



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, September 4, 2025

8:30 AM - Staff Review

8:30 AM

Case number: [FLS2025-07036 -- 1219 S FT HARRISON AVE](#)

Owner(s): O'keefe's Inc
1219 S Fort Harrison Ave
Clearwater, FL 33756 330
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Shawn Wilson
180 Fountain Parkway North, Suite 100
St. Petersburg
PHONE: (813) 512-2100, Fax: No fax, Email:
Permitting@blueskycommunities.Com

Representative: Shawn Wilson
Blue Fort Harrison, Llc
180 Fountain Parkway North, Suite 100
St. Petersburg
PHONE: (813) 512-2100, Fax: No fax, Email:
Permitting@blueskycommunities.Com

Location: Southeast corner of S. Ft. Harrison Avenue and Jeffords Street. (1.46 acres)

Atlas Page: 305B

Zoning District: C - Commercial

Request: Flexible Standard Development approval for 82 attached dwellings in the Commercial (C) District for the property located at 1219 S. Ft. Harrison Avenue. The building will not exceed 75 feet in height and includes 119 off-street parking spaces. Requested is flexibility for a Live Local Act affordable housing project. (Community Development Code Section 2-703)

Proposed Use: Attached Dwellings

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

Assigned Planner: Ava Schmidt, Planner



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Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	08/08/2025	Schmidt
Parks and Rec Review	Comments	08/12/2025	Parry
Public Utilities Review	Comments	08/19/2025	Vacca
Prior to permitting			
Environmental Review	Comments	08/22/2025	Kessler
Stormwater Review	Comments	08/23/2025	Vo
Fire Review	Comments	08/25/2025	Ramos
Engineering Review	Comments	08/25/2025	Dresch
Traffic Eng Review	Comments	08/25/2025	Dresch
Solid Waste Review	Comments	08/25/2025	Portalatin
Land Resource Review	Comments	08/27/2025	Quinzi

The DRC reviewed this application with the following comments:

Planning Review	Ava Schmidt	ava.schmidt@myclearwater.com	727-444-8028
	Please provide a Parking Demand Study.		
Planning Review	Ava Schmidt	ava.schmidt@myclearwater.com	727-444-8028
	Please provide a Traffic Impact Study.		

Plan Room Issues:



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ENGINEERING - Prior to DO (Acknowledge) - General Comments

Set to DRAFT on 8/25/2025 12:16:10 PM

Issue created by Raymond Dresch on 8/25/2025 12:16:10 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, hardscaping, and lighting located within Right of Way.
4. Work on right-of-way shall require a permit with the appropriate entity.
5. Per Sec. 47.181, bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including ADA.
6. Contractor shall request an easement inspection prior to any construction near an easement.
7. Vacation/Establishment of easements will need to be completed prior to C of O.

ENVIRONMENTAL - Prior to issuance of Building Permit

Set to DRAFT on 8/22/2025 11:53:52 AM

Issue created by Sarah Kessler on 8/22/2025 11:53:52 AM
sarah.kessler@myclearwater.com - 727-444-8233

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.

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 - Prior to DO - Fire Comments

Set to DRAFT on 8/25/2025 1:45:37 PM

Issue created by Walter Ramos on 8/25/2025 1:45:37 PM
Issue is attached to Plans on sheet C-6.1
walter.ramos@myclearwater.com - 727-444-7723

Plans show the domestic line connected on the system side of the Double Detector Check Valve Fire Line. The domestic line shall connect directly to the main and not through the fire line Double Detector Check Valve. Please Acknowledge.

FIRE - Prior to DO - Fire Comments

Set to DRAFT on 8/25/2025 1:42:46 PM

Issue created by Walter Ramos on 8/25/2025 1:42:46 PM
Issue is attached to Plans on sheet C-6.1
walter.ramos@myclearwater.com - 727-444-7723

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

LAND RESOURCE - Prior to DO: Tree Preservation

Set to DRAFT on 8/27/2025 8:42:05 AM

Issue created by Michael Quinzi on 8/27/2025 8:42:05 AM
Issue is attached to Plans on sheet TR1.1
michael.quinzi@myclearwater.com - 727-444-8770

Provide a tree barricade for # 659 Sabal palm.

Trees to be preserved and the dimensions of the tree barricades prescribed by the Tree Preservation Plan shall be shown on all Civil Plans and Landscape Plans.



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LAND RESOURCE - Prior to DO: Inches Spreadsheet

Set to DRAFT on 8/26/2025 4:11:06 PM

Issue created by Michael Quinzi on 8/26/2025 4:11:06 PM
michael.quinzi@myclearwater.com - 727-444-8770

Inches Spreadsheet - Provide a spread sheet expressing the total number of trees to be removed, calculating the DBH (diameter at breast height) of all trees being removed with a rating of 3 and above and the total proposed inches. Note: palm trees with 10 feet of clear trunk receive a 1-inch deficit if removed and a 1-inch credit if proposed and accent trees receive a 2-inch deficit if removed and a 2-inch credit if proposed. Specimen palms (phoenix species) receive a 2.5-inch deficit if removed and a 2.5-inch credit is proposed. All shade trees receive a deficit based on the total DBH if removed and a credit based on the caliper size if planted. If a deficit exists, then it must be paid to the Tree Fund at a rate of 48 dollars and inch.

LAND RESOURCE - Prior to DO: Landscape Acknowledgement

Set to DRAFT on 8/26/2025 4:11:57 PM

Issue created by Michael Quinzi on 8/26/2025 4:11:57 PM
michael.quinzi@myclearwater.com - 727-444-8770

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

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

LAND RESOURCE - Prior to DO: Landscape Details

Set to DRAFT on 8/27/2025 8:15:10 AM

Issue created by Michael Quinzi on 8/27/2025 8:15:10 AM
Issue is attached to Plans on sheet LA1.1
michael.quinzi@myclearwater.com - 727-444-8770

Please use City of Clearwater Landscape Details.

LAND RESOURCE - Prior to DO: Landscape Plan Specifications

Set to DRAFT on 8/27/2025 8:48:32 AM

Issue created by Michael Quinzi on 8/27/2025 8:48:32 AM
Issue is attached to Plans on sheet LA1.0
michael.quinzi@myclearwater.com - 727-444-8770

Please provide the plant species in the plant schedule.

PARKS AND REC - Prior to DO (Acknowledge) PR Issue 1

Set to DRAFT on 8/12/2025 3:52:03 PM

Issue created by Mark Parry on 8/12/2025 3:52:03 PM
mark.parry@myclearwater.com - 727-444-8768

It appears that the proposal is for eighty-two new affordable multi-family attached dwelling units. The Parks and Recreation Impact Fee for this type of unit is \$1,012 per dwelling unit (estimate of \$82,984 total).

With the existence of a prior attached dwelling unit of GFA < 1,500SF on the parcel, a credit will be issued of -\$3,021, bringing the final total to \$79,963, which will be due prior to the issuance of any Certificate of Occupancy.

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



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PLANNING - Prior to DO - Building Height

Set to DRAFT on 8/27/2025 9:52:18 AM

Issue created by Ava Schmidt on 8/27/2025 9:52:18 AM

Issue is attached to Plans on sheet A2.01

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

Please confirm the proposed building height. Elevations show 52'8" while site data table states 55'.

PLANNING - Prior to DO - Building Materials

Set to DRAFT on 8/26/2025 4:31:45 PM

Issue created by Ava Schmidt on 8/26/2025 4:31:45 PM

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

All building facades within public view of a street, pedestrian walkway, or other public space, including side and rear facades, shall be constructed of high quality materials such as brick, stone, architectural block, concrete with an architectural finish, and traditional cementitious stucco. Side and rear facades shall use materials and design features similar to or complementary to those of the front facade. Please provide additional details which show compliance with this guideline.

PLANNING - Prior to DO - Clarify on Site Plan

Set to DRAFT on 8/26/2025 10:35:50 AM

Issue created by Ava Schmidt on 8/26/2025 10:35:50 AM

Issue is attached to Plans on sheet C-4.1

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

Please clarify the intended use of the rectangular dotted lines shown in the front setback facing Grand Central Street. In other plans, it is labeled as landscaped area but is not detailed on the landscape plan LA1.0. Is it intended to be open green space?

See gray arrow.

PLANNING - Prior to DO - Coordination with Solid Waste

Set to DRAFT on 8/26/2025 12:21:03 PM

Issue created by Ava Schmidt on 8/26/2025 12:21:03 PM

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

Pursuant to Sections 3-204.G.2 & 4, Solid waste containers shall be of a size sufficient to serve the use to which they are accessory, and Solid waste containers and recycling or trash handling areas shall be located to facilitate easy and safe access for pickup and shall be provided in accordance with Chapter 32 of the Code of Ordinances.

Please coordinate with Solid Waste to ensure that this provision is met.

PLANNING - Prior to DO - Corner Locations/ Emphasis

Set to DRAFT on 8/26/2025 4:26:20 PM

Issue created by Ava Schmidt on 8/26/2025 4:26:20 PM

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

Additional corner emphasis with chamfered or rounded facades, corner entries accentuated through changes in design treatments, materials, canopy projections, roof, or parapet forms, or through other architectural method should be incorporated into the design. Please provide a response on how this is achieved.

PLANNING - Prior to DO - Define "BOH"

Set to DRAFT on 8/27/2025 10:20:10 AM

Issue created by Ava Schmidt on 8/27/2025 10:20:10 AM

Issue is attached to Plans on sheet A1.01

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

Please include "BOH" definition in your list of abbreviations or note on the site plan.



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PLANNING - Prior to DO - Easement

Set to DRAFT on 8/26/2025 4:34:27 PM

Issue created by Ava Schmidt on 8/26/2025 4:34:27 PM

Issue is attached to Plans on sheet C-4.1

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

Please clarify the current state of the easement shown across the middle of the site and confirm the building may be built within the easement. Details on this sheet state the alley was vacated but the utility easement is retained.

PLANNING - Prior to DO - Elevation Dimensions

Set to DRAFT on 8/26/2025 10:18:38 AM

Issue created by Ava Schmidt on 8/26/2025 10:18:38 AM

Issue is attached to Plans on sheet A2.01

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

Please include horizontal dimensions on the elevations.

Blank sections of ground floor building facades fronting or within view of streets, pedestrian walkways, or other public spaces are generally limited to 15'-40' but shall not exceed 50 feet in length. Elements such as windows, doors, balconies, columns, pilasters, changes in material, or other architectural details that provide visual interest shall be distributed across the facade in a manner consistent with the overall design of the building. It is unclear if this provision is met in its entirety since there are no specific dimensions provided.

PLANNING - Prior to DO - Mechanical Equipment Screening

Set to DRAFT on 8/26/2025 11:20:13 AM

Issue created by Ava Schmidt on 8/26/2025 11:20:13 AM

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

Please confirm any exterior mechanical equipment will be screened from public view by landscape materials or architecturally finished walls and enclosures designed consistent with the exterior facade of the building pursuant to CDC Section 3-204.D. 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 DO - Parking Garage requirements

Set to DRAFT on 8/26/2025 11:37:52 AM

Issue created by Ava Schmidt on 8/26/2025 11:37:52 AM

Issue is attached to Plans on sheet C-4.1

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

Please confirm all parking garage requirements pursuant to CDC Section 3-1402 are met. It appears that wheel stops are proposed in the garage area.

Follow this link to access CDC Sec. 3-1402:

[https://library.municode.com/fl/clearwater/codes/community_development_code?](https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV14PALO_S3-1402DESTPALOPAGA)

nodeId=PTICODECO_ART3DEST_DIV14PALO_S3-1402DESTPALOPAGA

PLANNING - Prior to DO - Primary Entries

Set to DRAFT on 8/26/2025 4:30:18 PM

Issue created by Ava Schmidt on 8/26/2025 4:30:18 PM

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

Primary building entries should be located along the front facades of buildings and be visible from streets, new primary drives, and sidewalks. For example, it's unclear how the northwest corner façade for the attached dwelling is being treated as primary entrances to the lobby. The doors are very small and not particularly noticeable. Please provide more detail on how this guideline will be met.



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PLANNING - Prior to DO - Projections and Overhangs

Set to DRAFT on 8/26/2025 10:33:42 AM

Issue created by Ava Schmidt on 8/26/2025 10:33:42 AM
ava.schmidt@myclearwater.com - 727-444-8028

Provide the dimensions of all building projections and overhangs and confirm compliance with the CDC Sec. 3-908.D.1 including but not limited to a maximum 24 inches of extensions into a setback area that linearly extend 50 percent or less of the width of the building.

CDC Sec. 3-908.D.1

"Balconies, decks, bay windows, and similar features that linearly extend 50 percent or less of the width of the building wall to which they are attached shall be permitted to extend into a required setback area not more than 24 inches provided through access is not obstructed."

PLANNING - Prior to DO - Revise Walkway Width

Set to DRAFT on 8/26/2025 3:02:07 PM

Issue created by Ava Schmidt on 8/26/2025 3:02:07 PM
Issue is attached to Plans on sheet A1.01
ava.schmidt@myclearwater.com - 727-444-8028

The width of walkways leading to building entrances in the front setback cannot be greater than 4' in width. Paved structures in the front setback and/or between the principal structure and the right-of-way must not exceed 4' in width unless it is providing driveway access to garages.

CDC Section 3-903: Walkways leading to building entrances shall be no greater than 48 inches in width, nor greater in width than that required by the Florida Building Code.

PLANNING - Prior to DO - Sight Visibility Triangles

Set to DRAFT on 8/26/2025 11:25:39 AM

Issue created by Ava Schmidt on 8/26/2025 11:25:39 AM
ava.schmidt@myclearwater.com - 727-444-8028

Please include the required Sight Visibility Triangles (SVT) on the site plan. To minimize traffic hazards at street or driveway intersections, no structure or landscaping may be installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within the sight visibility triangle. Measure 20' along the property line from the driveway, and 20' up the driveway towards the interior of the property.

Follow this link to see a visual:
https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR

PLANNING - Prior to DO - Site Data Table - Bicycle Parking

Set to DRAFT on 8/26/2025 12:17:31 PM

Issue created by Ava Schmidt on 8/26/2025 12:17:31 PM
ava.schmidt@myclearwater.com - 727-444-8028

Please add the number of long-term bicycle parking spaces provided in your site data table. Applicant must provide 0.5 spaces per unit (41 spaces for 82 units).

PLANNING - Prior to DO - Site Data Table - ISR

Set to DRAFT on 8/27/2025 10:11:17 AM

Issue created by Ava Schmidt on 8/27/2025 10:11:17 AM
Issue is attached to Plans on sheet C-1
ava.schmidt@myclearwater.com - 727-444-8028

FLS application and ISR worksheet show a proposed ISR of 58.1% while site data table shows 84.9%. Please revise the inconsistency.



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PLANNING - Prior to DO - Site Data Table - Minor Revision

Set to DRAFT on 8/26/2025 12:14:34 PM

Issue created by Ava Schmidt on 8/26/2025 12:14:34 PM
ava.schmidt@myclearwater.com - 727-444-8028

Code required setbacks should say "25.0 FT (MIN)" not maximum.

PLANNING - Prior to DO - Site Data Table - Parking

Set to DRAFT on 8/27/2025 10:12:46 AM

Issue created by Ava Schmidt on 8/27/2025 10:12:46 AM
Issue is attached to Plans on sheet C-1
ava.schmidt@myclearwater.com - 727-444-8028

Please revise inconsistency regarding proposed number of off-street parking spaces.

PLANNING - Prior to DO (Acknowledge) Bicycle Parking

Set to DRAFT on 8/26/2025 2:46:33 PM

Issue created by Ava Schmidt on 8/26/2025 2:46:33 PM
Issue is attached to Plans on sheet A1.01
ava.schmidt@myclearwater.com - 727-444-8028

Please read and acknowledge the bicycle parking standards in CDC Section 3-1411, viewable at this link:

https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV14PALO_S3-1411BIPA

PLANNING - Prior to DO (Acknowledge) Fence

Set to DRAFT on 8/26/2025 2:51:33 PM

Issue created by Ava Schmidt on 8/26/2025 2:51:33 PM
Issue is attached to Plans on sheet A0.00
ava.schmidt@myclearwater.com - 727-444-8028

Please acknowledge any fencing on the property must be approved by a separate permit and is not included in the scope of this approval. The fence will need to meet standards for multi-frontage lots found in CDC Sec. 3-04.C.

PLANNING - Prior to DO (Acknowledge) General Comments

Set to DRAFT on 8/20/2025 3:45:54 PM

Issue created by Ava Schmidt on 8/20/2025 3:45:54 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.



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TELEPHONE (727) 562-4567

PLANNING - Prior to DO (Acknowledge) Planning comments

Set to DRAFT on 8/20/2025 3:48:59 PM

Issue created by Ava Schmidt on 8/20/2025 3:48:59 PM
ava.schmidt@myclearwater.com - 727-444-8028

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

PLANNING - Prior to DO: Landscape Buffer

Set to DRAFT on 8/26/2025 11:53:47 AM

Issue created by Ava Schmidt on 8/26/2025 11:53:47 AM
Issue is attached to Plans on sheet LA1.0
ava.schmidt@myclearwater.com - 727-444-8028

Please provide all dimensions of landscape buffers and foundation area plantings. Minimum 15' width facing arterial road (S Ft Harrison) and minimum 10' width facing all other streets.

PLANNING - Prior to DO: Required Planting

Set to DRAFT on 8/26/2025 11:58:26 AM

Issue created by Ava Schmidt on 8/26/2025 11:58:26 AM
Issue is attached to Plans on sheet LA1.0
ava.schmidt@myclearwater.com - 727-444-8028

Please include a data table on the landscape plan that shows required number of plantings vs. proposed.

2 accent trees = 1 shade tree; unless overhead lines are unavoidable; no more than 25% of required trees may be accent trees. All materials shall be Florida Grade #1.

Palm trees = Can be used to satisfy 25% of requirement. Staggered clusters of 3 palm trees = 1 shade tree, except for specimen palm trees such as: phoenix canariensis (canary island date palm), phoenix dactylifera (edible date palm) and phoenix reclinata (senegal date palm), which count as shade trees on a 1:1 ratio. All materials shall be Florida Grade #1.

More details at this link:

https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV12LATRPRARTU

PUBLIC UTILITIES - Prior to Permit

Set to DRAFT on 8/19/2025 3:27:41 PM

Issue created by Michael Vacca on 8/19/2025 3:27:41 PM
Issue is attached to Plans on sheet C-6.1
mike.vacca@myclearwater.com - 727-265-1831

1. Call -out & acknowledge on drawings - Contractor shall coordinate with city regarding existing water meters, backflow devices and meter box removal, along with sewer lateral abandonment prior to finalization of plans to the satisfaction of Public Utilities Department Staff.
2. Call -out & acknowledge on drawings - Contractor shall verify existing sewer service lateral location, inspect condition of pipe, and determine correct lateral size. If a new pipe is warranted, contractor shall coordinate with Public Utilities Department Staff regarding lateral service abandonment. Contractor shall install new clean-out per city requirements.
3. Call -out & acknowledge on drawings - Sizes of existing water main, proposed tap sizes, including pipe sizes and pipe material being installed, shall be included on the building permit plans to the satisfaction of Public Utilities Department Staff.
4. Call -out & acknowledge on drawings - irrigation systems shall be connected to the City reclaimed water system. No Backflow device is required on RCW meter assembly.



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TELEPHONE (727) 562-4567

SOLID WASTE - Prior to DO (Acknowledge) Solid waste service acknowledgement

Set to DRAFT on 8/25/2025 1:52:41 PM

Issue created by Brandi Portalatin on 8/25/2025 1:52:41 PM
brandi.portalatin@myclearwater.com - 727-562-4920

Acknowledge, solid waste will not pull into the driveway to service dumpsters as it blocks the cross walk and creates a safety hazard as leachate or oils spills may occur and we don't want anyone to walk across and slip and fall.

It will be the property management teams responsibility to roll dumpsters out just before the sidewalk as solid waste will then roll the dumpster out to the road for service and roll them back just on the other side of the sidewalk.

STORMWATER - Prior to DO (Acknowledge)

Set to DRAFT on 8/23/2025 7:10:08 PM

Issue created by Phuong Vo on 8/23/2025 7:10:08 PM
phuong.vo@myclearwater.com - 727-444-8228

1) DRC review is a prerequisite for Building Permit Review. A comprehensive review of the submittal was not performed at this time; additional comments will be forthcoming upon submittal of a Building Permit Application.

2) At building permit application, revisions to the submitted drainage narrative/calculations/plans as well as additional supporting data (including but not limited to geotechnical and SUE data) will be required to be submitted and demonstrated complying with the City's specifications and drainage design criteria.

3) SWFWMD ERP permit is required prior to CO issuance.

TRAFFIC ENG - Prior to DO - Parking Garage

Set to DRAFT on 8/25/2025 12:27:37 PM

Issue created by Raymond Dresch on 8/25/2025 12:27:37 PM
Issue is attached to Plans on sheet A1.01
raymond.dresch@myclearwater.com - 727-444-8775

- 1-- Wheel stops are not authorized in a parking garage CDC Section 3.1402.I.7.
- 2-- A low wall or similar structure will be required to ensure minimum width is maintained for the accessible path located in front of the ADA spaces.
- 3-- Please show location of ADA signage (reminder: Fine \$255 in Clearwater).
- 4-- Parking spaces adjacent to obstructions over 6 inches in height should have an additional 1-2 feet of space to replicate typical 1.5 feet of space available between adjacent parking spaces.
- 5-- Provide ramp slope. CDC Section 3.1402.I.9. Max slope 12%, slopes over 10% require 10-foot transition ramp at both the top and bottom.
- 6-- Please specify on the plans the vertical clearance on each level. ADA Van accessible parking requires 8 feet 2 inches of unobstructed clearance.

TRAFFIC ENG - Prior to DO - Sidewalks

Set to DRAFT on 8/25/2025 12:59:57 PM

Issue created by Raymond Dresch on 8/25/2025 12:59:57 PM
Issue is attached to Plans on sheet C-4.1
raymond.dresch@myclearwater.com - 727-444-8775

Please adjust sidewalks per City Design Standard Index 109. Sidewalks are typically 1-foot from the property line.



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

TRAFFIC ENG - Prior to DO - Signage & Markings

Set to DRAFT on 8/25/2025 1:06:39 PM

Issue created by Raymond Dresch on 8/25/2025 1:06:39 PM

Issue is attached to Plans on sheet C-4.3

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

--1-- Identify of remove what appear to be ADA signage in front of standard parking stalls.

--2-- ADA Fine \$255 in Clearwater (City Design Standards Index 119).

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

Set to DRAFT on 8/25/2025 12:14:45 PM

Issue created by Raymond Dresch on 8/25/2025 12:14:45 PM

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

Please acknowledge. Based on the square footage provided on Sheet C-3.1 Demo Plan the following credit of \$41,869.25 has been estimated. Please see worksheet in documents.

Overall estimate based on an 82-unit multi-family dwelling is \$74,570.75 (Affordable Housing \$19,876.75). The impact fees will be due prior to C of O and will be assessed under the structure building permit (not the site plan).

TRAFFIC ENG - Prior to DO (Acknowledge) - Repaving

Set to DRAFT on 8/25/2025 1:09:36 PM

Issue created by Raymond Dresch on 8/25/2025 1:09:36 PM

Issue is attached to Plans on sheet C-5.1

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

Please acknowledge that pavement cuts to install new curb & gutter along the roadway is classified as a longitudinal cut and requires full width repaving for the impacted area.

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

8:45 AM

Case number: [FLD2025-08020 -- 696 S GULFVIEW BLVD](#)

Owner(s): 696 S Gulfview Blvd Llc
965 S Bayshore Blvd
Safety Harbor, FL 34695-4217
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Lauren Rubenstein
600 Cleveland Street, Suite 800
Clearwater, FL 33755
PHONE: (813) 506-5207, Fax: No fax, Email: Lauren.Rubenstein@hwhlaw.Com

Representative: Lauren Rubenstein
Hill Ward Henderson
600 Cleveland Street, Suite 800
Clearwater, FL 33755
PHONE: (813) 506-5207, Fax: No fax, Email: Lauren.Rubenstein@hwhlaw.Com

Location: Southeast corner of S. Gulfview Boulevard and Parkway Drive, approximately 117 feet south of the intersection of Parkway Drive and Bayway Boulevard. (0.23 acres)

Atlas Page: 285A

Zoning District: T - Tourist

Request: Flexible Development approval for the conversion to a bar in the Tourist (T) District and the South Beach/ Clearwater Pass Character District of Beach by Design as a Comprehensive Infill Redevelopment Project for the property located at 696 S. Gulfview Boulevard. The existing building does not exceed 15 feet in height and includes four off-street parking spaces. Requested is flexibility for reduced off-street parking for the site based on a parking demand study. (Community Development Code Section 2-803.D and Section 3-1401.C)

Proposed Use: Bars

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

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	08/05/2025	Schmidt
Public Utilities Review	Comments	08/19/2025	Vacca
Comments			
Environmental Review	Comments	08/22/2025	Kessler
Stormwater Review	Comments	08/23/2025	Vo
Engineering Review	Comments	08/25/2025	Dresch
Fire Review	Comments	08/25/2025	Ramos
Traffic Eng Review	No Comments	08/25/2025	Dresch
Solid Waste Review	No Comments	08/26/2025	Portalatin
Land Resource Review	Comments	08/28/2025	McDonnell

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - Prior to CDB (Acknowledge) - Canopy Area

Set to DRAFT on 8/25/2025 5:24:19 PM

Issue created by Raymond Dresch on 8/25/2025 5:24:19 PM

Issue is attached to Plans on sheet C3.1

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

Please acknowledge that the canopy over pervious pavers renders the nature and use obsolete such that the square footage under the canopy should be considered impervious for ISR calculations. This reduction in pervious surface area may also have secondary impacts to stormwater management.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

ENGINEERING - Prior to CDB (Acknowledge) - General Comments

Set to DRAFT on 8/25/2025 5:10:46 PM

Issue created by Raymond Dresch on 8/25/2025 5:10:46 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, 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.

ENVIRONMENTAL - Prior to issuance of Building Permit

Set to DRAFT on 8/22/2025 11:30:50 AM

Issue created by Sarah Kessler on 8/22/2025 11:30:50 AM
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.

FIRE - Prior to CBD (Acknowledge) Fire Comments

Set to DRAFT on 8/25/2025 2:07:09 PM

Issue created by Walter Ramos on 8/25/2025 2:07:09 PM
Issue is attached to Plans on sheet CS
walter.ramos@myclearwater.com - 727-444-7723

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

LAND RESOURCE - Prior to CDB: Landscape Acknowledgement

Set to DRAFT on 8/27/2025 10:48:42 AM

Issue created by Danny McDonnell on 8/27/2025 10:48:42 AM
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.

PLANNING - Prior to CBD - Canopy Elevations

Set to DRAFT on 8/27/2025 10:42:15 AM

Issue created by Ava Schmidt on 8/27/2025 10:42:15 AM
Issue is attached to Plans on sheet C3.1
ava.schmidt@myclearwater.com - 727-444-8028

Please provide elevations and materials of the proposed canopy area.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

PLANNING - Prior to CBD - Canopy Use

Set to DRAFT on 8/27/2025 10:41:03 AM

Issue created by Ava Schmidt on 8/27/2025 10:41:03 AM

Issue is attached to Plans on sheet C3.1

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

Please provide more detail on the intended use of the canopy area.

PLANNING - Prior to CDB - Canopy and Outdoor Seating Area

Set to DRAFT on 8/27/2025 11:01:58 AM

Issue created by Ava Schmidt on 8/27/2025 11:01:58 AM

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

Please provide further detail on the outside seating area mentioned in your Beach By Design narrative and expand upon how it will meet Beach By Design Guidelines Section VII:

E.3 Building entrances should be aesthetically inviting and easily identified.

E.4 Awnings and other structures that offer pedestrians cover from the elements are recommended. Awnings should help define entryways and provide storefront identity to both pedestrians and drivers.

If the programming of the space includes music, sound speakers, etc. please provide anticipated noise levels and hours of operation that will impact surrounding properties.

PLANNING - Prior to CDB - Comprehensive Landscape Plan

Set to DRAFT on 8/27/2025 11:21:30 AM

Issue created by Ava Schmidt on 8/27/2025 11:21:30 AM

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

For Comp Landscape Program requests pursuant to the Article 3, Division 12 of the CDC, proposed needs to be demonstrably more attractive than landscaping otherwise permitted on the parcel proposed for development under the minimum landscape standards. Please provide the proposed width of landscape buffers, foundation area plantings, and distance between trees on the landscape plan Sheet L1.1.

PLANNING - Prior to CDB - Coordination with Solid Waste

Set to DRAFT on 8/27/2025 11:16:10 AM

Issue created by Ava Schmidt on 8/27/2025 11:16:10 AM

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

Pursuant to Sections 3-204.G.2 & 4, Solid waste containers shall be of a size sufficient to serve the use to which they are accessory, and Solid waste containers and recycling or trash handling areas shall be located to facilitate easy and safe access for pickup and shall be provided in accordance with Chapter 32 of the Code of Ordinances.

Please coordinate with Solid Waste to ensure that this provision is met.

PLANNING - Prior to CDB - Mechanical Equipment Screening

Set to DRAFT on 8/27/2025 11:16:37 AM

Issue created by Ava Schmidt on 8/27/2025 11:16:37 AM

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

Please confirm any exterior mechanical equipment will be screened from public view by landscape materials or architecturally finished walls and enclosures designed consistent with the exterior facade of the building pursuant to CDC Section 3-204.D. 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 (Acknowledge) General

Set to DRAFT on 8/20/2025 3:45:58 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

Comments

Issue created by Ava Schmidt on 8/20/2025 3:45:58 PM

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

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

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

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

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

PLANNING - Prior to CDB (Acknowledge) Planning comments

Set to DRAFT on 8/20/2025 3:49:17 PM

Issue created by Ava Schmidt on 8/20/2025 3:49:17 PM

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

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

PLANNING - Prior to CDB (Acknowledge): Flood Zone

Set to DRAFT on 8/21/2025 12:18:48 PM

Issue created by Ava Schmidt on 8/21/2025 12:18:48 PM

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

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.



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 CDB: Beach by Design, Design Guidelines, Materials and Colors

Set to DRAFT on 8/27/2025 10:25:25 AM

Issue created by Ava Schmidt on 8/27/2025 10:25:25 AM
ava.schmidt@myclearwater.com - 727-444-8028

Provide the proposed exterior building materials and colors. Please provide colored elevations or renderings that include the proposed canopy area to determine the proposed project compliance with Section L. Please be sure to include how the steel roll-down doors will like both open and shut. 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 DRAFT on 8/27/2025 10:34:27 AM

Issue created by Ava Schmidt on 8/27/2025 10:34:27 AM
Issue is attached to Plans on sheet C3.1
ava.schmidt@myclearwater.com - 727-444-8028

To maintain compliance with Section F. Parking Areas, please include a 36" - 42" screening wall to the south of the proposed parking area, screening it from view from S Gulfview. See gray oval drawn on site plan just south of the "EX. 5' CONC. WALK" for reference.

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: Correct Description of Request

Set to DRAFT on 8/21/2025 12:00:00 PM

Issue created by Ava Schmidt on 8/21/2025 12:00:00 PM
ava.schmidt@myclearwater.com - 727-444-8028

Please include the code section for Comprehensive Infill projects in the Tourist district (CDC Section 2-803.D) in the "Description of Request" section on page one of the application. Please also include how many off-street parking spaces are proposed on the site.

PLANNING - Prior to CDB: New Concrete Sidewalk and Drop Curb

Set to DRAFT on 8/27/2025 11:09:03 AM

Issue created by Ava Schmidt on 8/27/2025 11:09:03 AM
Issue is attached to Plans on sheet C3.1
ava.schmidt@myclearwater.com - 727-444-8028

Is Gulfview being closed off from vehicular access? Please provide more detail regarding the "NEW DROP CURB" shown on S Gulfview Blvd.

PLANNING - Prior to CDB: Remove Signage

Set to DRAFT on 8/27/2025 10:24:26 AM

Issue created by Ava Schmidt on 8/27/2025 10:24:26 AM
ava.schmidt@myclearwater.com - 727-444-8028

All references to signage shall be removed from the submittal as signage will be handled under a separate application.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

PUBLIC UTILITIES - prior to permitting

Set to DRAFT on 8/19/2025 4:13:11 PM

Issue created by Michael Vacca on 8/19/2025 4:13:11 PM

Issue is attached to Plans on sheet L1.1

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

Call out & Acknowledge

1. Call out on drawing location of RCW service line and box
2. Call out & Acknowledge - All irrigation systems shall be connected to the City reclaimed water system

STORMWATER - Prior to CDB

Set to DRAFT on 8/23/2025 6:14:48 PM

Issue created by Phuong Vo on 8/23/2025 6:14:48 PM

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

Please address stormwater requirements to offset the proposed modifications to the approved pervious pavement system installed previously to address stormwater redevelopment criteria.

The existing pervious pavement underneath the new canopy will be ineffective in addressing stormwater requirements.

STORMWATER - Prior to CDB - Outdated survey

Set to DRAFT on 8/23/2025 6:13:08 PM

Issue created by Phuong Vo on 8/23/2025 6:13:08 PM

Issue is attached to Plans on sheet SURVEY

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

The submitted survey does not reflect field condition.

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

8:55 AM

Case number: [FLS2025-07035 -- 2239 GLENMOOR RD N](#)

Owner(s): Paul Michael Kuk Jr
2239 Glenmoor Rd N
Clearwater, FL 33764 492
PHONE: No phone, Fax: No fax, Email: No email

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

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

Location: West side of Glenmoor Road N. approximately 118 feet east of the southeast corner of Glenmoor Road N. and Glenmoor Road. (0.26-acres)

Atlas Page: 309A

Zoning District: LMDR - Low Medium Density Residential

Request: Flexible Standard Development approval for an accessory dwelling unit in the Low Medium Density Residential (LMDR) District for the property located at 2239 Glenmoor Road N. The building will not exceed 15 feet in height and includes one off-street parking space. Requested is flexibility for the use. (Community Development Code Section 2-203.A)

Proposed Use: Accessory Dwellings

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

Assigned Planner: Thea French, 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	08/01/2025	French
Parks and Rec Review	Comments	08/12/2025	Parry
Public Utilities Review	Comments	08/19/2025	Vacca
Acknowledge prior to permitting			
Environmental Review	Comments	08/22/2025	Kessler
Stormwater Review	Comments	08/23/2025	Vo
Fire Review	No Comments	08/25/2025	Ramos
Engineering Review	Comments	08/25/2025	Dresch
Traffic Eng Review	Comments	08/25/2025	Dresch
Solid Waste Review	No Comments	08/26/2025	Portalatin
Land Resource Review	Comments	08/28/2025	Quinzi
Planning Review	Comments	08/28/2025	French

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - Prior to DO (Acknowledge) - General Comments

Set to DRAFT on 8/25/2025 11:40:36 AM

Issue created by Raymond Dresch on 8/25/2025 11:40:36 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. Contractor shall request an easement inspection prior to any construction near an easement.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

ENVIRONMENTAL - Prior to issuance of Building Permit

Set to DRAFT on 8/22/2025 11:29:50 AM

Issue created by Sarah Kessler on 8/22/2025 11:29:50 AM

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

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

LAND RESOURCE - Prior to DO: Required Trees

Set to DRAFT on 8/28/2025 4:55:10 PM

Issue created by Michael Quinzi on 8/28/2025 4:55:10 PM

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

Trees can not be planted in the city right of way (between the street and the sidewalk) and palm trees with less than 10 feet of clear trunk do not qualify as replacement trees.

Minimum required shade trees per lot – Prior to issuance of Certificate of Occupancy or Certificate of Completions and as per CDC Section 3-1205.D.2. a lot of this size requires 6 shade trees. Prior to Certificate of Occupancy 6 shade trees must be planted and inspected as a landscape final inspection. Shade Trees have a mature height of over 35 feet. Native trees are strongly recommended. Shade trees must be 8 feet in height and 2 inch caliper at time of planting. Accent trees have a mature height of over 15 feet. Native trees are strongly recommended. Two accents may be used to equal one native shade tree. Accent trees must be 6 feet in height and 1 inch in caliper at time of planting. Three palms may be used to equal one shade tree. Palms must have 10 feet of clear trunk at time of planting. Phoenix

LAND RESOURCE - Prior to DO: Tree Preservation

Set to DRAFT on 8/28/2025 11:25:16 AM

Issue created by Michael Quinzi on 8/28/2025 11:25:16 AM

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

Tree Preservation Plan Required for the trees to the east on the adjacent property - Provide a Tree Preservation Plan prepared by an ISA Certified Arborist. This plan must show how the proposed building and utilities impact the critical root zones (drip lines) of trees to be preserved and how you propose to address these impacts i.e.; crown elevating, root pruning and/or root aeration systems. Provide a scaled drawing showing all dimension. Other data required on this plan must show the trees canopy line, actual tree barricade limits and the tree barricade detail. And any other pertinent information relating to tree preservation. Provide prior to BCP.

PARKS AND REC - Prior to DO: PR Issue 1

Set to DRAFT on 8/12/2025 3:47:28 PM

Issue created by Mark Parry on 8/12/2025 3:47:28 PM

mark.parry@myclearwater.com - 727-444-8768

It appears that the proposal is for one new dwelling unit of less than 1,500 SF GFA. Please note that attached garages do not count towards the GFA. A Parks and Recreation Impact Fee of \$3,021 per dwelling unit (estimate of \$3,021 total) will be due prior to the issuance of any Certificate of Occupancy. Please acknowledge this comment prior to the issuance of a DO.

PLANNING - Prior to DO – Acknowledge General Comment

Set to DRAFT on 8/18/2025 2:41:10 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 Thea French on 8/18/2025 2:41:10 PM
thea.french@myclearwater.com - 727-444-8771

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 - Required setback

Set to DRAFT on 8/28/2025 12:17:34 PM

Issue created by Thea French on 8/28/2025 12:17:34 PM
Issue is attached to Plans on sheet D-1
thea.french@myclearwater.com - 727-444-8771

LMDR District required side setback is 5-feet.

Provide clearly labeled dimensions from the corners of the paved driveway to the adjacent setbacks.

It appears on this plan the driveway is encroaching into the side setback. Adjust the location of the driveway out of the required 5-foot side setback.

PLANNING - Prior to DO: Application page 2

Set to DRAFT on 8/18/2025 2:03:46 PM

Issue created by Thea French on 8/18/2025 2:03:46 PM
Issue is attached to page 2 in FLS signed application - Kuk.pdf
thea.french@myclearwater.com - 727-444-8771

Application, page 2; For consistency, please correct the following.

- a. Dwelling units Max. permitted: 1+1 Accessory Dwelling Unit (ADU) Proposed: 1 Accessory Dwelling Unit (ADU)
- b. Parking: Required (for ADU) 1 Proposed: 1

PLANNING - Prior to DO: Required parking

Set to DRAFT on 8/18/2025 2:20:08 PM

Issue created by Thea French on 8/18/2025 2:20:08 PM
Issue is attached to Plans on sheet D-1
thea.french@myclearwater.com - 727-444-8771

Provide the location of the two required parking spaces for the existing detached dwelling and the required one parking space for the ADU.

- a. Provide dimensions of existing driveway area.
- b. Provide clearly labeled dimensions from the corner all existing and proposed structures to the adjacent property line.

Make sure the required parking is clearly labeled with dimensions on every applicable plan sheet.



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

PLANNING - Prior to DO: Required trees

Set to DRAFT on 8/18/2025 2:01:03 PM

Issue created by Thea French on 8/18/2025 2:01:03 PM
Issue is attached to page 1 in Landsape Narrative - Kuk.pdf
thea.french@myclearwater.com - 727-444-8771

Pursuant to Article 3, Division 12 of the CDC, shade trees are required. Alternatively, up to 25 percent of the required number of trees may be accent trees. You may want to confirm with the land resources arborist (Mike Quinzi) what types of shade and/or accent trees are permitted.

1. If necessary, please update the provided number of shade and/or accent trees to meet the landscape code requirements.

PLANNING - Prior to DO: Elevations

Set to DRAFT on 8/18/2025 2:02:01 PM

Issue created by Thea French on 8/18/2025 2:02:01 PM
Issue is attached to Plans on sheet A2
thea.french@myclearwater.com - 727-444-8771

Provide elevations of ADU pursuant to CDC Definitions. Article 8., measured from the adjacent grade to the midpoint of the highest peak.

PLANNING - Prior to DO: General Applicability Criteria; Application, Page 3

Set to DRAFT on 8/18/2025 2:05:00 PM

Issue created by Thea French on 8/18/2025 2:05:00 PM
Issue is attached to page 3 in FLS signed application - Kuk.pdf
thea.french@myclearwater.com - 727-444-8771

The ADU is indicated to be 850 sq ft. in the General Applicability Criteria. The maximum square footage is not to be more than 750 square feet. It is indicated to be 750 sq. ft. elsewhere. Just ensure all narratives and dimensions reflect not more than 750 square feet. Please correct maximum square footage to be consistent with the request, narrative(s), and applicable site plan(s) - 750 square feet.

PLANNING - Prior to DO: Mechanical equipment

Set to DRAFT on 8/18/2025 2:31:51 PM

Issue created by Thea French on 8/18/2025 2:31:51 PM
Issue is attached to Plans on sheet S-2
thea.french@myclearwater.com - 727-444-8771

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.

PLANNING - Prior to DO: Sight visibility triangles

Set to DRAFT on 8/18/2025 2:35:00 PM

Issue created by Thea French on 8/18/2025 2:35:00 PM
Issue is attached to Plans on sheet S-2
thea.french@myclearwater.com - 727-444-8771

Pursuant Section 3-904.A., to minimize traffic hazards at street or driveway intersections, no structure or landscaping may be installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within the sight visibility triangle.



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

TELEPHONE (727) 562-4567

PLANNING - Prior to DO: Specific criteria; Application page 4

Set to DRAFT on 8/18/2025 2:08:10 PM

Issue created by Thea French on 8/18/2025 2:08:10 PM
Issue is attached to page 4 in FLS signed application - Kuk.pdf
thea.french@myclearwater.com - 727-444-8771

Sec 2-203.A.3 - Design standards. These standards shall be included, but are not limited to;
a. The accessory dwelling unit shall be constructed with a consistent architectural style as the principal detached dwelling.
b. Detached accessory dwelling units shall be constructed with similar architectural features as the principal detached dwelling, including window style, paint scheme, and roof design.

A good method to meet these criteria is to provide photographs of the primary structure from all 4 sides, color renderings of the accessory dwelling unit, and a narrative how these 8 criteria shall be met.

PUBLIC UTILITIES - prior to permitting

Set to DRAFT on 8/19/2025 2:29:29 PM

Issue created by Michael Vacca on 8/19/2025 2:29:29 PM
Issue is attached to Plans on sheet U-1
mike.vacca@myclearwater.com - 727-265-1831

1. Acknowledge and call out on drawings - Contractors will require to contact public utilities engineering division and pay necessary fees for sewer main tap, prior to making connection. Public utilities engineering Phone number 727.444.8254
2. acknowledge and callout on drawing - new clean-outs shall be installed on private property and out-of-city rear easements.

STORMWATER - Prior to DO

Set to DRAFT on 8/23/2025 5:39:57 PM

Issue created by Phuong Vo on 8/23/2025 5:39:57 PM
Issue is attached to Plans on sheet S-2
phuong.vo@myclearwater.com - 727-444-8228

Please revise this plan to show how the increased runoff from the proposed addition is routed and managed on subject parcel to ensure the project does not cause drainage adverse impact to adjacent parcels. If possible, consider directing runoff from the existing roof toward the r-o-w.

Lot grading/drainage design on sheet C1 and all applicable plan sheets shall agree with this revised plan sheet.

A drainage narrative by the design professional shall accompany the revised plan confirming the proposed measures on the revised plan will prevent drainage adverse impact to the adjacent parcels.

Plans and narrative shall be signed and sealed.



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

TRAFFIC ENG - Prior to DO - ADU Parking

Set to DRAFT on 8/25/2025 11:39:17 AM

Issue created by Raymond Dresch on 8/25/2025 11:39:17 AM

Issue is attached to Plans on sheet D-1

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

--1-- ADU Parking Area - please specify material type. Residential is authorized one grass parking space under section CDC Section 3-1407.A.5. If the designated parking space cannot be maintained as a grass area and is either reported by neighboring residents as a detrimental property or is identified by any code inspector as in violation of this provision, such designated parking area shall be filled in, by the property owner, with pavers, concrete, turf block or asphalt.

--2-- If material is not grass, please identify the driveway addition on the landscape or stormwater plan sheets.

--3-- If material is not grass, to maintain a stormwater swale entirely within the property as required by City Design Standard Index 230 (fence on property line), the minimum driveway side setback allowed is 3 feet.

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

9:05 AM

Case number: [FLS2025-03016 -- 870 ELDORADO AVE](#)

Owner(s): Daniel M Bair
235 Windward Passage
Clearwater, FL 33767 223
PHONE: (727) 727-7272, Fax: No fax, Email: No email

Applicant: Wesley Davis
P.O. Box 240
Clearwater, FL 33757
PHONE: (941) 286-8138, Fax: No fax, Email: Wesleyd@sunarcgroup.Com

Representative: Wesley Davis
Sunarc Architecture, Llc
P.O. Box 240
Clearwater, FL 33757
PHONE: (941) 286-8138, Fax: No fax, Email: Wesleyd@sunarcgroup.Com

Location: West side of Eldorado Avenue approximately 200 feet west of Mandalay Avenue.
(0.16 acres)

Atlas Page: 249A

Zoning District: LMDR - Low Medium Density Residential

Request: Flexible Standard Development approval for a detached dwelling in the Low Medium Density Residential (LMDR) District as a Residential Infill Project for the property located at 870 Eldorado Avenue. The building will not exceed 30 feet in height and includes two off-street parking spaces. Requested is flexibility for front setback requirements. (Community Development Code Section 2-203.D)

Proposed Use: Detached Dwellings

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

Assigned Planner: Thea French, Planner



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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	04/07/2025	French
Route to Meeting	Ready for DRC	07/03/2025	Horanlli
Development Review Committee	Return to DRC Meeting	07/30/2025	Horanlli
Art Review	No Comments	07/30/2025	Horanlli
Public Utilities Review	No Comments	07/30/2025	Horanlli
Stormwater Review	No Comments	07/30/2025	Horanlli
Fire Review	No Comments	07/30/2025	Horanlli
Engineering Review	No Comments	07/30/2025	Horanlli
Environmental Review	No Comments	07/30/2025	Horanlli
Traffic Eng Review	No Comments	07/30/2025	Horanlli
Parks and Rec Review	No Comments	07/30/2025	Horanlli
Land Resource Review	No Comments	07/30/2025	Horanlli
Harbor Master Review	No Comments	07/30/2025	Horanlli
Solid Waste Review	No Comments	07/30/2025	Horanlli

The DRC reviewed this application with the following comments:

Plan Room Issues:



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

LAND RESOURCE - Prior to DO: Required Trees

Set to DRAFT on 8/26/2025 8:42:07 AM

Issue created by Danny McDonnell on 8/26/2025 8:42:07 AM

Issue is attached to Plans on sheet A102

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

Please Acknowledge:

Prior to issuance of Certificate of Occupancy and as per CDC Section 3-1205.D.2., a lot of this size requires 4 shade trees (or equivalents). Prior to Certificate of Occupancy, 4 shade trees (or equivalent) must be planted and inspected as a landscape final inspection. Shade Trees have a mature height of over 35 feet. Native trees are strongly recommended. Shade trees must be 8 feet in height and 2 inch caliper at time of planting. Accent trees have a mature height of over 15 feet. Native trees are strongly recommended. Two accents may be used to equal one native shade tree. Accent trees must be 6 feet in height and 1 inch in caliper at time of planting. Accent trees may be used for up to but no more than 25% of the required shade trees. Three palms may be used to equal one shade tree. Palms must have 10 feet of clear trunk at time of planting. Phoenix species (canariensis, dactylifera) and Bismarck palms are considered specimen palms and are equal to one shade tree. On Island Estates and the beach, palms may be used for up to but no more than 75% of the required shade trees. Anywhere else in the city, palms may be used for up to but no more than 25% of required shade trees. Species listed on the Florida Exotic Plant Pest Council List and all citrus species may not be used as required trees.

PLANNING - General Comments (Acknowledge)

Set to DRAFT on 8/27/2025 3:09:49 PM

Issue created by Thea French on 4/23/2025 12:43:29 PM

Issue is attached to page 1 in application.pdf

thea.french@myclearwater.com - 727-444-8771

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

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

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

Based on the issues identified by the DRC, this application is currently insufficient. Revised plans/application will need to be resubmitted and reviewed again by the DRC before a Development Order (DO) may be issued.

Wesley Davis on 5/29/2025 4:41:30 PM - ANSWERED

Acknowledged



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

PLANNING - Prior to DO - mechanical equipment

Set to ACCEPTED on 7/30/2025 3:13:07 PM

Issue created by Thea French on 4/25/2025 1:16:16 PM
thea.french@myclearwater.com - 727-444-8771

Confirm the location of all mechanical equipment and provide narrative how it shall be screened.

Wesley Davis on 5/29/2025 4:36:43 PM - ANSWERED

The mechanical equipment has been located on the north side of the residence on an elevated platform with exterior stair access.

The mechanical equipment will be screened from the public right-of-way and adjacent properties with a solid (opaque) aluminum railing. This has been noted on Second Floor Plan – Proposed on sheet A120. Additionally, the utility deck has been noted and dimensioned on the Overall Site Plan – Proposed on sheet A101

Thea French on 6/9/2025 2:10:02 PM - NOTACCEPTED

The location and screening of the mechanical equipment is permitted. However, the stairs are not. Refer to Division 9. Section 3-903 for more information.

Thea French on 6/26/2025 1:52:18 PM - ACCEPTED

The location and screening of the mechanical equipment is permitted as noted on sheet A120.

However, the stairs are not permitted. Please see comment regarding encroachments into setbacks.

PLANNING - Prior to DO ISR (application page 2)

Set to DRAFT on 7/30/2025 3:08:12 PM

Issue created by Thea French on 6/11/2025 12:39:46 PM
Issue is attached to page 2 in 870 Eldorado Ave - Variance Resubmission Application.pdf
thea.french@myclearwater.com - 727-444-8771

As additional comments on sheet A101 state the ISR needs to be consistent. Please update applicable application pages and plans.

Here's a link to the worksheet:
<https://www.myclearwater.com/files/sharedassets/public/v/2/planning-amp-development/documents/zoning-approval/18.isr.wrksht.pdf>

Wesley Davis on 7/21/2025 4:02:07 PM - ANSWERED

ISR has been updated on Sheet A101 (view 3 and schedule – right side of sheet) and corrected on Application page 2 to reflect the inclusion of the OS/R area.



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 ISR (Plans)

Set to ACCEPTED on 7/30/2025 3:12:32 PM

Issue created by Thea French on 6/9/2025 1:32:13 PM

Issue is attached to Plans on sheet A101

thea.french@myclearwater.com - 727-444-8771

The ISR is based upon the entire square footage of the parcel. This includes the OS/R area. Provide an ISR worksheet that demonstrates all impervious areas. Ensure the ISR calculations annotations are consistent on all pages of the application and plans.

Here is a link to the worksheet:

<https://www.myclearwater.com/files/sharedassets/public/v/2/planning-and-development/documents/zoning-approval/18.isr.wrksht.pdf>

Wesley Davis on 7/21/2025 4:02:24 PM - ANSWERED

The Impervious Surface Area calculations have been updated on sheet A101, supporting view 3/A101 and value under Project Parameters A101. Page 2 of 5 of the FLS FLD Application has been updated to reflect this value.

PLANNING - Prior to DO: Landscape Plan

Set to ACCEPTED on 7/30/2025 3:13:17 PM

Issue created by Thea French on 4/23/2025 4:37:40 PM

thea.french@myclearwater.com - 727-444-8771

Provide a landscape plan that meets the standards in Division 12 of the CDC.

Wesley Davis on 5/29/2025 4:37:19 PM - ANSWERED

The Overall Site Plan 4/A101 has been updated to reflect the landscape requirements of Division 12 of the CDC. Including the tree requirements as well as all additional Landscaping Requirements.

Thea French on 6/9/2025 5:28:29 PM - NOTACCEPTED

I do not see Site Plan 4/A101. Is this a fourth version? Currently, there are three versions uploaded. A landscape plan is still required. Please provide a landscape plan in addition to the narrative.

Wesley Davis on 7/21/2025 4:02:38 PM - ANSWERED

A dedicated landscape plan in accordance with Division 12 has been added to the set, sheet A102.



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

PLANNING - Prior to DO: Permitted encroachments into setbacks

Set to DRAFT on 7/30/2025 3:14:10 PM

Issue created by Thea French on 4/23/2025 1:22:30 PM

Issue is attached to Plans on sheet A101

thea.french@myclearwater.com - 727-444-8771

Please identify and dimension the Site Plan to be consistent with the CDC pursuant with the following:

Section 3-908. - Permitted encroachments into setbacks and over street rights-of-way.

C. Open or unenclosed fire escapes and outside stairways shall be permitted to extend into a required setback area not more than three feet provided through access is not obstructed.

D.1. Balconies, decks, bay windows, and similar features that linearly extend 50 percent or less of the width of the building wall to which they are attached shall be permitted to extend into a required setback area not more than 24 inches provided through access is not obstructed.

Wesley Davis on 5/29/2025 4:40:26 PM - ANSWERED

All exterior balconies (that extend 50% or less of the width of the building) and stairs are within the 24" of the building setback and do not obstruct through access.

Thea French on 6/9/2025 2:06:26 PM - NOTACCEPTED

Side setback:

Screened mechanical equipment is permitted within a required setback. The stairs are not permitted.

Section 3-903

A. Except for fences, walls, outdoor lighting, signs, minimum door landing required by the Florida Building Code, walkways leading to building entrances, driveway access to garages, and/or vehicular cross access (driveways), shared parking, and trash staging areas, no building or structure shall be permitted in a setback required by the applicable zoning district.

Wesley Davis on 7/21/2025 4:03:02 PM - ANSWERED

The stairway has been removed.

Thea French on 7/25/2025 8:49:45 AM - DRAFT

The fence screening is shown on the elevation plans.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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TELEPHONE (727) 562-4567

PLANNING - Prior to DO: Site Data

Set to DRAFT on 7/30/2025 3:13:57 PM

Issue created by Thea French on 4/23/2025 1:32:09 PM

Issue is attached to Plans on sheet G100

thea.french@myclearwater.com - 727-444-8771

SITE DATA TABLE REQUIRED

Please include a standard site data table including site area, ISR, parking, etc.

Wesley Davis on 5/29/2025 4:39:51 PM - ANSWERED

A Site Data Table has been provided on Sheet A101 Project Parameters (top right) noting the standard site data. Applicable calculations are right below in the same column as well as supporting plans have been provided, where applicable.

Thea French on 6/9/2025 2:08:15 PM - NOTACCEPTED

As additional comments on sheet A101 state. The ISR needs to be updated on a worksheet.

Here's a link to the worksheet:

<https://www.myclearwater.com/files/sharedassets/public/v2/planning-and-development/documents/zoning-approval/18.isr.wrksht.pdf>

Thea French on 6/26/2025 2:00:52 PM - CLOSED

Accepted impervious surface ratio (ISR) information as recorded on site plan, sheet A101; noting the application page 2 reflects an incorrect ISR of 56%.

PLANNING - Prior to DO: Utility Plan

Set to DRAFT on 7/30/2025 3:09:16 PM

Issue created by Thea French on 4/23/2025 4:35:09 PM

thea.french@myclearwater.com - 727-444-8771

A utility plan is required. Provide a utility plan detailing how the detached dwelling will obtain utilities

Wesley Davis on 5/29/2025 4:37:42 PM - ANSWERED

An updated Overall Utility Plan has been provided 1/A101 detailing how the detached dwelling will obtain utilities.

Thea French on 6/9/2025 5:30:50 PM - NOTACCEPTED

Please clarify the location of all utilities with clearly labeled annotations, on the site plan. Or, submit a separate sheet for the utilities would also be acceptable.

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

9:15 AM

Case number: [FLS2025-03013 -- 19995 US HIGHWAY 19 N](#)

Owner(s): Tide Llc
13627 Pine Villa Lane
Ft Myers, FL 33912
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Cheryl Crawford
101 Poinciana Lane
Largo, FL 33770
PHONE: (727) 204-9275, Fax: No fax, Email: Permitgirlcheryl@outlook.Com

Representative: Cheryl Crawford
The Permit Girl
101 Poinciana Lane
Largo, FL 33770
PHONE: (727) 204-9275, Fax: No fax, Email: Permitgirlcheryl@outlook.Com

Location: East side of US-19, approximately 2,160 feet south of the intersection of Gulf to Bay Boulevard and US-19. (1.79 acres)

Atlas Page: 300A

Zoning District: US 19 - US 19 Corridor Zoning

Request: Flexible Standard Development approval to install a four foot high metal picket fence for the property located at 19995 US Highway 19 in the US 19 District and the US 19 Regional Center (US-19 RC) subdistrict. Requested is flexibility of fencing along street frontage requirements. (Community Development Code Appendix B Section 703.I)

Proposed Use: Offices

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

Assigned Planner: Ryan Green, Planner II



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	Plans Received	04/30/2025	PlanRoom
Route to Meeting	Ready for DRC	06/25/2025	Horanlli
Development Review Committee	Return to DRC Meeting	07/30/2025	Horanlli
must go back to DRC 9/4			
Traffic Eng Review	No Comments	07/30/2025	Horanlli
Public Utilities Review	Comments	08/19/2025	Vacca
Will need additional Acknowledgment for Public Utilities request.			
Solid Waste Review	Comments	08/25/2025	Portalatin
Land Resource Review	Comments	08/27/2025	Quinzi

The DRC reviewed this application with the following comments:

Plan Room Issues:

LAND RESOURCE - Prior to DO - Tree Inventory

Set to NOTACCEPTED on 8/27/2025 9:15:38 AM

Issue created by Michael Quinzi on 5/27/2025 12:06:34 PM
michael.quinzi@myclearwater.com - 727-444-8770

A Tree Inventory may be required pending submittal of construction dimensions.

Tree Inventory Required - This application requires a tree inventory to be prepared by an ISA Certified Arborist using the City's scale from 0 to 6 (See CDC 3-1202.H.) to evaluate existing trees and indicated if the tree is worth or preservation or removal. This must be accompanied by a tree survey. All required landscape trees including accent trees with a DBH of 2 inches, all other trees with a DBH of 4 inches, and all palms with 10 feet of clear trunk must be included. 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 DO.

Cheryl Crawford on 7/29/2025 1:47:29 PM - ANSWERED

See upload

Michael Quinzi on 8/27/2025 9:15:38 AM - NOTACCEPTED

Please remove any duplicate or inconsistent Tree inventory plans.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

LAND RESOURCE - Prior to DO - Tree Preservation

Set to NOTACCEPTED on 8/27/2025 9:16:31 AM

Issue created by Michael Quinzi on 5/27/2025 12:05:33 PM
michael.quinzi@myclearwater.com - 727-444-8770

Please provide dimensions of the following :

- 1) Proposed fence foundation - footer / post hole.
- 2) Any required utility trenching.

A Tree Inventory and tree Preservation Plan may be required

Tree Preservation Plan Required - Provide a Tree Preservation Plan prepared by an ISA Certified Arborist. This plan must show how the proposed fence footer and utilities will impact the critical root zones (drip lines) of trees to be preserved and how you propose to address these impacts i.e.; crown elevating, root pruning and/or root aeration systems. Provide a scaled drawing showing all dimension. Other data required on this plan must show the trees canopy line, actual tree barricade limits and the tree barricade detail. And any other pertinent information relating to tree preservation. Provide prior to DO.

Cheryl Crawford on 7/29/2025 1:47:40 PM - ANSWERED

See Upload

Michael Quinzi on 8/27/2025 9:16:31 AM - NOTACCEPTED

Please remove any duplicate or inconsistent Tree Preservation Plans.

LAND RESOURCE - Prior to DO: Acknowledge Replacement Trees

Set to DRAFT on 8/28/2025 5:28:13 PM

Issue created by Michael Quinzi on 8/28/2025 5:28:13 PM
michael.quinzi@myclearwater.com - 727-444-8770

Please respond that you acknowledge the following:

For each shade tree removed a replacement shade tree must be planted on site.



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

PLANNING - General Comment- Acknowledge

Set to NOTACCEPTED on 7/30/2025 9:36:11 AM

Issue created by Ryan Green on 5/28/2025 10:49:35 AM
ryan.green@myclearwater.com - 727-444-7791

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

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.

Cheryl Crawford on 7/29/2025 1:46:39 PM - ANSWERED

See upload

Ryan Green on 7/30/2025 9:36:11 AM - NOTACCEPTED

Upload does not address comment.

PLANNING - Prior to CDB: Landscaping

Set to NOTACCEPTED on 7/30/2025 9:43:56 AM

Issue created by Ryan Green on 5/28/2025 10:00:03 AM
ryan.green@myclearwater.com - 727-444-7791

Landscaping plan/ information is needed to prove what is existing on the site meets the Landscape Code. A Comprehensive Landscaping Program may be needed if all the Landscape Code is not met in all respects.

Cheryl Crawford on 7/29/2025 1:47:17 PM - ANSWERED

See upload

Ryan Green on 7/30/2025 9:43:56 AM - NOTACCEPTED

Landscaping requirements cannot be determined until project valuations are given.



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: Provide project and site values

Set to NOTACCEPTED on 7/30/2025 9:36:23 AM

Issue created by Ryan Green on 5/28/2025 10:21:03 AM
ryan.green@myclearwater.com - 727-444-7791

Provide the most recent valuation of the principal structure valuation and the valuation of the proposal. This will determine if the entire site needs to come into full compliance with landscaping and parking sections of the code.

Cheryl Crawford on 7/29/2025 1:46:56 PM - ANSWERED

See Upload

Ryan Green on 7/30/2025 9:36:23 AM - NOTACCEPTED

Upload does not address comment.

PUBLIC UTILITIES - prior to DO

Set to NOTACCEPTED on 8/19/2025 3:38:30 PM

Issue created by Michael Vacca on 5/13/2025 2:25:36 PM
Issue is attached to Plans on sheet 1
mike.vacca@myclearwater.com - 727-265-1831

1. Acknowledge and call out on drawings -All water meters, Fire detector assembly and fire hydrants to have uninstructed clearance around devices, also apparatus and device not to be located behind fences Public Utilities shall have access
2. Call -out drawings - the location of all underground utilities within / crossing through the project limits (show where City gravity main runs and gravity manhole location in correlation where proposed NE corner, exiting gate post purposed locations, eliminate potential conflicts or damages with concrete footers and gravity main).
3. acknowledge Contact City of St Pete regarding their transmission water main, and permit requirements.

Cheryl Crawford on 7/29/2025 1:48:28 PM - ANSWERED

See Upload

Ryan Green on 7/30/2025 9:39:51 AM - NOTACCEPTED

Upload does not address comment.

Ryan Green on 7/30/2025 11:46:44 AM - INREVIEW

For to Solid Waste comment

Michael Vacca on 8/19/2025 3:38:30 PM - NOTACCEPTED

*my apologizes,
i don't see the city of Clearwater sewer main on attached drawing and i don't see where
you acknowledged that you have contacted St. Pete.*



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

SOLID WASTE - Prior to DO

Set to NOTACCEPTED on 8/25/2025 1:34:24 PM

Issue created by Brandi Portalatin on 5/14/2025 2:35:47 PM
brandi.portalatin@myclearwater.com - 727-562-4920

Solid waste can not exit the back property without the adjacent property owners written permission to exit from their property.

What's the dimensions of the gates that open and close?

Are both sides of the gates going to open at the same time or one side opens only?

How is solid waste going to access the property if gates are closed?

How is solid waste going to turn around to exit the property back onto US 19? (Trash truck template needs to be shown)

Cheryl Crawford on 7/29/2025 1:48:16 PM - ANSWERED

See upload

Ryan Green on 7/30/2025 9:39:40 AM - NOTACCEPTED

Upload does not address comment.

Ryan Green on 7/30/2025 11:46:34 AM - INREVIEW

For to Solid Waste comment

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

9:25 AM

Case number: [FLS2025-07034 -- 2060 N EVERGREEN AVE](#)

Owner(s): Clearwater Village
1988 Freedom Dr
Clearwater, FL 33755-1293
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Sean Cashen
13825 Icot Blvd., Suite 605
Clearwater, FL 33760
PHONE: No phone, Fax: (727) 524-6090, Email:
Krikor@gulfcoastconsultinginc.Com

Representative: Sean Cashen
Gulf Coast Consulting Inc
13825 Icot Blvd., Suite 605
Clearwater, FL 33760
PHONE: No phone, Fax: (727) 524-6090, Email:
Krikor@gulfcoastconsultinginc.Com

Location: West of N. Evergreen Avenue, north of Freedom Drive and south of Idlewild Drive.
(12.83 acres, 11.11 acres upland)

Atlas Page: 251B

Zoning District: MDR - Medium Density Residential

Request: Flexible Development approval for 26 detached dwellings for the properties located in the general area between Union Street, Freedom Drive, The Mall and Kings Highway in the Medium Density Residential (MDR) District as a Residential Infill Project. Requested is flexibility from front setback requirements. (Community Development Code Sections 2-303.E and Article 4, Division 7, Subdivisions/Plats)

Proposed Use: Detached Dwellings

Neighborhood Association(s): Board of County Commissioners
Clearwater Neighborhoods Coalition
Pinellas County School Board
Spring Branch Neighborhood & Park Association

Assigned Planner: Ryan Green, Planner II



CITY OF CLEARWATER

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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	08/15/2025	Green
Fire Review	No Comments	08/20/2025	Ramos
Parks and Rec Review	Comments	08/22/2025	Parry
Stormwater Review	Comments	08/23/2025	Vo
Solid Waste Review	Comments	08/26/2025	Portalatin
Engineering Review	Comments	08/27/2025	Dresch
Environmental Review	Comments	08/27/2025	Kessler
Traffic Eng Review	Comments	08/27/2025	Dresch
Land Resource Review	Comments	08/28/2025	Quinzi

The DRC reviewed this application with the following comments:

Plan Room Issues:



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

ENGINEERING - Prior to DO (Acknowledge) - General PLT Comments

Set to DRAFT on 8/27/2025 12:25:27 PM

Issue created by Raymond Dresch on 8/27/2025 12:25:27 PM
raymond.dresch@myclearwater.com - 727-444-8775

1. Preliminary Plat review is required by the Planning and Development Department. Additional comments may be forthcoming upon submittal of a Final Plat Application.
2. Upon approval of the Preliminary Plat, the applicant shall complete a City of Clearwater Final Plat Application.
3. The plat fee for the final plat is set in Community Development Code Appendix A - Schedule of Fees, Rates and Charges, Section VIII. The Plat fee shall be paid prior to review by the Engineering Department.
4. All required forms may be obtained from the City of Clearwater Engineering Department. In accordance with Development Code Section 4-703, the final plat shall be suitable for recording at the office of the Clerk of the Circuit Court. It shall be prepared and signed and sealed by a Professional Surveyor and Mapper and shall conform with the requirements of any local or City ordinances as well as Chapter 177 of Florida Statutes.
5. The developer should notify the City Surveyor of the intent to provide the final plat to ensure that their packet will be complete.
6. The Title Certification or Owner Encumbrance in the Owner's name shall accompany the plat. In addition, a document entitled Consent to Platting of Lands and Partial Release of Mortgage shall be filed together with the final plat for each person or corporation holding a mortgage on all land included on the plat; where such person has not signed the final plat, Easements shall be shown and dedicated to the City on the plat as per the latest edition of Chapter 177 of Florida Statutes.
7. Any existing or proposed private restrictions and trusteeship and their periods of existence shall be filed as a separate instrument and reference to such instrument shall be noted on the final plat.
8. Underlying rights of way changes by the new plat must be vacated by separate action of the governing entity.
9. Proposed street names must be approved by Pinellas County 911 prior to final plat application submittal.

ENVIRONMENTAL - Prior to DO:

Set to DRAFT on 8/27/2025 2:36:21 PM

Issue created by Sarah Kessler on 8/27/2025 2:36:21 PM
sarah.kessler@myclearwater.com - 727-444-8233

Provide details of any wetlands on project property.

LAND RESOURCE - Acknowledge Prior to CO Landscape Final Inspection

Set to DRAFT on 8/28/2025 12:27:57 PM

Issue created by Michael Quinzi on 8/28/2025 12:27:57 PM
michael.quinzi@myclearwater.com - 727-444-8770

Please respond that you acknowledge the following:

The site plan common areas must pass a Landscape Final Inspection prior to Certificate of completion for the site plan.

There will be a Certificate of Occupancy (CO) condition added to each individual residential building construction permit (BCP), the condition will be met once each individual permit passes a landscape final inspection. When the final three residential BCP's are near completion the site plan must pass a landscape final inspection prior to the individual residential BCP condition being met.



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

TELEPHONE (727) 562-4567

LAND RESOURCE - Landscape Plan / Irrigation Plan

Set to DRAFT on 8/28/2025 12:03:35 PM

Issue created by Michael Quinzi on 8/28/2025 12:03:35 PM
michael.quinzi@myclearwater.com - 727-444-8770

Submit a Landscape Plan and an Irrigation Plan with City of Clearwater details and specifications for review.

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.

LAND RESOURCE - Prior to DO: Tree Mitigation / Inches Spreadsheet

Set to DRAFT on 8/27/2025 10:08:55 AM

Issue created by Michael Quinzi on 8/27/2025 10:08:55 AM
michael.quinzi@myclearwater.com - 727-444-8770

Inches Spreadsheet - Provide a spread sheet expressing the total number of trees to be removed, calculating the DBH (diameter at breast height) of all trees being removed with a rating of 3 and above and the total proposed inches. Note: palm trees with 10 feet of clear trunk receive a 1-inch deficit if removed and a 1-inch credit if proposed and accent trees receive a 2-inch deficit if removed and a 2-inch credit if proposed. Specimen palms (phoenix species) receive a 2.5-inch deficit if removed and a 2.5-inch credit is proposed. All shade trees receive a deficit based on the total DBH if removed and a credit based on the caliper size if planted. If a deficit exists, then it must be paid to the Tree Fund at a rate of 48 dollars an inch.

Tree mitigation fees shall be paid prior of issuance of BCP.

LAND RESOURCE - Prior to DO: Landscape Acknowledgement

Set to DRAFT on 8/27/2025 10:19:18 AM

Issue created by Michael Quinzi on 8/27/2025 10:19:18 AM
michael.quinzi@myclearwater.com - 727-444-8770

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

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



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

TELEPHONE (727) 562-4567

LAND RESOURCE - Prior to DO: Tree Inventory

Set to DRAFT on 8/27/2025 9:56:04 AM

Issue created by Michael Quinzi on 8/27/2025 9:56:04 AM
michael.quinzi@myclearwater.com - 727-444-8770

Submit a complete and updated 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 or preservation or removal. This must be accompanied by a tree survey. All required landscape trees including accent trees with a DBH of 2 inches, all other trees with a DBH of 4 inches, and all palms with 10 feet of clear trunk must be included. 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 DO.

LAND RESOURCE - Prior to DO: Tree Preservation

Set to DRAFT on 8/27/2025 10:02:12 AM

Issue created by Michael Quinzi on 8/27/2025 10:02:12 AM
michael.quinzi@myclearwater.com - 727-444-8770

Tree Preservation Plan Required - Provide a Tree Preservation Plan prepared by an ISA Certified Arborist. This plan must show how the proposed building, parking, stormwater, irrigation and utilities impact the critical root zones (drip lines) of trees to be preserved and how you propose to address these impacts i.e.; crown elevating, root pruning and/or root aeration systems. Provide a scaled drawing showing all dimension. Other data required on this plan must show the trees canopy line, actual tree barricade limits and the tree barricade detail. And any other pertinent information relating to tree preservation. Adjacent off-site trees up to 25 feet must be shown on the Tree Preservation Plan. Trees to be preserved and the dimensions of the tree barricades prescribed by the Tree Preservation Plan shall be shown on all Civil Plans and Landscape Plans. Include the location for staging and contractor parking, on site or if off site provide fencing, silt fence and tree barricades if applicable. Provide prior to DO.

PARKS AND REC - Prior to DO: Parks & Recreation Impact Fees

Set to DRAFT on 8/22/2025 1:50:54 PM

Issue created by Mark Parry on 8/22/2025 1:50:54 PM
Issue is attached to Plans on sheet C1
mark.parry@myclearwater.com - 727-444-8768

Clarify the number of lots. The submittal calls out 25 lots where the Preliminary Plat shows 26.

Please be aware that a Parks and Recreation Impact Fee based on the GFA of each dwelling unit will be required prior to the issuance of any Certificate of Occupancy.

NO FEES ARE DUE AT THIS POINT THIS IS JUST A NOTIFICATION.

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



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

PLANNING - Prior to CDB (Acknowledge): Flood Zone

Set to DRAFT on 8/27/2025 2:49:56 PM

Issue created by Ryan Green on 8/27/2025 2:49:56 PM
ryan.green@myclearwater.com - 727-444-7791

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 - Acknowledge General Comments

Set to DRAFT on 8/27/2025 11:00:41 AM

Issue created by Ted Kozak on 8/27/2025 11:00:41 AM
ted.kozak@myclearwater.com - 727-444-8941

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 - Application Page 1

Set to DRAFT on 8/27/2025 10:53:22 AM

Issue created by Ted Kozak on 8/27/2025 10:53:22 AM
ted.kozak@myclearwater.com - 727-444-8941

Please add a supplemental sheet, companion to the FLS application, that lists each of the 35 existing lots, clearly identified to be replatted into 26 new lots. Also provide the upland area data on Page 1 - Site Area, consistent with what is indicated on the Plat (approx. 11 acres) and update the description of the request to include reference to the companion 26 new lots to be reconfigured from the existing 35 lots.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

PLANNING - Prior to DO - Application Pages

Set to DRAFT on 8/27/2025 3:17:00 PM

Issue created by Ted Kozak on 8/27/2025 3:17:00 PM
ted.kozak@myclearwater.com - 727-444-8941

Starting on Page 1 of the application, all owners of all the listed 35 parcels need to be listed.
Also update authorization pages to ensure all property owners have given permission to the listed applicant for the submission.

PLANNING - Prior to DO: Clear reading of document

Set to DRAFT on 8/21/2025 9:51:58 AM

Issue created by Ryan Green on 8/21/2025 9:51:58 AM
Issue is attached to Plans on sheet C1
ryan.green@myclearwater.com - 727-444-7791

The square footage of lot 24 is placed over document info. This needs to be adjusted to have the document info to be read.

PLANNING - Prior to DO: Flood Info

Set to DRAFT on 8/27/2025 4:11:04 PM

Issue created by Ryan Green on 8/27/2025 4:11:04 PM
ryan.green@myclearwater.com - 727-444-7791

The following comment is from Gene Henry and he can be reached at:
Gene.Henry@MyClearwater.com

Findings

The site is within the Spring Branch riverine without a regulatory floodway.

The site is within the has multiple flood zones:

X, low risk flood hazard area.

X500, .2% probability flood-hazard area.

AE, 1% probability flood hazard area.

The site is within the Hurricane Evacuation Level, C.

-Elevation requirements.

Base Flood Elevation, ranges from 15' to potentially 16', NAVD 88.

Design Flood Elevation, per code, two-feet added to the base flood elevation, 17' to potentially 18', NAVD 88.

Riverine

Spring Branch, see tables below for discharge rates.

Non regulatory floodway, but designated riverine conveyance.

PLANNING - Prior to DO: Flood mitigation

Set to DRAFT on 8/28/2025 2:29:27 PM

Issue created by Ryan Green on 8/28/2025 2:29:27 PM
Issue is attached to Plans on sheet C1
ryan.green@myclearwater.com - 727-444-7791

Lots 24, 25 & 26 are in a Flood Zone AE and appears to capture drainage from the properties to the south. Please provide a mitigation plan to ensure drainage will not be negatively impacted on and off site.

PLANNING - Prior to DO: Front setbacks for all corner lots

Set to DRAFT on 8/21/2025 10:05:53 AM

Issue created by Ryan Green on 8/21/2025 10:05:53 AM
Issue is attached to Plans on sheet C1
ryan.green@myclearwater.com - 727-444-7791

All corner/multi front lots need to have the correct front setbacks. The ones needed adjustment are labeled with a cloud. The private drives and unimproved roads are frontages.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

PLANNING - Prior to DO: Sheds to be removed

Set to DRAFT on 8/21/2025 9:48:21 AM

Issue created by Ryan Green on 8/21/2025 9:48:21 AM

Issue is attached to Plans on sheet C1

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

These two sheds will need to be proven to be removed before the DO will be issued.

SOLID WASTE - Solid waste service

Set to DRAFT on 8/26/2025 10:13:45 AM

Issue created by Brandi Portalatin on 8/26/2025 10:13:45 AM

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

Are these going to be residential homes?

Is there going to be a gate that solid waste needs to access for the community?

STORMWATER - Prior to DO - Drainage easement over ponds

Set to DRAFT on 8/22/2025 3:38:27 PM

Issue created by Phuong Vo on 8/22/2025 3:38:27 PM

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

Please show drainage easements over the new pond(s) dedicated to the City. Dedication language on the final accompanying platting case PLT2025-0800 shall be to the satisfaction of the city's surveyor.

STORMWATER - Prior to DO - Existing drainage easement

Set to DRAFT on 8/22/2025 3:31:30 PM

Issue created by Phuong Vo on 8/22/2025 3:31:30 PM

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

Please show the existing drainage easement over the existing pond (O.R. Book/Page 17562/2182) shall be vacated and a new drainage easement of the same footprint shall be rededicated to the City on the accompanying platting case PLT2025-0800. Dedication language on the final plat shall be to the satisfaction of the city's surveyor.

Vacating the existing drainage easement shall be contingent on re-dedicating of a new one on the final plat. Please coordinate with the Public Works real estate coordinator and the city's surveyor to accomplish the objectives.

STORMWATER - Prior to DO - Incomplete submittal

Set to DRAFT on 8/22/2025 3:43:04 PM

Issue created by Phuong Vo on 8/22/2025 3:43:04 PM

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

Stormwater deems the submittal was not completed for a review.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

TRAFFIC ENG - Evergreen/Woodlawn ROW

Set to DRAFT on 8/27/2025 12:17:10 PM

Issue created by Raymond Dresch on 8/27/2025 12:17:10 PM

Issue is attached to Plans on sheet C1

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

--1-- Clarify the designation of the 30-foot width strip of land excluded from the platting abutting the parcel to the east and continuing along a portion of Woodlawn Terrace.

--2-- Please show designated R/W width along Evergreen.

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: [PLT2025-08001 -- 2060 N EVERGREEN AVE](#)

Owner(s): Bernard K Reichel
1988 Freedom Dr
Clearwater, FL 33755-1293
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Krikor Kassarian
13825 Icot Blvd., Suite 605
Clearwater
PHONE: (727) 524-1818, Fax: (727) 524-6090, Email:
Krikor@gulfcoastconsultinginc.Com

Representative: Krikor Kassarian
Gulf Coast Consulting Inc
13825 Icot Blvd., Suite 605
Clearwater
PHONE: (727) 524-1818, Fax: (727) 524-6090, Email:
Krikor@gulfcoastconsultinginc.Com

Location: West of N. Evergreen Avenue, north of Freedom Drive and south of Idlewild Drive.
(12.83 acres, 11.11 acres upland)

Atlas Page: 251B

Zoning District: MDR - Medium Density Residential

Request: Preliminary Plat approval for a 26-lot subdivision in the Medium Density Residential (MDR) District for unaddressed parcels located in the general area between Union Street, Freedom Drive, The Mall and Kings Highway; parcel numbers: 03-29-15-12060-009-0010; 03-29-15-12060-009-0150; 03-29-15-12060-009-0070; 03-29-15-12060-013-0180; 03-29-15-12060-013-0190; 03-29-15-12060-013-0200; 03-29-15-12060-013-0210; 03-29-15-12060-013-0220; 03-29-15-12060-013-0230; 03-29-15-12060-013-0240; 03-29-15-12060-013-0010; 03-29-15-12060-013-0020; 03-29-15-12060-013-0030; 03-29-15-12060-013-0040; 03-29-15-12060-013-0050; 03-29-15-12060-013-0060; 03-29-15-12060-013-0070; 03-29-15-12060-013-0080; 03-29-15-12060-013-0090; 03-29-15-12060-013-0100; 03-29-15-12060-013-0110; 03-29-15-12060-013-0120; 03-29-15-12060-013-0130; 03-29-15-12060-013-0140; 03-29-15-12060-013-0150; 03-29-15-12060-013-0160; 03-29-15-12060-013-0170; 03-29-15-12060-017-0010; 03-29-15-12060-017-0020; 03-29-15-12060-017-0030; 03-29-15-12060-017-0040; 03-29-15-12060-017-0050; 03-29-15-12060-017-0060; 03-29-15-12060-012-0030; and a portion of 03-29-15-16532-000-0001.
(Community Development Code Article 4. Division 7, Subdivision /Plats)

Proposed Use: Detached Dwellings

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

Assigned Planner: Ryan Green, Planner II



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	08/25/2025	Horanlli
complete via companion case on 8/6/2025			



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:

Engineering Review	Raymond Dresch	raymond.dresch@myclearwater.com	727-444-8775
			1. Preliminary Plat review is required by the Planning and Development Department. Additional comments may be forthcoming upon submittal of a Final Plat Application. 2. Upon approval of the Preliminary Plat, the applicant shall complete a City of Clearwater Final Plat Application. 3. The plat fee for the final plat is set in Community Development Code Appendix A - Schedule of Fees, Rates and Charges, Section VIII. The Plat fee shall be paid prior to review by the Engineering Department. 4. All required forms may be obtained from the City of Clearwater Engineering Department. In accordance with Development Code Section 4-703, the final plat shall be suitable for recording at the office of the Clerk of the Circuit Court. It shall be prepared and signed and sealed by a Professional Surveyor and Mapper and shall conform with the requirements of any local or City ordinances as well as Chapter 177 of Florida Statutes. 5. The developer should notify the City Surveyor of the intent to provide the final plat to ensure that their packet will be complete. 6. The Title Certification or Owner Encumbrance in the Owner's name shall accompany the plat. In addition, a document entitled Consent to Platting of Lands and Partial Release of Mortgage shall be filed together with the final plat for each person or corporation holding a mortgage on all land included on the plat; where such person has not signed the final plat, Easements shall be shown and dedicated to the City on the plat as per the latest edition of Chapter 177 of Florida Statutes. 7. Any existing or proposed private restrictions and trusteeship and their periods of existence shall be filed as a separate instrument and reference to such instrument shall be noted on the final plat. 8. Underlying rights of way changes by the new plat must be vacated by separate action of the governing entity. 9. Proposed street names must be approved by Pinellas County 911 prior to final plat application submittal.
Planning Review	Ted Kozak	ted.kozak@myclearwater.com	727-444-8941
			1. Please add a supplemental sheet, companion to the Plat application, that lists each of the 35 existing lots, clearly identified to be replatted into 26 new lots. 2. Update the description (Page 1 and any other applicable pages) of the request to match the above. The request of the reduction of front setback is not applicable to the Plat request. 3. Update density on Page 3 of the application with existing, proposed and maximum permitted. Currently this information is not provided.
Planning Review	Ted Kozak	ted.kozak@myclearwater.com	727-444-8941
			Starting on Page 1 of the application, all owners of all the listed 35 parcels need to be listed. Also update authorization pages/ and provide affidavit of ownership to ensure all property owners have given permission to the listed applicant for the submission.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

Plan Room Issues:

No Plan Room Issues on this case.

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

9:45 AM

Case number: [FLS2025-07032 -- 1325 HOWARD ST](#)

Owner(s): Gloria Nikolla
1325 Howard St
Clearwater, FL 33756-2222
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Phillip Nikolla
1325 Howard St
Clearwater, FL 33756-2222
PHONE: (727) 482-3263, Fax: No fax, Email: No email

Representative: Phillip Nikolla
1325 Howard St
Clearwater, FL 33756-2222
PHONE: (727) 482-3263, Fax: No fax, Email: No email

Location: South side of Howard Street, 317 feet west of northwest corner of Howard and S. Fredricka Avenue. (0.18 acres)

Atlas Page: 314B

Zoning District: Low Medium Density Residential

Request: Flexible Standard Development approval for an accessory structure (shed), accessory to a detached dwelling in the Low Medium Density Residential (LMDR) District for the property located at 1325 Howard Street. 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
Brookhill Ambassadors

Assigned Planner: Ryan Green, Planner II

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	08/12/2025	Green
Public Utilities Review	No Comments	08/19/2025	Vacca
No comments			
Stormwater Review	Comments	08/23/2025	Vo
Engineering Review	Comments	08/25/2025	Dresch
Land Resource Review	No Comments	08/28/2025	Quinzi



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:

Plan Room Issues:

ENGINEERING - Prior to DO (Acknowledge) - General Comments

Set to DRAFT on 8/25/2025 10:34:15 AM

Issue created by Raymond Dresch on 8/25/2025 10:34:15 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. Contractor shall request an easement inspection prior to any construction near an easement.

PLANNING - Prior to DO - Acknowledge General Comments

Set to DRAFT on 8/27/2025 2:37:25 PM

Issue created by Ryan Green on 8/27/2025 2:37:25 PM
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: Evidence of other reductions for sheds

Set to DRAFT on 8/22/2025 1:10:03 PM

Issue created by Ryan Green on 8/22/2025 1:10:03 PM
Issue is attached to Plans on sheet A1
ryan.green@myclearwater.com - 727-444-7791

Please provide evidence of an approved FLS case for a reduced side setback in the area.

At the moment staff does not see an approved FLS case for a reduced side setback in the area to support this request.



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

PLANNING - Prior to DO: Existing Shed

Set to DRAFT on 8/27/2025 3:23:29 PM

Issue created by Ryan Green on 8/27/2025 3:23:29 PM
ryan.green@myclearwater.com - 727-444-7791

Some aerial views show an existing shed on site. Please confirm that shed is not onsite by providing a photo of the current of the back yard.

PLANNING - Prior to DO: Height

Set to DRAFT on 8/21/2025 9:21:59 AM

Issue created by Ryan Green on 8/21/2025 9:21:59 AM
ryan.green@myclearwater.com - 727-444-7791

The height of the shed and the house needs to be shown. Per code, height needs to be measured at the midpoint of the pitched roof or the highest point if the roof is flat.

PLANNING - Prior to DO: Pipe location

Set to DRAFT on 8/22/2025 1:19:20 PM

Issue created by Ryan Green on 8/22/2025 1:19:20 PM
ryan.green@myclearwater.com - 727-444-7791

A pipe was mentioned as a reason why this setback reduction is needed. Please either show the pipe on the site plan or confirm no pipe is interfering with the shed location.

STORMWATER - Prior to DO (acknowledge) - General comment

Set to DRAFT on 8/23/2025 6:44:22 PM

Issue created by Phuong Vo on 8/23/2025 6:44:22 PM
phuong.vo@myclearwater.com - 727-444-8228

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

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

9:55 AM

Case number: [FLS2025-07033 -- 29277 US HIGHWAY 19 N](#)

Owner(s): Northside Square Holdings Llc
5327 Commercial Way Unit C113
Spring Hill, FL 34606-1402
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Philip Elder
377 Fountkinview Cir
Oldsmar, fl 34677
PHONE: (727) 656-6752, Fax: No fax, Email: Philelder1@gmail.Com

Representative: Philip Elder
377 Fountkinview Cir
Oldsmar, fl 34677
PHONE: (727) 656-6752, Fax: No fax, Email: Philelder1@gmail.Com

Location: East side of US-19, approximately 700 feet south of the Northside Drive and US-19. (4.17 acres).

Atlas Page: 188B

Zoning District: Commercial

Request: Flexible Standard Development approval for a Place of Worship for the property located at 29277 US Highway 19 in the US 19 District and the US-19 Corridor (US-19C) subdistrict. Requested is flexibility for the use. (Community Development Code Appendix B, Section B-303)

Proposed Use: Places of Worship

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

Assigned Planner: Austen Dole, 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	08/12/2025	Dole
Public Utilities Review	No Comments	08/19/2025	Vacca
No Comments			
Environmental Review	No Comments	08/22/2025	Kessler
Stormwater Review	Comments	08/23/2025	Vo
Fire Review	Comments	08/25/2025	Ramos
Engineering Review	Comments	08/25/2025	Dresch
Traffic Eng Review	Comments	08/25/2025	Dresch
Solid Waste Review	No Comments	08/26/2025	Portalatin
Land Resource Review	No Comments	08/28/2025	Quinzi

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - Prior to DO (Acknowledge) - General Comments

Set to DRAFT on 8/25/2025 10:46:11 AM

Issue created by Raymond Dresch on 8/25/2025 10:46:11 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.

FIRE - Prior to DO Acknowledge Comments

Set to DRAFT on 8/25/2025 1:36:35 PM

Issue created by Walter Ramos on 8/25/2025 1:36:35 PM
Issue is attached to Plans on sheet SURVEY
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



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

PLANNING - Prior to DO Acknowledge General Comments

Set to DRAFT on 8/27/2025 8:16:47 AM

Issue created by Austen Dole on 8/27/2025 8:16:47 AM
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 quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance."

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

STORMWATER - Prior to DO (acknowledge) - General comment

Set to DRAFT on 8/23/2025 5:09:20 PM

Issue created by Phuong Vo on 8/23/2025 5:09:20 PM
phuong.vo@myclearwater.com - 727-444-8228

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

TRAFFIC ENG - Prior to DO - Shared Parking Usage

Set to DRAFT on 8/25/2025 10:52:04 AM

Issue created by Raymond Dresch on 8/25/2025 10:52:04 AM
raymond.dresch@myclearwater.com - 727-444-8775

--1-- Within the zoning district, places of worship require 1 parking space for every 2 seats. Please specify the number of seats proposed.

--2-- As a shared use parking area, please provide supporting documentation reflecting no negative impact on the surrounding businesses. CDC Section 3-1405 Shared Parking provides information for determining share parking. If unable to comply with Section 3-1405, a parking demand study will be required.

https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV14PALO_S3-1405SHPA

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

10:05 AM

Case number: [FLD2025-06015 -- 1591 GULF BLVD 202S](#)

Owner(s): Darwin K Lewis
1560 Gulf Blvd Unit 1007
Clearwater, FL 33767
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Darwin Lewis
1591 Gulf Blvd #202s
Clearwater, FL 33767
PHONE: (262) 902-4198, Fax: No fax, Email: Darwinklewis@gmail.Com

Representative: Darwin Lewis
1591 Gulf Blvd #202s
Clearwater, FL 33767
PHONE: (262) 902-4198, Fax: No fax, Email: Darwinklewis@gmail.Com

Location: Southeast corner of Marina Del Rey Court and Gulf Boulevard. (2.98 acres).

Atlas Page: 311B

Zoning District: High Density Residential

Request: Flexible Development approval of an existing 2,115 square foot commercial dock (new boat lift) accessory to a 64-unit attached dwelling within the High Density Residential (HDR) District for the properties located at 1591 Gulf Boulevard. 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
Cabana Club
Sandkey Civic Association

Assigned Planner: Austen Dole, 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	08/05/2025	Dole
Parks and Rec Review	No Comments	08/12/2025	Parry
Public Utilities Review	No Comments	08/19/2025	Vacca
No Comments			
Environmental Review	Comments	08/22/2025	Kessler
Stormwater Review	No Comments	08/23/2025	Vo
Engineering Review	Comments	08/25/2025	Dresch
Fire Review	No Comments	08/25/2025	Ramos
Land Resource Review	No Comments	08/26/2025	McDonnell

The DRC reviewed this application with the following comments:

Planning Review Austen Dole austen.dole@myclearwater.com 727-444-7351

Under the "Flexibility Criteria or Specific Use Criteria" section on page 4 of 5 of the application, please provide specific responses to all items and sub-items outlined in Community Development Code (CDC) Section 3-601(C)(3). Staff would particularly like to see detailed responses addressing the criteria in subsection 3-601(C)(3)(h).

Plan Room Issues:

ENGINEERING - Prior to CDB (Acknowledge) - General Comments

Set to DRAFT on 8/25/2025 4:50:46 PM

Issue created by Raymond Dresch on 8/25/2025 4:50:46 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.



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

ENVIRONMENTAL - Prior to issuance of Building Permit

Set to DRAFT on 8/22/2025 11:28:08 AM

Issue created by Sarah Kessler on 8/22/2025 11:28:08 AM

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

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

PLANNING - General Comments (Acknowledge)

Set to DRAFT on 8/27/2025 8:20:33 AM

Issue created by Austen Dole on 8/27/2025 8:20:33 AM

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 quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance."

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

PLANNING - Prior to CDB (Acknowledge): Flood Zone

Set to DRAFT on 8/27/2025 9:23:29 AM

Issue created by Austen Dole on 8/27/2025 9:23:29 AM

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.



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



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

10:15 AM

Case number: [FLD2025-07019 -- 39 TURNER ST](#)

Owner(s): Deol Partners LLC
2090 Paragon Cir E
Clearwater, FL 33755-1390
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Brian Aungst, Jr.
625 Court Street, Suite 200
Clearwater, FL 33756
PHONE: (727) 444-1403, Fax: No fax, Email: Bja@macfar.Com

Representative: Brian Aungst, Jr.
Macfarlane, Ferguson & McMullen, P.A.
625 Court Street, Suite 200
Clearwater, FL 33756
PHONE: (727) 444-1403, Fax: No fax, Email: Bja@macfar.Com

Location: Southwest corner of Turner Street and Orange Avenue. (0.36 acres).

Atlas Page: 295B

Zoning District: MDR - Medium Density Residential

Request: Flexible Development approval for five attached dwellings within the Medium Density Residential (MDR) District as a Residential Infill Project for the property located at 39 Turner Street. The building will not exceed 50 feet in height and includes 11 off-street parking spaces. Requested is flexibility from front setback requirements. (Community Development Code Section 2-304.G)

Proposed Use: Attached Dwellings

Neighborhood Association(s): Board of County Commissioners
Clearwater Neighborhoods Coalition
Pinellas County School Board
Harbor Oaks Homeowner Assn

Assigned Planner: Austen Dole, 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	08/12/2025	Dole
Parks and Rec Review	Comments	08/12/2025	Parry
Acknowledge prior to issuance of a DO. Fees are due prior to CoO.			
Public Utilities Review	Comments	08/19/2025	Vacca
comments			
Environmental Review	Comments	08/22/2025	Kessler
Stormwater Review	Comments	08/23/2025	Vo
Engineering Review	Comments	08/25/2025	Dresch
Fire Review	Comments	08/25/2025	Ramos
Traffic Eng Review	Comments	08/25/2025	Dresch
Solid Waste Review	Comments	08/26/2025	Portalatin
Land Resource Review	Comments	08/28/2025	McDonnell

The DRC reviewed this application with the following comments:

Planning Review Austen Dole austen.dole@myclearwater.com 727-444-7351

Prior to CDB: Please provide a proper plat map for the property.

Plan Room Issues:



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

ENGINEERING - Prior to CDB (Acknowledge) - General Comments

Set to DRAFT on 8/25/2025 3:57:16 PM

Issue created by Raymond Dresch on 8/25/2025 3:57:16 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, 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.

ENVIRONMENTAL - Prior to issuance of Building Permit

Set to DRAFT on 8/22/2025 12:21:31 PM

Issue created by Sarah Kessler on 8/22/2025 12:21:31 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.

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.

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.

FIRE - Prior to DO Acknowledge Comments

Set to DRAFT on 8/25/2025 1:59:28 PM

Issue created by Walter Ramos on 8/25/2025 1:59:28 PM
Issue is attached to Plans on sheet C-1.0
walter.ramos@myclearwater.com - 727-444-7723

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

LAND RESOURCE - Prior to CDB: Landscape

Set to DRAFT on 8/27/2025 10:17:01 AM

Issue created by Danny McDonnell on 8/27/2025 10:17:01 AM
Issue is attached to Plans on sheet L-1
danny.mcdonnell@myclearwater.com - 727-444-8765

1. Mitigation is not required for trees that rate below a 3. Tree #1 is rated a 2 so please change the "Required Replacement" to 0. Additionally, Date palms are considered a specimen palm and receive a 2.5 inch deficit when removed. Please revise.
2. Shade trees are required to be a minimum of 5 feet from any impervious surface or utility. It appears the magnolia trees are too close to the driveway. Please revise.
3. Accent trees receive a 2-inch deficit if removed and a 2-inch credit if proposed. The buttonwoods and hollies only receive a 2 inch credit. Please revise the inches spreadsheet.
4. There appears to be plenty of greenspace in the front yards along Orange Avenue to plant additional shade trees. Please provide additional shade trees in these areas.
5. Little gem magnolia is considered a shade tree. Shade trees must be 10 feet in height and 2.5 inch caliper at time of planting. Please revise.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

LAND RESOURCE - Prior to CDB: Landscape Acknowledgement

Set to DRAFT on 8/27/2025 9:59:52 AM

Issue created by Danny McDonnell on 8/27/2025 9:59:52 AM
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: Tree Preservation Plan

Set to DRAFT on 8/27/2025 2:56:35 PM

Issue created by Danny McDonnell on 8/27/2025 2:56:35 PM
danny.mcdonnell@myclearwater.com - 727-444-8765

Tree Preservation Plan Required - Provide a Tree Preservation Plan prepared by an ISA Certified Arborist. This plan must show how the proposed driveway impacts the critical root zones (drip lines) of trees to be preserved (the two Camphor trees on the neighboring property) and how you propose to address these impacts i.e.; crown elevating, root pruning and/or root aeration systems. Other data required on this plan must show the trees canopy line, actual tree barricade limits (2/3 of the drip line and/or in the root prune lines if required), and the tree barricade detail. Please detail how the tree(s) will be pruned as several branches that are overhanging the property line will likely need to be removed. Provide prior to CDB.

PARKS AND REC - Parks & Rec Impact Fees

Set to DRAFT on 8/12/2025 3:59:51 PM

Issue created by Mark Parry on 8/12/2025 3:59:51 PM
Issue is attached to Plans on sheet T1
mark.parry@myclearwater.com - 727-444-8768

Please be aware that a Parks and Recreation Impact Fee based on the number of dwelling units will be required prior to the issuance of any Certificate of Occupancy.

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

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

Please acknowledge prior to issuance of a Development Order.

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

NO FEES ARE DUE AT THIS POINT THIS IS JUST A NOTIFICATION.



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

TELEPHONE (727) 562-4567

PLANNING - General Comments (Acknowledge)

Set to DRAFT on 8/27/2025 9:20:12 AM

Issue created by Austen Dole on 8/27/2025 9:20:12 AM
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 quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance.

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

PLANNING - Prior to CDB: Design and Materials

Set to DRAFT on 8/27/2025 9:36:44 AM

Issue created by Austen Dole on 8/27/2025 9:36:44 AM
austen.dole@myclearwater.com - 727-444-7351

Please provide colored renderings and building elevations of the proposed attached dwellings. Staff will use these to verify the overall design, color scheme, and aesthetics of the development. Higher quality materials are expected, especially when facing public streets.

PLANNING - Prior to CDB: Plat

Set to DRAFT on 8/27/2025 10:47:08 AM

Issue created by Austen Dole on 8/27/2025 10:47:08 AM
austen.dole@myclearwater.com - 727-444-7351

Please provide a proper plat map for the property.

PLANNING - Prior to CDB-Cantiliver clearance

Set to DRAFT on 8/27/2025 1:43:51 PM

Issue created by Austen Dole on 8/27/2025 1:43:51 PM
austen.dole@myclearwater.com - 727-444-7351

Please provide the dimensions and vertical clearance information for the western cantilevers.

PLANNING - Prior to CDB-Consistent plans

Set to DRAFT on 8/27/2025 2:53:27 PM

Issue created by Austen Dole on 8/27/2025 2:53:27 PM
austen.dole@myclearwater.com - 727-444-7351

Please ensure that all plans, site plans, and elevations are coordinated and consistent throughout the entire plan set.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

PUBLIC UTILITIES - Prior to permitting

Set to DRAFT on 8/19/2025 4:03:10 PM

Issue created by Michael Vacca on 8/19/2025 4:03:10 PM

Issue is attached to Plans on sheet C-7.0

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

1. Call -out & acknowledge on drawings - Contractor shall coordinate with city regarding existing water & RCW meters, backflow devices and meter box removal, along with sewer lateral abandonment prior to finalization of plans to the satisfaction of Public Utilities Department Staff.
2. Call -out & acknowledge on drawings - Contractor shall verify existing sewer service lateral location, inspect condition of pipe, and determine correct lateral size. If a new pipe is warranted, contractor shall coordinate with Public Utilities Department Staff regarding lateral service abandonment. Contractor shall install new clean-out at each connection point per city requirements. If PVC is proposed call out SDR-26
3. Call -out & acknowledge on drawings - Sizes of existing water main, proposed tap sizes, including pipe sizes and pipe material being installed, shall be included in the building permit plans to the satisfaction of Public Utilities Department Staff.
4. Call -out & acknowledge on drawings - irrigation systems shall be connected to the City reclaimed water system. No Backflow device is required on RCW meter assembly.

SOLID WASTE - Road access

Set to DRAFT on 8/26/2025 10:32:03 AM

Issue created by Brandi Portalatin on 8/26/2025 10:32:03 AM

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

If the road that goes behind the buildings is at 24 and the overhang for each of the two levels is 4ft. then that would leave 16 ft. of road width that a garbage can fit, correct?

STORMWATER - Prior to CDB (acknowledge)

Set to DRAFT on 8/23/2025 7:39:10 PM

Issue created by Phuong Vo on 8/23/2025 7:39:10 PM

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

- 1) DRC review is a prerequisite for Building Permit Review. A comprehensive review of the submittal was not performed at this time; additional comments will be forthcoming upon submittal of a Building Permit Application.
- 2) At building permit application, revisions to the submitted drainage narrative/calculations/plans as well as additional supporting data (including but not limited to geotechnical and SUE data) will be required to be submitted and demonstrated complying with the City's specifications and drainage design criteria.
- 3) SWFWMD ERP permit is required prior to CO issuance.



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

TELEPHONE (727) 562-4567

TRAFFIC ENG - Prior to CDB - SVTs

Set to DRAFT on 8/25/2025 4:04:30 PM

Issue created by Raymond Dresch on 8/25/2025 4:04:30 PM

Issue is attached to Plans on sheet C-5.0

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

--1-- Please add 20' Sight Visibility Triangles (Section 3-904) to the plan along both sides of each driveway at the front property line (not the edge of the street) and at the corner for parcels with double frontages (corner lot). No structure or landscaping may be present or installed which will obstruct views at a level between 30" and 8' above grade within the SVT. See markup - 6 total SVTs.

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

--2-- Section 3-803.F. Fences and walls shall comply with the sight visibility triangle requirements of Section 3-904.A. The fence on both sides of the driveway along Turner encroaches into the SVT clear zone.

*** NOTE: Per Section 8-102 Mulberry Alley affords only a secondary means of access to an abutting property and therefore the structure is authorized to be within the SVT.

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

Case number: [PLT2025-08002 -- 39 TURNER ST](#)

Owner(s): Deol Partners Llc
2090 Paragon Cir E
Clearwater, FL 33755-1390
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Ely Payne
2054 Central Avenue
St. Petersburg
PHONE: No phone, Fax: No fax, Email: Ely@baysiteeng.Com

Representative: Ely Payne
Baysite Engineering
2054 Central Avenue
St. Petersburg
PHONE: No phone, Fax: No fax, Email: Ely@baysiteeng.Com

Location: Northeast corner of Turner Street and Orange Avenue. (0.36 acres).

Atlas Page: 295B

Zoning District: Medium Density Residential

Request: Plat Preliminary Plat approval for a six-lot subdivision in the Medium Density Residential (MDR) District for the property located at the 39 Turner Street; parcel number 16-29-15-92628-013-0010. (Community Development Code Article 4. Division 7, Subdivision/ Plats)

Proposed Use: Attached Dwellings

Neighborhood Association(s): Board of County Commissioners
Clearwater Neighborhoods Coalition
Pinellas County School Board
Harbor Oaks Homeowner Assn

Assigned Planner: Austen Dole, Planner



CITY OF CLEARWATER

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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	08/12/2025	Dole
Parks and Rec Review	Comments	08/12/2025	Parry
Public Utilities Review	No Comments	08/19/2025	Vacca
No Comments			
Environmental Review	No Comments	08/22/2025	Kessler
Stormwater Review	No Comments	08/23/2025	Vo
Engineering Review	No Comments	08/25/2025	Dresch
Fire Review	No Comments	08/25/2025	Ramos
Traffic Eng Review	No Comments	08/25/2025	Dresch

The DRC reviewed this application with the following comments:

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

10:25 AM

Case number: [FLD2025-07018 -- 1035 BAY ESPLANADE](#)

Owner(s): Legacy Real Estate DI Llc
815 Eldorado Avenue
Clearwater, FL 33767-1006
PHONE: (813) 830-1034, Fax: No fax, Email: No email

Applicant: Tom Lee
815 Eldorado Ave
Clearwater
PHONE: No phone, Fax: No fax, Email: Tom@jctdevelopment.Com

Representative: Jordan Behar
Behar Peteranecz
2430 Terminal Drive S
St Petersburg, FL 33712
PHONE: (727) 488-9490, Fax: No fax, Email: Jordan@architecturebp.Com

Location: Southeast corner of Bay Esplanade and Palmer Street. (0.15 acres)

Atlas Page: 238A

Zoning District: LMDR - Low Medium Density Residential

Request: Flexible Development approval for a detached dwelling in the Low Medium Density Residential (LMDR) District as a Residential Infill Project for the property located at 1035 Bay Esplanade. The building will not exceed 30 feet in height and includes two off-street parking spaces. Requested is flexibility from front setback requirements. (Community Development Code Section 2-204.E)

Proposed Use: Detached Dwellings

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

Assigned Planner: Melissa Hauck-Baker, Senior Planner



CITY OF CLEARWATER

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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	08/08/2025	Hauck-Baker
Parks and Rec Review	No Comments	08/12/2025	Parry
Public Utilities Review	No Comments	08/19/2025	Vacca
No Comments			
Environmental Review	Comments	08/22/2025	Kessler
Stormwater Review	Comments	08/23/2025	Vo
Fire Review	No Comments	08/25/2025	Ramos
Traffic Eng Review	Comments	08/25/2025	Dresch
Engineering Review	Comments	08/25/2025	Dresch
Solid Waste Review	No Comments	08/26/2025	Portalatin
Land Resource Review	Comments	08/27/2025	McDonnell
Planning Review	Comments	08/27/2025	Hauck-Baker

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - Prior to CDB (Acknowledge) - General Comments

Set to DRAFT on 8/25/2025 5:07:11 PM

Issue created by Raymond Dresch on 8/25/2025 5:07:11 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, hardscaping, and lighting located within Right of Way.
4. Work on right-of-way shall require a permit with the appropriate entity.
5. Per Sec. 47.181, bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including ADA.



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

TELEPHONE (727) 562-4567

ENVIRONMENTAL - Prior to issuance of Building Permit

Set to DRAFT on 8/22/2025 11:47:06 AM

Issue created by Sarah Kessler on 8/22/2025 11:47:06 AM
sarah.kessler@myclearwater.com - 727-444-8233

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

LAND RESOURCE - Prior to CDB: Landscape Acknowledgement

Set to DRAFT on 8/27/2025 9:39:17 AM

Issue created by Danny McDonnell on 8/27/2025 9:39:17 AM
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 DRAFT on 8/27/2025 9:56:56 AM

Issue created by Danny McDonnell on 8/27/2025 9:56:56 AM
Issue is attached to Plans on sheet A-005
danny.mcdonnell@myclearwater.com - 727-444-8765

Prior to issuance of a certificate of occupancy you are required to install 4 code sized native shade trees or equivalents. These trees must meet the minimum code requirements and be installed.

On Island Estates and the beach, palms may be used for up to but no more than 75% of the required shade trees and accent trees may be used for up to but no more than 25% of the required shade trees.

Two seagrapes, which we consider accent trees, can be used toward the required tree count. I counted 6 Sabal palms to be preserved, which equals 2 shade trees (50% of the required trees). This means one additional shade tree (or 3 palm trees) needs to be shown on the landscape plan.



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TELEPHONE (727) 562-4567

PLANNING - Prior to CDB: Findings of Fact (Applicant to Verify)

Set to DRAFT on 8/27/2025 10:46:52 AM

Issue created by Melissa Hauck-Baker on 8/27/2025 10:46:52 AM
melissa.hauck-baker@myclearwater.com - 727-444-8769

1. The 0.15-acre subject property is located on the eastern side of Bay Esplanade and the southeast corner of Bay Esplanade and Palmer Street.
2. The subject property is located within the Low Medium Density Residential (LMDR) District and the compatible Residential Urban (RU) future land use category.
3. The subject property features 60 feet of frontage along Bay Esplanade and 110 feet of frontage along the unimproved right-of-way for Palmer Street along with 60 feet of water frontage.
4. The existing detached dwelling was constructed in 1941 and features a front (Bay Esplanade) setback of 20 feet, a front (Palmer Street) setback of 2.87 feet, a rear/side (waterfront) setback of zero feet and a side (1031 Bay Esplanade) setback of five feet.
5. The LMDR District permits a detached dwelling as a Residential Infill Project consistent with Table 2-204 and CDC Section 2-204.E.1-7, where the following may be requested: a front setback in a range of 10 feet to 25 feet, a side setback in a range of zero feet to five feet, a rear setback of zero feet to 10 feet, a maximum building height of 30 feet and two off-street parking spaces.
6. The proposed project includes the demolition of the existing detached dwelling and construction of a detached dwelling as a Residential Infill Project with a front (Bay Esplanade) setback of 10 feet, a front (Palmer Street) setback of 5 feet, a rear/side (waterfront) setback of five feet, a side (1031 Bay Esplanade) setback of five feet, a maximum building height of 30 feet to midpoint of the pitched roof, and a minimum of two off-street parking spaces, consistent with CDC Table 2-204 and Section 2-204.E.1-7.
7. The proposed project includes a 0.63 Impervious Surface Ratio (ISR) where the maximum permitted ISR of 0.65 is consistent with CDC Section 2-201.1., Maximum development potential.
8. The proposed project is a companion application to a Level Three, Text Amendment application case TA2025-08001.

PLANNING - Prior to CDB: Flood Zone (Acknowledge)

Set to DRAFT on 8/27/2025 10:43:31 AM

Issue created by Melissa Hauck-Baker on 8/27/2025 10:43:31 AM
melissa.hauck-baker@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.



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TELEPHONE (727) 562-4567

PLANNING - Prior to CDB: General Comments (Acknowledge)

Set to DRAFT on 8/27/2025 10:42:36 AM

Issue created by Melissa Hauck-Baker on 8/27/2025 10:42:36 AM
melissa.hauck-baker@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 October 21, 2025, electronic version of all updated materials must be submitted no later than 12:00pm on September 12, 2025.

PLANNING - Prior to CDB: Pool Deck Height

Set to DRAFT on 8/28/2025 12:36:08 PM

Issue created by Melissa Hauck-Baker on 8/28/2025 12:36:08 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

In order to classify the pool as an accessory use, the maximum height from grade to the pool must remain at 12 inches or less.

STORMWATER - Prior to CDB (acknowledge) - General comment

Set to DRAFT on 8/23/2025 6:52:16 PM

Issue created by Phuong Vo on 8/23/2025 6:52:16 PM
Issue is attached to Plans on sheet A-004
phuong.vo@myclearwater.com - 727-444-8228

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

TRAFFIC ENG - Prior to CDB - SVT Corner Clip

Set to DRAFT on 8/25/2025 4:59:16 PM

Issue created by Raymond Dresch on 8/25/2025 4:59:16 PM
Issue is attached to Plans on sheet A-003
raymond.dresch@myclearwater.com - 727-444-8775

The corner of the garage has a 1-foot corner clip encroachment into the SVT. This can be addressed by reducing the driveway width to 12 feet (a 1-foot reduction away from the structure).

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



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

10:45 AM

Case number: [ANX2025-08008 -- 2714 Woodring DR](#)

Owner(s): Tron Armstrong
2714 Woodring Drive
Clearwater, FL 33759
PHONE: (727) 698-0495, Fax: No fax, Email: No email

Applicant: Tron Armstrong
2714 Woodring Drive
Clearwater, FL 33759
PHONE: (727) 698-0495, Fax: No fax, Email: No email

Representative: Tron Armstrong
2714 Woodring Drive
Clearwater, FL 33759
PHONE: (727) 698-0495, Fax: No fax, Email: No email

Location: 0.17 acres located on the north side of Woodring Drive approximately 50 feet west of Marilyn Drive.

Atlas Page: 264A

Zoning District: LMDR - Low Medium Density Residential

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

Proposed Use: Detached Dwellings

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

Assigned Planner: Adrian Young, Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	08/06/2025	Young



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

TELEPHONE (727) 562-4567

Planning Review	Comments	08/06/2025	Young
Annexation – General Comments Upon approval of annexation into the City of Clearwater, the applicant is required to: 1.Contact Pinellas County to coordinate the return or proper disposition of existing waste and recycling containers. 2.Coordinate with the City of Clearwater Solid Waste Division for the issuance and delivery of new waste and recycling containers, as well as to establish a collection schedule. For assistance, please contact Clearwater Solid Waste at (727) 562-4920. Annexation – Acknowledgement of Conditions Upon approval of annexation into the City of Clearwater, the applicant shall acknowledge and agree to the following: 1.Infrastructure Improvements: Any necessary infrastructure improvements or upgrades (including, but not limited to, utilities and roadways) required to satisfy future project-specific development standards shall be completed by the developer, at their own expense, and must meet the satisfaction and approval of the City. 2.Stormwater Utility Fees: Annexation into the City of Clearwater will result in the assessment of monthly stormwater utility fees, which will appear on the city utility bill. This differs from the annual stormwater fee assessed through the property tax bill for properties located in unincorporated Pinellas County. 3.Sidewalk and ADA Compliance: Any proposed modifications to the site and/or existing structures shall trigger the requirement to bring all adjacent or project-related sidewalks and sidewalk ramps up to current standards, including compliance with the Americans with Disabilities Act (ADA), such as the installation of detectable warning surfaces (truncated domes) in accordance with FDOT Index #304. 4.Right-of-Way Infrastructure: The applicant acknowledges that the City of Clearwater will maintain the existing right-of-way infrastructure and rural cross section in its current condition, as it was built or annexed, and that there are no immediate plans to upgrade or improve said infrastructure.			
Parks and Rec Review	No Comments	08/12/2025	Parry
Public Utilities Review	No Comments	08/19/2025	Vacca
No Comments			
Environmental Review	No Comments	08/22/2025	Kessler
Engineering Review	No Comments	08/25/2025	Dresch
Traffic Eng Review	No Comments	08/25/2025	Dresch
Fire Review	No Comments	08/25/2025	Ramos
Stormwater Review	No Comments	08/26/2025	Vo
Solid Waste Review	Comments	08/26/2025	Portalatin
City of Clearwater solid waste/recycling holds exclusivity to service this location once the annex is complete. Once the annex is final contact solid waste to have your trash & recycling barrel delivered. 727-562-4920.			
Land Resource Review	No Comments	08/28/2025	Young



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

TELEPHONE (727) 562-4567

Harbor Master Review	No Comments	08/28/2025	Young
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The DRC reviewed this application with the following comments:

Plan Room Issues:

No Plan Room Issues on this case.

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

10:50 AM

Case number: [ANX2025-08009 -- 2743 Morningside DR](#)

Owner(s): Esa, Inc.
1921 Souvenir Drive
Clearwater, FL 33755
PHONE: (727) 442-6634, Fax: No fax, Email: No email

Applicant: Andrew Koutras
1921 Souvenir Drive
Clearwater, FL 33755
PHONE: (727) 442-6634, Fax: No fax, Email: No email

Representative: Andrew Koutras
1921 Souvenir Drive
Clearwater, FL 33755
PHONE: (727) 442-6634, Fax: No fax, Email: No email

Location: 0.20 acres located on the south side of Morningside Drive, approximately 360 feet east of Evans Drive.

Atlas Page: 264A

Zoning District: LMDR - Low Medium Density Residential

Request: Voluntary annexation into the City of Clearwater, and the assignment of initial Future Land Use designations of Residential Low (RL) and Preservation(P) and initial zoning categories of Low Medium Density Residential (LMDR) and Preservation (P)

Proposed Use: Detached Dwellings

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	08/06/2025	Young



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

TELEPHONE (727) 562-4567

Planning Review	Comments	08/06/2025	Young
Annexation – General Comments Upon approval of annexation into the City of Clearwater, the applicant is required to: 1.Contact Pinellas County to coordinate the return or proper disposition of existing waste and recycling containers. 2.Coordinate with the City of Clearwater Solid Waste Division for the issuance and delivery of new waste and recycling containers, as well as to establish a collection schedule. For assistance, please contact Clearwater Solid Waste at (727) 562-4920. Annexation – Acknowledgement of Conditions Upon approval of annexation into the City of Clearwater, the applicant shall acknowledge and agree to the following: 1.Infrastructure Improvements: Any necessary infrastructure improvements or upgrades (including, but not limited to, utilities and roadways) required to satisfy future project-specific development standards shall be completed by the developer, at their own expense, and must meet the satisfaction and approval of the City. 2.Stormwater Utility Fees: Annexation into the City of Clearwater will result in the assessment of monthly stormwater utility fees, which will appear on the city utility bill. This differs from the annual stormwater fee assessed through the property tax bill for properties located in unincorporated Pinellas County. 3.Sidewalk and ADA Compliance: Any proposed modifications to the site and/or existing structures shall trigger the requirement to bring all adjacent or project-related sidewalks and sidewalk ramps up to current standards, including compliance with the Americans with Disabilities Act (ADA), such as the installation of detectable warning surfaces (truncated domes) in accordance with FDOT Index #304. 4.Right-of-Way Infrastructure: The applicant acknowledges that the City of Clearwater will maintain the existing right-of-way infrastructure and rural cross section in its current condition, as it was built or annexed, and that there are no immediate plans to upgrade or improve said infrastructure.			
Parks and Rec Review	No Comments	08/12/2025	Parry
Public Utilities Review	No Comments	08/19/2025	Vacca
No Comments			
Environmental Review	No Comments	08/22/2025	Kessler
Engineering Review	No Comments	08/25/2025	Dresch
Traffic Eng Review	No Comments	08/25/2025	Dresch
Fire Review	No Comments	08/25/2025	Ramos
Stormwater Review	No Comments	08/26/2025	Vo
Solid Waste Review	Comments	08/26/2025	Portalatin
City of Clearwater solid waste/recycling holds exclusivity to service this location once the annex is complete. Once the annex is final contact solid waste to have your trash & recycling barrel delivered. 727-562-4920.			
Land Resource Review	No Comments	08/28/2025	Young

Harbor Master Review	No Comments	08/28/2025	Young
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The DRC reviewed this application with the following comments:

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.