



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, October 2, 2025

8:30 AM - Staff Review

8:30 AM

Case number:	<u>FLD2025-07017 -- 612 BAY ESPLANADE</u>
Owner(s):	Ogand Llc 47 05 104th St Corona, NY 11368-2810 PHONE: No phone, Fax: No fax, Email: No email
Applicant:	Sandra Bradbury 300 South Belcher Road Clearwater, FL 33765 PHONE: (727) 443-2869, Fax: (727) 446-8036, Email: Sandy@northsideengineering.Net
Representative:	Sandra Bradbury Northside Engineering, Inc. 300 South Belcher Road Clearwater, FL 33765 PHONE: (727) 443-2869, Fax: (727) 446-8036, Email: Sandy@northsideengineering.Net
Location:	South and west sides of Bay Esplanade approximately 114 feet east from the intersection of Cyprus Avenue and Bay Esplanade. (0.20 acres)
Atlas Page:	258A
Zoning District:	T - Tourist
Request:	Flexible Development approval to add one resort attached dwelling unit through a transfer of development rights as part of a proposed six resort attached dwelling units in the Tourist (T) zoning district and the Old Florida District of Beach by Design for the property located at 612 Bay Esplanade. The building will not exceed 50 feet in height and includes nine off-street parking spaces. Requested is flexibility for the use, from front setback requirements, and reduced interior landscaping and landscape buffers along the property lines through a Comprehensive Landscape Program. (Community Development Code Sections 2-803.L, 3-1202.D., E. and G., Article 4, Division 14 and Beach by Design)
Proposed Use:	Resort Attached Dwellings
Neighborhood Association(s):	Board of County Commissioners Clearwater Neighborhoods Coalition Pinellas County School Board Clearwater Beach Association
Assigned Planner:	Melissa Hauck-Baker, Senior Planner



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Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	09/03/2025	Hauck-Baker
Parks and Rec Review	Comments	09/18/2025	Santiago
Fire Review	Comments	09/19/2025	Ramos
Stormwater Review	Comments	09/19/2025	Vo
Solid Waste Review	No Comments	09/19/2025	Portalatin
Public Utilities Review	No Comments	09/19/2025	Vacca
No Comments			
Environmental Review	Comments	09/22/2025	Kessler
Engineering Review	Comments	09/24/2025	Dresch
Traffic Eng Review	Comments	09/24/2025	Dresch
Land Resource Review	Comments	09/24/2025	McDonnell
Planning Review	Comments	09/25/2025	Hauck-Baker
Route to Meeting	Ready for DRC	09/26/2025	Hauck-Baker
Harbor Master Review	No Response	09/26/2025	Hauck-Baker

Plan Room Issues:



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TELEPHONE (727) 562-4567

ENGINEERING - Prior to CDB (Acknowledge) - General Comments

Set to OPEN on 9/24/2025 4:30:14 PM

Issue created by Raymond Dresch on 9/24/2025 4:30:14 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. Bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including A.D.A. (Per Sec.47.181).
4. Work on right-of-way shall require a permit with the appropriate entity.
5. Applicant shall be responsible for maintaining all landscaping, hardscaping and lighting located within Right of Way.
6. Contractor shall request an easement inspection prior to any construction near an easement.
7. If the proposed project necessitates infrastructure modifications to satisfy the site-specific water capacity and pressure requirements and/or wastewater capacity requirements, the modifications shall be completed by the applicant and at their expense. If underground water mains and hydrants are to be installed, the installation shall be completed and in service prior to construction in accordance with Fire Department requirements.

ENVIRONMENTAL - Prior to issuance of Building Permit

Set to OPEN on 9/22/2025 2:38:48 PM

Issue created by Sarah Kessler on 9/22/2025 2:38:48 PM
sarah.kessler@myclearwater.com - 727-444-8233

1. Continue to provide erosion control measures on plan sheet and provide notes detailing erosion control methods. Note: all silt fencing and other erosion control measures will be installed prior to the commencement of site work and maintained throughout the project.
2. Provide stormwater vault specifications showing the vault provides water quality benefits, and provide a vault maintenance schedule that has been signed and accepted by the owner.
3. An Asbestos Survey is usually required prior to conducting any demolition or renovations. Contact Pinellas County Air Quality (727/464-4422) for more information.

FIRE - Acknowledge prior to CDB: Fire Comments

Set to OPEN on 9/19/2025 10:06:20 AM

Issue created by Walter Ramos on 9/19/2025 10:06:20 AM
Issue is attached to Plans on sheet A000
walter.ramos@myclearwater.com - 727-444-7723

Plan shows dumpster location. Shall meet the requirements of NFPA 1 2021 Edition Section 19.2.1.4 Rubbish within Dumpsters. Please Acknowledge prior to CDB

FIRE - Acknowledge prior to CDB: Fire Comments

Set to OPEN on 9/19/2025 10:08:26 AM

Issue created by Walter Ramos on 9/19/2025 10:08:26 AM
Issue is attached to Plans on sheet A000
walter.ramos@myclearwater.com - 727-444-7723

Separate plans and permits will be required for Fire Alarm, Fire Sprinkler, Fire Line Underground work. Please acknowledge and describe on plans prior to CDB.



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TELEPHONE (727) 562-4567

FIRE - Acknowledge prior to CDB: Fire Comments

Set to OPEN on 9/19/2025 10:06:48 AM

Issue created by Walter Ramos on 9/19/2025 10:06:48 AM

Issue is attached to Plans on sheet A000

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

NFPA 101 2021 Edition Chapter 7.5.1.3.2 describes two exits, exit accesses, or exit discharges are required, they shall be located at a distance from one another not less than one-half the length of the maximum overall diagonal dimension of the building or area to be served, measured in a straight line between the nearest edge of the exits, exit accesses, or exit discharges, unless otherwise provided in 7.5.1.3.3 through 7.5.1.3.5. Measurement not showing remoteness of exits located on drawing. Shall meet the requirements of NFPA 101 2021 Edition Section 7.5.1.3 Remoteness. Where more than one exit, exit access, or exit discharge is required from a building or portion thereof, such exits, exit accesses, or exit discharges shall be remotely located from each other and be arranged to minimize the possibility that more than one has the potential to be blocked by any one fire or other emergency conditions. Please acknowledge prior to CDB

FIRE - Acknowledge prior to CDB: Fire Comments

Set to OPEN on 9/19/2025 10:07:19 AM

Issue created by Walter Ramos on 9/19/2025 10:07:19 AM

Issue is attached to Plans on sheet A000

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

An approved water supply capable of supplying the required fire flow for fire protection shall be provided. Please show how new hydrant meets the requirements of NFPA 1 2021 Edition Section 18.4 Fire Flow Requirements for Buildings. Please Acknowledge prior to CDB.

FIRE - Acknowledge prior to CDB: Fire Comments

Set to OPEN on 9/19/2025 10:07:42 AM

Issue created by Walter Ramos on 9/19/2025 10:07:42 AM

Issue is attached to Plans on sheet A000

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

Fire hydrant to be used for firefighting use not showing on plans. An additional supporting fire hydrant is required to supply the FDC. This fire hydrant shall be located within 25-50 feet, as measured along a normal access route, of the fire department connection. FDC shall be a minimum of 15' from building. Fire Department Connection shall be a 2 1/2 inch Siamese connection listed for such use. Please acknowledge prior to CDB

FIRE - Acknowledge prior to CDB: Fire Comments

Set to OPEN on 9/19/2025 10:08:08 AM

Issue created by Walter Ramos on 9/19/2025 10:08:08 AM

Issue is attached to Plans on sheet A000

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

Roof top pool shall meet the requirements of NFPA 101 2021 Edition Section 7.4 The number of means of egress from any balcony, mezzanine, story, or portion thereof shall be not less than two. Please acknowledge prior to CDB

LAND RESOURCE - Prior to BCP: Irrigation Plan

Set to OPEN on 9/23/2025 3:49:16 PM

Issue created by Danny McDonnell on 9/23/2025 3:49:16 PM

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

Please acknowledge:

An irrigation plan must be submitted prior to BCP.

LAND RESOURCE - Prior to CDB: Arborist Information

Set to OPEN on 9/24/2025 9:26:33 AM

Issue created by Danny McDonnell on 9/24/2025 9:26:33 AM

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

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

LAND RESOURCE - Prior to CDB: Landscape

Set to OPEN on 9/23/2025 3:46:19 PM



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TELEPHONE (727) 562-4567

Acknowledgement

Issue created by Danny McDonnell on 9/23/2025 3:46:19 PM
danny.mcdonnell@myclearwater.com - 727-444-8765

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 CDB: Landscape Plan

Set to OPEN on 9/23/2025 3:53:25 PM

Issue created by Danny McDonnell on 9/23/2025 3:53:25 PM
danny.mcdonnell@myclearwater.com - 727-444-8765

Shade trees must be a minimum of 5 feet from any impervious surface. Please revise the landscape plan to reflect this.

PARKS AND REC - Prior to C.O.: Parks & Rec Impact Fees

Set to OPEN on 9/18/2025 8:29:50 AM

Issue created by Amanda Santiago on 9/18/2025 8:29:50 AM
Issue is attached to Plans on sheet A101
amanda.santiago@myclearwater.com - 727-444-8313

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

A Parks and Recreation Impact Fee of \$2,024 per dwelling unit (estimate of \$6,072 total) will be due prior to the issuance of any Certificate of Occupancy.

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

Please acknowledge this comment prior to CDB.

PLANNING - Prior to CDB: Beach by Design, Old Florida District, Maximum Building Height (Acknowledge)

Set to OPEN on 9/23/2025 12:29:20 PM

Issue created by Melissa Hauck-Baker on 9/23/2025 12:29:20 PM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Beach by Design, Section II.A.1.c. Property throughout the remainder of the Old Florida District shall be permitted a maximum building height of 65 feet for attached dwellings and 75 feet for overnight accommodations.

The proposed use of resort attached dwellings is permitted a maximum building height of 65 feet in the Old Florida District as the project site is not adjacent to Somerset Street. However, the project is being designed to a maximum building height of 50 feet which must include any habitable/amenity areas occurring on the roof tops. Additionally, the items encroaching on the 50-foot maximum height of the building must be detailed further, including dimensions to top of the parapet and top of the elevator shaft. Any increase in height above 50 feet will increase the proposed setbacks of Beach by Design and CDC Section 8-102, Definitions. Keep in mind that any shade structures for rooftop occupancy count towards height.



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TELEPHONE (727) 562-4567

PLANNING - Prior to CDB: Beach by Design, Design Guidelines, Density

Set to OPEN on 9/25/2025 12:49:10 PM

Issue created by Melissa Hauck-Baker on 9/25/2025 12:49:10 PM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Provide the proposed project compliance with Section A. Density "The maximum permitted density of residential development shall be 30 dwelling units per acre. Through the use of Transfer of Development Rights (TDRs) from other property located within the Clearwater Beach Community Redevelopment District, the maximum permitted density for residential development may be increased by not more than 20 percent."

PLANNING - Prior to CDB: Beach by Design, Design Guidelines, Materials and Colors

Set to OPEN on 9/23/2025 10:59:57 AM

Issue created by Melissa Hauck-Baker on 9/23/2025 10:59:57 AM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Provide the proposed exterior building materials and colors. Please provide the proposed project compliance with Section L. Materials and Colors of the Beach by Design, Design Guidelines. This section addresses building facades, sidewalk treatments, street furniture and the recommended color palette for building colors.

PLANNING - Prior to CDB: Beach by Design, Design Guidelines, Parking Areas

Set to OPEN on 9/23/2025 11:02:38 AM

Issue created by Melissa Hauck-Baker on 9/23/2025 11:02:38 AM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Provide the proposed project compliance with Section F. Parking Areas of the Beach by Design, Design Guidelines; "To create a well-defined and aesthetically appealing street boundary, all parking areas will be separated from public rights of way by a landscaped decorative wall, fence or other opaque landscape treatment of not less than three feet (3') and not more than three and one-half feet (3½') in height"

PLANNING - Prior to CDB: Beach by Design, Design Guidelines, Sidewalks

Set to OPEN on 9/23/2025 11:01:59 AM

Issue created by Melissa Hauck-Baker on 9/23/2025 11:01:59 AM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Provide the proposed project compliance with Section H. Sidewalks in the Design Guidelines of Beach by Design. This section addresses sidewalk widths, landscaping treatment, and requirements for portions of sidewalks improved for non-pedestrian purposes including outdoor dining and landscape material.

PLANNING - Prior to CDB: Beach by Design, Design Guidelines, Street Level Façades

Set to OPEN on 9/23/2025 10:59:10 AM

Issue created by Melissa Hauck-Baker on 9/23/2025 10:59:10 AM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Provide the proposed project compliance with Section E. Street-Level Facades of the Beach by Design, Design Guidelines, sixty percent of the street level facades of buildings used for nonresidential purposes, which abut a public street or pedestrian access way, will be transparent.



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TELEPHONE (727) 562-4567

PLANNING - Prior to CDB: Beach by Design, Old Florida District, Flexibility of Setbacks/Stepbacks

Set to OPEN on 9/23/2025 1:27:36 PM

Issue created by Melissa Hauck-Baker on 9/23/2025 1:27:36 PM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Section II.A.4. Flexibility of Setbacks/Stepbacks for Building in Excess of 35 Feet in Height.

a. Setbacks

(1) Except for properties fronting on Mandalay Avenue, a maximum reduction of five (5) feet from any required setback may be possible if the decreased setback results in an improved site plan, landscaping areas in excess of the minimum required and/or improved design and appearance; and

(2) To ensure that unimpaired access to mechanical features of a building is maintained, a minimum five (5) foot unobstructed access must be provided along the entire side setback of properties, except for those properties fronting on Mandalay Avenue where a zero (0) foot setback is permissible; and

(3) Setbacks can be decreased at a rate of one (1) foot in required setback per two (2) feet in additional required setback, if desired.

b. Stepbacks

(1) A maximum reduction of five (5) feet from any required building stepback may be possible if the decreased building stepback results in an improved site plan, landscaping areas in excess of the minimum required and/or improved design and appearance.

(2) Building stepbacks can be decreased at a rate of two (2) feet in stepback per one (1) foot in additional required setback, if desired.

The project requests flexibility of setbacks including a 5-foot reduction to the 15-foot front yard setback along the north property line, which requires an increase of 10 feet to the stepback.

PLANNING - Prior to CDB: Beach by Design, Old Florida District, Landscape Buffers

Set to OPEN on 9/23/2025 1:45:35 PM

Issue created by Melissa Hauck-Baker on 9/23/2025 1:45:35 PM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Section II.A.6. Landscape Buffers

a. A ten (10) foot landscape buffer is required along the street frontage of all properties, except for that portion of a property fronting on Mandalay Avenue, and except for properties 35 feet and below in height that may be granted flexibility in the required setback, in which case the entire setback shall be landscaped; and

b. For that portion of a property fronting on Mandalay Avenue, a zero (0) foot setback may be permissible for 80% of the property frontage. The remaining 20% property frontage is required to have a landscaped area for a minimum of five (5) feet in depth. The 20% may be located in several different locations on the property frontage, rather than placed in only one location on the property frontage.

The project site does not feature frontage along Mandalay Avenue and includes a 10-foot (north) and a 15-foot (east) front landscape buffers. Additionally, the project includes a Comprehensive Landscaping Program for the five- to ten-foot-wide landscape buffers along the west and south property lines where landscape buffers are not required.



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TELEPHONE (727) 562-4567

PLANNING - Prior to CDB: Beach by Design, Old Florida District, Required Building Stepbacks (Acknowledge)

Set to OPEN on 9/23/2025 1:05:26 PM

Issue created by Melissa Hauck-Baker on 9/23/2025 1:05:26 PM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Section II.A.3. Required Building Stepbacks or Alternative Increased Setbacks for Buildings Exceeding 35 Feet in Height

- a. Building stepback means a horizontal shifting of the building massing towards the center of the building.
- b. Any development exceeding 35 feet in height shall be required to incorporate a building stepback on at least one side of the building (at a point of 35 feet) or an increased setback on at least one side of the building in compliance with the ratios provided in Section A.3.f. Additional stepbacks and/or setbacks may be required to provide additional separation between buildings and/or to enhance view corridors.
- c. All properties (except those fronting on Mandalay Avenue) which front on a right-of-way that runs east and west, shall provide a building stepback on the front side of the building, or an increased front setback in compliance with the ratios provided in Section A.3.f. Additional stepbacks and/or setbacks may be required to provide additional separation between buildings and/or to enhance view corridors.
- d. All properties (except for properties fronting on Mandalay Avenue) which front on a right-of-way that runs north and south, shall provide a building stepback on the side of the building or an increased side setback in compliance with the ratios provided in Section A.3.f. Additional stepbacks and/or setbacks may be required to provide additional separation between buildings and/or to enhance view corridors.
- e. Properties fronting on Mandalay Avenue must provide a building stepback on the front side of the building or an increased front setback in compliance with the ratios provided in Section A.3.f. Additional stepbacks and/or setbacks may be required to provide additional separation between buildings and/or to enhance view corridors.
- f. Stepback/Setback Ratios
 - (1) For properties fronting on streets that have a right-of-way width less than 46 feet, the stepback/setback/height ratio is one (1) foot for every two (2) feet in building height above 35 feet;
 - (2) For properties fronting on streets that have a right-of-way width between 46 and 66 feet, the stepback or setback/height ratio is one (1) foot for every two and one-half (2.5) feet in building height above 35 feet; and
 - (3) For properties fronting on streets that have a right-of-way width of greater than 66 feet, the stepback or setback/height ratio is one (1) foot for every three (3) feet in building height above 35 feet.

The proposed building height is 50 feet, the project site is located along a street running both east to west and north to south, and the right-of-way is 60 feet in width which requires a stepback or setback/height ratio of 1-foot for every 2.5-feet in building height above 35 feet, which results in a required stepback of 6 feet.



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TELEPHONE (727) 562-4567

PLANNING - Prior to CDB: Beach by Design, Old Florida District, Required Setbacks

Set to OPEN on 9/23/2025 12:48:19 PM

Issue created by Melissa Hauck-Baker on 9/23/2025 12:48:19 PM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Beach by Design, Section II.A.2. Minimum Required Setbacks.

- a. A 15 foot front setback shall be required for all properties throughout the District, except for properties fronting on Mandalay Avenue, which may have a zero (0) foot front setback for 80% of the property line; and
- b. A ten (10) foot side and rear setback shall be required for all properties throughout the District, except for properties fronting on Mandalay Avenue, which may have a zero (0) foot side setback and a ten (10) foot rear setback.

The project does not feature frontage along Mandalay Avenue. The required front yard setbacks are 15 feet along the frontage of Bay Esplanade. The project includes a 15-foot front yard setback along the east property line and seeks flexibility for a reduced front yard setback of 10 feet along the north property line adjacent to Bay Esplanade. The required and proposed side yard setbacks are 10 feet along the west and south property lines

PLANNING - Prior to CDB: Confirm balconies encroachment into setback

Set to OPEN on 9/23/2025 2:34:55 PM

Issue created by Melissa Hauck-Baker on 9/23/2025 2:34:55 PM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Prior to CDB - clarify in a narrative and on the site plan that balconies overhang 24 inches or less into the setback. Sec 3-908.D.1

PLANNING - Prior to CDB: Disclaimer (Acknowledge)

Set to OPEN on 9/23/2025 11:04:37 AM

Issue created by Melissa Hauck-Baker on 9/23/2025 11:04:37 AM
melissa.hauckbaker@myclearwater.com - 727-444-8769

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

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

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

In order to be reviewed by the Community Development Board (CDB) on November 18, 2025, electronic version of all updated materials must be submitted no later than 12:00pm on October 10, 2025.



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TELEPHONE (727) 562-4567

PLANNING - Prior to CDB: FEMA Flood Guidance (Acknowledge)

Set to OPEN on 9/23/2025 10:58:19 AM

Issue created by Melissa Hauck-Baker on 9/23/2025 10:58:19 AM
melissa.hauckbaker@myclearwater.com - 727-444-8769

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: Findings of Fact (Applicant to Verify)

Set to OPEN on 9/23/2025 2:09:27 PM

Issue created by Melissa Hauck-Baker on 9/23/2025 2:09:27 PM
melissa.hauckbaker@myclearwater.com - 727-444-8769

1. The 0.20-acre site is located on the south and west sides of Bay Esplanade approximately 114 feet east of the intersection of Bay Esplanade and Cyprus Avenue.
2. The property is in the Old Florida District of Beach by Design and the Tourist (T) District with the consistent Resort Facilities High (RFH) future land use designation.
3. The project site is comprised of one parcel of 9,008 square feet in area with a frontage of 182 feet along Bay Esplanade.
4. The proposal includes a transfer of development rights from 60 Somerset Street (PIN#05-29-15-54756-083-0010), where one attached dwelling unit will be transferred to the project site through concurrent case, TDR2025-07001.
5. The proposal includes the construction of a 6-unit resort attached dwelling use with front yard setbacks of 10 feet to the north and 15 feet to the east, and side yard setbacks of 10 feet to the west and south.
6. The proposal includes a 6-unit resort attached dwelling development with an ISR of 0.67.
7. The proposal includes nine onsite off-street parking spaces where nine parking spaces are required.
8. There are no active Code Compliance cases for the subject property.

PLANNING - Prior to CDB: Mechanical Equipment

Set to OPEN on 9/23/2025 2:22:31 PM

Issue created by Melissa Hauck-Baker on 9/23/2025 2:22:31 PM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Provide language regarding the proposed location of the mechanical equipment and please clarify how (1) this will be accomplished and (2) how the equipment will be screened. The note must include the following details; "Mechanical equipment will be screened from view from adjacent properties and rights-of-way with fencing and or landscaping."

PLANNING - Prior to CDB: Response to DRC Comments

Set to OPEN on 9/25/2025 12:54:26 PM

Issue created by Melissa Hauck-Baker on 9/25/2025 12:54:26 PM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Provide responses to each of the Issues and ensure that the response addresses each criterion individually.

PLANNING - Prior to CDB: Sight Visibility Triangles

Set to OPEN on 9/23/2025 12:14:18 PM



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Issue created by Melissa Hauck-Baker on 9/23/2025 12:14:18 PM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Must be clearly shown on the plans, noting any potential conflicts as consistent with CDC Section 3-904.

PLANNING - Prior to CDB: Signage

Set to OPEN on 9/23/2025 2:32:46 PM

Issue created by Melissa Hauck-Baker on 9/23/2025 2:32:46 PM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Signage will require a separate application for permitting. No signage is being approved through this application for Flexible Development, and all signage references should be removed from the submittal.

PLANNING - Prior to CDB: Solid Waste

Set to OPEN on 9/23/2025 12:10:36 PM

Issue created by Melissa Hauck-Baker on 9/23/2025 12:10:36 PM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Please provide details regarding the method of solid waste handling, which must be approved by Solid Waste.

PLANNING - Prior to CDB: Storm Tolerant Native Plant Materials

Set to OPEN on 9/23/2025 1:57:36 PM

Issue created by Melissa Hauck-Baker on 9/23/2025 1:57:36 PM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Native Ground Covers for Storm Tolerance

Coontie (*Zamia integrifolia*): A tough, prehistoric cycad with a deep root system and flexible fronds that allow it to recover quickly from storms and tolerate salt spray.

Beach Sunflower (*Helianthus debilis*): This drought-resistant ground cover is known for its butterfly-attracting flowers and ability to handle the coastal conditions that often accompany storms.

Sunshine Mimosa (*Mimosa strigillosa*): A dense, native ground cover with attractive pink flowers that also acts as a nitrogen fixer.

Railroad Vine (*Ipomoea pes-caprae*): A creeping native vine that can withstand the sandy soils and coastal winds.

Virginia Chain Fern (*Woodwardia virginica*): This native fern can help with erosion control and thrive in damp or swampy areas.

Additional resources via www.sfwmd.gov

PLANNING - Prior to CDB: TDR Deed

Set to OPEN on 9/23/2025 2:31:34 PM

Issue created by Melissa Hauck-Baker on 9/23/2025 2:31:34 PM
melissa.hauckbaker@myclearwater.com - 727-444-8769

The application did not include a draft TDR deed, which is the document that will legally transfer the unit, must be reviewed by the Legal Department prior to CDB.

PLANNING - Prior to CDB: TDR Responses

Set to OPEN on 9/23/2025 2:23:19 PM

Issue created by Melissa Hauck-Baker on 9/23/2025 2:23:19 PM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Ensure that the provided responses to CDC Sections 4-1402 and 4-1403 accurately detail how the request meets with all CDC requirements.

STORMWATER - Prior to CDB - General conditions (acknowledge)

Set to OPEN on 9/19/2025 12:18:16 PM

Issue created by Phuong Vo on 9/19/2025 12:18:16 PM
phuong.vo@myclearwater.com - 727-444-8228

- swfwmd ERP permit is required prior to certificate of occupancy.
- DRC review is a prerequisite for Building Permit Review; additional conditions will be forthcoming upon a comprehensive review of Building Permit submittal.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

STORMWATER - Prior to CDB (acknowledge)

Set to OPEN on 9/19/2025 12:15:52 PM

Issue created by Phuong Vo on 9/19/2025 12:15:52 PM

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

Demonstrate at Building Permit application that the following are met:

- Water quality and attention volume draws down within 72 hours with a safety factor of 2. SHWT is minimum 6" below vault's bottom. Soil's information for stormwater design shall be based off a signed and sealed geotechnical analysis.
- FFE is 1' min above crown of pavement abutting the building site.
- Offsite drainage is routed in a manner not causing any adverse impacts to other properties.

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

Set to OPEN on 9/24/2025 4:59:07 PM

Issue created by Raymond Dresch on 9/24/2025 4:59:07 PM

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

Please acknowledge that an estimated Multimodal Impact Fee in the amount of \$6,841.00 has been determined by the current plans. Please see worksheet in the Accela system under "Documents". This fee will need to be collected by the City prior to issuance of building permit or CO.

Please acknowledge that you will be responsible for a multimodal impact fee estimated in the amount of \$6,841.00. Please see "Multimodal Impact Fee (estimate)" calculation sheet in the Accela system under "Documents". This fee will need to be collected by the City prior to issuance of CO related to a subsequent BCP. The fee rate is based on Pinellas County Code Chapter 150 - IMPACT FEES.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Case number: [TDR2025-07001 -- 60 SOMERSET ST](#)

Owner(s): Clearwater Jv li Llc
5391 Lakewood Ranch Blvd., Suite 100
Sarasota, FL 34240
PHONE: (941) 737-0041, Fax: No fax, Email: No email

Applicant: Housh Ghovae
300 South Belcher Road
33765
PHONE: (727) 443-2869, Fax: No fax, Email: Housh@northsideengineering.Net

Representative: Sandy Bradbury
Northside Engineering
300 South Belcher Road
Clearwater, FL 33765
PHONE: (727) 443-2869, Fax: No fax, Email: Sandy@northsideengineering.Net

Location: North side of Somerset Street at the northwest corner with Bay Esplanade. (0.46 acres)

Atlas Page:

Zoning District: T - Tourist

Request: Transfer of Development Rights of one (1) attached dwelling unit from 60, 62 and 64 Somerset Street to a resort attached dwelling development located at 612 Bay Esplanade located in the Tourist (T) District.

Proposed Use: Resort Attached Dwellings

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

Assigned Planner: Melissa Hauck-Baker, Senior Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	09/03/2025	Hauck-Baker
Stormwater Review	No Comments	09/19/2025	Vo
Environmental Review	No Comments	09/22/2025	Kessler
Planning Review	Comments	09/25/2025	Hauck-Baker
Harbor Master Review	No Response	09/25/2025	Hauck-Baker



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

The DRC reviewed this application with the following comments:

Planning Review

Melissa Hauck-Baker

**melissa.hauckbaker@myclearwater. 727-444-8769
com**

Prior to CDB: Disclaimer (Acknowledge)

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

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

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

In order to be reviewed by the Community Development Board (CDB) on November 18, 2025, electronic version of all updated materials must be submitted no later than 12:00pm on October 10, 2025.

Planning Review

Melissa Hauck-Baker

**melissa.hauckbaker@myclearwater. 727-444-8769
com**

Prior to CDB: TDR Deed, Beach by Design and CDC Responses

1. The application did not include a draft TDR deed, which is the document that will legally transfer the unit, must be reviewed by the Legal Department prior to CDB.

2. Provide the proposed project compliance with Section A. Density, Beach by Design, Design Guidelines.

3. Ensure that the provided responses to CDC Sections 4-1402 and 4-1404 accurately detail how the request meets with all CDC requirements.

4. Remaining DRC comments are contained within companion case FLD2025-07017.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

8:50 AM

Case number: [FLS2025-08043 -- 3194 CHAMBLEE LN](#)

Owner(s): Gary W Moote
3194 Chamblee Ln
Clearwater, FL 33759 370
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Nazar Hrusevych
3620 Colonial Blvd, Suite 150
Fort Myers, FL 33756
PHONE: (656) 789-4600, Fax: No fax, Email: Permit.Support@screen-factory-florida.Com

Representative: Nazar Hrusevych
Screen Factory Florida Llc
3620 Colonial Blvd, Suite 150
Fort Myers, FL 33756
PHONE: (656) 789-4600, Fax: No fax, Email: Permit.Support@screen-factory-florida.Com

Location: Eastern terminus of Chamblee Lane, approximately 220 feet east of the intersection of Chamblee Lane and Calais Lane. (0.18 acres)

Atlas Page: 283A

Zoning District: LMDR - Low Medium Density Residential

Request: Flexible Standard Development approval for a pool enclosure, accessory to a detached dwelling, in the Low Medium Density Residential (LMDR) District for the property located at 3194 Chamblee Lane. The building will not exceed 15 feet in height. Requested is flexibility from rear 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

Assigned Planner: Ava Schmidt, Planner



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	09/09/2025	Schmidt
Public Utilities Review	No Comments	09/18/2025	Vacca
No Comments			
Stormwater Review	Comments	09/19/2025	Vo
Fire Review	No Comments	09/19/2025	Ramos
Solid Waste Review	No Comments	09/19/2025	Portalatin
Environmental Review	Comments	09/22/2025	Kessler
Engineering Review	Comments	09/24/2025	Dresch
Traffic Eng Review	No Comments	09/24/2025	Dresch
Parks and Rec Review	No Comments	09/24/2025	Cruise
Land Resource Review	No Comments	09/24/2025	McDonnell

Plan Room Issues:

ENGINEERING - Prior to DO (Acknowledge) - General Comments

Set to DRAFT on 9/24/2025 12:12:40 PM

Issue created by Raymond Dresch on 9/24/2025 12:12:40 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.

ENVIRONMENTAL - Prior to issuance of Building Permit

Set to DRAFT on 9/22/2025 2:34:00 PM

Issue created by Sarah Kessler on 9/22/2025 2:34:00 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.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

PLANNING - Prior to DO (Acknowledge) General Comments

Set to DRAFT on 9/23/2025 2:33:28 PM

Issue created by Ava Schmidt on 9/23/2025 2:33:28 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 9/23/2025 2:34:00 PM

Issue created by Ava Schmidt on 9/23/2025 2:34:00 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 Setback Buffer

Set to DRAFT on 9/25/2025 1:13:03 PM

Issue created by Ava Schmidt on 9/25/2025 1:13:03 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.

PLANNING - Prior to DO: Impervious Surface Worksheet

Set to DRAFT on 9/23/2025 3:21:33 PM

Issue created by Ava Schmidt on 9/23/2025 3:21:33 PM
ava.schmidt@myclearwater.com - 727-444-8028

Please provide the following revisions to the ISR Worksheet:

1. Please include the garage in the ISR calculations. Pinellas County Property Appraiser is showing the garage is 418sf.
2. According to the measurements on the survey, the driveway appears to be over 800sf.

PLANNING - Prior to DO: Structure Height

Set to DRAFT on 9/23/2025 2:37:57 PM

Issue created by Ava Schmidt on 9/23/2025 2:37:57 PM
Issue is attached to Plans on sheet SKETCH 1
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.

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.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

STORMWATER - Prior to DO - General condition (acknowledge)

Set to DRAFT on 9/19/2025 10:46:16 AM

Issue created by Phuong Vo on 9/19/2025 10:46:16 AM
phuong.vo@myclearwater.com - 727-444-8228

General Condition:

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

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

9:00 AM

Case number: [LUP2025-08002 -- 1510 BARRY RD](#)

Owner(s): Rebus Salus Llc
819 N Sapodilla Ave
West Palm Beach, FL 33401
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Brian Aungst, Jr.
600 Bayway Blvd.
Clearwater, FL 33767
PHONE: (727) 444-1403, Fax: (727) 442-8470, Email: Bja@macfar.Com

Representative: Brian Aungst, Jr.
Bay Harbor Clearwater Condominium Association, Inc. And Individua
600 Bayway Blvd.
Clearwater, FL 33767
PHONE: (727) 444-1403, Fax: (727) 442-8470, Email: Bja@macfar.Com

Location: Located on the west side of Highland Avenue approximately 634 feet east of Barry Road. (1.9 Acres)

Atlas Page: 307A

Zoning District: Office

Request: This case involves a request to amend the Future land Use designation from Residential/ Office General (R/OG) to Residential High (RH).

Proposed Use: Attached Dwellings

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

Assigned Planner: Adrian Young, Planner



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	09/04/2025	Young
Parks and Rec Review	No Comments	09/10/2025	Parry
Fire Review	No Comments	09/19/2025	Ramos
Stormwater Review	No Comments	09/19/2025	Vo
Solid Waste Review	No Comments	09/19/2025	Portalatin
Public Utilities Review	No Comments	09/19/2025	Vacca
No Comments			
Environmental Review	No Comments	09/22/2025	Kessler
Engineering Review	No Comments	09/24/2025	Dresch
Traffic Eng Review	No Comments	09/24/2025	Dresch
Planning Review	Comments	09/26/2025	Young

The DRC reviewed this application with the following comments:

Planning Review

Adrian Young

adrian.young@myclearwater.com

727-444-c

Future Land Use Map Amendment and Zone Designation Amendment
Comments:

- Provide a detailed description or summary indicating the number of affordable housing units and parking spaces.
- Provide an overview of the proposed project phasing, including anticipated timelines and key development benchmarks.
- Clarify if this development will adhere to the certified affordable housing requirements in Florida
- Provide an overview or description of how the proposed project fits with or strengthens the surrounding character of the community. For example, how does the requested change to (HD) provide an adequate transition from adjacent existing uses.
- Acknowledge that the subject property is located within an AE-designated flood zone and address any relevant considerations or mitigation measures.



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

Case number: [REZ2025-08002 -- 1510 BARRY RD](#)

Owner(s): Rebus Salus Llc
819 N Sapodilla Ave
West Palm Beach, FL 33401
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Brian Aungst, Jr.
600 Bayway Blvd.
Clearwater, FL 33767
PHONE: (727) 444-1403, Fax: (727) 442-8470, Email: Bja@macfar.Com

Representative: Brian Aungst, Jr.
Bay Harbor Clearwater Condominium Association, Inc. And Individua
600 Bayway Blvd.
Clearwater, FL 33767
PHONE: (727) 444-1403, Fax: (727) 442-8470, Email: Bja@macfar.Com

Location: Located on the west side of Highland Avenue approximately 634 feet east of Barry Road. (1.9 Acres)

Atlas Page: 307A

Zoning District: Office

Request: This case involves a request to amend the Zoning Atlas from Office(O) to High Density Residential (HDR).

Proposed Use: Attached Dwellings

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

Assigned Planner: Adrian Young, Planner



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	09/04/2025	Young
Parks and Rec Review	No Comments	09/10/2025	Parry
Stormwater Review	No Comments	09/19/2025	Vo
Fire Review	No Comments	09/19/2025	Ramos
Solid Waste Review	No Comments	09/19/2025	Portalatin
Public Utilities Review	No Comments	09/19/2025	Vacca
No Comments			
Environmental Review	No Comments	09/22/2025	Kessler
Engineering Review	No Comments	09/24/2025	Dresch
Harbor Master Review	No Response	09/24/2025	Young
Traffic Eng Review	No Comments	09/24/2025	Dresch
Planning Review	Comments	09/26/2025	Young

The DRC reviewed this application with the following comments:

Planning Review **Adrian Young** **adrian.young@myclearwater.com** **727-444-8320**

Future Land Use Map Amendment and Zone Designation Amendment
Comments:

- Provide a detailed description or summary indicating the number of affordable housing units and parking spaces.
- Provide an overview of the proposed project phasing, including anticipated timelines and key development benchmarks.
- Clarify if this development will adhere to the certified affordable housing requirements in Florida
- Provide an overview or description of how the proposed project fits with or strengthens the surrounding character of the community. For example, how does the requested change to (HDR) provide an adequate transition from adjacent existing uses.
- Acknowledge that the subject property is located within an AE-designated flood zone and address any relevant considerations or mitigation measures.



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: [ANX2025-09010 -- 2381 GULF TO BAY BLVD 106](#)

Owner(s): Bedrock Gulf To Bay Llc
650 5th Ave Ste 1601
New York, NY 10019-0015
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Rhonda Stroud
P.O. Box 750
Westport, CT
PHONE: (813) 363-7338, Fax: No fax, Email: No email

Representative: Rhonda Stroud
P.O. Box 750
Westport, CT
PHONE: (813) 363-7338, Fax: No fax, Email: No email

Location: Located on the south side of Gulf to Bay Boulevard, approximately 280 feet south of Gulf to Bay Boulevard (2.4 Acres)

Atlas Page: 299A

Zoning District: Mobile Home Park

Request: Voluntary annexation into the City of Clearwater, and the assignment of an initial Future Land Use designation of Residential Urban (RU) and an initial zoning category of Mobile Home Park (MHP).

Proposed Use: Mobile Home Parks

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

Assigned Planner: Adrian Young, Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	09/24/2025	Young
Planning Review	Comments	09/26/2025	Horanlli

The DRC reviewed this application with the following comments:



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Engineering Review Raymond Dresch raymond.dresch@myclearwater.com 727-444-8775

Engineering Review -

--1-- Application lists north parcel 18-29-16-00000-310-0100 which is already part of Clearwater while the southern parcel 18-29-16-00000-310-0300 has the same same address but is Unincorporated. Applicant needs to fix application to reflect correct parcel.

--2-- Upon approval of annexation, applicant needs to merge the two parcels with Pinellas County as the southern parcel is land locked and multiple structures encroach across the property line resulting in nonconforming setbacks which would be resolved through parcel merger.

Planning Review Adrian Young adrian.young@myclearwater.com 727-444-8320

Annexation – Acknowledgement of Conditions

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

1. Infrastructure Improvements: Any necessary infrastructure improvements or upgrades (including, but not limited to, utilities and roadways) required to satisfy future project-specific development standards shall be completed by the developer, at their own expense, and must meet the satisfaction and approval of the City.

2. Stormwater Utility Fees: Annexation into the City of Clearwater will result in the assessment of monthly stormwater utility fees, which will appear on the city utility bill. This differs from the annual stormwater fee assessed through the property tax bill for properties located in unincorporated Pinellas County.

3. Sidewalk and ADA Compliance: Any proposed modifications to the site and/or existing structures shall trigger the requirement to bring all adjacent or project-related sidewalks and sidewalk ramps up to current standards, including compliance with the Americans with Disabilities Act (ADA), such as the installation of detectable warning surfaces (truncated domes) in accordance with FDOT Index #304.

4. Right-of-Way Infrastructure: The applicant acknowledges that the City of Clearwater will maintain the existing right-of-way infrastructure and rural cross section in its current condition, as it was built or annexed, and that there are no immediate plans to upgrade or improve said infrastructure.

5. Provide a official deed for the subject parcel that is to be annexed.

Planning Review Adrian Young adrian.young@myclearwater.com 727- 444-8320

Annexation – General Comments

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

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

2. Coordinate with the City of Clearwater Solid Waste Division for the issuance and delivery of new waste and recycling containers, as well as to establish a collection schedule. For assistance, please contact Clearwater Solid Waste at (727) 562-4920.

Traffic Eng Review

Raymond Dresch

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

Traffic Eng Review

--1-- (Note) According to PCPAO, the north parcel (number used in the application) is already City.

--2-- Site access management exhibits narrow two-way entries accessing State ROW with 18 ft wide interior roads. Work within the ROW will need to be addressed with the appropriate jurisdiction.