



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, November 6, 2025

8:30 AM - Staff Review

8:30 AM

Case number: [FLS2025-08038 -- 420 PALM ISLAND SE](#)

Owner(s): Jeffrey W. Garland/ Fezije R. Garland
420 Palm Island Se
Clearwater, FL 33767
PHONE: (727) 709-0239, Fax: No fax, Email: No email

Applicant: Everhett Carleton
12011 44th Street North
Clearwater, FL 33762
PHONE: (941) 667-1543, Fax: No fax, Email: Rhett@modernmovers.Com

Representative: Everhett Carleton
Modern House & Building Movers Inc
12011 44th Street North
Clearwater, FL 33762
PHONE: (941) 667-1543, Fax: No fax, Email: Rhett@modernmovers.Com

Location: Approximately 830 feet northeast of the intersection of Island Way and and Palm Island SE. (0.20 acres)

Atlas Page: 258B

Zoning District: LMDR - Low Medium Density Residential

Request: Flexible Standard Development approval for a detached dwelling in the Low Medium Density Residential (LMDR)/ Island Estates Neighborhood Overlay Conservation (IENOC) District for the property located at 420 Palm Island SE. The building will not exceed 30 feet in height and includes two parking spaces. Requested is flexibility from front setback requirements. (Community Development Code Section 2-1602.E)

Proposed Use: Detached Dwellings

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	10/08/2025	Dole
Fire Review	No Comments	10/09/2025	Ramos
Environmental Review	Comments	10/13/2025	Kessler
Solid Waste Review	No Comments	10/13/2025	Portalatin
Public Utilities Review	Comments	10/14/2025	Vacca
Prior to Permitting - Call out on drawing and Acknowledge			
Parks and Rec Review	No Comments	10/17/2025	Cruise
Land Resource Review	Comments	10/27/2025	Robicheau
Stormwater Review	Comments	10/28/2025	Vo
Engineering Review	Comments	10/28/2025	Dresch
Traffic Eng Review	No Comments	10/28/2025	Dresch

Plan Room Issues:

ENGINEERING - Prior to DO (Acknowledge) - General Comments

Set to DRAFT on 10/28/2025 4:48:20 PM

Issue created by Raymond Dresch on 10/28/2025 4:48:20 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.



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TELEPHONE (727) 562-4567

ENVIRONMENTAL - Prior to issuance of Building Permit

Set to DRAFT on 10/13/2025 2:12:42 PM

Issue created by Sarah Kessler on 10/13/2025 2:12:42 PM
sarah.kessler@myclearwater.com - 727-444-8233

Continue to provide erosion control notes.

LAND RESOURCE - Prior to DO: Landscaping Materials

Set to DRAFT on 10/27/2025 3:26:41 PM

Issue created by Robert Robicheau on 10/27/2025 3:26:41 PM
robert.robicheau@myclearwater.com - 727-444-7961

Please acknowledge:

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

1. Where mulch is used, it must be protected from washing out of the planting bed.
2. Landscape rock with a minimum size 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 Tree Planting

Set to DRAFT on 10/27/2025 3:22:52 PM

Issue created by Robert Robicheau on 10/27/2025 3:22:52 PM
robert.robicheau@myclearwater.com - 727-444-7961

Please acknowledge:

Due to the proposed removal of the two palm trees, one accent tree (or two palm trees) must be replanted.

PLANNING - Prior to DO: Directions

Set to DRAFT on 10/30/2025 3:40:50 PM

Issue created by Austen Dole on 10/30/2025 3:40:50 PM
austen.dole@myclearwater.com - 727-444-7351

Please update the site plans and associated drawings to reference cardinal directions (north, south, east, west) instead of relative terms such as "left," "right," "front," or "rear." This will ensure clarity and consistency when reviewing spatial relationships and orientation on the plans.

PLANNING - Prior to DO: Driveway

Set to DRAFT on 10/30/2025 3:43:20 PM

Issue created by Austen Dole on 10/30/2025 3:43:20 PM
austen.dole@myclearwater.com - 727-444-7351

Please revise the driveway plans and sight visibility triangles to be shown with transparent shading or linework, allowing staff to clearly view the underlying dimensions, driveway placement, and other relevant site features.



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

TELEPHONE (727) 562-4567

PLANNING - Prior to DO: Flood Zone

Set to DRAFT on 10/28/2025 1:42:19 PM

Issue created by Austen Dole on 10/28/2025 1:42:19 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 DO: General Comments (Acknowledge)

Set to DRAFT on 10/28/2025 1:42:00 PM

Issue created by Austen Dole on 10/28/2025 1:42:00 PM
austen.dole@myclearwater.com - 727-444-7351

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

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 quasijudicial 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: Mechanical Equipment

Set to DRAFT on 10/30/2025 3:44:47 PM

Issue created by Austen Dole on 10/30/2025 3:44:47 PM
austen.dole@myclearwater.com - 727-444-7351

Provide the location of all mechanical equipment and information for the screening materials. Pursuant to Section 3-903.I., air conditioning equipment, pool equipment and similar mechanical equipment not enclosed within a building shall be exempt from side and rear setback requirements but shall be screened from any public right-of-way and adjacent properties.



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TELEPHONE (727) 562-4567

PUBLIC UTILITIES - Prior to Permitting

Set to DRAFT on 10/14/2025 10:12:32 AM

Issue created by Michael Vacca on 10/14/2025 10:12:32 AM

Issue is attached to Plans on sheet C-2

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

1. Call out on drawings and acknowledge, - show on drawing locations of existing water, sewer and Reclaimed water services on the property.
2. Call out on drawings and acknowledge - water or reclaimed water meter boxes are not permitted to be located within driveway.

STORMWATER - Acknowledge prior to DO - standard conditions

Set to DRAFT on 10/28/2025 6:37:19 PM

Issue created by Phuong Vo on 10/28/2025 6:37:19 PM

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

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

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

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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

TELEPHONE (727) 562-4567

8:40 AM

Case number: [FLS2025-08040 -- 130 ISLAND WAY](#)

Owner(s): Publix Super Markets Inc
Po Box 407
Lakeland, FL 33802 040
PHONE: No phone, Fax: No fax, Email: No email

Applicant: David Smith
401 East Jackson Street, Suite 2100
Tampa, FL 33602
PHONE: (813) 222-5010, Fax: (813) 223-5089, Email:
Dsmith@stearnsweaver.Com

Representative: David Smith
Stearns Weaver Miller
401 East Jackson Street, Suite 2100
Tampa, FL 33602
PHONE: (813) 222-5010, Fax: (813) 223-5089, Email:
Dsmith@stearnsweaver.Com

Location: West side of Island Way, approximately 200 feet north of the northwest corner of Island Way and Windward Passage. (4.18 acres)

Atlas Page: 267B

Zoning District: C - Commercial

Request: Flexible Standard Development approval for alcoholic beverage sales (Publix Liquors) in the Commercial (C) District for the property located at 130 Island Way. The existing building does not exceed 50 feet in height and includes 246 off-street parking spaces. Requested is flexibility to allow the use. (Community Development Code Section 2-703.B)

Proposed Use: Alcoholic Beverage Sales

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

Assigned Planner: Melissa Hauck-Baker, Senior 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	09/29/2025	Green
Fire Review	No Comments	10/13/2025	Ramos
Solid Waste Review	No Comments	10/13/2025	Portalatin
Public Utilities Review	No Comments	10/14/2025	Vacca
No Comments			



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TELEPHONE (727) 562-4567

Plan Room Issues:

PLANNING - Prior to DO - Acknowledge Prior to Permit - General Comments

Set to DRAFT on 10/28/2025 10:38:47 AM

Issue created by Ryan Green on 10/28/2025 10:38:47 AM
ryan.green@myclearwater.com - 727-444-7791

Please 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.

PLANNING - Prior to DO - Acknowledge Separate Sign permit

Set to DRAFT on 10/28/2025 10:39:59 AM

Issue created by Ryan Green on 10/28/2025 10:39:59 AM
ryan.green@myclearwater.com - 727-444-7791

Please acknowledge that all sign permits are required to obtain a sign permit outside of FLS approval.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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

TELEPHONE (727) 562-4567

8:50 AM

Case number: [FLS2025-09046 -- 3255 SAN MATEO ST](#)

Owner(s): Glenn E McCormack
3255 San Mateo St
Clearwater, FL 33759 362
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Richard C Puls Jr
14211 N Florida Ave
Tampa, FL 33613
PHONE: (813) 960-7064, Fax: No fax, Email: Taluminum@tampascreens.Com

Representative: Richard C Puls Jr
Tampa Screens & Aluminum Inc
14211 N Florida Ave
Tampa, FL 33613
PHONE: (813) 960-7064, Fax: No fax, Email: Taluminum@tampascreens.Com

Location: South side of San Mateo Street approximately 225 feet east of the intersection of Alameda Avenue and San Mateo Street (0.26 acres)

Atlas Page: 283B

Zoning District: LDR - Low Density Residential

Request: Flexible Standard Development approval for a pool enclosure, accessory to a detached dwelling, in the Low Density Residential (LDR) District for the property located at 3255 San Mateo Street. The building will not exceed 20 feet in height. Requested is flexibility from rear setback requirements. (Community Development Code Section 2-103.B)

Proposed Use: Detached Dwellings

Neighborhood Association(s): Board of County Commissioners
Clearwater Neighborhoods Coalition
Pinellas County School Board
Del Oro Groves N.A.

Assigned Planner: Ava Schmidt, 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	10/08/2025	Schmidt
Solid Waste Review	No Comments	10/13/2025	Portalatin
Fire Review	No Comments	10/14/2025	Ramos
Public Utilities Review	No Comments	10/14/2025	Vacca
No Comments			
Parks and Rec Review	No Comments	10/17/2025	Cruise
Land Resource Review	Comments	10/27/2025	Robicheau
Stormwater Review	Comments	10/28/2025	Vo
Engineering Review	Comments	10/28/2025	Dresch
Traffic Eng Review	No Comments	10/28/2025	Dresch

Plan Room Issues:

ENGINEERING - Prior to DO (Acknowledge) - General Comments

Set to DRAFT on 10/28/2025 4:57:35 PM

Issue created by Raymond Dresch on 10/28/2025 4:57:35 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.

ENVIRONMENTAL - Prior to issuance of Building Permit

Set to DRAFT on 10/13/2025 2:16:13 PM

Issue created by Sarah Kessler on 10/13/2025 2:16:13 PM
sarah.kessler@myclearwater.com - 727-444-8233

Provide erosion control measures on plans.



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TELEPHONE (727) 562-4567

LAND RESOURCE - Prior to DO: Landscape Final

Set to DRAFT on 10/27/2025 3:39:51 PM

Issue created by Robert Robicheau on 10/27/2025 3:39:51 PM
robert.robicheau@myclearwater.com - 727-444-7961

Please acknowledge:

A 732 Landscape Final inspection will be required to ensure the palm tree was successfully transplanted.

LAND RESOURCE - Prior to DO: Landscaping Materials

Set to DRAFT on 10/27/2025 3:41:03 PM

Issue created by Robert Robicheau on 10/27/2025 3:41:03 PM
robert.robicheau@myclearwater.com - 727-444-7961

Please acknowledge:

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

1. Where mulch is used, it must be protected from washing out of the planting bed.
2. Landscape rock with a minimum size 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.

PLANNING - Prior to DO (Acknowledge) General Comments

Set to DRAFT on 10/15/2025 2:05:23 PM

Issue created by Ava Schmidt on 10/15/2025 2:05:23 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) Planning comments

Set to DRAFT on 10/15/2025 2:06:17 PM

Issue created by Ava Schmidt on 10/15/2025 2:06:17 PM
ava.schmidt@myclearwater.com - 727-444-8028

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

PLANNING - Prior to DO (Acknowledge) Reduced

Set to DRAFT on 10/15/2025 2:07:42 PM



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

TELEPHONE (727) 562-4567

Setback Buffer

Issue created by Ava Schmidt on 10/15/2025 2:07:42 PM
ava.schmidt@myclearwater.com - 727-444-8028

Please acknowledge the structure must be buffered with landscape material or fences to protect the privacy and value of adjacent properties pursuant to CDC Section 2-103.B.3

PLANNING - Prior to DO: Inconsistent Setbacks

Set to DRAFT on 10/16/2025 1:39:38 PM

Issue created by Ava Schmidt on 10/16/2025 1:39:38 PM
Issue is attached to Plans on sheet S1
ava.schmidt@myclearwater.com - 727-444-8028

The site plan, drawn over a 2013 survey, shows a side (east) setback from the screen enclosure at 10.6', a side (west) setback of 25', and a rear setback of 12'.

The tree preservation plan, drawn over a 2021 survey, shows a side (east) setback from the screen enclosure at 17.3' and a rear setback of 12.3'.

Please confirm which setbacks are accurate.

PLANNING - Prior to DO: Mechanical Equipment Screening

Set to DRAFT on 10/30/2025 9:30:58 AM

Issue created by Ava Schmidt on 10/30/2025 9:30:58 AM
ava.schmidt@myclearwater.com - 727-444-8028

If applicable, please show any mechanical equipment (generator, pool equipment, etc.) on the site plan and show how it will be screened. Mechanical equipment must be screened from public view.

CDC Section 3-204 states: 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.

PLANNING - Prior to DO: Structure Height

Set to DRAFT on 10/15/2025 2:34:26 PM

Issue created by Ava Schmidt on 10/15/2025 2:34:26 PM
Issue is attached to Plans on sheet D-0
ava.schmidt@myclearwater.com - 727-444-8028

Please provide the entire height of the proposed screen enclosure including the roof structure, not just the wall height on the provided elevations.

Please also provide the height of the house. The screen enclosure can be a maximum of 15' in height, and it cannot be taller than the house.

STORMWATER - Acknowledge prior to DO - General standard conditions

Set to DRAFT on 10/28/2025 6:33:28 PM

Issue created by Phuong Vo on 10/28/2025 6:33:28 PM
phuong.vo@myclearwater.com - 727-444-8228

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.

Plan Room Conditions:

No Plan Room Conditions on this case.



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TELEPHONE (727) 562-4567

Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

9:00 AM

Case number: [FLD2025-09024 -- 2123 NE COACHMAN RD](#)

Owner(s): Ena Emka Ibrahimovic
2250 Alligator Creek
Clearwater, FL 33765
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Emsud Ibrahimovic
2250 Alligator Creek Rd
Clearwater, FL 33765
PHONE: (727) 776-6820, Fax: No fax, Email: Tbsllc400@gmail.Com

Representative: Emsud Ibrahimovic
2250 Alligator Creek Rd
Clearwater, FL 33765
PHONE: (727) 776-6820, Fax: No fax, Email: Tbsllc400@gmail.Com

Location: North side of NE Coachman Road, 250 feet northeast of Graham Drive and NE Coachman Road. (0.37 acres)

Atlas Page: 280B

Zoning District: Office

Request: Flexible Development approval for retail sales and services (daycare) in the Office (O) District as a Comprehensive Infill Redevelopment Project for the property located at 2123 NE Coachman Road. The building does not exceed 30 feet in height and includes 9 off-street parking spaces. Requested is flexibility for the use and reduced interior landscaping and landscape buffers along property lines through a Comprehensive Landscape Program. (Community Development Code Sections 2-1004.A and Sections 3-1202.D, E. and G.)

Proposed Use: Retail Sales and Services

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

Assigned Planner: Melissa Hauck-Baker, Senior Planner



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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	10/08/2025	Green
Solid Waste Review	Comments	10/13/2025	Portalatin
Public Utilities Review	No Comments	10/14/2025	Vacca
No Comments			
Fire Review	Comments	10/17/2025	Ramos
Stormwater Review	Comments	10/28/2025	Vo
Engineering Review	Comments	10/29/2025	Dresch
Traffic Eng Review	Comments	10/29/2025	Dresch
Land Resource Review	Comments	10/29/2025	Quinzi

Plan Room Issues:

ENGINEERING - Prior to CDB (Acknowledge) - General Comments

Set to DRAFT on 10/29/2025 11:09:18 AM

Issue created by Raymond Dresch on 10/29/2025 11:09:18 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.

ENVIRONMENTAL - Prior to issuance of Building Permit

Set to DRAFT on 10/13/2025 2:18:46 PM

Issue created by Sarah Kessler on 10/13/2025 2:18:46 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.



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

FIRE - Prior to CDB - Fire Comment

Set to DRAFT on 10/17/2025 1:00:08 PM

Issue created by Walter Ramos on 10/17/2025 1:00:08 PM

Issue is attached to Plans on sheet FP1

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

FIRE - Prior to CDB - Fire Comment

Set to DRAFT on 10/17/2025 1:05:14 PM

Issue created by Walter Ramos on 10/17/2025 1:05:14 PM

Issue is attached to Plans on sheet FP1

walter.ramos@myclearwater.com - 727-444-7723

This building meets the definition of a Day- Care Occupancy as defined by NFPA 101 2021
Edition Chapter 3 section 3.3.150.1. All Requirements of Day-Care occupancy must be met.

LAND RESOURCE - Prior to CDB - Acknowledge Tree Replacement

Set to DRAFT on 10/29/2025 8:34:12 AM

Issue created by Michael Quinzi on 10/29/2025 8:34:12 AM

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

Please acknowledge that trees that have been removed or may be required to be removed
must be replaced on a tree for tree bases and pass a landscape final inspection.

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 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 8 feet in height and 2.0 inch in
caliper at time of planting.

LAND RESOURCE - Prior to CDB - Landscape Acknowledgement

Set to DRAFT on 10/29/2025 8:52:32 AM

Issue created by Michael Quinzi on 10/29/2025 8:52:32 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 10/29/2025 7:56:29 AM

Issue created by Michael Quinzi on 10/29/2025 7:56:29 AM

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

Submit a Comprehensive Landscape Plan for review.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

LAND RESOURCE - Prior to CDB: Tree Inventory / Removal

Set to DRAFT on 10/29/2025 8:20:54 AM

Issue created by Michael Quinzi on 10/29/2025 8:20:54 AM
michael.quinzi@myclearwater.com - 727-444-8770

The tree survey is insufficient.

At least 3 trees were removed recently without a permit, the stumps are on the east side with a DBH of 4 inches or greater. Please include these trees in the tree inventory.

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 preservation or removal. This must be accompanied by a tree survey. All required landscape trees including accent trees with a DBH of 2 inches, all other trees with a DBH of 4 inches, and all palms with 10 feet of clear trunk must be included. Sites over one acre must tag the trees with aluminum nails and tags. Adjacent off-site trees up to 25 feet must be shown on the tree survey. No review will be performed until the inventory is received. Provide prior to CDB.

All 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.

PLANNING - Prior to CDB - Acknowledge General Comments

Set to DRAFT on 10/28/2025 10:44:21 AM

Issue created by Ryan Green on 10/28/2025 10:44:21 AM
ryan.green@myclearwater.com - 727-444-7791

Please 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 December 16, 2025, electronic copies of all updated materials must be submitted no later than 12:00pm on November 14, 2025.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

PLANNING - Prior to CDB - Confirm parcels

Set to DRAFT on 10/30/2025 11:28:05 AM

Issue created by Ted Kozak on 10/30/2025 11:28:05 AM

Issue is attached to page 1 in APP.pdf

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

Confirm the number of parcels pertaining to the project and the owners of those parcels. According to the Pinellas County PA, there may be three parcels involved, owned by Top Line Properties, LLC, Ena Ibrahimovic and Little Building Condo Association. All application pages and authorization pages will need to be updated to reflect, prior to CDB. If notification area has been negatively affected, the DRC notices may need to be renoticed.

PLANNING - Prior to CDB: ADA Parking

Set to DRAFT on 10/9/2025 1:43:50 PM

Issue created by Ryan Green on 10/9/2025 1:43:50 PM

Issue is attached to Plans on sheet SURVEY 1

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

The existing ADA parking space is not reflected on the plans. For your information, this parking space is required to meet CDC requirements, including ADA signage.

PLANNING - Prior to CDB: Comp Landscape Plan

Set to DRAFT on 10/9/2025 2:41:35 PM

Issue created by Ryan Green on 10/9/2025 2:41:35 PM

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

A Comprehensive Landscape Program application is needed since the site does not currently meet the buffer requirements. Below is the link to the application.

https://www.myclearwater.com/files/sharedassets/public/v/1/planning-and-development/documents/comprehensive_landscape_program.pdf

The code requires for landscape buffers of 15 feet along NE Coachman and 5 feet along the other three sides of the site. The Comprehensive Landscape Program allows for deviations but does not remove all landscaping requirements.

PLANNING - Prior to CDB: Pick/Drop off Plan

Set to DRAFT on 10/9/2025 1:38:56 PM

Issue created by Ryan Green on 10/9/2025 1:38:56 PM

Issue is attached to Plans on sheet SURVEY 1

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

Since the site has only one entry/exit, staff needs a plan drawn on a copy of the site plan to ensure we understand how the Pick/Drop off Plan will work. Will any parking spaces be removed to make more space to maneuver?

If no feasible plan can be made, please consider adding an exit to the north corner of the site.

PLANNING - Prior to CDB: Site Plan Edits

Set to DRAFT on 10/9/2025 1:42:24 PM

Issue created by Ryan Green on 10/9/2025 1:42:24 PM

Issue is attached to Plans on sheet SURVEY 1

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

The site plan needs to show the ADA parking space (and its measurements), the width of the drive isle, and all 19 parking spaces with dimensions.

SOLID WASTE - Prior to CDB: Trash service

Set to DRAFT on 10/13/2025 1:49:58 PM

Issue created by Brandi Portalatin on 10/13/2025 1:49:58 PM

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

This is being turned into a daycare?

There is no room on the property to service a dumpster.

5 black barrels could be a possibility however, we need to know where 5 barrels would be staged, for once a week service and they can not be in the road.



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

TELEPHONE (727) 562-4567

STORMWATER - Acknowledge prior to CDB - General condition

Set to DRAFT on 10/28/2025 6:27:17 PM

Issue created by Phuong Vo on 10/28/2025 6:27:17 PM
phuong.vo@myclearwater.com - 727-444-8228

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

TRAFFIC ENG - Prior to CDB (Acknowledge) - Multimodal Impact Fee (estimate)

Set to DRAFT on 10/29/2025 11:01:09 AM

Issue created by Raymond Dresch on 10/29/2025 11:01:09 AM
raymond.dresch@myclearwater.com - 727-444-8775

Based on the information provided, you will be responsible for a multimodal impact fee ESTIMATED in the amount of \$6,553.12. Please see "Multimodal Impact Fee" calculation sheet in the Accela system under "Documents". This fee is collected by the City prior to issuance of CO for an active permit. 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

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

TELEPHONE (727) 562-4567

9:15 AM

Case number: [FLD2025-10025 -- 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: HDR - High Density Residential

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	10/07/2025	Dole
Environmental Review	Comments	10/13/2025	Kessler
Land Resource Review	No Comments	10/13/2025	Quinzi
Public Utilities Review	No Comments	10/14/2025	Vacca
No Comments			
Fire Review	Comments	10/17/2025	Ramos
Parks and Rec Review	No Comments	10/17/2025	Cruise
Stormwater Review	No Comments	10/28/2025	Vo
Engineering Review	No Comments	10/29/2025	Dresch
Traffic Eng Review	No Comments	10/29/2025	Dresch

Plan Room Issues:

ENVIRONMENTAL - Prior to issuance of Building Permit

Set to DRAFT on 10/13/2025 2:20:16 PM

Issue created by Sarah Kessler on 10/13/2025 2:20:16 PM

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

Provide erosion control measures on plans to ensure protection for construction or erosion debris during installation.

FIRE - Acknowledge prior to CDB - Fire Comment

Set to DRAFT on 10/17/2025 1:15:42 PM

Issue created by Walter Ramos on 10/17/2025 1:15:42 PM

Issue is attached to Plans on sheet 10

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.

PLANNING - General Comments (Acknowledge)

Set to DRAFT on 10/28/2025 1:36:07 PM

Issue created by Austen Dole on 10/28/2025 1:36:07 PM
austen.dole@myclearwater.com - 727-444-7351

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

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PLANNING - Prior to CDB (Acknowledge): Flood Zone

Set to DRAFT on 10/28/2025 1:35:48 PM

Issue created by Austen Dole on 10/28/2025 1:35:48 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.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.