



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 5, 2026

8:30 AM - Staff Review

9:00 AM

Case number: [FLS2026-01004 -- 25485 US HIGHWAY 19 N](#)

Owner(s): L H D Properties Ltd
25485 Us Highway 19 N
Clearwater, FL 33763 216
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Daniel Bergin
15436 N. Florida Avenue, Suite 101
Tampa, FL 33613
PHONE: (813) 280-9941, Fax: No fax, Email: Dbergin@ondemandfl.Com

Representative: Daniel Bergin
Civil On Demand, Llc
15436 N. Florida Avenue, Suite 101
Tampa, FL 33613
PHONE: (813) 280-9941, Fax: No fax, Email: Dbergin@ondemandfl.Com

Location: Southeast corner of US Highway 19 N. and Dimmitt Drive. (14.09 acres)

Atlas Page: 244A

Zoning District: US 19 - US 19 Corridor Zoning

Request: Flexible Standard Development for Vehicle Sales/Display (Dimmitt Chevrolet expansion) in the US 19 District and the US-19 Corridor Subdistrict (US19-C) for property located at 25485 US Highway 19. The building does not exceed 25 feet in height and includes 359 off-street parking spaces. Requested is flexibility for the use. (Community Development Code Section B-303)

Proposed Use: Vehicle Sales/Displays

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

Assigned Planner: Melissa Hauck-Baker, Senior Planner



Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	02/09/2026	Hauck-Baker
Solid Waste Review	No Comments	02/13/2026	Portalatin
Environmental Review	Comments	02/20/2026	Kessler
Land Resource Review	Comments	02/20/2026	Quinzi
Public Utilities Review	Comments	02/20/2026	Vacca
Prior to permitting			
Stormwater Review	Comments	02/24/2026	Poniava
Fire Review	Comments	02/24/2026	Ramos
Engineering Review	Comments	02/24/2026	Dresch
Traffic Eng Review	Comments	02/24/2026	Dresch
Parks and Rec Review	No Comments	02/25/2026	Cruise

Plan Room Issues:

ENGINEERING - Prior to DO (Acknowledge) - General Comments

Set to DRAFT on 2/24/2026 11:40:56 AM

Issue created by Raymond Dresch on 2/24/2026 11:40:56 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, irrigation, 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.



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TELEPHONE (727) 562-4567

ENVIRONMENTAL - Prior to DO (Acknowledge): Prior to issuance of Building Permit

Set to DRAFT on 2/20/2026 2:21:41 PM

Issue created by Sarah Kessler on 2/20/2026 2:21:41 PM
sarah.kessler@myclearwater.com - 727-444-8233

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

FIRE - Prior to DO (Acknowledge): Fire Comment

Set to DRAFT on 2/24/2026 10:12:56 AM

Issue created by Walter Ramos on 2/24/2026 10:12:56 AM
Issue is attached to Plans on sheet C-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

LAND RESOURCE - Prior to DO (Acknowledge) Landscape

Set to DRAFT on 2/20/2026 4:46:56 PM

Issue created by Michael Quinzi on 2/20/2026 4:46:56 PM
michael.quinzi@myclearwater.com - 727-444-8770

Please respond that you acknowledge the following:
Shell, rock, gravel, and any similar material are not acceptable landscape materials per CDC 3-1204.B and will not be approved during the Landscape Final.

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

LAND RESOURCE - Prior to DO (Acknowledge) Landscape Requirements

Set to DRAFT on 2/26/2026 4:28:00 PM

Issue created by Michael Quinzi on 2/26/2026 4:28:00 PM
michael.quinzi@myclearwater.com - 727-444-8770

Through out entire site address the following on BCP

- 1 -Trees rated below 3.0 shall be slated for removal, unless proposing to implement treatment to upgrade trees to 3.0 condition rating, see arborist report. Modify all plans to reflect trees with a condition rating below 3.0 being removed or corrected through treatment.
- 2 - Remove any trees on the site that are invasive species on the Florida Exotic Plant Pest Council most recent list. Remove Brazilian Pepper from the east end of retention pond.
- 3 - Fill in the landscaping gaps with ornamental shrubs and/or trees.
- 4 - Remove rock / gravel from landscape islands



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TELEPHONE (727) 562-4567

LAND RESOURCE - Prior to DO: Arborist Information

Set to DRAFT on 2/20/2026 4:28:45 PM

Issue created by Michael Quinzi on 2/20/2026 4:28:45 PM
michael.quinzi@myclearwater.com - 727-444-8770

Arborist shown on Tree Inventory and Tree Preservation Plan- 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 DO: Tree Inventory

Set to DRAFT on 2/20/2026 4:40:40 PM

Issue created by Michael Quinzi on 2/20/2026 4:40:40 PM
michael.quinzi@myclearwater.com - 727-444-8770

Incomplete
Missing Pine trees.
Site shall include equipment and contractor parking staging stockpile area. Include trees with in 25 feet from site

LAND RESOURCE - Prior To DO: Tree Preservation

Set to DRAFT on 2/20/2026 4:47:47 PM

Issue created by Michael Quinzi on 2/20/2026 4:47:47 PM
michael.quinzi@myclearwater.com - 727-444-8770

Tree Preservation Plan Required - Provide a Tree Preservation Plan prepared by an ISA Certified Arborist. This plan must show how the proposed building, parking, stormwater, irrigation and utilities impact the critical root zones (drip lines) of trees to be preserved and how you propose to address these impacts i.e.; crown elevating, root pruning and/or root aeration systems. 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

NOTE: Preservation Plan shall include equipment and contractor parking staging stockpile area. Include trees with in 25 feet from site

PLANNING - Prior to DO – General Comments (Acknowledge):

Set to DRAFT on 2/23/2026 8:20:19 AM

Issue created by Melissa Hauck-Baker on 2/23/2026 8:20:19 AM
melissa.hauckbaker@myclearwater.com - 727-444-8769

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

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

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

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

PLANNING - Prior to DO: Aluminum Carports

Set to DRAFT on 2/27/2026 11:08:31 AM

Print date: 3/2/2026

4 of 47

DRC_ActionAgenda



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TELEPHONE (727) 562-4567

Issue created by Melissa Hauck-Baker on 2/27/2026 11:08:31 AM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Please provide the details of the aluminum carports located in the southeast corner of the property between the service center and Chautauqua Avenue.

PLANNING - Prior to DO: CDC Section B-604 Building entries.

Set to DRAFT on 2/23/2026 3:49:22 PM

Issue created by Melissa Hauck-Baker on 2/23/2026 3:49:22 PM
melissa.hauckbaker@myclearwater.com - 727-444-8769

The application includes the request of flexibility from CDC Section B-604, Building entries. The genesis for this request is the existing certified service building and the lack of a formal building entry along the front facade of the building. The existing 50,579 square foot building sits 62 feet from Chautauqua Avenue (east), 296 feet from US Highway 19 N (west), and 360 feet from Dimmitt Drive (north). There is an existing employee entrance and the entrance to the collision center along the north wall of the building and the proposed overhead doors will be the entrance along the west wall of the building. The service center building is ancillary to the main dealership building adjacent to the west property line and frontage along US Highway 19 N which features an entry that satisfies the requirements of this section.

PLANNING - Prior to DO: Property Background (Acknowledge)

Set to DRAFT on 2/23/2026 9:50:05 AM

Issue created by Melissa Hauck-Baker on 2/23/2026 9:50:05 AM
melissa.hauckbaker@myclearwater.com - 727-444-8769

The 14.09-acre subject property is a corner lot located on the east side of US Highway 19 N at the southeast and northeast corners of US Highway 19 N with Dimmitt Drive. The property features an existing vehicle sales and service use established in 1985 and the complex features four buildings with a total of 91,368 square feet. The parcel features three street frontages consisting of 905 feet along US Highway 19 N (west), 1,136 feet along Chautauqua Avenue (east), and 547 feet along Dimmitt Drive (north).

PLANNING - Prior to DO: Proposed Project and Zoning (Acknowledge)

Set to DRAFT on 2/23/2026 3:20:05 PM

Issue created by Melissa Hauck-Baker on 2/23/2026 3:20:05 PM
melissa.hauckbaker@myclearwater.com - 727-444-8769

The property is in the US-19 District and US-19 corridor subdistrict with a US-19 Corridor future land use designation. The site is comprised of one parcel with three street frontage types, Type C along Dimmitt Drive, Type D along Chautauqua Avenue and Type E along US Highway 19 N. The proposed project includes a 13,094 square foot addition to the 50,579 square foot ancillary service and repair building located within the eastern portion of the parcel adjacent to Chautauqua Avenue and additional plant materials within the new landscaping areas along the western wall of the service center. The project does not qualify for any of the provided exemptions in CDC Section B-104. A Level One, Flexible Standard Development application is required due to the use of vehicle sales and display in the US-19C district, consistent with CDC Section B-303, Permitted uses and parking.

PUBLIC UTILITIES - Prior to DO (Acknowledge): Prior to permitting

Set to DRAFT on 2/20/2026 2:00:28 PM

Issue created by Michael Vacca on 2/20/2026 2:00:28 PM
Issue is attached to Plans on sheet C-7
michael.vacca@myclearwater.com - 727-265-1831

1. - Call out and acknowledge on drawing, Sewer mains located within the property boundaries shall be clearly identified as privately owned and maintained by others, and not part of the city sewer system located out on 3rd street.
2. Reclaimed water is available for irrigation use,, As a FYI currently, the site has and is connected to Reclaimed water for irrigation.



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TELEPHONE (727) 562-4567

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

Set to DRAFT on 2/10/2026 12:50:52 PM

Issue created by Viktoria Poniava on 2/10/2026 12:50:52 PM
viktoria.poniava@myclearwater.com -

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

Per the City of Clearwater Stormwater Drainage Criteria Manual, construction plans submitted with the building permit application shall clearly show proposed grading and roof runoff drainage routing for the new building addition, including drainage flow directions to the existing stormwater system. The grading plan, when implemented, shall not cause adverse stormwater impacts to adjoining properties or the public right-of-way.

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

Set to DRAFT on 2/24/2026 11:51:59 AM

Issue created by Raymond Dresch on 2/24/2026 11:51:59 AM
raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledge: Based on the creation of 13,094 SF new auto repair/service area, the estimated multimodal impact fee is \$29,225.81. Please see "Multimodal Impact Fee" calculation sheet in the Accela system in the Documents section.

TRAFFIC ENG - Prior to DO: Drive Aisle Width/Parking SE Corner

Set to DRAFT on 2/24/2026 11:37:50 AM

Issue created by Raymond Dresch on 2/24/2026 11:37:50 AM
Issue is attached to Plans on sheet C-5
raymond.dresch@myclearwater.com - 727-444-8775

- 1-- Please provide the drive aisle clear height width between the existing canopy and detail area at the SE corner.
- 2-- Please clarify if parking will exist along the adjacent area W of the detail area. Verify if this parking was included in the parking table.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

9:10 AM

Case number: [FLD2026-01002 -- 125 ISLAND WAY COMMON](#)

Owner(s): Dolphin Harbour Condominiums Of Island Estates Condo Assn Inc
9130 Oakhurst Rd
Seminole, FL 33776
PHONE: No phone, Fax: No fax, Email: No email

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

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

Location: 351 feet northeast of the intersection of Windward Passage and Island Way. (1.60 acres)

Atlas Page: 267B

Zoning District: IENCD - Island Estates Neighborhood Conservation Overlay District

Request: Flexible Development approval of an existing 1,838 square foot commercial dock (new boat lift) accessory to 27-unit attached dwellings within the High Density Residential Island Estates Neighborhood Conservation Overlay (HDR/ IENCOD) and Preservation (P) Districts for the property located at 125 Island Way. Requested is flexibility for a commercial dock. (Community Development Code Section 3-601. C. 2-3).

Proposed Use: Marinas and Marina Facilities

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

Assigned Planner: Austen Dole, Planner



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 TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	02/06/2026	Dole
Stormwater Review	No Comments	02/10/2026	Poniava
Parks and Rec Review	No Comments	02/10/2026	Santiago
Solid Waste Review	No Comments	02/13/2026	Portalatin
Environmental Review	Comments	02/20/2026	Kessler
Public Utilities Review	No Comments	02/20/2026	Vacca
No Comments			
Land Resource Review	No Comments	02/23/2026	McDonnell
Fire Review	No Comments	02/24/2026	Ramos
Engineering Review	No Comments	02/24/2026	Dresch
Traffic Eng Review	No Comments	02/24/2026	Dresch
Planning Review	Comments	02/25/2026	Dole

Plan Room Issues:

ENVIRONMENTAL - Prior to CDB (Acknowledge): Prior to issuance of Building Permit

Set to DRAFT on 2/20/2026 2:28:50 PM

Issue created by Sarah Kessler on 2/20/2026 2:28:50 PM
 sarah.kessler@myclearwater.com - 727-444-8233

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.



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TELEPHONE (727) 562-4567

PLANNING - General Comments (Acknowledge)

Set to DRAFT on 2/17/2026 3:28:57 PM

Issue created by Austen Dole on 2/17/2026 3:28:57 PM
austen.dole@myclearwater.com - 727-444-7351

Description:

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

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

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

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

In order to be reviewed by the Community Development Board (CDB) on April 21, 2026, electronic copies of all updated materials must be submitted no later than 12:00pm on March 13, 2026.

PLANNING - Prior to CDB (Acknowledge): Flood Zone

Set to DRAFT on 2/17/2026 3:29:28 PM

Issue created by Austen Dole on 2/17/2026 3:29:28 PM
austen.dole@myclearwater.com - 727-444-7351

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

PLANNING - Prior to CDB: Site Plan

Set to DRAFT on 2/25/2026 8:16:55 AM

Issue created by Austen Dole on 2/25/2026 8:16:55 AM
austen.dole@myclearwater.com - 727-444-7351

Please provide overall site plan showing location of proposed boat lift in comparison to the existing dock, slips, and lifts.

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

9:20 AM

Case number: [FLS2026-01001 -- 1590 COACHMAKERS LN](#)

Owner(s): Yitsung Wang
1590 Coachmakers Lane
Clearwater, FL 33765 170
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Ann Conard
2243 Belleair Road
Clearwater, FL 337642851
PHONE: (727) 433-4549, Fax: No fax, Email: Jswinvest@aol.Com

Representative: Ann Conard
Jsw Investments & Acq. Llc
2243 Belleair Road
Clearwater, FL 337642851
PHONE: (727) 433-4549, Fax: No fax, Email: Jswinvest@aol.Com

Location: West side of Coachmaker's Lane approximately 149 feet north of Wind Gap Place.
(0.24 acres)

Atlas Page: 272A

Zoning District: LMDR - Low Medium Density Residential

Request: Flexible Standard Development to construct an accessory dwelling unit for a detached dwelling in the Low Medium Density Residential/Coachman Ridge Neighborhood Conservation Overlay District (LMDR/NCOD) District located at 1590 Coachmaker's Lane. The accessory dwelling unit will not exceed 15 feet in height and includes one off-street parking space. Requested is flexibility for the use. (Community Development Code Section 2-203.A)

Proposed Use: Accessory Dwellings

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

Assigned Planner: Thea French, Planner



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Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	02/06/2026	French
Stormwater Review	Comments	02/10/2026	Poniava
Solid Waste Review	No Comments	02/13/2026	Portalatin
Environmental Review	Comments	02/20/2026	Kessler
Land Resource Review	Comments	02/20/2026	Quinzi
Public Utilities Review	No Comments	02/20/2026	Vacca
No Comments			
Fire Review	No Comments	02/24/2026	Ramos
Engineering Review	Comments	02/24/2026	Dresch
Traffic Eng Review	Comments	02/24/2026	Dresch
Parks and Rec Review	Comments	02/25/2026	Cruise
<p>It appears that the proposal is for one new market rate dwelling unit of less than 1,500 SF GFA. Please note that attached garages do not count towards the GFA.</p> <p>A Parks and Recreation Impact Fee of \$3,021 per dwelling unit (estimate of \$3,021 total) will be due prior to the issuance of any Certificate of Occupancy.</p> <p>Please acknowledge this comment prior to the issuance of a DO.</p>			

Plan Room Issues:



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TELEPHONE (727) 562-4567

ENGINEERING - Prior to DO (Acknowledge) - General Comments

Set to DRAFT on 2/24/2026 11:19:06 AM

Issue created by Raymond Dresch on 2/24/2026 11:19:06 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, irrigation, 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.
7. Vacation/Establishment of easements will need to be completed prior to C of O.

ENVIRONMENTAL - Prior to DO (Acknowledge): Prior to issuance of Building Permit

Set to DRAFT on 2/20/2026 2:18:06 PM

Issue created by Sarah Kessler on 2/20/2026 2:18:06 PM
sarah.kessler@myclearwater.com - 727-444-8233

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

LAND RESOURCE - Prior to DO: Landscape Acknowledgement

Set to DRAFT on 2/20/2026 10:41:06 AM

Issue created by Michael Quinzi on 2/20/2026 10:41:06 AM
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.



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LAND RESOURCE - Prior to DO: Minimum required shade trees

Set to DRAFT on 2/20/2026 10:39:06 AM

Issue created by Michael Quinzi on 2/20/2026 10:39:06 AM
Issue is attached to Plans on sheet L1
michael.quinzi@myclearwater.com - 727-444-8770

Update the plan(s) to indicate compliance with General Landscaping standards, pursuant to CDC Section 3-1202.A.3.d. as follows: If a single-family detached dwelling and two-family attached dwelling property not meeting the requirements contained in Section 3-1205.D.2 proposes an addition to the principal structure or new accessory structure exceeding 200 square feet, that lot shall be brought into full compliance with the tree requirements as established in that section. Based on the property size, a total of 6 shade trees are required. Existing shade trees may be credited towards the overall requirement.

Shade Trees have a mature height of over 35 feet. Native trees are strongly recommended. Shade trees must be 10 feet in height and 2.5 inches caliper at time of planting. Accent trees have a mature height of over 15 feet. Native trees are strongly recommended. Two accents may be used to equal one native shade tree. Accent trees must be 8 feet in height and 2.0 inches in caliper at time of planting. Accent trees shall account for no more than 25% of required shade trees. Three palms may be used to equal one shade tree. Palms must have 10 feet of clear trunk at time of planting. Phoenix species (canariensis, dactylifera) and Bismarck palms are considered specimen palms and are equal to one shade tree. On Island Estates and the beach palms may be used for up to but no more than 75% of the required shade trees, anywhere else in the city palms may be used for up to but no more than 25% of required shade trees. Species listed on the Florida Exotic Plant Pest Council List and all citrus species may not be used as required trees.

LAND RESOURCE - Prior to DO: Tree Preservation

Set to DRAFT on 2/20/2026 10:01:52 AM

Issue created by Michael Quinzi on 2/20/2026 10:01:52 AM
michael.quinzi@myclearwater.com - 727-444-8770

Tree Preservation Plan Required - Provide a Tree Preservation Plan prepared by an ISA Certified Arborist. This plan must show how the proposed building, parking, stormwater, irrigation and utilities impact the critical root zones (drip lines) of trees to be preserved and how you propose to address these impacts i.e.; crown elevating, root pruning and/or root aeration systems. 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.

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

LAND RESOURCE - Prior to DO: Tree Removal

Set to DRAFT on 2/20/2026 10:23:09 AM

Issue created by Michael Quinzi on 2/20/2026 10:23:09 AM
michael.quinzi@myclearwater.com - 727-444-8770

A Google Map image from February 2025 shows a Laurel Oak that was approximately 35 inches diameter was removed from the north east corner of the front yard without a permit. Please provide the reason for removal and any supporting documentation. Mitigation may be require pending response.

Prior to issuance of the building permit submit a tree removal application and pay the associated fees.

Set to DRAFT on 2/25/2026 4:00:07 PM



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 DO (Acknowledge): Parks & Rec Impact Fees

Issue created by Aliya Cruise on 2/25/2026 4:00:07 PM
Issue is attached to Plans on sheet G-1
aliya.cruise@myclearwater.com - 727-444-8411

It appears that the proposal is for one new market rate dwelling unit of less than 1,500 SF GFA. Please note that attached garages do not count towards the GFA.

A Parks and Recreation Impact Fee of \$3,021 per dwelling unit (estimate of \$3,021 total) will be due prior to the issuance of any Certificate of Occupancy.

Please acknowledge this comment prior to the issuance of a DO.

PLANNING - Prior to DO: Flexibility Criteria Section 2-203.A.1-8

Set to DRAFT on 2/9/2026 11:47:13 AM

Issue created by Thea French on 2/9/2026 11:47:13 AM
Issue is attached to page 4 in FLS Application Signed - Wang.pdf
thea.french@myclearwater.com - 727-444-8771

Confirm how criteria has been met for section 2-203.A. 1-8, and confirm the setback(s) has been met pursuant to Table 2-1601.D.

To ensure a criterion is not missed, you may find it useful to simply copy and paste the sections into a document and embed all responses.

PLANNING - Prior to DO: Height

Set to DRAFT on 2/9/2026 11:54:31 AM

Issue created by Thea French on 2/9/2026 11:54:31 AM
Issue is attached to Plans on sheet E3
thea.french@myclearwater.com - 727-444-8771

Provide the measured height elevations as described in Article 8 – Definitions and Rules of Construction.

https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART8DERUCO

PLANNING - Prior to DO: Required Site Plan

Set to DRAFT on 2/9/2026 12:56:03 PM

Issue created by Thea French on 2/9/2026 12:56:03 PM
Issue is attached to Plans on sheet E1
thea.french@myclearwater.com - 727-444-8771

A detailed site plan is required that clearly shows property lines and existing structures.

Be sure to include clearly labeled dimensions from the corners of all existing and proposed structures to the adjacent property line.

The required setbacks are as follows:

- 25' front
- 7' side
- 10' rear



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TELEPHONE (727) 562-4567

PLANNING - Prior to DO: Tree preservation

Set to DRAFT on 2/9/2026 12:26:22 PM

Issue created by Thea French on 2/9/2026 12:26:22 PM
Issue is attached to Plans on sheet D1
thea.french@myclearwater.com - 727-444-8771

Please confirm the tree preservation plan for the large tree on the east side of the proposed ADU parking space.

PLANNING - Prior to DO: Tree preservation Plan

Set to DRAFT on 2/9/2026 12:43:52 PM

Issue created by Thea French on 2/9/2026 12:43:52 PM
Issue is attached to Plans on sheet L1
thea.french@myclearwater.com - 727-444-8771

In addition to a landscape plan, include a tree preservation plan and narrative that may, or may not be limited to details how trees are proposed to be preserved, which includes existing and proposed structures and the impacts to trees and all tree barricades.

Refer to the FLS application information packet and checklist for more details.

PLANNING - Prior to DO: General Comments (acknowledge)

Set to DRAFT on 2/6/2026 10:27:08 AM

Issue created by Thea French on 2/6/2026 10:27:08 AM
thea.french@myclearwater.com - 727-444-8771

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

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

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

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

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

Set to DRAFT on 2/10/2026 12:40:48 PM

Issue created by Viktoria Poniava on 2/10/2026 12:40:48 PM
viktoria.poniava@myclearwater.com -

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

It shall be the responsibility of the contractor to not alter the existing drainage pattern in a manner that could adversely affect adjacent properties.



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TELEPHONE (727) 562-4567

TRAFFIC ENG - Prior to DO: Driveway Dimensions

Set to DRAFT on 2/24/2026 11:15:06 AM

Issue created by Raymond Dresch on 2/24/2026 11:15:06 AM

Issue is attached to Plans on sheet D1

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

Please provide the driveway width dimensions at --1-- the property line for each driveway and --2-- at the roadway. Total combined width at property line is limited to 30-ft and at the roadway with flares to 40-ft.

TRAFFIC ENG - Prior to DO: Sight Visibility Triangles

Set to DRAFT on 2/24/2026 11:12:37 AM

Issue created by Raymond Dresch on 2/24/2026 11:12:37 AM

Issue is attached to Plans on sheet L1

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

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

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

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

TELEPHONE (727) 562-4567

9:30 AM

Case number: [FLS2026-01006 -- 27 MANGO ST](#)

Owner(s): Ron Double, Dave Bagwell
27 Mango Street
Clearwater, FL 33767
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Shaun Anderson
600 Cleveland Street, Suite 216
Clearwater, FL 33755
PHONE: (727) 688-2665, Fax: No fax, Email: Shaun@shelbyconst.Com

Representative: Shaun Anderson
Shelby Construction, Inc.
600 Cleveland Street, Suite 216
Clearwater, FL 33755
PHONE: (727) 688-2665, Fax: No fax, Email: Shaun@shelbyconst.Com

Location: Southwest corner of Mango Street and Mandalay Avenue. (0.14 acres)

Atlas Page: 249A

Zoning District: LMDR - Low Medium Density Residential

Request: Flexible Standard Development to construct a detached dwelling in the Low Medium Density Residential (LMDR) District as a Residential Infill Project located at 27 Mango Street. The building will not exceed 30 feet in height and includes two off-street parking spaces. Requested is flexibility from front setback requirements. (Community Development Code Section 2-203.D).

Proposed Use: Detached Dwellings

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

Assigned Planner: Thea French, Planner



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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	02/10/2026	French
Solid Waste Review	No Comments	02/13/2026	Portalatin
Fire Review	No Comments	02/17/2026	Ramos
Stormwater Review	No Comments	02/20/2026	Poniava
Environmental Review	Comments	02/20/2026	Kessler
Engineering Review	Comments	02/24/2026	Dresch
Traffic Eng Review	Comments	02/24/2026	Dresch
Public Utilities Review	No Comments	02/24/2026	Blauvelt
Parks and Rec Review	No Comments	02/25/2026	Parry

Plan Room Issues:

ENGINEERING - Prior to DO (Acknowledge) - General Comments

Set to DRAFT on 2/24/2026 12:04:15 PM

Issue created by Raymond Dresch on 2/24/2026 12:04:15 PM
raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledgment each condition in your response:

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



CITY OF CLEARWATER
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TELEPHONE (727) 562-4567

ENVIRONMENTAL - Prior to DO (Acknowledge): Prior to issuance of Building Permit

Set to DRAFT on 2/20/2026 2:25:19 PM

Issue created by Sarah Kessler on 2/20/2026 2:25:19 PM
sarah.kessler@myclearwater.com - 727-444-8233

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

LAND RESOURCE - Prior to DO: Landscape Acknowledgement

Set to DRAFT on 2/23/2026 11:00:48 AM

Issue created by Danny McDonnell on 2/23/2026 11:00:48 AM
danny.mcdonnell@myclearwater.com - 727-444-8765

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, natural turf, three inches of organic mulch, artificial turf (where permissible), or other suitable material which permits percolation.

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

LAND RESOURCE - Prior to DO: Required Trees Acknowledgement

Set to DRAFT on 2/23/2026 11:06:19 AM

Issue created by Danny McDonnell on 2/23/2026 11:06:19 AM
danny.mcdonnell@myclearwater.com - 727-444-8765

Please acknowledge that you understand and will comply with the following C of O condition:

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.

NOTE: Existing Queen palm trees are on the Florida Exotic Plant Pest Council most recent list and will not be accepted as required trees.

NOTE: Existing trees/palms may be used to satisfy this condition. On Island Estates and the beach, palms may be used for up to but no more than 75% of the required shade trees. Accent trees may be used for up to but no more than 25% of the required shade trees.

NOTE: Shade Trees have a mature height of over 35 feet. Native trees are strongly recommended. Shade trees must be 8 feet in height and 2 inch caliper at time of planting. Accent trees have a mature height of over 15 feet. Native trees are strongly recommended. Two accents may be used to equal one native shade tree. Accent trees must be 6 feet in height and 1 inch in caliper at time of planting. Three palms may be used to equal one shade tree. Palms must have 10 feet of clear trunk at time of planting. Phoenix species (canariensis, dactylifera) and Bismarck palms are considered specimen palms and are equal to one shade tree.



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 - Acknowledge General Comments:

Set to DRAFT on 2/12/2026 2:15:19 PM

Issue created by Thea French on 2/12/2026 2:15:19 PM
thea.french@myclearwater.com - 727-444-8771

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

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

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

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

PLANNING - Prior to DO - Confirm Height on Elevations

Set to DRAFT on 2/12/2026 2:56:07 PM

Issue created by Thea French on 2/12/2026 2:56:07 PM
Issue is attached to Plans on sheet ROOFTOP
thea.french@myclearwater.com - 727-444-8771

Please provide cross section elevations that shows the height of all habitable spaces, including the rooftop spaces, in order to confirm that the overall height of the building does not exceed 30 feet above from design flood elevation.

PLANNING - Prior to DO - Criteria and evidence

Set to DRAFT on 2/12/2026 3:14:13 PM

Issue created by Thea French on 2/12/2026 3:14:13 PM
Issue is attached to page 10 in fls_fld-app 27 Mango Shelby Application 1.pdf
thea.french@myclearwater.com - 727-444-8771

Please see same comments for page 3.

PLANNING - Prior to DO - Criteria and evidence

Set to DRAFT on 2/12/2026 3:13:21 PM

Issue created by Thea French on 2/12/2026 3:13:21 PM
Issue is attached to page 3 in FLEXIBILITY CRITERIA OR USE SPECIFIC CRITERIA Extra Sheet.pdf
thea.french@myclearwater.com - 727-444-8771

Please update the provided Specific Criteria responses with more than a repeat of the statement as a response - with more depth and supporting evidence.

Further, the provision of photos of a measuring tape is not adequate supporting evidence for flexibility.

In order to affirm the character of the adjacent properties and immediate community, the use of approved Flexibility cases and/or building permits (BPC) examples would be more informative.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

PLANNING - Prior to DO - General Applicability Criteria

Set to DRAFT on 2/12/2026 3:06:20 PM

Issue created by Thea French on 2/12/2026 3:06:20 PM
Issue is attached to page 9 in fls_fld-app 27 Mango Shelby Application 1.pdf
thea.french@myclearwater.com - 727-444-8771

The General Applicability Criteria responses are general. Please provide more than a repeat of the statement as a response to include more depth and supporting evidence.

PLANNING - Prior to DO - Landscape plan and narrative

Set to DRAFT on 2/12/2026 3:00:32 PM

Issue created by Thea French on 2/12/2026 3:00:32 PM
Issue is attached to Plans on sheet LANDSCAPE PLAN
thea.french@myclearwater.com - 727-444-8771

Please update the landscape plan to include more details and information and also provide detailed narratives, describing how the landscaping requirements of CDC Division 12 are to be met.

PLANNING - Prior to DO: Mechanical Equipment Screening

Set to DRAFT on 2/12/2026 2:50:50 PM

Issue created by Thea French on 2/12/2026 2:50:50 PM
Issue is attached to Plans on sheet U1
thea.french@myclearwater.com - 727-444-8771

Please add a note which provides that mechanical equipment will be screened from view from adjacent properties and rights-of-way with fencing and or landscaping.

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

Set to DRAFT on 2/24/2026 12:10:49 PM

Issue created by Raymond Dresch on 2/24/2026 12:10:49 PM
raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledge that based on an increase in living square footage from 1,212 SF to 2,516 SF, an estimated multimodal impact fee in the amount of \$710.00 will be assessed at permitting.

The fee rate is based on Pinellas County Code Chapter 150 - IMPACT FEES.
Link: https://library.municode.com/fl/pinellas_county/codes/code_of_ordinances?nodeId=PTIILADECO_CH150IMFE_ARTIIMUIMFE

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: [FLD2026-01003 -- 1447 S FT HARRISON AVE](#)

Owner(s): Whitehurst & Co Llc
550 E Lake Dr
Tarpon Springs, FL 34688
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Griffeth Whitehurst
550 East Lake Drive
Tarpon Springs, FL 34688
PHONE: (727) 934-2171, Fax: No fax, Email: Griffeth@whitehurst.Gallery

Representative: Griffeth Whitehurst
Whitehurst And Co, Llc
550 East Lake Drive
Tarpon Springs, FL 34688
PHONE: (727) 934-2171, Fax: No fax, Email: Griffeth@whitehurst.Gallery

Location: Southeast corner of S. Ft. Harrison Avenue and McLennan Street and northeast corner of S. Ft. Harrison Avenue and Belleview Boulevard, approximately 250 feet west of the intersection of Hamlet Avenue and Belleview Boulevard. (1.22 acres)

Atlas Page: 313B

Zoning District: C - Commercial

Request: Flexible Development approval for the conversion to light assembly in the Commercial (C) District for the property located at 1429 S. Ft. Harrison Avenue and the conversion to non-residential off-street parking in the Medium Density Residential (MDR) District for the property located at 514 Belleview Boulevard. The existing buildings do not exceed 25 feet in height and includes 43 off-street parking spaces. Requested is flexibility for the use and reduced interior landscaping and landscape buffers along the property lines through a Comprehensive Landscape Program. (Community Development Code Section 2-304.D, 2-704.H, and Sections 3-1202.D., E. and G.)

Proposed Use: Mixed Use

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

Assigned Planner: Ava Schmidt, Planner



CITY OF CLEARWATER

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 TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	02/10/2026	Schmidt
Stormwater Review	Comments	02/10/2026	Poniava
Parks and Rec Review	No Comments	02/10/2026	Santiago
Solid Waste Review	Comments	02/13/2026	Portalatin
Environmental Review	Comments	02/20/2026	Kessler
Public Utilities Review	No Comments	02/20/2026	Vacca
No Comments			
Land Resource Review	Comments	02/23/2026	Quinzi
Fire Review	No Comments	02/24/2026	Ramos
Engineering Review	Comments	02/24/2026	Dresch
Traffic Eng Review	Comments	02/24/2026	Dresch
Planning Review	Comments	02/25/2026	Schmidt
Harbor Master Review	No Comments	02/25/2026	Schmidt

Plan Room Issues:



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

ENGINEERING - Prior to CDB (Acknowledge) - General Comments

Set to DRAFT on 2/24/2026 1:42:35 PM

Issue created by Raymond Dresch on 2/24/2026 1:42:35 PM
raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledgment each condition in your response:

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

ENVIRONMENTAL - Prior to CBD (Acknowledge): Prior to issuance of Building Permit

Set to DRAFT on 2/20/2026 2:31:48 PM

Issue created by Sarah Kessler on 2/20/2026 2:31:48 PM
sarah.kessler@myclearwater.com - 727-444-8233

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

ENVIRONMENTAL - Prior to CBD (Acknowledge): Prior to issuance of Building Permit

Set to DRAFT on 2/20/2026 2:32:07 PM

Issue created by Sarah Kessler on 2/20/2026 2:32:07 PM
sarah.kessler@myclearwater.com - 727-444-8233

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

LAND RESOURCE - Prior to CDB: (Acknowledge) Tree Removal requirements

Set to DRAFT on 2/23/2026 10:44:55 AM

Issue created by Michael Quinzi on 2/23/2026 10:44:55 AM
michael.quinzi@myclearwater.com - 727-444-8770

- For off site trees to be removed provide a signed affidavit of consent from adjacent neighbor.
- Submit a separate Tree Removal Application with the proper corresponding address for any off site tree removals.

LAND RESOURCE - Prior to CDB: Irrigation Revisions

Set to DRAFT on 2/23/2026 10:59:11 AM

Issue created by Michael Quinzi on 2/23/2026 10:59:11 AM
Issue is attached to Plans on sheet L2
michael.quinzi@myclearwater.com - 727-444-8770

Revise plan- Show the protected root zone of trees to be preserved and reroute any irrigation that requires trenching on the plan including off site trees.

Revise the irrigation plan to include the following narrative.

Do not install landscaping or irrigation (unless directional bore) in the critical root zone (inside the tree barricade) of the existing trees to be preserved.



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

LAND RESOURCE - Prior to CDB: Landscape (Acknowledgement)

Set to DRAFT on 2/23/2026 10:46:18 AM

Issue created by Michael Quinzi on 2/23/2026 10:46:18 AM
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: Landscape Plan

Set to DRAFT on 2/23/2026 11:30:50 AM

Issue created by Michael Quinzi on 2/23/2026 11:30:50 AM
Issue is attached to Plans on sheet L1
michael.quinzi@myclearwater.com - 727-444-8770

1- Revise plan- Show the protected root zone (tree barricades) of trees to be preserved and remove any landscape material within this zone from the plan, including off site trees.

2- Revise the Landscape plan to include the following narrative.

Do not install landscaping or irrigation (unless directional bore) in the critical root zone (inside the tree barricade) of the existing trees to be preserved.

LAND RESOURCE - Prior to CDB: Remove Obsolete Plans

Set to DRAFT on 2/23/2026 10:24:10 AM

Issue created by Michael Quinzi on 2/23/2026 10:24:10 AM
Issue is attached to Plans on sheet 001
michael.quinzi@myclearwater.com - 727-444-8770

Not consistent with Arborist documents, remove obsolete plans

LAND RESOURCE - Prior to CDB: Tree Inventory

Set to DRAFT on 2/23/2026 10:35:32 AM

Issue created by Michael Quinzi on 2/23/2026 10:35:32 AM
michael.quinzi@myclearwater.com - 727-444-8770

Update Tree Inventory:

- Show Ear tree #44 and Cherry laurel trees #22, 23 to be removed due to poor condition or property damage.
- Provide condition ratings for the following trees to be removed #44 and off site trees #59,60,63 and 64.



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TELEPHONE (727) 562-4567

LAND RESOURCE - Prior to CDB: Tree Preservation Plan

Set to DRAFT on 2/23/2026 11:02:56 AM

Issue created by Michael Quinzi on 2/23/2026 11:02:56 AM

Issue is attached to Plans on sheet 1

michael.quinzi@myclearwater.com - 727-444-8770

1 - Revise plan- Show the protected root zone of trees to be preserved and reroute any irrigation that requires trenching on the plan including off site trees.

2- Revise the site plan to include the following narrative.

Do not install landscaping or irrigation (unless directional bore) in the critical root zone (inside the tree barricade) of the existing trees to be preserved.

3 - Show Ear tree #44 (invasive) and Cherry laurel trees #22, 23 to be removed due to poor condition or property damage.

PLANNING - Prior to CBD (Acknowledge) General Comments

Set to DRAFT on 2/17/2026 3:07:37 PM

Issue created by Ava Schmidt on 2/17/2026 3:07:37 PM

ava.schmidt@myclearwater.com - 727-444-8028

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

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

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

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

PLANNING - Prior to CDB (Acknowledge) Mechanical Equipment Screening

Set to DRAFT on 2/18/2026 12:20:29 PM

Issue created by Ava Schmidt on 2/18/2026 12:20:29 PM

ava.schmidt@myclearwater.com - 727-444-8028

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



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TELEPHONE (727) 562-4567

PLANNING - Prior to CDB (Acknowledge) Planning comments

Set to DRAFT on 2/17/2026 3:08:03 PM

Issue created by Ava Schmidt on 2/17/2026 3:08:03 PM
ava.schmidt@myclearwater.com - 727-444-8028

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

PLANNING - Prior to CDB: Catch Basin

Set to DRAFT on 2/26/2026 10:41:24 AM

Issue created by Ava Schmidt on 2/26/2026 10:41:24 AM
Issue is attached to Plans on sheet 001
ava.schmidt@myclearwater.com - 727-444-8028

Is the catch basin that is shown on the survey (Sheet 001) intended to remain? If so, please show it on the site plan as well.

PLANNING - Prior to CDB: Comprehensive Landscape Application

Set to DRAFT on 2/20/2026 4:06:15 PM

Issue created by Ava Schmidt on 2/20/2026 4:06:15 PM
ava.schmidt@myclearwater.com - 727-444-8028

If an existing use is improved or remodeled in a value of 25 percent or more of the total assessed valuation of the principal structure as reflected on the property appraiser's current records at the time of application or as established by a qualified independent appraiser using a recognized appraisal method, existing lots not meeting the minimum landscaping requirements shall be brought into full compliance to the greatest extent practicable as determined by the Community Development Coordinator.

Please review minimum standards in CDC Article 3, Division 12:
https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV12LATRPRARTU

If minimum standards cannot be met, you can submit a Comprehensive Landscape Application. Pursuant to the Section 3-1202.G, proposed landscaping must be demonstrably more attractive than landscaping otherwise permitted on the parcel proposed for development under the minimum landscape standards. Please submit a Comprehensive Landscape Application, found online here: https://www.myclearwater.com/files/sharedassets/public/v1/planning-amp-development/documents/comprehensive_landscape_program.pdf

PLANNING - Prior to CDB: Landscape Plan

Set to DRAFT on 2/25/2026 1:59:21 PM

Issue created by Ava Schmidt on 2/25/2026 1:59:21 PM
ava.schmidt@myclearwater.com - 727-444-8028

Please include landscape details for the entire site. Please show existing and proposed dimensions of the perimeter landscape buffers, interior landscaping, foundation planting (if any), etc. There are opportunities along the northern and northwestern property lines to fill in the landscaping gaps with ornamental shrubs and/or trees. Planting more trees could reduce tree mitigation fee.

PLANNING - Prior to CDB: Parking Calculations

Set to DRAFT on 2/20/2026 3:45:39 PM

Issue created by Ava Schmidt on 2/20/2026 3:45:39 PM
ava.schmidt@myclearwater.com - 727-444-8028

Please provide parking calculations for the entire site. Notably, light assembly use requires 4-5 off-street parking spaces per 1,000 GFA. If you are proposing 4 spaces per 1,000 GFA, you must include a response to 2-704.H.4 in your application narrative.



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TELEPHONE (727) 562-4567

PLANNING - Prior to CDB: Parking lot screening

Set to DRAFT on 2/20/2026 4:06:48 PM

Issue created by Ava Schmidt on 2/20/2026 4:06:48 PM
ava.schmidt@myclearwater.com - 727-444-8028

Staff is requesting parking lot screening to be configured as a permanent 4' high wall, rather than a fence which is more susceptible to damage and provides less of a noise barrier between the parking lot use and adjacent single-family homes. Screening must be landscaped on the external side of the wall with a hedge/shrubs.

CDC Section 2-304.D.3 requires "off-street parking spaces are screened by a wall or fence of at least four feet in height which is landscaped on the external side with a continuous hedge or non-deciduous vine." As part of the general applicability standards for level one and level two approvals (addressed on page three of the application), the project must be designed to ensure that the proposed development will not hinder or discourage the appropriate development and use of adjacent land and buildings or significantly impair the value, the proposed development will not adversely affect the health or safety or persons residing or working in the neighborhood of the proposed use and that the design of the proposed development minimizes adverse effects, including visual, acoustic and olfactory and hours of operation impacts, on adjacent properties (CDC Section 3-914 numbers 2, 3, and 6). It is staff's opinion that a wall will better achieve these standards.

PLANNING - Prior to DO (Acknowledge) Unity of Title

Set to DRAFT on 2/25/2026 1:42:01 PM

Issue created by Ava Schmidt on 2/25/2026 1:42:01 PM
ava.schmidt@myclearwater.com - 727-444-8028

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

Prior to issuance of a building permit, evidence of the recording of a Unity of Title declaration in the public records of Pinellas County that joins the subject parcels shall be submitted to the satisfaction of Planning and Development Staff.

PUBLIC UTILITIES - Prior to CBD (Acknowledge): Prior to Work

Set to DRAFT on 2/22/2026 11:33:30 AM

Issue created by Andrew Blauvelt on 2/22/2026 11:33:30 AM
andrew.blauvelt@myclearwater.com - 727-444-8213

Prior to work, verify elevation of sanitary main running north and south through easement. GIS shows it to be 2.5' deep.

SOLID WASTE - Prior to CBD

Set to DRAFT on 2/13/2026 1:24:48 PM

Issue created by Brandi Portalatin on 2/13/2026 1:24:48 PM
brandi.portalatin@myclearwater.com - 727-562-4920

Provide a vehicle template on how solid waste will maneuver throughout the property.

Provide clearwaters ordinance enclosure specs found in Sec. 32.284 waste receptacle; engineering index 701

STORMWATER - Prior to CDB: General standard conditions (Acknowledge)

Set to DRAFT on 2/10/2026 2:28:55 PM

Issue created by Viktoria Poniava on 2/10/2026 2:28:55 PM
viktoria.poniava@myclearwater.com -

DRC review is a prerequisite for Building Permit Review. Additional comments may be forthcoming upon submittal of a Building Permit Application.

Detailed stormwater calculations shall be submitted with the Building Permit application.



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TELEPHONE (727) 562-4567

TRAFFIC ENG - Prior to CDB (Acknowledge): Pinellas Trail

Set to DRAFT on 2/26/2026 12:01:13 PM

Issue created by Raymond Dresch on 2/26/2026 12:01:13 PM

Issue is attached to Plans on sheet 7

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

The sidewalk along the east side of S. Fort Harrison is part of the Pinellas Trail. The maximum 2% cross-slope should be maintained for the maximum width practicable. Additional guidance may be forthcoming from Pinellas County regarding the apron design at the time of permitting. All new sidewalks in Clearwater will be a minimum of 6-in in thickness.

TRAFFIC ENG - Prior to CDB: Parking Requirements

Set to DRAFT on 2/24/2026 1:36:19 PM

Issue created by Raymond Dresch on 2/24/2026 1:36:19 PM

Issue is attached to Plans on sheet 01

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

Please clarify duplication of parking provided statements -- 31(2) vs. 24(1) parking(ADA) shown in Site Data table [29 required].

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

9:50 AM

Case number: [FLD2025-10026 -- 375 TURNER ST](#)

Owner(s): 375 Turner 1 Llc
301 Turner St
Clearwater, FL 33756
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Krikor Kassarjian
13825 Icot Blvd., Suite 605
Clearwater, FL 33760
PHONE: (727) 524-1818, Fax: No fax, Email: Krikor@gulfcoastconsultinginc.Com

Representative: Krikor Kassarjian
Gulf Coast Consulting Inc
13825 Icot Blvd., Suite 605
Clearwater, FL 33760
PHONE: (727) 524-1818, Fax: No fax, Email: Krikor@gulfcoastconsultinginc.Com

Location: Southeast corner of Turner Street and Oak Avenue to the southwest corner of Turner Street and S. Ft Harrison Avenue and the North side of Turner Street, approximately 120 feet east of the intersection of Turner Street and Oak Avenue. (2.57 acres)

Atlas Page: 295B

Zoning District: I - Institutional

Request: Flexible Development approval for the conversion to a medical clinic in the Institutional (I) District as a Comprehensive Infill Redevelopment Project for the property located at 375 Turner Street. The existing building does not exceed 35 feet in height and includes 60 off-street parking spaces. Requested is flexibility for reduced off-street parking for the site based on a parking demand study and reduced interior landscaping and landscape buffers along the property lines through a Comprehensive Landscape Program. (Community Development Code Section 2-1204.A., Section 3-1401.C. and Sections 3-1202.D., E. and G., Article 4, Division 14)

Proposed Use: Medical Clinic

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

Assigned Planner: Ava Schmidt, Planner



CITY OF CLEARWATER
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 TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	11/12/2025	Schmidt
Route to Meeting	Ready for DRC	12/04/2025	Horanlli
Development Review Committee	Plans Received	02/04/2026	PlanRoom
Review package submitted by: PUBLICUSER14522			
Awaiting Re-Submittal	Return to DRC Meeting	02/11/2026	Schmidt
Solid Waste Review	No Comments	02/13/2026	Portalatin
Fire Review	No Comments	02/17/2026	Ramos
Environmental Review	No Comments	02/20/2026	Kessler
Public Utilities Review	No Comments	02/20/2026	Vacca
No Comments			
Engineering Review	No Comments	02/24/2026	Dresch
Traffic Eng Review	Comments	02/24/2026	Dresch
Stormwater Review	No Comments	02/25/2026	Poniava
Planning Review	Comments	02/25/2026	Schmidt
Parks and Rec Review	No Comments	02/25/2026	Parry
Harbor Master Review	No Comments	02/25/2026	Schmidt



Plan Room Issues:

LAND RESOURCE - Prior to CDB: Tree Removal

Set to INREVIEW on 2/4/2026 3:27:08 PM

Issue created by Danny McDonnell on 11/25/2025 3:28:11 PM

Issue is attached to Plans on sheet ET1

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

Tree #15 is slated to be removed in the tree table but is not shown to be removed on the plan and is still shown on the landscape plan. Please revise.

Sean Cashen on 2/4/2026 3:02:33 PM - ANSWERED

Plan updated to show tree #15 being removed.

PLANNING - Prior to CDB: Comprehensive Landscape Program

Set to DRAFT on 2/25/2026 2:24:08 PM

Issue created by Ava Schmidt on 2/25/2026 2:24:08 PM

ava.schmidt@myclearwater.com - 727-444-8028

Per discussions with staff and applicant, it was agreed upon that the angled parking may remain on site with the addition of landscaped areas along the southern property line in addition to the proposed landscaping (Sheet C3, version 2) along the north property line. The discussion was not landscaping at the south in lieu of landscaping at the north. Rather, the new landscaping must be in addition to what was already proposed.

PLANNING - Prior to CDB: Impervious Surface Ratio

Set to NOTACCEPTED on 2/25/2026 2:10:07 PM

Issue created by Ava Schmidt on 11/20/2025 10:25:43 AM

Issue is attached to Plans on sheet C1

ava.schmidt@myclearwater.com - 727-444-8028

Please revise ISR inconsistency. Sheet C1 states proposed ISR is 0.80 while page two of the application states proposed ISR is 0.90. The maximum permitted ISR for a property with an Institutional (I) Future Land Use designation is 0.85.

Sean Cashen on 2/4/2026 3:09:07 PM - ANSWERED

As per our discussion, we will provide minimal landscaping along the front and rear resulting in an ISR of 87.24%, significant improvement from the existing 94.79% ISR.

Ava Schmidt on 2/25/2026 2:10:07 PM - NOTACCEPTED

The maximum permitted ISR for a property with an Institutional (I) Future Land Use designation is 0.85. An ISR at 0.87 cannot be permitted.

PLANNING - Prior to CDB: Trees

Set to DRAFT on 2/25/2026 2:39:42 PM

Issue created by Ava Schmidt on 2/25/2026 2:39:42 PM

Issue is attached to Plans on sheet LA1

ava.schmidt@myclearwater.com - 727-444-8028

Each new landscape island is required to be wide enough to allow for successful growth of a tree and shrubs. Please include the provision of at least one shade tree within each parking island, including the island located at the northeast corner of the site.

PUBLIC UTILITIES - Prior to CDB: Public Utilities

Set to DRAFT on 2/22/2026 12:04:01 PM

Issue created by Andrew Blauvelt on 2/22/2026 12:04:01 PM

andrew.blauvelt@myclearwater.com - 727-444-8213

Call out new locations of Reclaimed, Potable and sanitary taps if not connecting to existing.



CITY OF CLEARWATER

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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

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

TELEPHONE (727) 562-4567

10:10 AM

Case number: [ANX2026-02002 -- 2448 Nursery RD](#)

Owner(s): Robby J Moore
5794 Sunnyview Road
Salem, OR 97305
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Arend Verweij
2448 Nursery Rd
Clearwater, FL 33764
PHONE: (408) 839-1693, Fax: No fax, Email: Arend@lanternseniorcare.Com

Representative: Arend Verweij
2448 Nursery Rd
Clearwater, FL 33764
PHONE: (408) 839-1693, Fax: No fax, Email: Arend@lanternseniorcare.Com

Location: North side of Nursery Road, approximately 126 feet east of Rosetree Court. (0.63 acres)

Atlas Page: 317B

Zoning District: MDR - Medium Density Residential

Request: Voluntary annexation into the City of Clearwater, and the assignment of an initial Future Land Use Map designation of Residential Urban (RU) and a an initial zoning category of Medium Density Residential (MDR).

Proposed Use: Assisted Living Facilities

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

Assigned Planner: Adrian Young, Planner



CITY OF CLEARWATER

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 TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	02/26/2026	Young
Planning Review	Comments	02/26/2026	Young
Stormwater Review	No Comments	02/26/2026	Young
Engineering Review	No Comments	02/26/2026	Young
Traffic Eng Review	No Comments	02/26/2026	Young
Environmental Review	No Comments	02/26/2026	Young
Solid Waste Review	No Comments	02/26/2026	Young
Parks and Rec Review	No Comments	02/26/2026	Young
Land Resource Review	No Comments	02/26/2026	Young
Fire Review	No Comments	02/26/2026	Young
Harbor Master Review	No Comments	02/26/2026	Young
Public Utilities Review	No Comments	02/26/2026	Young



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

The DRC reviewed this application with the following comments:

Planning Review

Adrian Young

adrian.young@myclearwater.com

Planning Review

Annexation – General Comments

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

1. Contact Pinellas County to coordinate the return or proper disposition of existing waste and recycling containers.
2. Coordinate with the City of Clearwater Solid Waste Division for the issuance and delivery of new waste and recycling containers, as well as to establish a collection schedule. For assistance, please contact Clearwater Solid Waste at (727) 562-4920.

Annexation – Acknowledgement of Conditions

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

1. Infrastructure Improvements: Any necessary infrastructure improvements or upgrades (including, but not limited to, utilities and roadways) required to satisfy future project-specific development standards shall be completed by the developer, at their own expense, and must meet the satisfaction and approval of the City.
2. Stormwater Utility Fees: Annexation into the City of Clearwater will result in the assessment of monthly stormwater utility fees, which will appear on the city utility bill. This differs from the annual stormwater fee assessed through the property tax bill for properties located in unincorporated Pinellas County.
3. Sidewalk and ADA Compliance: Any proposed modifications to the site and/or existing structures shall trigger the requirement to bring all adjacent or project-related sidewalks and sidewalk ramps up to current standards, including compliance with the Americans with Disabilities Act (ADA), such as the installation of detectable warning surfaces (truncated domes) in accordance with FDOT Index #304.
4. Right-of-Way Infrastructure: The applicant acknowledges that the City of Clearwater will maintain the existing right-of-way infrastructure and rural cross section in its current condition, as it was built or annexed, and that there are no immediate plans to upgrade or improve said infrastructure.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

10:15 AM

Case number: [ANX2026-02003 -- 0 SUNSET POINT RD 33763](#)

Owner(s): Bryan M, Hall
3062 Prestige Drive
Clearwater, FL 33749
PHONE: (727) 639-7209, Fax: No fax, Email: No email

Applicant: Bryan Hall
3062 Prestige Drive
Clearwater, FL 33749
PHONE: (727) 639-7209, Fax: No fax, Email: Bhall110@gmail.Com

Representative: Krikor Kassarjian
Gulf Coast Consulting Inc.
13825 Icor Boulevard
Suite 605
Clearwater, FL 33760
PHONE: (727) 524-1818, Fax: No fax, Email: Krikor@gulfcoastconsultinginc.Com

Location: North side of Sunset Road, approximately 252 feet west of N. McMullen Booth Road. (0.14 acres)

Atlas Page: 255B

Zoning District: LMDR - Low Medium Density Residential

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

Proposed Use: Detached Dwellings

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

Assigned Planner: Adrian Young, Planner



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 TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	02/26/2026	Young
Planning Review	Comments	02/26/2026	Young
Stormwater Review	No Comments	02/26/2026	Young
Engineering Review	No Comments	02/26/2026	Young
Traffic Eng Review	No Comments	02/26/2026	Young
Environmental Review	No Comments	02/26/2026	Young
Solid Waste Review	No Comments	02/26/2026	Young
Parks and Rec Review	No Comments	02/26/2026	Young
Land Resource Review	No Comments	02/26/2026	Young
Fire Review	No Comments	02/26/2026	Young
Harbor Master Review	No Comments	02/26/2026	Young
Public Utilities Review	No Comments	02/26/2026	Young



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

The DRC reviewed this application with the following comments:

Planning Review

Adrian Young

adrian.young@myclearwater.com

Planning Review

Annexation – General Comments

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

1. Contact Pinellas County to coordinate the return or proper disposition of existing waste and recycling containers.
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Annexation – Acknowledgement of Conditions

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

1. Infrastructure Improvements: Any necessary infrastructure improvements or upgrades (including, but not limited to, utilities and roadways) required to satisfy future project-specific development standards shall be completed by the developer, at their own expense, and must meet the satisfaction and approval of the City.
2. Stormwater Utility Fees: Annexation into the City of Clearwater will result in the assessment of monthly stormwater utility fees, which will appear on the city utility bill. This differs from the annual stormwater fee assessed through the property tax bill for properties located in unincorporated Pinellas County.
3. Sidewalk and ADA Compliance: Any proposed modifications to the site and/or existing structures shall trigger the requirement to bring all adjacent or project-related sidewalks and sidewalk ramps up to current standards, including compliance with the Americans with Disabilities Act (ADA), such as the installation of detectable warning surfaces (truncated domes) in accordance with FDOT Index #304.
4. Right-of-Way Infrastructure: The applicant acknowledges that the City of Clearwater will maintain the existing right-of-way infrastructure and rural cross section in its current condition, as it was built or annexed, and that there are no immediate plans to upgrade or improve said infrastructure.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

10:20 AM

Case number: [ANX2026-02004 -- 1399 Pineapple LN](#)

Owner(s): City Of Clearwater
Po Box 4748
Clearwater, FL
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Mark Parry
100 S. Myrtle Ave
Clearwater, FL 33756
PHONE: (727) 444-8768, Fax: No fax, Email: Mark.Parry@myclearwater.Com

Representative: Mark Parry
City Of Clearwater
100 S. Myrtle Ave
Clearwater, FL
PHONE: (727) 444-8768, Fax: No fax, Email: No email

Location: South end of Pineapple Lane, approximately 210 feet south of Navel Drive. (3.4 acres)

Atlas Page: 273A

Zoning District: OS/R - Open Space/Recreation

Request: Voluntary annexation into the City of Clearwater. The existing Pinellas County future land use designation is Residential Low (RL) and the zoning designation is Residential Agriculture (R-A). The applicant has submitted companion cases to amend the Future Land Use Map and Zoning Atlas upon annexation into the city (LUP2026-02001, REZ2026-02001).

Proposed Use: Outdoor Recreation/Entertainment

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

Assigned Planner: Adrian Young, Planner



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
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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	02/26/2026	Young
Planning Review	Comments	02/26/2026	Young
Stormwater Review	No Comments	02/26/2026	Young
Engineering Review	No Comments	02/26/2026	Young
Traffic Eng Review	No Comments	02/26/2026	Young
Environmental Review	No Comments	02/26/2026	Young
Solid Waste Review	No Comments	02/26/2026	Young
Parks and Rec Review	No Comments	02/26/2026	Young
Land Resource Review	No Comments	02/26/2026	Young
Fire Review	No Comments	02/26/2026	Young
Harbor Master Review	No Comments	02/26/2026	Young
Public Utilities Review	No Comments	02/26/2026	Young



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TELEPHONE (727) 562-4567

The DRC reviewed this application with the following comments:

Planning Review

Adrian Young

adrian.young@myclearwater.com

Planning Review

Annexation – General Comments

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

1. Contact Pinellas County to coordinate the return or proper disposition of existing waste and recycling containers.
2. Coordinate with the City of Clearwater Solid Waste Division for the issuance and delivery of new waste and recycling containers, as well as to establish a collection schedule. For assistance, please contact Clearwater Solid Waste at (727) 562-4920.

Annexation – Acknowledgement of Conditions

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

TELEPHONE (727) 562-4567

Case number: [LUP2026-02001 -- 1399 Pineapple LN](#)

Owner(s): City Of Clearwater
Po Box 4748
Clearwater, FL
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Mark Parry
100 S. Myrtle Ave
Clearwater, FL 33756
PHONE: (727) 444-8768, Fax: No fax, Email: Mark.Parry@mclearwater.Com

Representative: Mark Parry
City Of Clearwater
100 S. Myrtle Ave
Clearwater, FL 33756
PHONE: (727) 444-8768, Fax: No fax, Email: Mark.Parry@mclearwater.Com

Location: South end of Pineapple Lane, approximately 210 feet south of Navel Drive. (3.4 acres)

Atlas Page: 273A

Zoning District: OS/R - Open Space/Recreation

Request: LUP: This case involves a request to amend the Future Land Use Map from Residential Low (RL) to Recreation/ Open Space. (R/OS)
REZ: This case involves a request to amend the Zoning Atlas From Residential Agriculture (R-A) to Open Space/ Recreation (OS/R).

Proposed Use: Open Space

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

Assigned Planner: Adrian Young, Planner



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Workflow:

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Traffic Eng Review	No Comments	02/26/2026	Young
Stormwater Review	No Comments	02/26/2026	Young
Parks and Rec Review	No Comments	02/26/2026	Young
Land Resource Review	No Comments	02/26/2026	Young
Harbor Master Review	No Comments	02/26/2026	Young
Solid Waste Review	No Comments	02/26/2026	Young
Public Utilities Review	No Comments	02/26/2026	Young



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

TELEPHONE (727) 562-4567

Case number: [REZ2026-02001 -- 1399 Pineapple LN](#)

Owner(s): City Of Clearwater
Po Box 4748
Clearwater, FL
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Mark Parry
100 South Myrtle Avenue
Clearwater, FL 33756
PHONE: (727) 562-4741, Fax: No fax, Email: Mark.Parry@mclearwater.Com

Representative: Mark Parry
City Of Clearwater
100 South Myrtle Avenue
Clearwater, FL 33756
PHONE: (727) 562-4741, Fax: No fax, Email: Mark.Parry@mclearwater.Com

Location: South end of Pineapple Lane, approximately 210 feet south of Navel Drive. (3.4 acres)

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REZ: This case involves a request to amend the Zoning Atlas From Residential Agriculture (R-A) to Open Space/ Recreation (OS/R).

Proposed Use: Outdoor Recreation/Entertainment

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

Assigned Planner: Adrian Young, Planner

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