



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, February 5, 2026

8:30 AM - Staff Review

9:00 AM

Case number: [FLS2025-10049 -- 746 LANTANA AVE](#)

Owner(s): Primrose Cottage Llc
746 Lantana Ave
Clearwater, FL 33767 142
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Randy Young
915 N. Glenwood Avenue
Clearwater, FL 33755416
PHONE: No phone, Fax: No fax, Email: Randy@arcdesign7.Com

Representative: Randy Young
Arcdesign
915 N. Glenwood Avenue
Clearwater, FL 33755416
PHONE: No phone, Fax: No fax, Email: Randy@arcdesign7.Com

Location: West side of Lantana Avenue approximately 146 feet north of Iris Street and 437 feet south of Mango Street (0.14-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 for the property located at 746 Lantana Avenue. The building will not exceed 30 feet in height and includes two off-street parking spaces. Requested is flexibility from front setback requirements. (Community Development Code Section 2-203.C)

Proposed Use: Detached Dwellings

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

Assigned Planner: Thea French, Planner



Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	01/02/2026	French
Parks and Rec Review	No Comments	01/12/2026	Pandy
Fire Review	No Comments	01/13/2026	Ramos
Solid Waste Review	No Comments	01/16/2026	Portalatin
Public Utilities Review	No Comments	01/16/2026	Vacca
No Comments			
Stormwater Review	Comments	01/20/2026	Poniava
Planning Review	Comments	01/22/2026	French
Environmental Review	No Comments	01/22/2026	Kessler
Engineering Review	Comments	01/27/2026	Dresch
Traffic Eng Review	Comments	01/27/2026	Dresch
Land Resource Review	Comments	01/27/2026	McDonnell

Plan Room Issues:

ENGINEERING - Prior to DO (Acknowledge) - General Comments

Set to DRAFT on 1/27/2026 4:12:26 PM

Issue created by Raymond Dresch on 1/27/2026 4:12:26 PM
 raymond.dresch@myclearwater.com - 727-444-8775

Prior to DO (Acknowledge) - General Comments

Please acknowledgment each condition in your response:

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. Applicant shall be responsible for maintaining all landscaping, irrigation, hardscaping, and lighting located within Right of Way.
4. Work on right-of-way shall require a permit with the appropriate entity.
5. Per Sec. 47.181, bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including ADA.



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

Set to DRAFT on 1/26/2026 10:10:42 AM

Issue created by Sarah Kessler on 1/26/2026 10:10:42 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: Landscape Acknowledgement

Set to DRAFT on 1/27/2026 3:24:04 PM

Issue created by Danny McDonnell on 1/27/2026 3:24:04 PM
danny.mcdonnell@myclearwater.com - 727-444-8765

Please acknowledge:

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

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

PLANNING - Prior to DO: Confirm a comprehensive survey and site plan(s)

Set to DRAFT on 1/15/2026 9:38:03 PM

Issue created by Thea French on 1/15/2026 9:38:03 PM
Issue is attached to Plans on sheet S1
thea.french@myclearwater.com - 727-444-8771

Accurate survey and site plans are required:

Ensure to provide clearly labeled dimensions from the corners of existing, and proposed structures on all drawn to-scale site plans and property survey; be sure to include a north arrow.

PLANNING - Prior to DO: Confirm Impervious Surface Ratio (ISR) LMDR ISR is not more than 0.65

Set to DRAFT on 1/15/2026 9:12:31 PM

Issue created by Thea French on 1/15/2026 9:12:31 PM
thea.french@myclearwater.com - 727-444-8771

1. Confirm ISR by providing clearly labeled dimensions on drawn-to-scale site plans, updating all narratives pertaining to ISR, and utilizing the ISR worksheet.

1.1 The ISR worksheet is located on the City of Clearwater website. Here is a link to the pdf:
<https://www.myclearwater.com/files/sharedassets/public/v/3/planning-amp-development/documents/zoning-approval/18.isr.wrksht.pdf>

1.2 Plan room sheet "COVER" still reflects 71% ISR. Correct all inconsistencies on all site plans, narratives, and other documentation pertaining to ISR.

1.3 Adjust the design of the proposal and provide a to-scale site plan with clearly labeled dimensions of all structures to demonstrate the ISR not to be more than 65% (.65) of the overall property acreage. Refer to CDC Section 2-201.1 for the ISR standards.



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PLANNING - Prior to DO: Narrative update

Set to DRAFT on 1/15/2026 9:13:24 PM

Issue created by Thea French on 1/15/2026 9:13:24 PM
thea.french@myclearwater.com - 727-444-8771

1. Include a narrative of the design changes and how they meet the CDC standards.
2. Include a narrative and details to communicate how existing structures in the neighborhood have been constructed to a regular or uniform set back from the right-of-way;
3. Include a narrative and details to communicate how a reduction in front setback is consistent with neighborhood character.

Staff needs to verify that precedent has been established for adjacent properties and the community character of the immediate area to allow the requested setback reduction.

PLANNING - Prior to DO: Acknowledge and confirm the FEMA 50% Rule guidelines

Set to DRAFT on 1/15/2026 11:04:41 AM

Issue created by Thea French on 1/15/2026 11:04:41 AM
thea.french@myclearwater.com - 727-444-8771

Repairs/improvements not to exceed 50%.

1. Provide documentation to confirm if the valuation of the proposal exceeds 50% (\$118,526) or not. If the valuation exceeds 50% then all code standards must be met.

Refer to the following:

From pcpao.gov:

"Federal Emergency Management (FEMA) "50% Rule" FEMA Substantial Improvement/Damage determinations require the use of "Just Value", developed by the Property Appraiser's office for Ad Valorem taxation purposes, be adjusted to approximate market value. This is accomplished in our office by dividing the Just Value of the structure by 0.8

The preceding value allocation to the structure would allow repairs/improvements not to exceed \$118,526 based on the "50% Rule"."

Section 6-102. - Nonconforming structures.

B. Normal repair and maintenance, such as painting, cleaning, and repairing of same nonconformity may be performed on nonconforming structures. However, nonconforming structures shall be made to fully comply with the provisions of this Code, provided the cost of repair of any structure or improvement at any time exceeds 50 percent of the assessed value of the entire structure. Assessed value shall be determined by reference to the official property tax assessment rolls for the year the structure or site improvement is destroyed or damaged.

C. A nonconforming structure shall not be altered, enlarged or changed in any way that increases its nonconformity. Any structure or site improvement may, however, be altered to decrease its nonconformity.



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PLANNING - Prior to DO: Acknowledge General Comments

Set to DRAFT on 1/15/2026 9:46:40 PM

Issue created by Thea French on 1/15/2026 9:46:40 PM
thea.french@myclearwater.com - 727-444-8771

PLANNING – General Comments (Acknowledge):

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

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

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

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

PLANNING - Prior to DO: Confirm Section 3-903. - Required setbacks

Set to DRAFT on 1/15/2026 9:39:07 PM

Issue created by Thea French on 1/15/2026 9:39:07 PM
Issue is attached to Plans on sheet S1
thea.french@myclearwater.com - 727-444-8771

Section 3-903. - Required setbacks.

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

Confirm all plans and narratives how all existing and proposed structures meet this standard.

PLANNING - Prior to DO: Existing structures

Issue created by Thea French on 1/29/2026 11:13:29 AM
Issue is attached to Plans on sheet COVER
thea.french@myclearwater.com - 727-444-8771

Provide floor plans, plan elevations, and details identifying all existing structures; including those that are accessory to the primary structure.

PLANNING - Prior to DO: Job valuation

Set to DRAFT on 1/2/2026 4:03:21 PM

Issue created by Thea French on 1/2/2026 4:03:21 PM
thea.french@myclearwater.com - 727-444-8771

The current job valuation is listed as \$00.00. An overall job valuation is required to be submitted with the application information. Do not hesitate to reach out to Alba Horanli (Alba.Horanli@myclearwater.com) with any questions regarding how to submit the information.



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TELEPHONE (727) 562-4567

PLANNING - Prior to DO: Tree requirements – single and two family residential

Issue created by Thea French on 1/30/2026 10:00:32 AM
thea.french@myclearwater.com - 727-444-8771

Set to DRAFT on 1/30/2026 10:00:32 AM

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

STORMWATER - Prior to DO: Acknowledge general standard conditions

Issue created by Viktoria Poniava on 1/20/2026 3:02:31 PM
viktoria.poniava@myclearwater.com -

Set to DRAFT on 1/20/2026 3:02:31 PM

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

It shall be the responsibility of the Engineer of Record (EOR) to coordinate with and obtain approval from the City Floodplain Administrator for any floodplain impacts or required mitigation.

TRAFFIC ENG - Prior to DO - SVTs & Driveway

Issue created by Raymond Dresch on 1/27/2026 4:03:39 PM
Issue is attached to Plans on sheet COVER
raymond.dresch@myclearwater.com - 727-444-8775

Set to DRAFT on 1/27/2026 4:03:39 PM

--1-- Please adjust SVTs to be aligned with the front property line and not the edge of roadway. Per Section 3-904 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. Fences are NOT exempt per Section 3-803.F.

--2-- Please provide dimensions for the existing paver driveway at property line and at roadway (with flares).

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

Issue created by Raymond Dresch on 1/27/2026 4:11:37 PM
raymond.dresch@myclearwater.com - 727-444-8775

Set to DRAFT on 1/27/2026 4:11:37 PM

Based on the provided plans, the estimated Multimodal Impact Fee will be \$387.00 based on Pinellas County Code Chapter 150 - IMPACT FEES as the structure moves to a single family residence fee tier structure (>2,500 SF Living).

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

9:10 AM

Case number: [FLS2025-12061 -- 2248 HABERSHAM DR](#)

Owner(s): Keith T Savage
2248 Habersham Dr
Clearwater, FL 33764 372
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Richard Badders
793 San Christopher Dr.
Dunedin, FL 34698
PHONE: (727) 736-5463, Fax: No fax, Email: Rich@sdgfl.Com

Representative: Richard Badders
Shorelines Design Group, Llc
793 San Christopher Dr.
Dunedin, FL 34698
PHONE: (727) 736-5463, Fax: No fax, Email: Rich@sdgfl.Com

Location: North side of Habersham Drive, approximately 470 feet east of the intersection of Habersham Drive and Claiborne Drive. (0.17 acres)

Atlas Page: 309A

Zoning District: LMDR - Low Medium Density Residential

Request: Flexible Standard Development approval for a detached dwelling (carport addition) in the Low Medium Density Residential (LMDR) District for the property located at 2248 Habersham Drive. The existing building does not exceed 30 feet in height and includes two off-street parking spaces. Requested is flexibility from front setback requirements. (Community Development Code Section 2-203.C)

Proposed Use: Detached Dwellings

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

Assigned Planner: Melissa Hauck-Baker, Senior Planner



Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	01/12/2026	Hauck-Baker
Parks and Rec Review	No Comments	01/12/2026	Pandy
Fire Review	No Comments	01/13/2026	Ramos
Public Utilities Review	No Comments	01/16/2026	Vacca
No Comments			
Stormwater Review	Comments	01/20/2026	Poniava
Solid Waste Review	No Comments	01/21/2026	Portalatin
Environmental Review	Comments	01/26/2026	Kessler
Land Resource Review	Comments	01/26/2026	Quinzi
Engineering Review	Comments	01/27/2026	Dresch
Traffic Eng Review	Comments	01/27/2026	Dresch
Planning Review	Comments	01/28/2026	Hauck-Baker

Plan Room Issues:

ENGINEERING - Prior to DO (Acknowledge) - General Comments

Set to DRAFT on 1/27/2026 3:54:20 PM

Issue created by Raymond Dresch on 1/27/2026 3:54:20 PM
 raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledgment each condition in your response:

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.



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TELEPHONE (727) 562-4567

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

Set to DRAFT on 1/26/2026 10:16:57 AM

Issue created by Sarah Kessler on 1/26/2026 10:16:57 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 (Acknowledge): Landscape

Set to DRAFT on 1/26/2026 4:08:16 PM

Issue created by Michael Quinzi on 1/26/2026 4:08:16 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: Shade Trees Required (Acknowledge) Planning

Set to DRAFT on 1/30/2026 4:42:05 PM

Issue created by Michael Quinzi on 1/30/2026 4:42:05 PM
michael.quinzi@myclearwater.com - 727-444-8770

Minimum required shade trees per lot – Acknowledge. 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 4 shade trees that must be inspected as a landscape final inspection. Existing shade trees may be credited towards the overall requirement.

Currently there are 3 fox tail palms that are equivalent to 1 shade tree and 2 Crape Myrtles (accent trees) that are also equivalent to 1 shade tree on site. If these trees are properly maintained and health they will qualify as 2 shade trees leaving a total of 2 additional shade trees to be planted.

Palms may be used for up to but no more than 25% of required shade trees and accent trees may be used for up to but no more than 25%, therefor the remaining 50 % must be shade trees.

Species listed on the Florida Exotic Plant Pest Council List and all citrus species may not be used as required trees.

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.

NOTE Crape Myrtles will not qualify if the improper pruning practice called hat racking or topping has occurred.



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TELEPHONE (727) 562-4567

PLANNING - Prior to DO: Applicant to Verify

Set to DRAFT on 1/23/2026 11:33:59 AM

Issue created by Melissa Hauck-Baker on 1/23/2026 11:33:59 AM
melissa.hauckbaker@myclearwater.com - 727-444-8769

1. The 0.17-acre site is located on the north side of Habersham Drive approximately 470 feet east of the intersection of Habersham Drive and Claiborne Drive.
2. The property is in the Low Medium Density Residential (LMDR) District with the consistent Residential Urban (RU) future land use designation.
3. The property is comprised of one parcel, an interior lot, of 7,501 square feet in area with a frontage of 75 feet along Habersham Drive.
4. The existing detached dwelling was constructed in 1967 and there is an active building permit, BCP2025-080291, for a two-story addition to the rear of the dwelling with a side yard setback (west) of five feet and a rear yard setback (north) of 12 feet; this project is not part of the scope of current application.
5. The proposed project is a one-story, fully incorporated roofline, open style carport addition to the front of the existing detached dwelling and requests a reduced front yard setback (south) of 15 feet where a range of 25 feet to 15 feet is required for a front yard setback, the remainder of the setbacks will be compliant, with a side yard setback (east) of 8.5 feet, a side yard (west) setback of 5 feet and a rear yard (north) setback of 12 feet, pursuant to CDC Table 2-203 and Section 2-203.C for a detached dwelling use.
6. The proposed height of the carport is 9.7 feet, which matches the one-story portion of the existing detached dwelling consistent with CDC Table 2-203.
7. The design of the carport features four columns supporting the pitched roof which extends over the existing driveway which will not impact the existing ISR of 0.52 where 0.65 is the maximum permitted pursuant to CDC Section 2-201.1.
8. The detached dwelling features a minimum of two off-street parking spaces where two off-street parking spaces are required for one unit pursuant to CDC Table 2-803.
9. There are no active Code Compliance cases for the subject property.

PLANNING - Prior to DO: Community Character (Acknowledge)

Set to DRAFT on 1/28/2026 2:55:26 PM

Issue created by Melissa Hauck-Baker on 1/28/2026 2:55:26 PM
melissa.hauckbaker@myclearwater.com - 727-444-8769

A review of prior planning cases within the immediate vicinity found one case out of five cases with a front yard setback reduction from 25 feet to 19 feet at 2254 Morningside Drive (FLS00-07-51). Additionally, a review of all 36 properties along Habersham Drive, between Claiborne Drive and Williams Drive, has found that the majority of the properties adhere to the require 25-foot front yard setback. Surveys were located for 22 properties (61%) which confirm the 25-foot front yard setback dimension.



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TELEPHONE (727) 562-4567

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

Set to DRAFT on 1/15/2026 10:30:26 AM

Issue created by Melissa Hauck-Baker on 1/15/2026 10:30:26 AM
melissa.hauckbaker@myclearwater.com - 727-444-8769

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

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

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

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

PLANNING - Prior to DO: Shade Trees Required (Acknowledge)

Set to DRAFT on 1/28/2026 2:53:10 PM

Issue created by Melissa Hauck-Baker on 1/28/2026 2:53:10 PM
melissa.hauckbaker@myclearwater.com - 727-444-8769

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

PLANNING - Prior to DO: Sight Visibility Triangles

Set to DRAFT on 1/23/2026 11:40:53 AM

Issue created by Melissa Hauck-Baker on 1/23/2026 11:40:53 AM
melissa.hauckbaker@myclearwater.com - 727-444-8769

The 20-foot sight visibility triangles are not noted on the plan where the driveway intersects with the public right-of-way, consistent with CDC Section 3-904A and must be added to the plan.



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PLANNING - Prior to DO: Substantial Competent Evidence

Set to DRAFT on 1/30/2026 10:06:10 AM

Issue created by Melissa Hauck-Baker on 1/30/2026 10:06:10 AM
melissa.hauckbaker@myclearwater.com - 727-444-8769

There are four properties submitted as examples of the existing development character by the applicant. Staff researched the properties, as follows:

1. 2125 Burnice Drive, c. 1958, No survey found, +/-32 feet front setback, over 1/3 miles from project.
2. 2143 Burnice Drive, c. 1956, No survey found, +/-14 feet front setback, over 1/3 miles from project.
3. 2350 St. Charles Drive, c. 1966, Survey (BCP2018-080103), 25 feet front setback (South), 15 feet front setback (East), over ¼ miles from project.
4. 1200 S. Belcher Road, c. 1955, No survey found, +/-20 feet front setback (East), +/-10 feet front setback (South), over ¼ miles from project.

At this time, substantial competent evidence has not been provided to document an existing development pattern that supports the requested flexibility. In the absence of verified approvals for comparable setback reductions on surrounding properties, staff is unable to confirm consistency with established area development standards.

PLANNING - Prior to DO: Underground Utilities

Set to DRAFT on 1/23/2026 11:41:30 AM

Issue created by Melissa Hauck-Baker on 1/23/2026 11:41:30 AM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Please identify on the plans how CDC Section 3-912, undergrounding of all utilities, will be met.

STORMWATER - Prior to DO: Acknowledge general standard conditions

Set to DRAFT on 1/20/2026 3:19:16 PM

Issue created by Viktoria Poniava on 1/20/2026 3:19:16 PM
viktoria.poniava@myclearwater.com -

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

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

TRAFFIC ENG - Prior to DO - SVTs

Set to DRAFT on 1/27/2026 3:53:36 PM

Issue created by Raymond Dresch on 1/27/2026 3:53:36 PM
Issue is attached to Plans on sheet 1 OF 12
raymond.dresch@myclearwater.com - 727-444-8775

Add SVTs to both the Site Plan (Sheet 2) and Landscape Plan (Sheet 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). 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.

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

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4567

9:20 AM

Case number: [FLS2025-12064 -- 981 Bay Esplanade](#)

Owner(s): Huber, Joseph L Rev Liv Trust
981 Bay Esplanade
Clearwater, FL 33767 100
PHONE: No phone, Fax: No fax, Email: No email

Applicant: John Wolf
1708 E Columbus Dr
Tampa, FL 33605
PHONE: No phone, Fax: No fax, Email: Jwolf@manciniduffy.Com

Representative: John Wolf
Mancini Duffy Architecture, Planning, Interiors, Inc.
1708 E Columbus Dr
Tampa, FL 33605
PHONE: No phone, Fax: No fax, Email: Jwolf@manciniduffy.Com

Location: Corner of Carlouel Drive and Bay Esplanade. (0.31 acres)

Atlas Page: 238A

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 at 981 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 2-203.D)

Proposed Use: Detached Dwellings

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

Assigned Planner: Austen Dole, Planner



Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	01/09/2026	Dole
Fire Review	No Comments	01/13/2026	Ramos
Parks and Rec Review	No Comments	01/13/2026	Cruise
Stormwater Review	Comments	01/21/2026	Poniava
Solid Waste Review	No Comments	01/21/2026	Portalatin
Environmental Review	Comments	01/26/2026	Kessler
Engineering Review	Comments	01/27/2026	Dresch
Traffic Eng Review	Comments	01/27/2026	Dresch
Land Resource Review	Comments	01/27/2026	McDonnell

Plan Room Issues:

ENGINEERING - Prior to DO (Acknowledge) - General Comments

Set to DRAFT on 1/27/2026 3:25:29 PM

Issue created by Raymond Dresch on 1/27/2026 3:25:29 PM
 raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledgment each condition in your response:

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. Applicant shall be responsible for maintaining all landscaping, irrigation, hardscaping, and lighting located within Right of Way.
4. Work on right-of-way shall require a permit with the appropriate entity.
5. Per Sec. 47.181, bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including ADA.
6. Contractor shall request an easement inspection prior to any construction near an easement.
7. Vacation/Establishment of easements will need to be completed prior to C of O.



CITY OF CLEARWATER

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 DO (Acknowledge) - Before issuance of Building Permit

Set to DRAFT on 1/26/2026 10:22:46 AM

Issue created by Sarah Kessler on 1/26/2026 10:22:46 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: C of O Acknowledgement

Set to DRAFT on 1/27/2026 3:31:15 PM

Issue created by Danny McDonnell on 1/27/2026 3:31:15 PM
danny.mcdonnell@myclearwater.com - 727-444-8765

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

1. The proposed construction will require the removal of one 27" trunk diameter oak tree that is rated 3.0 or greater and will have to be mitigated to the city's tree fund at the rate of \$48 per inch for a total of \$1,296 (27" X \$48 per inch). The mitigation total will be reduced according to the number of trees meeting city standards that are planted on site. The applicant needs to call for a final 732 landscape inspection when the trees are installed. The final mitigation amount will be determined at that time. The mitigation fee must be paid to the city prior to receiving a CO for this site.

AND

2. Prior to issuance of a certificate of occupancy, you are required to install 6 code sized native shade trees or equivalents. These trees must meet the minimum code requirements and be installed.

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

LAND RESOURCE - Prior to DO: Landscape Acknowledgement

Set to DRAFT on 1/27/2026 3:31:39 PM

Issue created by Danny McDonnell on 1/27/2026 3:31:39 PM
danny.mcdonnell@myclearwater.com - 727-444-8765

Please acknowledge:

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

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



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: General Comments (Acknowledge)

Set to DRAFT on 1/22/2026 3:54:33 PM

Issue created by Austen Dole on 1/22/2026 3:54:33 PM
austen.dole@myclearwater.com - 727-444-7351

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

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

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

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

PLANNING - Prior to DO: Landscaping

Set to DRAFT on 1/23/2026 3:48:44 PM

Issue created by Austen Dole on 1/23/2026 3:48:44 PM
austen.dole@myclearwater.com - 727-444-7351

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

PLANNING - Prior to DO: Mechanical Equipment

Set to DRAFT on 1/22/2026 3:54:58 PM

Issue created by Austen Dole on 1/22/2026 3:54:58 PM
austen.dole@myclearwater.com - 727-444-7351

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

PLANNING - Prior to DO: Neighboring Context

Set to DRAFT on 1/23/2026 3:50:24 PM

Issue created by Austen Dole on 1/23/2026 3:50:24 PM
austen.dole@myclearwater.com - 727-444-7351

Please provide the addresses and relevant details of adjacent properties that have applied for and received approval for similar flexibility as requested in the current application. The request must meet the criteria established by the Community Development Code, including demonstrating that the proposal will enhance the community character of the immediate vicinity.



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: Secondary front setback

Set to DRAFT on 1/22/2026 3:58:22 PM

Issue created by Austen Dole on 1/22/2026 3:58:22 PM
austen.dole@myclearwater.com - 727-444-7351

For residential infill projects in the LMDR zoning district, the maximum setback reduction permitted under Level One flexibility is 10 feet. The proposed setback of 5'-6" along Carlouel Drive is not permitted and must be increased to comply with this requirement.

STORMWATER - Prior to DO (Acknowledge): General Condition

Set to DRAFT on 1/21/2026 9:06:21 AM

Issue created by Viktoria Poniava on 1/21/2026 9:06:21 AM
viktoria.poniava@myclearwater.com -

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

It shall be the responsibility of the contractor to ensure that existing drainage patterns are not altered in a manner that would adversely impact adjacent properties.

It shall be the responsibility of the Engineer of Record (EOR) to coordinate with and obtain approval from the City Floodplain Administrator for any floodplain impacts or required mitigation.

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

Set to DRAFT on 1/27/2026 3:30:08 PM

Issue created by Raymond Dresch on 1/27/2026 3:30:08 PM
raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledge that there will be no multimodal impact fee assessed based on the provide plans. The proposed structure is 5,626 SF living space. The previous structure was recorded as 3,704 SF living space by BCP2025-050516 and carries a credit for single family residence in the maximum fee tier.

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

9:30 AM

Case number: [FLS2025-12063 -- 320 PALM ISL SE](#)

Owner(s): Denise Lewis
8 Matthew Pl
Mahwah, NJ 07430
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Denise Lewis
320 Palm Island Se
Clearwater, FL 33767
PHONE: (845) 492-9958, Fax: No fax, Email: Deniselewis1301@gmail.Com

Representative: Denise Lewis
320 Palm Island Se
Clearwater, FL 33767
PHONE: (845) 492-9958, Fax: No fax, Email: Deniselewis1301@gmail.Com

Location: Northwest side of Palm Island SE., approximately 185 feet east of the intersection of Palm Island SE. and Island Way. (0.192 acres)

Atlas Page: 258B

Zoning District: LMDR - Low Medium Density Residential

Request: Flexible Standard Development approval for a detached dwelling (deck and balcony addition), in the Low Medium Density Residential Island Estates Neighborhood Conservation Overlay (LMDR/ IENCOD) District for the property located at 320 Palm Island SE. The existing building does not exceed 30 feet in height and includes two off-street parking spaces. Requested is flexibility from rear setback requirements. (Community Development Code Section 2-1602.E.1)

Proposed Use: Detached Dwellings

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

Assigned Planner: Ava Schmidt, Planner



Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	01/08/2026	Schmidt
Fire Review	No Comments	01/13/2026	Ramos
Parks and Rec Review	No Comments	01/13/2026	Santiago
Public Utilities Review	No Comments	01/16/2026	Vacca
No Comments			
Stormwater Review	Comments	01/20/2026	Poniava
Solid Waste Review	No Comments	01/21/2026	Portalatin
Environmental Review	Comments	01/26/2026	Kessler
Engineering Review	Comments	01/27/2026	Dresch
Traffic Eng Review	No Comments	01/27/2026	Dresch
Land Resource Review	No Comments	01/29/2026	McDonnell

Plan Room Issues:

ENGINEERING - Prior to DO (Acknowledge) - General Comments

Set to DRAFT on 1/27/2026 3:41:17 PM

Issue created by Raymond Dresch on 1/27/2026 3:41:17 PM
 raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledgment each condition in your response:

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.

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

Set to DRAFT on 1/26/2026 10:19:01 AM

Issue created by Sarah Kessler on 1/26/2026 10:19:01 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.



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 (Acknowledge) General Comments

Set to DRAFT on 1/21/2026 3:42:06 PM

Issue created by Ava Schmidt on 1/21/2026 3:42:06 PM
ava.schmidt@myclearwater.com - 727-444-8028

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

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

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

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

PLANNING - Prior to DO (Acknowledge) Planning comments

Set to DRAFT on 1/21/2026 3:43:31 PM

Issue created by Ava Schmidt on 1/21/2026 3:43:31 PM
ava.schmidt@myclearwater.com - 727-444-8028

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

PLANNING - Prior to DO (Acknowledge): Flood Zone

Set to DRAFT on 1/21/2026 3:43:56 PM

Issue created by Ava Schmidt on 1/21/2026 3:43:56 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

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 (Acknowledge): Neighborhood Context

Set to DRAFT on 1/29/2026 11:15:26 AM

Issue created by Ava Schmidt on 1/29/2026 11:15:26 AM
ava.schmidt@myclearwater.com - 727-444-8028

The provided case example (FLS2019-04017) was approved for an at-grade paver pool deck. Staff has confirmed there is precedent in the neighborhood regarding rear setback reduction for accessory structures 12" above grade or less.

You may include a narrative and details to communicate how a reduction of rear setback requirement for structures greater than 12" above grade is consistent with neighborhood character for staff consideration. This narrative should include past approved FLS/FLD case numbers and images (for example, from Pinellas County Property Appraiser) showing neighboring properties.

To research cases of adjacent properties, you can check on City's zoning map (linked below). In the upper right hand corner toggle over the "layers" icon. Click the drop down and select "planning cases". This will allow you to see what other properties nearby have applied for. You can search case numbers in Accela for more details and/or submit a public records request.

LINK TO MAP:

<https://cityofclearwater.maps.arcgis.com/apps/webappviewer/index.html?id=1787a41a5bc7484fa499f6f4a13539ac>

PLANNING - Prior to DO: Impervious Surface Ratio

Set to DRAFT on 1/22/2026 10:28:31 AM

Issue created by Ava Schmidt on 1/22/2026 10:28:31 AM
ava.schmidt@myclearwater.com - 727-444-8028

Please complete the Impervious Surface Ratio (ISR) worksheet found online here:
<https://www.myclearwater.com/files/sharedassets/public/v/3/planning-amp-development/documents/zoning-approval/18.isr.wrksht.pdf>

Make sure to include the area of the proposed deck, not existing. It looks like the proposed ISR might be greater than the 0.44 listed in the application and it will help review if the area is broken out on the ISR form.

PLANNING - Prior to DO: Landscape Plan and Required Trees

Set to DRAFT on 1/29/2026 10:27:10 AM

Issue created by Ava Schmidt on 1/29/2026 10:27:10 AM
ava.schmidt@myclearwater.com - 727-444-8028

Please provide a landscape plan that shows all four property lines (similar to the survey). The plan must include a table that lists the number of trees and type of trees.

The code requires 4 shade trees 10' height at this property.
2 accent trees = 1 shade tree. Accent trees may only make up to 25% of the required trees.
3 palm trees = 1 shade tree. Palm trees may only make up to 75% of the required trees.

For more detail, visit our code here:

https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV12LATRPRARTU_S3-1202GELAST



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: Site Plan

Set to DRAFT on 1/21/2026 3:47:36 PM

Issue created by Ava Schmidt on 1/21/2026 3:47:36 PM
ava.schmidt@myclearwater.com - 727-444-8028

Please provide a site plan that shows all four property lines (similar to the survey) and all below information:

1. Side and rear setbacks to both levels of the deck and stairs.
2. Spot elevations. The deck cannot be greater than 12" above grade in order to be considered an accessory structure. Please show spot elevations of the proposed deck on the site plan or provide a to-scale elevation of the proposed deck.
3. Waterfront Sight Visibility Triangles

PLANNING - Prior to DO: Upper Deck Setback

Set to DRAFT on 1/22/2026 9:36:47 AM

Issue created by Ava Schmidt on 1/22/2026 9:36:47 AM
Issue is attached to Plans on sheet 3
ava.schmidt@myclearwater.com - 727-444-8028

The upper deck must comply with the 25' rear setback requirement. The setback will be a minimum of 25' because, according to a property survey on file, the house to the west of your property is 29' from the rear property line.

Pursuant to CDC Section 2-1602:

Waterfront detached dwellings in LMDR/IENCOD District should be 25 feet from the rear property line except where adjacent structures on both sides of the parcel proposed for development are setback 20 feet and then the rear setback shall be 20 feet.

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

Set to DRAFT on 1/20/2026 4:06:29 PM

Issue created by Viktoria Poniava on 1/20/2026 4:06:29 PM
viktoria.poniava@myclearwater.com -

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

It shall be the responsibility of the contractor to ensure that existing drainage patterns are not altered in a manner that would adversely impact adjacent properties.

It shall be the responsibility of the Engineer of Record (EOR) to coordinate with and obtain approval from the City Floodplain Administrator for any floodplain impacts or required mitigation.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

9:40 AM

Case number: [FLD2025-12029 -- 850 BAYWAY BLVD](#)

Owner(s): Decade Properties Inc
13555 Bishops Ct Ste 345
Brookfield, WI 53005-6218
PHONE: No phone, Fax: No fax, Email: No email

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

Location: North side of Bayway Boulevard approximately 500 feet east of the intersection of Gulf Boulevard and Bayway Boulevard. (0.665 acres)

Atlas Page: 285B

Zoning District: T - Tourist

Request: Flexible Development approval for the construction of a 60-room overnight accommodation and a 18-slip marina facility in the Tourist (T) District and the South Beach/Clearwater Pass Character District of Beach by Design as for the property located at 850 Bayway Boulevard. The building does not exceed 80 feet in height and includes 84 off-street parking spaces. Requested is flexibility from setbacks and height requirements and includes a Commercial Dock (accessory; 10 slips)/Marina and Marina Facility (non-accessory; 18 slips). (Community Development Code Sections 2-803.G, 2-803.K and 3-603.)

Proposed Use: Overnight Accommodations

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

Assigned Planner: Ava Schmidt, Planner



Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	01/06/2026	Schmidt
Parks and Rec Review	No Comments	01/13/2026	Santiago
Fire Review	No Comments	01/14/2026	Ramos
Stormwater Review	Comments	01/21/2026	Poniava
Solid Waste Review	No Comments	01/21/2026	Portalatin
Environmental Review	Comments	01/26/2026	Kessler
Engineering Review	Comments	01/27/2026	Dresch
Traffic Eng Review	Comments	01/27/2026	Dresch
Land Resource Review	No Comments	01/27/2026	McDonnell

Plan Room Issues:

ENGINEERING - Prior to CDB (Acknowledge) - General Comments

Set to DRAFT on 1/27/2026 3:09:30 PM

Issue created by Raymond Dresch on 1/27/2026 3:09:30 PM
 raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledgment each condition in your response:

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.

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

Set to DRAFT on 1/26/2026 10:29:06 AM

Issue created by Sarah Kessler on 1/26/2026 10:29:06 AM
 sarah.kessler@myclearwater.com - 727-444-8233

A dock/dredge and fill permit may be required prior to conducting any additions. Contact Pinellas County Water and Navigation Authority at (727) 453-3385 for more information. Provide erosion control measures on plan sheet and provide notes detailing erosion control methods. Note: all silt fencing and other erosion control measures will be installed prior to the commencement of site work and maintained throughout the project.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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 CBD (Acknowledge) General Comments

Set to DRAFT on 1/22/2026 10:33:07 AM

Issue created by Ava Schmidt on 1/22/2026 10:33:07 AM
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 CBD: Lobby Area

Set to DRAFT on 1/23/2026 9:19:54 AM

Issue created by Ava Schmidt on 1/23/2026 9:19:54 AM
Issue is attached to Plans on sheet A3
ava.schmidt@myclearwater.com - 727-444-8028

FLD2021-04011 shows lobby area and maintenance/storage space on the first floor where parking spaces 1-2 and 16-17 are located. Were these areas moved? Sheet A4 shows a small check-in area.

PLANNING - Prior to CDB (Acknowledge) Planning comments

Set to DRAFT on 1/22/2026 10:33:30 AM

Issue created by Ava Schmidt on 1/22/2026 10:33:30 AM
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 1/22/2026 10:33:52 AM

Issue created by Ava Schmidt on 1/22/2026 10:33:52 AM
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
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: Additional Parking

Set to DRAFT on 1/22/2026 12:30:24 PM

Issue created by Ava Schmidt on 1/22/2026 12:30:24 PM
Issue is attached to Plans on sheet A7
ava.schmidt@myclearwater.com - 727-444-8028

Please detail where the additional parking (four spaces) are provided.
Confirm the following changes from prior FLD approved floor plans to current floor plans:
Floor one increased from 26 spaces to 30 spaces. Floors two through four decreased from 14 to 13 spaces. Floor five increased from 12 to 15 spaces.

PLANNING - Prior to CDB: Approved SF

Set to DRAFT on 1/22/2026 12:39:26 PM

Issue created by Ava Schmidt on 1/22/2026 12:39:26 PM
Issue is attached to Plans on sheet A7
ava.schmidt@myclearwater.com - 727-444-8028

Has the gross sf of the building changed? It looks like the area listed as "future office space" on A7 was shown as open area on the floor plans approved through FLD2021-04011.

STORMWATER - Prior to CDB (Acknowledge): General Condition

Set to DRAFT on 1/21/2026 9:59:35 AM

Issue created by Viktoria Poniava on 1/21/2026 9:59:35 AM
viktoria.poniava@myclearwater.com -

General conditions:

1. DRC review is a prerequisite for Building Permit Review; additional comments will be forthcoming upon submittal of a Building Permit Application.
2. All re-submittals shall be accompanied with a response letter detailing how each condition has been addressed.
3. Permits from other agencies such as SWFWMD and FDEP may be required. Applicant is responsible for obtaining such permits.

TRAFFIC ENG - Prior to CDB - Parking Calcs

Set to DRAFT on 1/27/2026 3:07:25 PM

Issue created by Raymond Dresch on 1/27/2026 3:07:25 PM
raymond.dresch@myclearwater.com - 727-444-8775

--1-- Please provide a parking tabulation table reflecting provided and parking required with calculation rates on the plans.
--Provided-- G-30, 2-13, 3-13, 4-13, 5-15, total-84.
--Required-- A minimum of 80 parking spaces was required under FLD2021-04011 with 4 excess spaces provided. Per Section 2-803 Marinas and Marina Facilities require parking at a rate of 1/2 slips. The repurposing of 1 excess parking space supports the addition of 2 boat slips for the specified usage. Resulting in a minimum of 81 parking spaces required to support 60-units (1.2/unit) and 18 public slips (1/2 slips) with 10 private slips (no parking requirement) for a total of 28 boat slips and 3 excess parking spaces (based on 84 provided).

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

9:50 AM

Case number: [LUP2025-11004 -- 2446 NURSERY RD](#)

Owner(s): Lantern Senior Care Llc
2446 Nursery Rd
Clearwater, FL 33764
PHONE: (727) 536-1082, Fax: No fax, Email: No email

Applicant: Arend Verweij
Clearwater, FL
PHONE: (408) 839-1693, Fax: No fax, Email: No email

Representative: Arend Verweij
Lantern Senior Care Llc
Clearwater, FL
PHONE: (408) 839-1693, Fax: No fax, Email: No email

Location: North side of Nursery Road approximately 186 feet east of Rosetree Court. (0.40 acres)

Atlas Page: 317B

Zoning District: Medium Density Residential

Request: This case involves a request to amend the Future Land Use Map from Residential Urban (RU) to Residential Medium (RM).

Proposed Use: Assisted Living Facilities

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

Assigned Planner: Adrian Young, Planner



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 MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
 TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	11/12/2025	Young
Solid Waste Review	No Comments	11/20/2025	Portalatin
Environmental Review	No Comments	11/21/2025	Kessler
Fire Review	No Comments	11/24/2025	Ramos
Planning Review	No Comments	12/04/2025	Young
Engineering Review	No Comments	12/04/2025	Young
Traffic Eng Review	No Comments	12/04/2025	Young
Stormwater Review	No Comments	12/04/2025	Young
Parks and Rec Review	No Comments	12/04/2025	Young
Land Resource Review	No Comments	12/04/2025	Young
Harbor Master Review	No Comments	12/04/2025	Young
Route to Meeting	Ready for DRC	12/04/2025	Horanlli
Public Utilities Review	No Comments	12/04/2025	Young



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

The DRC reviewed this application with the following comments:

Planning Review

Adrian Young

adrian.young@myclearwater.com

Land Use – Pre-Application Meeting General Comments & Summary
During a December 4, 2025 meeting between the owner, applicant, Planning and Development and Public Works staff, the following was discussed:

1. Owner desire to increase the number of rooms within the existing assisted living facility on the subject property, requiring a desired increase of density.
2. Owner desire to achieve an increase in available bed space for the subject assisted living facility.
3. Owner desire to use “density averaging” to include the subject property and the adjacent parcel to the north under the same ownership. The parcel to the north is not located within the City of Clearwater.
4. Annexation of the parcel to the north, with appropriate LUP/ REZ in order to be eligible for future density averaging.
5. Modification of the requested land use designation change from RU - RH to RU – RM to be consistent with the existing MDR District.
6. Withdrawal of the previously requested REZ from MDR to MHDR to eliminate “spot zoning”.



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 TELEPHONE (727) 562-4567

10:00 AM

Case number: [ANX2026-01001 -- 1903 DOUGLAS AVE](#)

Owner(s): Abdalla Salous
 502 Shore Dr W
 Oldsmar, FL 34677-3420
 PHONE: (813) 454-7527, Fax: No fax, Email: No email

Applicant: Abdalla Salous
 502 Shore Dr W
 Oldsmar, FL 34677-3420
 PHONE: (813) 454-7527, Fax: No fax, Email: No email

Representative: Abdalla Salous
 502 Shore Dr W
 Oldsmar, FL 34677-3420
 PHONE: (813) 454-7527, Fax: No fax, Email: No email

Location: East side of Douglas Avenue approximately 107 feet east of Douglas Avenue. (0.28 acres)

Atlas Page: 251B

Zoning District: C - Commercial

Request: Voluntary annexation into the City of Clearwater, and the assignment of an an initial Future Land Use Map designation of Commercial General (CG) and an initial zoning category of Commercial (C).

Proposed Use: Restaurants

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	01/09/2026	Young
Parks and Rec Review	No Comments	01/13/2026	Cruise
Fire Review	No Comments	01/14/2026	Ramos
Public Utilities Review	No Comments	01/16/2026	Vacca
No Comments			
Environmental Review	No Comments	01/26/2026	Kessler

The DRC reviewed this application with the following comments:



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

Planning Review

Adrian Young

adrian.young@myclearwater.com

Annexation – Pre-Application Meeting General Comments & Summary
During an October 24, 2025 meeting between the owner, Planning and Development and Public Works staff, the following was discussed:

1. Owner desire for annexation in order to receive City sewer service for the conversion of the existing building to a restaurant.
2. Owner desire to achieve sufficient parking for the anticipated restaurant.
3. City transportation planning desire to pursue Douglas Avenue improvements:

Pinellas County, in coordination with the city of Clearwater, are developing a plan to improve Douglas Avenue. From Union Street to approximately 100 feet south of Sunset Point Road, as part of a resurfacing project. The surrounding neighborhoods asked for changes to Douglas Avenue including a lane reduction from 4 lanes to 2 lanes, with a center turn lane if space allows, add bicycle lanes, lower speed limits, construct sidewalks for both sides of the street, and a pedestrian crossing with connections to the Pinellas Trail. Traffic flow improvements at Sunset Point Road are also being considered. This occurred with the Douglas Avenue segment to the north in the City of Dunedin in the 2010s. It is expected that the sidewalks will be extended across and clearly delineated along the retail driveways along Douglas on both sides of Sunset Point Road as part of improved pedestrian connectivity.

4. City Planning advice to annex adjacent parcels under the same ownership to the east and south in order to provide (additional) parking for the anticipated restaurant and/ or to provide synergy for the overall request. It was noted that any deficit of the provision of the number of required off-street parking spaces for the subject property could require a Community Development Board FLD hearing process as a Comprehensive Infill Redevelopment Project.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

Planning Review

Adrian Young

adrian.young@myclearwater.com

Annexation – General Comments

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

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

Annexation – Acknowledgement of Conditions

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

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



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

10:10 AM

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

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

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

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

Location: South side of Gulf to Bay Boulevard, approximately 280 feet south of Gulf to Bay Boulevard. (2.4 Acres)

Atlas Page: 299A

Zoning District: Mobile Home Park

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

Proposed Use: Mobile Home Parks

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

Assigned Planner: Adrian Young, Planner



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 TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	09/24/2025	Young
Planning Review	Comments	09/26/2025	Horanlli
Solid Waste Review	Comments	09/29/2025	Portalatin
Solid waste has concerns maneuvering on this property.			
Stormwater Review	No Comments	10/02/2025	Horanlli
Engineering Review	Comments	10/02/2025	Horanlli
Traffic Eng Review	Comments	10/02/2025	Horanlli
Environmental Review	No Comments	10/02/2025	Horanlli
Parks and Rec Review	No Comments	10/02/2025	Horanlli
Land Resource Review	No Comments	10/02/2025	Horanlli
Fire Review	No Comments	10/02/2025	Horanlli
Harbor Master Review	No Comments	10/02/2025	Horanlli
Public Utilities Review	Comments	01/29/2026	Blauvelt
It is Public Utilities expectation that the annexing parcel connects to City of Clearwater Utilities. As mentioned in earlier conversations. Sanitary sewer is available along the south side of the Gulf to Bay ROW.			

The DRC reviewed this application with the following comments:

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

Engineering Review -
 --1-- Application lists north parcel 18-29-16-00000-310-0100 which is already part of Clearwater while the southern parcel 18-29-16-00000-310-0300 has the same same address but is Unincorporated. Applicant needs to fix application to reflect correct parcel.
 --2-- Upon approval of annexation, applicant needs to merge the two parcels with Pinellas County as the southern parcel is land locked and multiple structures encroach across the property line resulting in nonconforming setbacks which would be resolved through parcel merger.



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TELEPHONE (727) 562-4567

Planning Review

Adrian Young

adrian.young@myclearwater.com

Annexation – Pre-Application Meeting General Comments & Summary
During an October 24, 2025 meeting between the owner, Planning and Development and Public Works staff, the following was discussed:

1. Owner desire for annexation in order to receive City sewer service for the conversion of the existing building to a restaurant.
2. Owner desire to achieve sufficient parking for the anticipated restaurant.
3. City transportation planning desire to pursue Douglas Avenue improvements:

Pinellas County, in coordination with the city of Clearwater, are developing a plan to improve Douglas Avenue. From Union Street to approximately 100 feet south of Sunset Point Road, as part of a resurfacing project. The surrounding neighborhoods asked for changes to Douglas Avenue including a lane reduction from 4 lanes to 2 lanes, with a center turn lane if space allows, add bicycle lanes, lower speed limits, construct sidewalks for both sides of the street, and a pedestrian crossing with connections to the Pinellas Trail. Traffic flow improvements at Sunset Point Road are also being considered. This occurred with the Douglas Avenue segment to the north in the City of Dunedin in the 2010s. It is expected that the sidewalks will be extended across and clearly delineated along the retail driveways along Douglas on both sides of Sunset Point Road as part of improved pedestrian connectivity.

4. City Planning advice to annex adjacent parcels under the same ownership to the east and south in order to provide (additional) parking for the anticipated restaurant and/ or to provide synergy for the overall request. It was noted that any deficit of the provision of the number of required off-street parking spaces for the subject property could require a Community Development Board FLD hearing process as a Comprehensive Infill Redevelopment Project.

Planning Review

Adrian Young

adrian.young@myclearwater.com

Annexation – Acknowledgement of Conditions

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

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

Traffic Eng Review

Adrian Young

adrian.young@myclearwater.com

Traffic Eng Review

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

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