



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, March 6, 2025

8:30 AM - Staff Review

8:30 AM

Case number: [FLD2025-01001 -- 417 CORBETT ST](#)

Owner(s): Mav Centcom Llc
1300 S Fort Harrison Ave Ste 200
Clearwater, FL 33756-3360
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Michel Napoleon
617 Lakeview Rd, Ste A
Clearwater, FL 33756
PHONE: No phone, Fax: No fax, Email: Mnapoleon@essentialsofclearwater.Com

Representative: Michel Napoleon
Essentials Spa Of Clearwater
617 Lakeview Rd, Ste A
Clearwater, FL 33756
PHONE: No phone, Fax: No fax, Email: Mnapoleon@essentialsofclearwater.Com

Location: South side of Corbett Street approximately 109 feet west of the corner of Corbett Street and S. Ft. Harrison Avenue. (0.28 acres)

Atlas Page: 305B

Zoning District: O - Office

Request: Flexible Development approval for retail sales and services in the Office (O) District as a Comprehensive Infill Redevelopment Project for the property at 417 Corbett Street. Requested is flexibility to operate a facial spa. (Community Development Code Section 2-1004.A)

Proposed Use: Retail Sales and Services

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	02/11/2025	Green
Parks and Rec Review	No Comments	02/12/2025	Parry
Public Utilities Review	No Comments	02/12/2025	Vacca
Land Resource Review	Comments	02/14/2025	Quinzi
Fire Review	No Comments	02/17/2025	Ramos
Stormwater Review	No Comments	02/20/2025	Vo
Solid Waste Review	No Comments	02/20/2025	Portalatin
Environmental Review	Comments	02/21/2025	Kessler

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - Acknowledge - General Comments - Prior to DO

Set to DRAFT on 2/24/2025 10:38:29 AM

Issue created by Raymond Dresch on 2/24/2025 10:38:29 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.



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ENVIRONMENTAL - Prior to DO

Set to DRAFT on 2/21/2025 10:49:11 AM

Issue created by Sarah Kessler on 2/21/2025 10:49:11 AM
sarah.kessler@myclearwater.com - 727-444-8233

1. If exterior renovations are proposed, provide erosion control measures on the 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.
2. An Asbestos Survey is usually required prior to conducting any demolition or renovations. Contact Pinellas County Air Quality (727/464-4422) for more information.

LAND RESOURCE - Landscape Acknowledgement - Prior to DO

Set to DRAFT on 2/27/2025 10:11:00 AM

Issue created by Michael Quinzi on 2/27/2025 10:11:00 AM
michael.quinzi@myclearwater.com - 727-444-8770

Please acknowledge -

Landscape must comply with the City of Clearwater code requirements - Division 12 Landscaping / Tree Protection.

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

Please see the section from our code (CDC 3-1204.B) that 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."



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PLANNING - Finding of Fact (Applicant to Verify Prior to DO)

Set to DRAFT on 2/28/2025 10:16:40 AM

Issue created by Ryan Green on 2/28/2025 10:16:40 AM
ryan.green@myclearwater.com - 727-444-7791

1. The 0.29-acre site is located on the south side of Corbett Street, approximately 109 feet west of the corner of Corbett Street and S. Ft. Harrison Avenue.
2. The project is located in the Office (O) District with the consistent Residential/Office General (R/OG) future land use designation.
3. The project site is comprised of one parcel of 12,750 square feet in area with a frontage of 103 feet along Corbett Street.
4. The parcel was in existence prior to May 1, 1998, and was not in common ownership with any contiguous property on that date, but there is no minimum lot size requirement for Comprehensive Infill Redevelopment Projects in this zoning district.
5. The site currently includes 18 existing parking spaces which have been determined to be in compliance for Retail Sales and Services with ITE Manual standards for the Comprehensive Infill Redevelopment Project.
6. The site landscaping includes the preservation of existing trees and shrubs to remain.
7. The existing materials and design creates a form that enhances the community character of the surrounding vicinity.
8. There are no active Code Compliance cases.

PLANNING - General Comments (Acknowledge) - Prior to DO

Set to DRAFT on 2/19/2025 2:47:55 PM

Issue created by Ryan Green on 2/19/2025 2:47:55 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 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 April 15, 2025, please electronically submit any updated materials no later than 12:00pm on March 14, 2025.

TRAFFIC ENG - Acknowledge - Impact Fee / Site Compliance - Prior to DO

Set to DRAFT on 2/24/2025 10:05:09 AM

Issue created by Raymond Dresch on 2/24/2025 10:05:09 AM
raymond.dresch@myclearwater.com - 727-444-8775

Please Acknowledge the following:

- 1-- Based on the provided plans, applicant will not be responsible for any Multimodal Impact Fee since the former usage as "Medical Clinic/Office" has a higher fee rate than the proposed usage which is best categorized as "General Office" based on Pinellas County Code Chapter 150 - IMPACT FEES.
- 2-- Existing off-street parking capacity is designed at 5/1000 SF for Medical Offices within the Office District.
- 3-- Section 3-1401.B.3.a. - If an existing use is improved or remodeled in a value of 25% or more of the valuation of the existing principal structure as reflected on the property appraiser's current records, the existing parking lot shall be brought into compliance to the greatest extent practicable. A 004 Traffic Final Inspection will be required.
- 4-- Applicant with ensure that ADA parking reflects the correct Fine of \$255 (Design Standards Index 119).

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.