



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, May 7, 2026

8:30 AM - Staff Review

9:00 AM

Case number: [FLS2026-04016 -- 1111 JACKSON RD](#)

Owner(s): Joel Meyri
1111 Jackson Rd
Clearwater, FL 33755 460
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Joel Meyri
1111 Jackson Road
Clearwater, FL 33755
PHONE: (714) 686-1495, Fax: No fax, Email: joelmeyri@gmail.com

Representative: Joel Meyri
1111 Jackson Road
Clearwater, FL 33755
PHONE: (714) 686-1495, Fax: No fax, Email: joelmeyri@gmail.com

Location: South side of the street approximately 144 feet east of North Martin Luther King Jr Avenue (0.20-acres)

Atlas Page: 278A

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 (LMDR) District located at 1111 Jackson Road. The accessory dwelling unit will not exceed 15 feet in height and includes 1 off-street parking space. Requested is flexibility for an accessory dwelling unit. (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
Country Club Addition Neighbors
Plaza Park Neighbors

Assigned Planner: Thea French, Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	04/09/2026	French
Parks and Rec Review	Comments	04/14/2026	Cruise
Solid Waste Review	No Comments	04/14/2026	Portalatin
Fire Review	No Comments	04/24/2026	Ramos
Stormwater Review	Comments	04/28/2026	Vo
Engineering Review	Comments	04/28/2026	Dresch
Traffic Eng Review	Comments	04/28/2026	Dresch
Environmental Review	Comments	04/29/2026	Kessler
Land Resource Review	Comments	04/29/2026	Robicheau
Public Utilities Review	No Comments	04/29/2026	Blauvelt
No comments			
Planning Review	Comments	04/30/2026	French

Plan Room Issues:

ENGINEERING - Prior to DO (Acknowledge) - General Comments

Set to DRAFT on 4/28/2026 12:51:30 PM

Issue created by Raymond Dresch on 4/28/2026 12:51:30 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.

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

Set to DRAFT on 4/29/2026 2:54:08 PM

Issue created by Sarah Kessler on 4/29/2026 2:54:08 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 - Tree Preservation

Set to DRAFT on 4/28/2026 8:23:13 AM

Issue created by Robert Robicheau on 4/28/2026 8:23:13 AM
robert.robicheau@myclearwater.com - 727-444-7961

Please add a note to the site plan that states 'No roots 2 inches or greater shall be cut. If any are encountered, a Certified Arborist shall be consulted.'

PARKS AND REC - Prior to DO (Acknowledge) - Parks & Rec Impact Fees

Set to DRAFT on 4/14/2026 10:58:44 AM

Issue created by Aliya Cruise on 4/14/2026 10:58:44 AM
Issue is attached to Plans on sheet A2.1
aliya.cruise@myclearwater.com - 727-444-8411

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

If the site was previously developed credit is applied for any legally permitted detached dwelling unit. In that case, please provide evidence of the number of dwelling units and date of demolition.

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

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

PLANNING - Prior to DO - Acknowledge comments post resubmittal

Set to DRAFT on 4/28/2026 10:46:31 AM

Issue created by Thea French on 4/28/2026 10:46:31 AM
thea.french@myclearwater.com - 727-444-8771

Please acknowledge;

1. Additional comments may follow a completed resubmittal and response to comments.
2. All changes are to be clouded out on any affected sheets.
3. A written response to comments narrative is required.

PLANNING - Prior to DO - Acknowledge Disclaimer

Set to DRAFT on 4/24/2026 12:03:44 PM

Issue created by Thea French on 4/24/2026 12:03:44 PM
Issue is attached to page 1 in ADU GENERAL NARRATIVE.pdf
thea.french@myclearwater.com - 727-444-8771

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

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

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

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

PLANNING - Prior to DO - Bamboo

Set to DRAFT on 4/28/2026 10:39:09 AM

Issue created by Thea French on 4/28/2026 10:39:09 AM
Issue is attached to Plans on sheet L-1
thea.french@myclearwater.com - 727-444-8771

The landscape narrative lists bamboo as the preferred landscaping buffer to approve the reduction of the rear setback. However, there is no mention of bamboo or any landscaping annotated on this plan.

Please confirm if the bamboo is existing with photographic evidence and annotations on all landscape plans.

PLANNING - Prior to DO - Confirm criteria response

Set to DRAFT on 4/24/2026 12:01:04 PM

Issue created by Thea French on 4/24/2026 12:01:04 PM
Issue is attached to page 7 in Updated Application.pdf
thea.french@myclearwater.com - 727-444-8771

Confirm the location of required parking spaces and include clearly labeled dimensions. BCP2019-010475 and BCP2019-010475C approved a shed in the same location as the proposed ADU that does not encroach into the side or rear setbacks.

PLANNING - Prior to DO - Confirm criteria response

Set to DRAFT on 4/24/2026 11:59:43 AM

Issue created by Thea French on 4/24/2026 11:59:43 AM
Issue is attached to page 5 in Updated Application.pdf
thea.french@myclearwater.com - 727-444-8771

#3 – Provide documentation to confirm the architectural style of the proposed ADU is consistent with the primary structure. To scale renderings or photos with dimensions is acceptable documentation.

PLANNING - Prior to DO - Confirm responses

Set to DRAFT on 4/24/2026 12:11:28 PM

Issue created by Thea French on 4/24/2026 12:11:28 PM
Issue is attached to page 1 in ADU GENERAL NARRATIVE.pdf
thea.french@myclearwater.com - 727-444-8771

Confirm why a rear 5-foot setback is necessary.

BCP2019-010475 and BCP2019-010475C approved a shed in the same location as the proposed ADU that does not encroach into the side or rear setbacks.

PLANNING - Prior to DO - Consistent plans

Set to DRAFT on 4/23/2026 3:53:58 PM

Issue created by Thea French on 4/23/2026 3:53:58 PM
Issue is attached to Plans on sheet A1
thea.french@myclearwater.com - 727-444-8771

Height dimensions are inconsistent in "Site Plan Notes" and plan elevation drawings. For clarity, ensure all plan dimensions and narratives communicate the same information.

PLANNING - Prior to DO - Landscape material

Set to DRAFT on 4/24/2026 10:57:21 AM

Issue created by Thea French on 4/24/2026 10:57:21 AM
Issue is attached to Plans on sheet L-1
thea.french@myclearwater.com - 727-444-8771

I would notice the maximum maturity dimensions for the chosen specimens may need to be revisited.

E.g. What is "Silver Buttonwoo 15'-20'"? Do you mean a Buttonwood will be 15 20 feet tall mature height? Most of the mature size dimensions are incorrect.

Including the scientific name along with the common name is a good idea as it may avoid confusion and provide you with more accurate information.

A data table to include the requirements, proposed plant material, mature height and width may also be useful to communicate how the landscape requirements criteria are to be met.

PLANNING - Prior to DO - Required parking

Set to DRAFT on 4/23/2026 3:54:14 PM

Issue created by Thea French on 4/23/2026 3:54:14 PM
Issue is attached to Plans on sheet A1
thea.french@myclearwater.com - 727-444-8771

Provide dimensions and annotate locations for required parking which includes the required parking for the primary structure.

STORMWATER - Prior to DO (Acknowledge) - General Comment

Set to DRAFT on 4/28/2026 4:14:52 PM

Issue created by Phuong Vo on 4/28/2026 4:14:52 PM
phuong.vo@myclearwater.com - 727-444-8228

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

TRAFFIC ENG - Prior to DO - Parking

Set to DRAFT on 4/28/2026 12:50:01 PM

Issue created by Raymond Dresch on 4/28/2026 12:50:01 PM
raymond.dresch@myclearwater.com - 727-444-8775

Please identify parking plan on plan sheet -- Minimum 1 for ADU plus 2/unit detached dwellings (CDC Table 2-203).



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

9:10 AM

Case number: [FLS2026-03014 -- 809 BAY ESPLANADE](#)

Owner(s): Sean D Galaris
809 Bay Esplanade
Clearwater, FL 33767 130
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Amber Towe
110 Island Way
Clearwater, FL 33767
PHONE: (727) 488-2047, Fax: No fax, Email: permits@islandwaypools.net

Representative: Amber Towe
110 Island Way
Clearwater, FL 33767
PHONE: (727) 488-2047, Fax: No fax, Email: permits@islandwaypools.net

Location: East side of Bay Esplanade 160 feet south of Verbena Street and 177 north of Mango Street. (0.170-acre)

Atlas Page: 249A

Zoning District: LMDR - Low Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing a detached dwelling for an accessory in-ground pool and deck in the Low Medium Density Residential (LMDR) District for the property located at 809 Bay Esplanade. The proposed in-ground pool and deck will be 12 inches or less above grade and requests allowable flexibility from setback requirements (Community Development Code Section 2-203.C.)

Proposed Use: Detached Dwellings

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

Assigned Planner: Thea French, Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	04/09/2026	French
Solid Waste Review	No Comments	04/14/2026	Portalatin
Fire Review	No Comments	04/24/2026	Ramos
Stormwater Review	Comments	04/28/2026	Vo
Engineering Review	Comments	04/28/2026	Dresch
Traffic Eng Review	No Comments	04/28/2026	Dresch
Land Resource Review	No Comments	04/28/2026	McDonnell
Environmental Review	No Comments	04/29/2026	Kessler
Public Utilities Review	No Comments	04/29/2026	Blauvelt
Planning Review	Comments	04/30/2026	French

Plan Room Issues:

ENGINEERING - Prior to DO (Acknowledge) - General Comments

Set to DRAFT on 4/28/2026 12:30:25 PM

Issue created by Raymond Dresch on 4/28/2026 12:30:25 PM
raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledgment each condition in your response:

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. Contractor shall request an easement inspection prior to any construction near an easement.

PLANNING - Prior to DO – Acknowledge Disclaimer

Set to DRAFT on 4/24/2026 2:13:47 PM

Issue created by Thea French on 4/24/2026 2:13:47 PM
thea.french@myclearwater.com - 727-444-8771

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

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

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

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

PLANNING - Prior to DO - Confirm additional elements

Set to DRAFT on 4/24/2026 1:28:29 PM

Issue created by Thea French on 4/24/2026 1:28:29 PM
Issue is attached to Plans on sheet G-002
thea.french@myclearwater.com - 727-444-8771

Confirm the additional elements on this site plan that are not reflected on all site plans. See clouded area.

PLANNING - Prior to DO - Development Order for FLS2005-07053

Set to DRAFT on 4/24/2026 1:03:59 PM

Issue created by Thea French on 4/24/2026 1:03:59 PM
Issue is attached to Plans on sheet COVER
thea.french@myclearwater.com - 727-444-8771

Provide information how the conditions of approval regarding the proposed pool FLS case are to be met.

PLANNING - Prior to DO - Dimensions for survey

Set to DRAFT on 4/24/2026 1:14:17 PM

Issue created by Thea French on 4/24/2026 1:14:17 PM
Issue is attached to Plans on sheet TOPOGRAPHIC SURVEY
thea.french@myclearwater.com - 727-444-8771

Provide clearly labeled dimensions from the corner of all existing structures to the adjacent property line.

PLANNING - Prior to DO - Elevations

Set to DRAFT on 4/24/2026 1:39:19 PM

Issue created by Thea French on 4/24/2026 1:39:19 PM
Issue is attached to Plans on sheet A-101
thea.french@myclearwater.com - 727-444-8771

As has been commented in other parts of this submission, spot elevations are required at the corners of the pool and deck area(s).

PLANNING - Prior to DO - Elevations

Set to DRAFT on 4/24/2026 1:42:54 PM

Issue created by Thea French on 4/24/2026 1:42:54 PM
Issue is attached to Plans on sheet SITE PLAN
thea.french@myclearwater.com - 727-444-8771

As has been commented in other parts of this submission, spot elevations are required at the corners of the pool and deck area(s).

PLANNING - Prior to DO - General applicability criteria

Set to DRAFT on 4/24/2026 1:02:29 PM

Issue created by Thea French on 4/24/2026 1:02:29 PM
Issue is attached to page 3 in Galaris FLS APP 2026.pdf
thea.french@myclearwater.com - 727-444-8771

1. Application, Page 3; I would notice not all the General Applicability Criteria are addressed. Planning would be looking for more than a repeat of the criteria and evidence supporting the proposal's character to be aligned with adjacent properties and the community of the immediate vicinity. Provide a response with more depth and supporting evidence.

PLANNING - Prior to DO - ISR -- Impervious Surface Ratio

Set to DRAFT on 4/24/2026 1:37:40 PM

Issue created by Thea French on 4/24/2026 1:37:40 PM
Issue is attached to Plans on sheet A-101
thea.french@myclearwater.com - 727-444-8771

All site plans, the application documents, and narratives must be consistent. The ISR on the application and site plan are not consistent. Update all documents to ensure the ISR is consistent throughout the submitted paperwork for this request.

PLANNING - Prior to DO – Mechanical Equipment

Set to DRAFT on 4/24/2026 1:32:56 PM

Issue created by Thea French on 4/24/2026 1:32:56 PM
Issue is attached to Plans on sheet A-101
thea.french@myclearwater.com - 727-444-8771

Add a note to the site plan which demonstrates how mechanical equipment will be screened from view from adjacent properties and rights-of-way with fencing and or landscaping. Fencing is permitted under separate permit. Existing fencing and landscaping counts.

PLANNING - Prior to DO – Mechanical Equipment

Set to DRAFT on 4/24/2026 1:41:52 PM

Issue created by Thea French on 4/24/2026 1:41:52 PM
Issue is attached to Plans on sheet SITE PLAN
thea.french@myclearwater.com - 727-444-8771

Add a note to the site plan which demonstrates how mechanical equipment will be screened from view from adjacent properties and rights-of-way with fencing and or landscaping. Fencing is permitted under separate permit. Existing fencing and landscaping counts.

PLANNING - Prior to DO - Sight Visibility Triangles

Set to DRAFT on 4/24/2026 1:49:50 PM

Issue created by Thea French on 4/24/2026 1:49:50 PM
Issue is attached to Plans on sheet SITE PLAN
thea.french@myclearwater.com - 727-444-8771

As has been stated in other comments, add the requisite sight visibility triangles to the site plan as required along the seawall and property lines.

Section 3-904.B No structure or landscaping may be installed within the sight visibility triangle described in the following figure, with the exception of an at-grade swimming pool, at-grade deck, and a non-opaque fence not to exceed 48 inches in height.

PLANNING - Prior to DO - Sight Visibility Triangles

Set to DRAFT on 4/24/2026 1:48:07 PM

Issue created by Thea French on 4/24/2026 1:48:07 PM
Issue is attached to Plans on sheet LAND003
thea.french@myclearwater.com - 727-444-8771

Add the requisite sight visibility triangles to the site plan as required along the seawall and property lines.

Section 3-904.B No structure or landscaping may be installed within the sight visibility triangle described in the following figure, with the exception of an at-grade swimming pool, at-grade deck, and a non-opaque fence not to exceed 48 inches in height.

PLANNING - Prior to DO - Site Data Table

Set to DRAFT on 4/24/2026 1:25:03 PM

Issue created by Thea French on 4/24/2026 1:25:03 PM
Issue is attached to Plans on sheet G-001
thea.french@myclearwater.com - 727-444-8771

Provide a site data table to include, but not limited to, density, intensity, parking, impervious surface ratio, etc.

PLANNING - Prior to DO: Provide Elevations

Set to DRAFT on 4/24/2026 1:07:33 PM

Issue created by Thea French on 4/24/2026 1:07:33 PM
Issue is attached to Plans on sheet 1
thea.french@myclearwater.com - 727-444-8771

Elevations are incomplete/omitted from site plan. This is a very challenging case. Detailed elevation drawings are required to clearly communicate stormwater management and construction of proposed structures. A statement of "...will be <12" is not an acceptable dimension.

Provide elevation drawings and spot elevations at the corners of the deck only. Unless the pool is elevated above the deck area then spot elevations will be required at the corners of the pool and/or spa as well. Provide section elevation drawing with clearly labeled dimensions demonstrating the elevations above grade.

PLANNING - Prior to DO; Evidence

Set to DRAFT on 4/24/2026 1:00:45 PM

Issue created by Thea French on 4/24/2026 1:00:45 PM
Issue is attached to page 5 in Galaris FLS APP 2026.pdf
thea.french@myclearwater.com - 727-444-8771

Provide documentation to support the responses for #2. a-d.

STORMWATER - Prior to DO

Set to DRAFT on 4/28/2026 3:43:12 PM

Issue created by Phuong Vo on 4/28/2026 3:43:12 PM
phuong.vo@myclearwater.com - 727-444-8228

Please revise plan so that the embankment does not exceed a 4:1 slope.

STORMWATER - Prior to DO (Acknowledge) - General Comment

Set to DRAFT on 4/28/2026 3:39:02 PM

Issue created by Phuong Vo on 4/28/2026 3:39:02 PM
phuong.vo@myclearwater.com - 727-444-8228

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



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

9:15 AM

Case number: [FLD2008-05013A -- 100 CORONADO DR](#)

Owner(s): Jemb Pocono Llc
150 Broadway Ste 802
New York, NY 10038-4349
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Brian Aungst, Jr.
625 Court St Suite 200
Clearwater, FL 337565528
PHONE: (727) 444-1403, Fax: (727) 442-8470, Email: bjam@macfar.com

Representative: Brian Aungst, Jr.
Macfarlane, Ferguson & McMullen, P.A.
625 Court St Suite 200
Clearwater, FL 337565528
PHONE: (727) 444-1403, Fax: (727) 442-8470, Email: bjam@macfar.com

Location: South and east sides of S. Gulfview Boulevard, west side of Coronado Drive, north side of Second Street. (2.77 acres)

Atlas Page: 276A

Zoning District: Tourist

Request: Flexible Development approval for an outdoor amenity area, accessory to existing 450 overnight accommodation units in the Tourist (T) District and the Open Space/ Recreation (OSR) District as a Comprehensive Infill Redevelopment Project and the Beach Walk District of Beach by Design for the property located at 100 Coronado Drive. The existing building is 150 feet in height and includes 543 off-street parking spaces. Requested is flexibility for the use and reduced landscaping along the west property line through a Comprehensive Landscape Program. (Community Development Code Section 2-803.D, Section 2-1404.A., Section 3-1202, Article 4, Division 14 and Beach by Design)

Proposed Use: Overnight Accommodations

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

Assigned Planner: Ted Kozak, Development Review Manager

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	04/01/2026	Kozak
Parks and Rec Review	No Comments	04/09/2026	Parry
Solid Waste Review	Comments	04/14/2026	Portalatin
Fire Review	No Comments	04/24/2026	Ramos
Stormwater Review	Comments	04/29/2026	Vo
Engineering Review	Comments	04/29/2026	Dresch
Environmental Review	No Comments	04/29/2026	Kessler
Traffic Eng Review	Comments	04/29/2026	Dresch
Public Utilities Review	Comments	04/29/2026	Blauvelt

Call out and acknowledge on drawings the location of sanitary sewer, potable and reclaimed water mains. Proper easements must be maintained to avoid building on top of existing utilities.

Plan Room Issues:

ENGINEERING - Prior to CDB - Existing Utilities

Set to DRAFT on 4/30/2026 12:05:44 PM

Issue created by Raymond Dresch on 4/30/2026 12:05:44 PM
raymond.dresch@myclearwater.com - 727-444-8775

Please show all existing utilities through the proposed area on the site plan.

ENGINEERING - Prior to CDB (Acknowledge) - General Comments

Set to DRAFT on 4/29/2026 5:41:48 PM

Issue created by Raymond Dresch on 4/29/2026 5:41:48 PM
raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledgment each condition in your response:

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

LAND RESOURCE - Prior to CDB: Tree Sizes

Set to DRAFT on 4/30/2026 10:09:09 AM

Issue created by Danny McDonnell on 4/30/2026 10:09:09 AM

Issue is attached to Plans on sheet L2.00

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

The King Alexander Palms must be a minimum of 10 foot clear trunk (CT). Please revise.

PLANNING - Prior to CDB - Acknowledge Flood zone

Set to DRAFT on 4/30/2026 1:36:44 PM

Issue created by Ted Kozak on 4/30/2026 1:36:44 PM

ted.kozak@myclearwater.com - 727-444-8941

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

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

PLANNING - Prior to CDB - Acknowledge General Comments

Set to DRAFT on 4/30/2026 1:56:09 PM

Issue created by Ted Kozak on 4/30/2026 1:56:09 PM

ted.kozak@myclearwater.com - 727-444-8941

PLANNING – Acknowledge General Comments:

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 June 17, 2026, electronic copies of all updated materials must be submitted no later than 12:00 p.m. on May 15, 2026.

PLANNING - Prior to CDB - Address Floodplain Administrator comments

Set to DRAFT on 4/30/2026 1:42:21 PM

Issue created by Ted Kozak on 4/30/2026 1:42:21 PM
ted.kozak@myclearwater.com - 727-444-8941

Prior to CDB, please address the following comments that have been provided by Gene Henry, Floodplain Administrator:

Data/Assumptions

Notes:

1. Review, not sufficient
 - a. Described uses are inconsistent with the city's participation with the NFIP
2. The site has the following flood zones (100 Coronado): AE and CAZ
 - a. Seaward of the Limit of Moderate Wave Action (LiMWA)
3. Coastal Ordinance, Zone 2 (75-300' from CCCL)
4. Letter of Map Revision issued in/about 2008, from records reviewed, not revalidated in 2021 by FEMA
 - a. Potential of new request to move the LiMWA
5. City's freeboard requirement: 2' + BFE/Flood-hazard elevation, 15.2 – 16.2, NAVD 88
6. Regulatory elevations, Vulnerability Assessment Study flood-hazard elevation: 13.2' – 14.2', NAVD 88
 - a. Non regulatory elevations, Flood Insurance Rate Map's designated BFE: AE, elev. 10' NAVD 88.
7. Other map service information per the City's flood-zone determination:
 - a. Natural Functions: there are wetlands and deepwater habitats in this area, but the site is not included within the designated area.
 - b. Flood depth per FIRM: approximately 0' to 4'.
 - c. Flood depth per Vulnerability Assessment: approximately 5' to 6'.
 - d. Historical flooding area: Structure, no, but adjacent/nearby. CRS, yes.
 - e. Flood insurance: yes, required for Federally back mortgages or federally back grants.

Limited Summary of References:

- Community Development Code, Floodplain Management Regulations, City of Clearwater
 - o Chapter 51, Flood Damage Protection Ordinance
 - o Chapter 47, Local Amendments to
- Florida Building Code
- Local Technical Amendment (3109), Florida Building Code 7th Edition (2020) – Building, Pinellas County Construction Licensing Board (PCCLB)
- Coastal Construction Manual, FEMA P-55, Volume II, U.S. Dept. of Homeland Security, FEMA, 2011
- Coastal Construction Manual, Table 5-2, Summary of NFIP Regulatory Requirements and Recommendations for Exceeding Requirements, U.S. Dept. of Homeland Security, FEMA, 2011
- Florida Resistant Design and Construction, 24-14, American Society of Civil Engineers (ASCE)
- Title 44 Chapter, Subchapter B Part 59 Subpart A § 59.1, Codes of Federal Regulations, National Archives and Records Administration, 2024
- Free-of-Obstruction Requirements for Buildings Located in Coastal High Hazard Areas in Accordance with the National Flood Insurance Program NFIP Technical Bulletin 5, U.S. Dept. of Homeland Security, FEMA, 2020
- Title 44 Chapter I Subchapter B Part 60 Subpart A § 60.3, , Codes of Federal Regulations, National Archives and Records Administration, 2024
- Florida Building Code, Building, 8th Edition, 2023
- Florida Building Code, Residential, Foundations
- Florida Quick Reference Guide, Floodplain Management in Florida, Florida Division of Emergency Management, Bureau of Mitigation, 2017

Bulleted Summary, points of potential compliance issue with the NFIP

- Chapter 51 and Chapter 47, Floodplain Damage Prevention Ordinance and Local Amendments to the FBC

- o Structures below the design flood elevation within the Coastal AE (CAE) Zone

- o Structures without the foundation per CAE requirements

- Lowest horizontal member (excluding the pilings or columns) elevated to or above the Design Flood Elevation (DFE)

- o CAE/AE

- ? . . . fully enclosed areas below the lowest floor are usable solely for parking of vehicles, buildings access or storage . . .

- Floodplain Management in Florida, Fl. Div. of Emergency Mgmt, State NFIP Office

- o Enclosures Below Zone V and CAZ Buildings

- o Enclosures must be used only for parking (frangible slab), limited storage, and building access (no bathrooms, recreation, or utility rooms)

- o Minimal electric service for safety (light switch)

- o "Important Information" (page 50)

- o It is a violation of the FBC if enclosures below the DFE are modified or used for purposes other than parking, storage, and access. Not only will damage be increased during floods, but flood insurance policies will be more expensive

- o Utility Service and Equipment Inside Enclosures

- o Equipment (including duct work) must be elevated to or above the elevation required by the FBC. Utilities (plumbing, electrical, gas lines, heating, ventilating and air conditioning) must be elevated or designed and installed to prevent intrusion of floodwater into their components.

- o Accessory Structures, defined in the FBC, Residential, is a structure not greater than 3,000 square feet in floor area and not over two stories in height, the use of which is customarily accessory to and incidental to a dwelling and which is located on the same lot as a dwelling.

- o If not elevated, accessory structures in flood zones must:

- ? Not be habitable

- ? Be used only for parking or storage (no pollutants or hazardous materials)

- ? Be anchored to resist floating

- ? Have flood openings

- ? Be built of flood damage resistant materials

- ? Have elevated utilities

- ? Not be modified for different use in the future

Note: Even small buildings are "development" and permits with noted conditions are required.

They must be elevated or anchored and built to withstand flood damage.

- Pinellas Co., Coastal Ordinance (Local Tech. Amendment), # 3109

- o Enclosures below the elevation . . . used solely for parking of vehicles, building access, or storage . . . (dry floodproofing)

- ASCE, 24-14, Flood Resistant Design and Construction (Chapter 4, ASCE 24-14)

- o Siting . . . shall be located landward of the reach of mean high tide (4.3)

- o . . . shall be sited landward of shoreline construction setbacks . . .

Notes:

- Not seen calculations for barriers/obstruction, if present, (1% prob storm, wave runup and deflection)

PLANNING - Prior to CDB - Clarify license area

Set to DRAFT on 4/29/2026 8:47:11 AM

Issue created by Ted Kozak on 4/29/2026 8:47:11 AM
Issue is attached to Plans on sheet LP1.01
ted.kozak@myclearwater.com - 727-444-8941

Clearly identify the proposed license area on all plans, including landscape plans.

PLANNING - Prior to CDB - configuration consistency

Set to DRAFT on 3/19/2026 8:32:28 AM

Issue created by Ted Kozak on 3/19/2026 8:32:28 AM
Issue is attached to Plans on sheet D
ted.kozak@myclearwater.com - 727-444-8941

The configuration/ location of all improvements do not exactly match other plan sheets. Please clarify.

PLANNING - Prior to CDB - Consistency with Beach by Design

Set to DRAFT on 4/29/2026 8:50:12 AM

Issue created by Ted Kozak on 4/29/2026 8:50:12 AM
Issue is attached to Plans on sheet ID-7.41
ted.kozak@myclearwater.com - 727-444-8941

Notwithstanding other comments on this topic, please clearly demonstrate how the proposed improvements—including, but not limited to, the installation of trailers such as the tiki hut and Airstream—comply with all applicable design requirements of the Beach by Design guidelines.

PLANNING - Prior to CDB - consistent plans

Set to DRAFT on 4/29/2026 8:40:31 AM

Issue created by Ted Kozak on 4/29/2026 8:40:31 AM
Issue is attached to Plans on sheet G210
ted.kozak@myclearwater.com - 727-444-8941

The layout of sheet G210 does not match the layout of improvements on sheets G20.0 and G21.0. Please revise.

PLANNING - Prior to CDB - directionals

Set to DRAFT on 3/19/2026 8:27:52 AM

Issue created by Ted Kozak on 3/19/2026 8:27:52 AM
Issue is attached to Plans on sheet ID-7.40
ted.kozak@myclearwater.com - 727-444-8941

Sheets ID-7.40 and ID-7.41 are labeled as south elevation, but is likely a west elevation. Please clarify.

PLANNING - Prior to CDB - gates and path of removal

Set to DRAFT on 4/29/2026 8:43:53 AM

Issue created by Ted Kozak on 4/29/2026 8:43:53 AM
Issue is attached to Plans on sheet G21.0
ted.kozak@myclearwater.com - 727-444-8941

Any proposed gates must be designed to swing only inward within the proposed license area and shall not encroach or swing outward beyond the license boundaries. The plans must also clearly depict the access route and removal path necessary to allow all improvements identified for removal to be fully removed from the site upon issuance of weather warnings.

PLANNING - Prior to CDB - increase size of shrubs

Set to DRAFT on 4/29/2026 8:55:51 AM

Issue created by Ted Kozak on 4/29/2026 8:55:51 AM
Issue is attached to Plans on sheet L2.00
ted.kozak@myclearwater.com - 727-444-8941

For an immediate and robust landscape impact that reinforces a beach-oriented aesthetic, provide 15-gallon plant material installed at a minimum height of greater than three (3) feet, and clearly specify Florida No. 1 grade or better. The landscape plan shall incorporate native and Florida-Friendly species.

All plant material shall be healthy, free from pests and disease, and consist of native species or non-invasive species that are naturalized to Central Florida. Plant selections shall be consistent with recommendations from the Southwest Florida Water Management District, Florida Native Plant Society, FloridaYards.org, the University of Florida/IFAS Extension, or other sources as approved by the Community Development Coordinator.

PUBLIC UTILITIES - Prior to CDB - Utilities

Set to DRAFT on 4/29/2026 9:00:26 AM

Issue created by Andrew Blauvelt on 4/29/2026 9:00:26 AM
andrew.blauvelt@myclearwater.com - 727-444-8213

Call out and acknowledge on drawings the location of sanitary sewer, potable and reclaimed water mains. Proper easements must be maintained to avoid building on top of existing utilities.

SOLID WASTE - Prior to CDB - Trash

Set to DRAFT on 4/14/2026 1:27:56 PM

Issue created by Brandi Portalatin on 4/14/2026 1:27:56 PM
brandi.portalatin@myclearwater.com - 727-562-4920

Please verify that solid waste from this area will be processed by hotel employees through the existing hotel compactor.

STORMWATER - Prior to CDB - Acknowledge (general comment)

Set to DRAFT on 4/29/2026 5:00:40 PM

Issue created by Phuong Vo on 4/29/2026 5:00:40 PM
phuong.vo@myclearwater.com - 727-444-8228

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

TRAFFIC ENG - Prior to CDB - Beach Walk

Set to DRAFT on 4/29/2026 5:19:23 PM

Issue created by Raymond Dresch on 4/29/2026 5:19:23 PM
Issue is attached to Plans on sheet G200
raymond.dresch@myclearwater.com - 727-444-8775

--1-- Scope of work should not include modification to the existing Beach Walk sidewalk or impede upon the pedestrian path. The proposed plan depicts elements modifying the existing Beach Walk sidewalk reducing overall sidewalk width and creating obstructions with gates opening into the pedestrian path at the western gated entry.

--2-- Please clarify if the western gate (adjacent to the crosswalk) is to be used as a primary entry/exit.

Plan Room Conditions:

No Plan Room Conditions on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

9:30 AM

Case number: [FLS2026-03015 -- 1768 BENTLEY ST](#)

Owner(s): Marco A Victorino
1768 Bentley St
Clearwater, FL 33755 230
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Marco Victorino
1768 Bentley St
Clearwater, FL 33755
PHONE: (626) 890-1849, Fax: No fax, Email: yenom168@gmail.com

Representative: Marco Victorino
1768 Bentley St
Clearwater, FL 33755
PHONE: (626) 890-1849, Fax: No fax, Email: yenom168@gmail.com

Location: North side of Bentley Street, approximately 290 feet west of the intersection of Bentley Street and Keene Road. (0.17 acres)

Atlas Page: 261B

Zoning District: LMDR - Low Medium Density Residential

Request: Flexible Standard Development approval for a detached dwelling (driveway), in the Low Medium Density Residential (LMDR) District for the property located at 1768 Bentley Street. The existing building does not exceed 30 feet in height and includes two off-street parking spaces. Requested is flexibility from side setback requirements. (Community Development Code Section 2-203.D)

Proposed Use: Detached Dwellings

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

Assigned Planner: Ava Schmidt, Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	04/09/2026	Schmidt
Parks and Rec Review	No Comments	04/09/2026	Parry
Land Resource Review	No Comments	04/14/2026	Quinzi
Solid Waste Review	No Comments	04/14/2026	Portalatin
Fire Review	No Comments	04/24/2026	Ramos
Stormwater Review	Comments	04/28/2026	Vo
Engineering Review	Comments	04/28/2026	Dresch
Traffic Eng Review	Comments	04/28/2026	Dresch
Environmental Review	Comments	04/29/2026	Kessler
Public Utilities Review	Comments	04/29/2026	Vacca
comments regarding location of water service within pavers			

Plan Room Issues:

ENGINEERING - Prior to DO - Driveway Design

Set to DRAFT on 4/28/2026 1:09:26 PM

Issue created by Raymond Dresch on 4/28/2026 1:09:26 PM
raymond.dresch@myclearwater.com - 727-444-8775

- 1-- Water meter cannot be located within the driveway.
Please acknowledged the following comments:
- 2-- The maximum driveway width as measured at the property line is 30-ft and at the edge of roadway is 40-ft (with flares).
- 3-- Specialty material (pavers, stamped concrete, etc.) located within the right of way will require the completion of a separate right of way permit at the time of permitting.

ENGINEERING - Prior to DO (Acknowledge) - General Comments

Set to DRAFT on 4/28/2026 12:59:48 PM

Issue created by Raymond Dresch on 4/28/2026 12:59:48 PM
raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledgment each condition in your response:

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

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

Set to DRAFT on 4/29/2026 2:56:35 PM

Issue created by Sarah Kessler on 4/29/2026 2:56:35 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: Shell

Set to DRAFT on 4/30/2026 10:06:12 AM

Issue created by Danny McDonnell on 4/30/2026 10:06:12 AM
danny.mcdonnell@myclearwater.com
727- 444-8765

Please acknowledge:

The shell in the front yard must be removed and replaced with an acceptable landscape material.

Relevant code section:

Section 3-1204. - Installation and maintenance.

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

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

PLANNING - Prior to DO (Acknowledge) General Comments

Set to DRAFT on 4/23/2026 3:29:16 PM

Issue created by Ava Schmidt on 4/23/2026 3:29:16 PM
ava.schmidt@myclearwater.com - 727-444-8028

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

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

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

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

PLANNING - Prior to DO (Acknowledge) Mechanical Equipment

Set to DRAFT on 4/23/2026 3:30:24 PM

Issue created by Ava Schmidt on 4/23/2026 3:30:24 PM
ava.schmidt@myclearwater.com - 727-444-8028

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

PLANNING - Prior to DO (Acknowledge) Planning comments

Set to DRAFT on 4/23/2026 3:29:33 PM

Issue created by Ava Schmidt on 4/23/2026 3:29:33 PM
ava.schmidt@myclearwater.com 727-444-8028

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

PLANNING - Prior to DO: Driveway Width

Set to DRAFT on 4/27/2026 9:13:07 AM

Issue created by Ava Schmidt on 4/27/2026 9:13:07 AM
ava.schmidt@myclearwater.com 727-444-8538

Please confirm the driveway width. An aerial view of the property appears to show the width is greater than shown on the site plan.

PLANNING - Prior to DO: Impervious Surface Ratio

Set to DRAFT on 4/23/2026 4:15:45 PM

Issue created by Ava Schmidt on 4/23/2026 4:15:45 PM
ava.schmidt@myclearwater.com 727-444-8028

Please re-calculate the impervious surface ratio. From an aerial view of the property, it seems that the property may exceed to 65% maximum. Unpermitted artificial turf must also be counted as impervious surface.

PLANNING - Prior to DO: Sight Visibility Triangles

Set to DRAFT on 4/23/2026 4:28:47 PM

Issue created by Ava Schmidt on 4/23/2026 4:28:47 PM
ava.schmidt@myclearwater.com - 727-444-8028

Please revise the site plan to show the required sight visibility triangles (SVT) where the driveway intersects with the front property line. Follow this link for instructions on how to measure SVTs:

https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR

Also found through municode Clearwater Development Code (CDC) Section 3-904.

PUBLIC UTILITIES - Prior to DO - Utilities

Set to DRAFT on 4/29/2026 7:59:13 AM

Issue created by Andrew Blauvelt on 4/29/2026 7:59:13 AM

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

Call out and acknowledge on drawings the location of sanitary sewer, potable water, and reclaimed water taps.

Potable and reclaimed meter boxes are not allowed in driveways or sidewalks.

STORMWATER - Prior to DO (Acknowledge) - General Comment

Set to DRAFT on 4/28/2026 3:31:01 PM

Issue created by Phuong Vo on 4/28/2026 3:31:01 PM

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

DRC review is a prerequisite for Building Permit Review; additional comments will be forthcoming upon submittal of a Building Permit Application.

TRAFFIC ENG - Prior to DO - Sight Visibility Triangles

Set to DRAFT on 4/28/2026 1:11:25 PM

Issue created by Raymond Dresch on 4/28/2026 1:11:25 PM
raymond.dresch@myclearwater.com - 727-444-8775

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

Link: https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITRSight Visibility Triangles



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

9:35 AM

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

Owner(s): Whitehurst Corp
550 East Lake Dr
Tarpon Springs, FL 34688-8602
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: South side of McLennan Street, east side of S. Ft. Harrison Avenue and north side of Belleview Boulevard. (1.22 acres)

Atlas Page: 313B

Zoning District: C - Commercial

Request: Flexible Development approval for light assembly and retail sales and services as a Comprehensive Infill Redevelopment Project 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 include 43 off-street parking spaces. Requested is flexibility from front setback requirements, 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.F, 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

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	02/10/2026	Schmidt
Awaiting Re-Submittal	Return to DRC Meeting	04/09/2026	Horanlli
Engineering Review	No Comments	04/09/2026	Dresch
Traffic Eng Review	No Comments	04/09/2026	Dresch
Parks and Rec Review	No Comments	04/09/2026	Parry
Solid Waste Review	Comments	04/14/2026	Portalatin
Land Resource Review	Comments	04/22/2026	Quinzi
Fire Review	No Comments	04/24/2026	Ramos
Planning Review	Comments	04/27/2026	Schmidt
Stormwater Review	No Comments	04/28/2026	Vo
Environmental Review	No Comments	04/29/2026	Kessler

Plan Room Issues:

LAND RESOURCE - Prior to CDB: Tree Mitigation

Set to DRAFT on 4/22/2026 3:18:44 PM

Issue created by Michael Quinzi on 4/22/2026 3:18:44 PM

Issue is attached to Plans on sheet L1

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

You have reduced the total Indian Hawthorn trees from 3 to 2 Please adjust your Tree Mitigation total.

Clarify there are 8 live Oaks on the plan and only 7 listed on the plant schedule.

Identify the 3 trees in the southwest corner that are not labeled or on the plant schedule.

Please adjust your Tree Mitigation total to reflect all changes if applicable.

PLANNING - Prior to CDB: Walkway Width

Set to DRAFT on 4/24/2026 3:48:48 PM

Issue created by Ava Schmidt on 4/24/2026 3:48:48 PM
Issue is attached to Plans on sheet 6
ava.schmidt@myclearwater.com - 727-444-8028

In order for sidewalks/walkways to be exempt from setbacks, they must be maximum 4' in width. Please revise width of walkways within the setback.

CDC Section 3-903.a: Except for fences, walls, outdoor lighting, signs, minimum door landing required by the Florida Building Code, walkways leading to building entrances, driveway access to garages, and/or vehicular cross access (driveways), shared parking, and trash staging areas, no building or structure shall be permitted in a setback required by the applicable zoning district. Sidewalks shall be no greater than 48 inches in width, nor greater in width than that required by the Florida Building Code.

SOLID WASTE - Prior to CBD

Set to INREVIEW on 4/21/2026 7:37:52 AM

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

anonymous on 3/10/2026 5:45:40 PM - ANSWERED

As we previously discussed in a City meeting, there will not be much trash generated by the Jewelry store and that trash cans will be brought to the curb for pick up. A dumpster enclosure will not be installed in the new parking lot.

Brandi Portalatin on 3/16/2026 4:26:21 PM - NOTACCEPTED

I was not in a meeting stating barrels would be set. Per city ordinance businesses have to have a minimum of a 2 yd dumpster. Please make plans to have a dumpster enclosure.

Brandi Portalatin on 4/14/2026 1:31:55 PM - OPEN

Please provide the vehicle template as you previously showed me.

I'd like to discuss a concrete pad in front of the enclosure with the other departments to ensure a smooth roll out with the dumpster.

TRAFFIC ENG - Prior to CDB: Sight Visibility Triangles

Set to DRAFT on 4/28/2026 4:08:39 PM

Issue created by Raymond Dresch on 4/28/2026 4:08:39 PM
Issue is attached to Plans on sheet L1.2
raymond.dresch@myclearwater.com - 727-444-8775

Please add the 20-ft SVTs to the parcel corner and along both sides of the driveway for Phase 2 Landscaping // SVTs are shown on the south parcel but are missing from the north parcel.