensions for driveway -a- width a p/l, -b- width at curb (with flares), -c- flare dimensions, -d- distance from side property line.

--2-- Typical driveway side setback from intersections as measured in the ROW is 43 feet from the parallel edge of driveway to the back of curb (typically 2 feet wide) of the parallel roadway. Existing driveway is estimated at 48 feet, proposed driveway is estimated at 33 feet.

Note: See Index 103 at <https://www.myclearwater.com/files/sharedassets/public/v/3/doing-business-in-clearwater/city-projects/documents/100-streets/100streets.pdf>

TRAFFIC ENG - Prior to DO - SVTs

Set to DRAFT on 6/23/2025 11:55:31 AM

Issue created by Raymond Dresch on 6/23/2025 11:55:31 AM

Issue is attached to Plans on sheet SITE 1

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

Please add 20' Sight Visibility Triangles (Section 3-904) to the plan along both sides of the driveway at the property line (not the edge of the street) and at the 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. See markup.

Link: 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:

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

9:20 AM

Case number: [FLS2025-03016 -- 870 ELDORADO AVE](#)

Owner(s): Daniel M Bair
235 Windward Passage
Clearwater, FL 33767 223
PHONE: (727) 727-7272, Fax: No fax, Email: No email

Applicant: Wesley Davis
P.O. Box 240
Clearwater, FL 33757
PHONE: (941) 286-8138, Fax: No fax, Email: Wesleyd@sunarcgroup.Com

Representative: Wesley Davis
Sunarc Architecture, Llc
P.O. Box 240
Clearwater, FL 33757
PHONE: (941) 286-8138, Fax: No fax, Email: Wesleyd@sunarcgroup.Com

Location: West side of Eldorado Avenue approximately 200 feet west of Mandalay Avenue.
(0.16-acres)

Atlas Page: 249A

Zoning District: LMDR - Low Medium Density Residential

Request: Flexible Standard Development approval for a residential infill project as a detached dwelling in the Low Medium Density Residential (LMDR) District at 870 Eldorado Avenue. The building will not exceed 30 feet in height and includes two off-street parking spaces. Requested is flexibility for front and side 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: Thea French, 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

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	04/07/2025	French
Parks and Rec Review	No Comments	04/09/2025	Parry
Solid Waste Review	No Comments	04/15/2025	Portalatin
Fire Review	No Comments	04/21/2025	Ramos
Development Review Committee	DRC Review	05/30/2025	Horanlli
Engineering Review	No Comments	06/06/2025	Dresch
Traffic Eng Review	No Comments	06/06/2025	Dresch
Planning Review	Comments	06/12/2025	French
Stormwater Review	No Comments	06/16/2025	Vo
Environmental Review	No Comments	06/17/2025	Kessler
Public Utilities Review	No Comments	06/23/2025	Vacca
Land Resource Review	No Comments	06/25/2025	McDonnell

The DRC reviewed this application with the following comments:

Plan Room Issues:

PLANNING - Prior to DO ISR (application page 2)

Set to DRAFT on 6/11/2025 12:39:46 PM

Issue created by Thea French on 6/11/2025 12:39:46 PM

Issue is attached to page 2 in 870 Eldorado Ave - Variance Resubmission Application.pdf
thea.french@myclearwater.com - 727-444-8771

As additional comments on sheet A101 state the ISR needs to be consistent. Please update applicable application pages and plans.

Here's a link to the worksheet:

<https://www.myclearwater.com/files/sharedassets/public/v/2/planning-amp-development/documents/zoning-approval/18.isr.wrksht.pdf>



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

PLANNING - Prior to DO ISR (Plans)

Set to DRAFT on 6/9/2025 1:32:13 PM

Issue created by Thea French on 6/9/2025 1:32:13 PM

Issue is attached to Plans on sheet A101

thea.french@myclearwater.com - 727-444-8771

The ISR is based upon the entire square footage of the parcel. This includes the OS/R area. Provide an ISR worksheet that demonstrates all impervious areas. Ensure the ISR calculations annotations are consistent on all pages of the application and plans.

Here is a link to the worksheet:

<https://www.myclearwater.com/files/sharedassets/public/v/2/planning-and-development/documents/zoning-approval/18.isr.wrksht.pdf>

PLANNING - Prior to DO: Landscape Plan

Set to NOTACCEPTED on 6/9/2025 5:28:29 PM

Issue created by Thea French on 4/23/2025 4:37:40 PM

thea.french@myclearwater.com - 727-444-8771

Provide a landscape plan that meets the standards in Division 12 of the CDC.

Wesley Davis on 5/29/2025 4:37:19 PM - ANSWERED

The Overall Site Plan 4/A101 has been updated to reflect the landscape requirements of Division 12 of the CDC. Including the tree requirements as well as all additional Landscaping Requirements.

Thea French on 6/9/2025 5:28:29 PM - NOTACCEPTED

I do not see Site Plan 4/A101. Is this a fourth version? Currently, there are three versions uploaded. A landscape plan is still required. Please provide a landscape plan in addition to the narrative.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

PLANNING - Prior to DO: Permitted encroachments into setbacks

Set to NOTACCEPTED on 6/9/2025 2:06:26 PM

Issue created by Thea French on 4/23/2025 1:22:30 PM

Issue is attached to Plans on sheet A101

thea.french@myclearwater.com - 727-444-8771

Please identify and dimension the Site Plan to be consistent with the CDC pursuant with the following:

Section 3-908. - Permitted encroachments into setbacks and over street rights-of-way.

C. 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.

D.1. Balconies, decks, bay windows, and similar features that linearly extend 50 percent or less of the width of the building wall to which they are attached shall be permitted to extend into a required setback area not more than 24 inches provided through access is not obstructed.

Wesley Davis on 5/29/2025 4:40:26 PM - ANSWERED

All exterior balconies (that extend 50% or less of the width of the building) and stairs are within the 24" of the building setback and do not obstruct through access.

Thea French on 6/9/2025 2:06:26 PM - NOTACCEPTED

Side setback:

Screened mechanical equipment is permitted within a required setback. The stairs are not permitted.

Section 3-903

A. Except for fences, walls, outdoor lighting, signs, minimum door landing required by the Florida Building Code, walkways leading to building entrances, driveway access to garages, and/or vehicular cross access (driveways), shared parking, and trash staging areas, no building or structure shall be permitted in a setback required by the applicable zoning district.

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

9:30 AM

Case number: [FLD2024-08018A -- 521 S GULFVIEW BLVD](#)

Owner(s): Decade Gulfcoast Hotel Ptnrs
13555 Bishops Ct Ste 345
Brookfield, WI 53005-6218
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Brian Aungst, Jr.
625 Court Street, Suite 200
Clearwater
PHONE: (727) 441-8966, Fax: (727) 442-8470, Email: Bja@macfar.Com

Representative: Brian Aungst, Jr.
Macfarlane, Ferguson & McMullen, P.A.
625 Court Street, Suite 200
Clearwater
PHONE: (727) 441-8966, Fax: (727) 442-8470, Email: Bja@macfar.Com

Location: South side of S. Gulfview Boulevard at the intersection of Hamden Drive. (4.9 acres)

Atlas Page: 285A

Zoning District: Tourist

Request: Flexible Development approval to add five overnight accommodation units as part of the proposed 394 overnight accommodation units in the Tourist (T) zoning district and the South Beach/ Clearwater Pass Character District of Beach by Design located at 521 S. Gulfview Boulevard. The additional units will be accommodated through interior renovations and no exterior work is proposed. The building does not exceed 100 feet in height and includes 585 off-street parking spaces. (Community Development Code Section 2-803.K., Article 4, Division 14, and Beach by Design).

Proposed Use: Overnight Accommodations

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

Assigned Planner: Austen Dole, Planner



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	06/13/2025	Dole
Fire Review	No Comments	06/17/2025	Ramos
Environmental Review	No Comments	06/17/2025	Kessler
Public Utilities Review	No Comments	06/18/2025	Vacca
No Comments			
Stormwater Review	No Comments	06/20/2025	Vo
Engineering Review	No Comments	06/23/2025	Dresch
Traffic Eng Review	Comments	06/23/2025	Dresch
Solid Waste Review	No Comments	06/23/2025	Portalatin
Land Resource Review	No Comments	06/25/2025	McDonnell

The DRC reviewed this application with the following comments:

Plan Room Issues:

PLANNING - Prior to CDB - Acknowledge - General Comments

Set to DRAFT on 6/25/2025 4:18:49 PM

Issue created by Austen Dole on 6/25/2025 4:18:49 PM
austen.dole@myclearwater.com - 727-444-7351

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 prior to proceeding to the Community Development Board (CDB).

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."

In order to be reviewed by the Community Development Board (CDB) on August 19, 2025, electronic version of all updated materials must be submitted no later than 12:00pm on July 11, 2025.



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

PLANNING - Prior to CDB - Elevations

Set to DRAFT on 6/26/2025 10:21:56 AM

Issue created by Ted Kozak on 6/26/2025 10:21:56 AM
ted.kozak@myclearwater.com - 727-444-8941

In order to confirm that no exterior changes are proposed, please provide plans of the existing elevations.

PLANNING - Prior to CDB - Floor Plan

Set to DRAFT on 6/25/2025 4:17:59 PM

Issue created by Austen Dole on 6/25/2025 4:17:59 PM
austen.dole@myclearwater.com - 727-444-7351

Please indicate on the floor plans that shows how the proposed split of rooms would accommodate additional density from the transfer of development rights.

TRAFFIC ENG - Prior to CDB - Parking Calcs (0) / ADA Parking

Set to DRAFT on 6/23/2025 12:45:37 PM

Issue created by Raymond Dresch on 6/23/2025 12:45:37 PM
raymond.dresch@myclearwater.com - 727-444-8775

- 1-- Please provide a parking tabulations summary table specifying public access spaces and valet spaces as well as the number of public accessible ADA spaces for the entire site (note: Sheet C-04 not brought over from the base FLD application).
- 2-- Based on the plans provided, a total of 6 ADA spaces (Level 2 - 2ea, Level 3 - 2ea, Level 4 - 2ea) will no longer be accessible by the general public within the parking garage. Please identify how/where these displaced ADA spaces will be provided.

TRAFFIC ENG - Prior to CDB - Parking Calcs (1) / Valet Access Control

Set to DRAFT on 6/23/2025 12:40:48 PM

Issue created by Raymond Dresch on 6/23/2025 12:40:48 PM
Issue is attached to Plans on sheet 1
raymond.dresch@myclearwater.com - 727-444-8775

Edge Parking Level 1 (Ground)

- Public Use Parking: 48 including 3 HC.
- Please show location of Valet access control.
- Prior notation stated Valet will be restricted to the 2nd, 3rd, 4th, and 5th levels. There are 6x Valet spaces shown on the ramp... are these inside the Valet controlled space.
- Show turning template for how the general public will be able to turn around at the Valet access controlled area.

TRAFFIC ENG - Prior to CDB - Parking Calcs (2)

Set to DRAFT on 6/23/2025 12:36:34 PM

Issue created by Raymond Dresch on 6/23/2025 12:36:34 PM
Issue is attached to Plans on sheet 2
raymond.dresch@myclearwater.com - 727-444-8775

1. Please verify the existence of spaces not drawn on sheet... callout states 18 but on have 15 shown on the lower right side of sheet.
 2. Edge Parking Level 2 -- existing parking to be converted to Valet.
 - Existing Parking: 77 including 2 HC.
 - Double Count: minus 3 from existing spaces along bottom edge of sheet shown as new valet.
 - New Valet Parking: 40 each
- ***Note: 2x HC spaces no longer accessible to public.



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

TRAFFIC ENG - Prior to CDB - Parking Calcs (3)

Set to DRAFT on 6/23/2025 12:35:25 PM

Issue created by Raymond Dresch on 6/23/2025 12:35:25 PM

Issue is attached to Plans on sheet 3

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

1. Please verify the existence of spaces not drawn on sheet... callout states 18 but on have 15 shown on the lower right side of sheet.
 2. Edge Parking Level 3 -- existing parking to be converted to Valet.
 - Existing Parking: 84 including 2 HC.
 - Double Count: minus 3 from existing spaces along bottom edge of sheet shown as new valet.
 - New Valet Parking: 43 each
- ***Note: 2x HC spaces no longer accessible to public.

TRAFFIC ENG - Prior to CDB - Parking Calcs (4)

Set to DRAFT on 6/23/2025 12:34:29 PM

Issue created by Raymond Dresch on 6/23/2025 12:34:29 PM

Issue is attached to Plans on sheet 4

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

1. Please verify the existence of spaces not drawn on sheet... callout states 18 but on have 15 shown on the lower right side of sheet.
 2. Edge Parking Level 4 -- existing parking to be converted to Valet.
 - Existing Parking: 84 including 2 HC.
 - Double Count: minus 3 from existing spaces along bottom edge of sheet shown as new valet.
 - New Valet Parking: 43 each
- ***Note: 2x HC spaces no longer accessible to public.

TRAFFIC ENG - Prior to CDB - Parking Calcs (5)

Set to DRAFT on 6/23/2025 12:32:12 PM

Issue created by Raymond Dresch on 6/23/2025 12:32:12 PM

Issue is attached to Plans on sheet 5

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

1. Upper left corner of sheet conflicting / overlapping valet spots.
2. Edge Parking Level 5 -- existing parking to be converted to Valet.
 - Existing Parking: 62 including 2 HC.
 - Double Count: minus 1 from existing space along bottom edge of sheet shown as new valet.
 - New Valet Parking: 37 each
 - Valet space conflict: minus 1.

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

9:40 AM

Case number: [FLD2025-06013 -- 730 ELDORADO AVE](#)

Owner(s): John C Thomas
730 Eldorado Ave
Clearwater, FL 33767-1420
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Katie Cole
600 Cleveland Street Ste 800
Clearwater
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
Clearwater, FL 33755
PHONE: (727) 259-6791, Fax: No fax, Email: Katie.Cole@hwhlaw.Com

Location: West side of Eldorado Avenue approximately 200 feet west of 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 at 730 Eldorado 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
Clearwater Beach Association

Assigned Planner: Austen Dole, 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

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	06/10/2025	Dole
Fire Review	No Comments	06/17/2025	Ramos
Environmental Review	Comments	06/17/2025	Kessler
Parks and Rec Review	No Comments	06/17/2025	Parry
Public Utilities Review	Comments	06/18/2025	Vacca
Prior to Permitting			
Stormwater Review	Comments	06/20/2025	Vo
Engineering Review	Comments	06/23/2025	Dresch
Traffic Eng Review	Comments	06/23/2025	Dresch
Solid Waste Review	No Comments	06/23/2025	Portalatin
Land Resource Review	Comments	06/24/2025	McDonnell

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - Prior to CDB - Rear Easement

Set to DRAFT on 6/23/2025 3:21:39 PM

Issue created by Raymond Dresch on 6/23/2025 3:21:39 PM

Issue is attached to Plans on sheet A-001

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

Please show the 5 foot rear utility easement on the plans.

ENVIRONMENTAL - Acknowledge prior to DO:

Set to DRAFT on 6/17/2025 8:01:43 AM

Issue created by Sarah Kessler on 6/17/2025 8:01:43 AM

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).



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

ENVIRONMENTAL - Acknowledge prior to DO:

Set to DRAFT on 6/17/2025 8:02:56 AM

Issue created by Sarah Kessler on 6/17/2025 8:02:56 AM
sarah.kessler@myclearwater.com - 727-444-8233

The city supports the Florida Statute (Subsection 161.053) prohibits construction of structures seaward of the Coastal Construction Control Line (CCCL), excavation and removal of beach material, alteration of existing ground elevations, damaging sand dunes or vegetation growing on them. Any alteration or removal of dunes and/or beach vegetation requires approval from the City and a permit from the Florida Department of Environmental Protection (FDEP).

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 6/17/2025 8:01:27 AM

Issue created by Sarah Kessler on 6/17/2025 8:01:27 AM
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 BCP: Landscape Acknowledgement

Set to DRAFT on 6/24/2025 8:55:48 AM

Issue created by Danny McDonnell on 6/24/2025 8:55:48 AM
danny.mcdonnell@myclearwater.com - 727-444-8765

Please acknowledge:

1. 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.
2. 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 be installed. On Island Estates and the beach, palms may be used for up to but no more than 75% of the required shade trees.

PLANNING - Prior to CDB - Acknowledge - General Comments

Set to DRAFT on 6/25/2025 11:29:49 AM

Issue created by Austen Dole on 6/25/2025 11:29:49 AM
austen.dole@myclearwater.com - 727-444-7351

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 prior to proceeding to the Community Development Board (CDB).

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."

In order to be reviewed by the Community Development Board (CDB) on August 19, 2025, electronic version of all updated materials must be submitted no later than 12:00pm on July 11, 2025.



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

PLANNING - Prior to CDB: Flood Zone

Set to DRAFT on 6/25/2025 11:29:21 AM

Issue created by Austen Dole on 6/25/2025 11:29:21 AM
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.

PLANNING - Prior to CDB: Height

Set to DRAFT on 6/25/2025 11:44:24 AM

Issue created by Austen Dole on 6/25/2025 11:44:24 AM
austen.dole@myclearwater.com - 727-444-7351

Please verify and reflect on the plans and elevations the maximum building height, measured from the Design Flood Elevation (DFE) to the midpoint of the roof. The maximum permitted height is 30 feet.

PLANNING - Prior to CDB: Impervious Surface Ratio

Set to DRAFT on 6/25/2025 11:45:34 AM

Issue created by Austen Dole on 6/25/2025 11:45:34 AM
austen.dole@myclearwater.com - 727-444-7351

Please verify the impervious surface ratio for this property. The maximum permitted coverage is 65%.

PLANNING - Prior to CDB-Front stair setback encroachment

Set to DRAFT on 6/25/2025 11:41:59 AM

Issue created by Austen Dole on 6/25/2025 11:41:59 AM
Issue is attached to Plans on sheet A-001
austen.dole@myclearwater.com - 727-444-7351

CDC Section 3-908 states: "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." The proposed stairs are located only 5 feet from the front property line. While staff understands the applicant is requesting a reduction of the front setback to 10 feet, the allowable stair encroachment is still limited to 3 feet. Please revise the stair dimensions or location to comply with this requirement.

PUBLIC UTILITIES - Prior to permitting

Set to DRAFT on 6/18/2025 1:18:21 PM

Issue created by Michael Vacca on 6/18/2025 1:18:21 PM
Issue is attached to Plans on sheet A-003
mike.vacca@myclearwater.com - 727-265-1831

Call and acknowledge on drawings –

1. show location of utilities – Water meter, RCW meter and show sewer lateral connection points with Clean -out.



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

STORMWATER - Prior to CDB (acknowledge)

Set to DRAFT on 6/20/2025 6:15:15 PM

Issue created by Phuong Vo on 6/20/2025 6:15:15 PM

phuong.vo@myclearwater.com - 727-444-8228

- The construction plan at building permit shall show proposed lot grading including directing runoff to the designed destination, and said grading plan, when implemented, shall not adversely impact adjoining properties.
- The construction plan at building permit shall address the localized drainage puddle observed at the proposed driveway and edge of pavement.
- The construction plan at building permit to have FFE of the garage minimum 6" above the adjacent crown of road.

TRAFFIC ENG - Prior to CDB - Driveway Design

Set to DRAFT on 6/23/2025 3:39:03 PM

Issue created by Raymond Dresch on 6/23/2025 3:39:03 PM

Issue is attached to Plans on sheet A-001

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

Clearwater Subdivision Design Standards & Platting Procedures Manual (25JUL2016) specifies that 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.

TRAFFIC ENG - Prior to CDB - Sight Visibility Triangles

Set to DRAFT on 6/23/2025 3:27:18 PM

Issue created by Raymond Dresch on 6/23/2025 3:27:18 PM

Issue is attached to Plans on sheet A-001

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

--1-- SVTs need to be drawn along the driveway at the front p/l.

Note: Aster St (along north side of parcel) is an unimproved ROW for beach access with no projected future improvement as a roadway and therefore encroachment into the SVT will be authorized.

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

9:50 AM

Case number: [FLD2025-05011 -- 2236 ATMI JUNIOR GREENE DR POOL](#)

Owner(s): Rayan Real Estate Llc
434 Skinner Blvd Ste 105
Dunedin, FL 34698-4901
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Housh Ghovae
300 South Belcher Road
Clearwater, FL 337653908
PHONE: (727) 443-2869, Fax: No fax, Email: Housh@northsideengineering.Net

Representative: Housh Ghovae
Northside Engineering
300 South Belcher Road
Clearwater, FL 337653908
PHONE: (727) 443-2869, Fax: No fax, Email: Housh@northsideengineering.Net

Location: East side of Belcher Road at the terminal end of Range Road. (2.02 acres)

Atlas Page: 272A

Zoning District: LDR - Low Density Residential

Request: Flexible development approval for ten-unit attached dwelling development in the Low Density Residential (LDR) District for the property located at 2236 ATMI Junior Greene Drive. The buildings do not exceed 30 feet in height and includes 20 parking spaces. Requested flexibility is for attached dwellings (Community Development Code Section 2-104.A. and Section 3-1202.G).

Proposed Use: Attached Dwellings

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

Assigned Planner: Austen Dole, 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

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	06/06/2025	Dole
Fire Review	Comments	06/17/2025	Ramos
Environmental Review	Comments	06/17/2025	Kessler
Stormwater Review	Comments	06/18/2025	Vo
Engineering Review	Comments	06/23/2025	Dresch
Traffic Eng Review	Comments	06/23/2025	Dresch
Solid Waste Review	Comments	06/23/2025	Portalatin
Land Resource Review	Comments	06/23/2025	Quinzi
Public Utilities Review	Comments	06/23/2025	Vacca
Parks and Rec Review	Comments	06/25/2025	Parry
Harbor Master Review	No Comments	06/27/2025	Horanlli

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - Prior to CDB (Acknowledge) - General Comments

Set to DRAFT on 6/23/2025 1:00:58 PM

Issue created by Raymond Dresch on 6/23/2025 1:00:58 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, hardscaping, and lighting located within Right of Way.
4. Work on right-of-way shall require a permit with the appropriate entity.
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.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 6/17/2025 7:49:07 AM

Issue created by Sarah Kessler on 6/17/2025 7:49:07 AM
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 DO - Acknowledge Fire Comment

Set to DRAFT on 6/17/2025 1:37:48 PM

Issue created by Walter Ramos on 6/17/2025 1:37:48 PM
Issue is attached to Plans on sheet C3.1
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 and describe on plans PRIOR TO DO.

FIRE - Prior to DO - Acknowledge Fire Comment

Set to DRAFT on 6/17/2025 1:40:33 PM

Issue created by Walter Ramos on 6/17/2025 1:40:33 PM
Issue is attached to Plans on sheet C4.1
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 prior to DO.

LAND RESOURCE - Prior to CDB: Landscape Acknowledgement

Set to DRAFT on 6/23/2025 4:31:17 PM

Issue created by Michael Quinzi on 6/23/2025 4:31:17 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 CDB: Tree Inventory

Set to DRAFT on 6/23/2025 4:27:34 PM

Issue created by Michael Quinzi on 6/23/2025 4:27:34 PM
michael.quinzi@myclearwater.com - 727-444-8770

Due to Hurricane Milton and the laps of time a new updated Tree Inventory must be submitted. The Tree Preservation Plan, Inches Spreadsheet and Landscape Plan must be updated to reflect any changes as a result of the Hurricane.



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

PARKS AND REC - Prior to CDB - Acknowledge Impact Fees

Set to DRAFT on 6/25/2025 4:33:13 PM

Issue created by Mark Parry on 6/25/2025 4:33:13 PM

Issue is attached to Plans on sheet C1.1

mark.parry@myclearwater.com - 727-444-8768

It appears that the proposal is for ten new attached dwelling units where three dwelling units exist/existed.

A Parks and Recreation Impact Fee of \$2,024 per dwelling unit (estimate of \$20,240 total) will be due prior to the issuance of any Certificate of Occupancy.

Please coordinate with Parks and Recreation Staff to determine the final amount due.

Please acknowledge this comment prior to CDB.

PLANNING - Prior to CDB - Acknowledge - General Comments

Set to DRAFT on 6/25/2025 11:58:15 AM

Issue created by Austen Dole on 6/25/2025 11:58:15 AM

austen.dole@myclearwater.com - 727-444-7351

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 prior to proceeding to the Community Development Board (CDB).

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."

In order to be reviewed by the Community Development Board (CDB) on August 19, 2025, electronic version of all updated materials must be submitted no later than 12:00pm on July 11, 2025.

PLANNING - Prior to CDB: Comprehensive Landscape Plan

Set to DRAFT on 6/25/2025 3:17:20 PM

Issue created by Austen Dole on 6/25/2025 3:17:20 PM

austen.dole@myclearwater.com - 727-444-7351

The original submittal for this project detailed a Comprehensive Landscape Plan. As Land Resources has already pointed out, updated landscape plans, tree preservation plans, and a tree inventory must be submitted for this site.

PLANNING - Prior to CDB: Height

Set to DRAFT on 6/25/2025 12:02:35 PM

Issue created by Austen Dole on 6/25/2025 12:02:35 PM

austen.dole@myclearwater.com - 727-444-7351

Please verify maximum height proposed. Reflect this on all relevant plans and elevations.

PLANNING - Prior to CDB: Renderings and Elevations

Set to DRAFT on 6/25/2025 3:13:38 PM

Issue created by Austen Dole on 6/25/2025 3:13:38 PM

austen.dole@myclearwater.com - 727-444-7351

Please provide up to date, colored renderings of proposed elevations for townhomes.



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

PUBLIC UTILITIES - prior to permitting

Set to DRAFT on 6/23/2025 2:27:08 PM

Issue created by Michael Vacca on 6/23/2025 2:27:08 PM

Issue is attached to Plans on sheet L1.1

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

1. Call-out on drawing and acknowledge – contractor is responsible for obtaining all Necessary permits for roadway crossings both water and sewer and including all restoration work.
2. Call-out on drawings and acknowledge – contract is responsible for excavation and shore for water department to make the necessary tap on water main.
3. Call-out on drawings and acknowledge all sewer system within the project shall be privately owned and maintained by others.
4. Call -out on drawings and acknowledge – explain how the proposal of installing the sewer gravity main crossing belcher Rd. and how the contractor is to connect into the existing gravity system.

SOLID WASTE - Prior to CDB/Acknowledgment

Set to DRAFT on 6/23/2025 12:13:15 PM

Issue created by Brandi Portalatin on 6/23/2025 12:13:15 PM

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

Provide a vehicle template for a side loader trash truck and a rear loader trash truck.

Acknowledge that each home will receive 2 - 90 gal barrels, one for garbage and one for recycling that will need to be stored inside the garage.

STORMWATER - General comments (acknowledge)

Set to DRAFT on 6/18/2025 3:23:51 PM

Issue created by Phuong Vo on 6/18/2025 3:23:51 PM

phuong.vo@myclearwater.com - 727-444-8228

Please acknowledge in the response letter of the following general conditions:

- DRC is a prerequisite of Building Permit application; additional comments may be forthcoming upon reviewing of Building Permit application submittal.
- It shall be the responsibility of the EOR to coordinate with and approved by the city's floodplain administrator for any floodplain impact or required mitigation.

STORMWATER - Prior to CDB (acknowledge)

Set to DRAFT on 6/18/2025 3:21:44 PM

Issue created by Phuong Vo on 6/18/2025 3:21:44 PM

phuong.vo@myclearwater.com - 727-444-8228

Please acknowledge on the response letter of the following:

Pinellas County's drainage connection permit and SWFWMD ERP permit are required prior to issuance of the 1st certification of occupancy.

TRAFFIC ENG - Prior to CDB - County ROW

Set to DRAFT on 6/23/2025 1:08:06 PM

Issue created by Raymond Dresch on 6/23/2025 1:08:06 PM

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

--1-- Please provide copies of any traffic impact studies and plans related to the proposed improvements to be made within the County ROW.

Note: An approved ROW permit will need to be obtained from Pinellas County prior to completing any work within the ROW.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.

