



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, January 8, 2026

8:30 AM - Staff Review

9:00 AM

Case number:	<u>FLS2025-12059 -- 200 MIDWAY ISL</u>
Owner(s):	William J. Jr. & Sharon Templeman, Living Trust 200 Midway Island Clearwater, FL 33767-2315 PHONE: No phone, Fax: No fax, Email: No email
Applicant:	Sharon Templeman 200 Midway Is Clearwater Beach, FL 337672315 PHONE: (727) 804-6591, Fax: No fax, Email: Sharon@prioritymarine.Com
Representative:	William Templeman Priority Marine Llc 200 Midway Island Clearwater, FL 33767 PHONE: (727) 667-2094, Fax: No fax, Email: Bill@prioritymarine.Com
Location:	West side of Midway Island approximately 600 feet north of Winward Passage. (0.21 acres)
Atlas Page:	268A
Zoning District:	Island Estates Neighborhood Overlay District
Request:	Flexible Standard Development approval for a raised wood walkway, accessory to detached dwelling in the Low Medium Density Residential Island Estates Neighborhood Conservation Overlay (LMDR/ IENCOD) as a Residential Infill Project for the property located at 200 Midway Island. The existing building does not exceed 30 feet in height and includes two off-street parking spaces. Requested is flexibility from side setback requirements. (Community Development Code Section 2-203.D).
Proposed Use:	Detached Dwellings
Neighborhood Association(s):	Board of County Commissioners Clearwater Neighborhoods Coalition Pinellas County School Board Island Estates Civic Assocaiton
Assigned Planner:	Austen Dole, Planner



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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	12/05/2025	Dole
Parks and Rec Review	No Comments	12/11/2025	Santiago
Fire Review	No Comments	12/18/2025	Ramos
Solid Waste Review	No Comments	12/18/2025	Portalatin
Public Utilities Review	No Comments	12/19/2025	Vacca
No Comments			
Stormwater Review	Comments	12/26/2025	Vo
Environmental Review	Comments	12/26/2025	Kessler
Engineering Review	Comments	12/29/2025	Dresch
Traffic Eng Review	No Comments	12/29/2025	Dresch
Land Resource Review	No Comments	12/30/2025	McDonnell
Planning Review	Comments	01/02/2026	Dole
Route to Meeting	Ready for DRC	01/02/2026	Dole

Plan Room Issues:

ENGINEERING - Prior to DO (Acknowledge) - General Comments

Set to OPEN on 12/29/2025 5:24:09 PM

Issue created by Raymond Dresch on 12/29/2025 5:24:09 PM
raymond.dresch@mclearwater.com - 727-444-8775

Please acknowledgement 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 issuance of Building Permit

Set to OPEN on 12/26/2025 8:32:45 AM

Issue created by Sarah Kessler on 12/26/2025 8:32:45 AM
sarah.kessler@myclearwater.com - 727-444-8233

Provide erosion control measures on the plans.

PLANNING - Prior to DO: General Comments (Acknowledge)

Set to OPEN on 12/30/2025 10:56:15 AM

Issue created by Austen Dole on 12/30/2025 10:56:15 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 quasijudicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance."

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

PLANNING - Prior to DO: Mechanical Equipment

Set to OPEN on 12/30/2025 10:56:36 AM

Issue created by Austen Dole on 12/30/2025 10:56:36 AM
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.l., 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: Site Photos

Set to OPEN on 12/30/2025 10:57:43 AM

Issue created by Austen Dole on 12/30/2025 10:57:43 AM
austen.dole@myclearwater.com - 727-444-7351

Please provide site photos of the existing raised walkway to indicate width and height.

STORMWATER - General Condition (acknowledge prior to DO)

Set to OPEN on 12/24/2025 5:10:00 PM

Issue created by Phuong Vo on 12/24/2025 5:10:00 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.



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TELEPHONE (727) 562-4567

9:05 AM

Case number:	FLS2025-10051 -- 814 FRANKLIN ST
Owner(s):	Clear Track Recording Studios Llc 814 Franklin St Clearwater, FL 33756 551 PHONE: No phone, Fax: No fax, Email: No email
Applicant:	Michael Johnson 814 Franklin Street Clearwater, FL 33756 PHONE: (727) 288-5485, Fax: No fax, Email: Mike@cleartrackstudios.Com
Representative:	Michael Johnson Clear Track Studios 814 Franklin Street Clearwater, FL 33756 PHONE: (727) 288-5485, Fax: No fax, Email: Mike@cleartrackstudios.Com
Location:	North side of Franklin Street approximately 230 feet east of Myrtle Avenue. (0.29 acres)
Atlas Page:	287A
Zoning District:	D - Downtown
Request:	Flexible Standard Development approval for Educational Facilities (vocational recording studio) in the Downtown (D) District and the Prospect Lake Character District for the property located at 814 Franklin Street. The existing building does not exceed 20 feet in height and includes 13 off-street parking spaces. Requested is flexibility for the use (Community Development Code Appendix C, Section C-303)
Proposed Use:	Educational Facilities
Neighborhood Association(s):	Board of County Commissioners Clearwater Neighborhoods Coalition Pinellas County School Board
Assigned Planner:	Austen Dole, Planner



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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	12/02/2025	Dole
Parks and Rec Review	No Comments	12/10/2025	Cruise
Solid Waste Review	No Comments	12/17/2025	Portalatin
Fire Review	Comments	12/18/2025	Ramos
Public Utilities Review	No Comments	12/19/2025	Vacca
No Comments			
Stormwater Review	Comments	12/24/2025	Vo
Environmental Review	No Comments	12/26/2025	Kessler
Engineering Review	Comments	12/29/2025	Dresch
Traffic Eng Review	No Comments	12/29/2025	Dresch
Land Resource Review	No Comments	12/30/2025	Robicheau
Planning Review	Comments	01/02/2026	Dole
Route to Meeting	Ready for DRC	01/02/2026	Dole

Plan Room Issues:

ENGINEERING - Prior to DO (Acknowledge) - General Comments

Set to OPEN on 12/29/2025 4:42:32 PM

Issue created by Raymond Dresch on 12/29/2025 4:42:32 PM
raymond.dresch@mclearwater.com - 727-444-8775

Please acknowledgement 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.



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TELEPHONE (727) 562-4567

FIRE - Comment

Set to OPEN on 12/18/2025 8:34:56 AM

Issue created by Walter Ramos on 12/18/2025 8:34:56 AM

Issue is attached to Plans on sheet 2 OF 3

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: Landscape Requirements

Set to OPEN on 12/31/2025 10:48:38 AM

Issue created by Austen Dole on 12/31/2025 10:48:38 AM

austen.dole@myclearwater.com - 727-444-7351

Please remove all Category 1 invasive species from the landscaping and provide supplemental groundcover within the landscape islands, as required by CDC 3-1204.

PLANNING - Prior to DO: General Comments (Acknowledge)

Set to OPEN on 12/30/2025 10:58:23 AM

Issue created by Austen Dole on 12/30/2025 10:58:23 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 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: Use (Acknowledgment)

Set to OPEN on 12/30/2025 11:23:32 AM

Issue created by Austen Dole on 12/30/2025 11:23:32 AM

austen.dole@myclearwater.com - 727-444-7351

Please confirm and acknowledge that no broadcasting activities will be conducted on the premises at any time.

STORMWATER - Prior to DO (Acknowledge) - General Comments

Set to OPEN on 12/23/2025 11:29:11 AM

Issue created by Viktoria Poniava on 12/23/2025 11:29:11 AM

viktoria.poniava@myclearwater.com -

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

Plan Room Conditions:

No Plan Room Conditions on this case.



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TELEPHONE (727) 562-4567

9:15 AM

Case number:	<u>FLS2025-11057 -- 1310 N HERCULES AVE</u>
Owner(s):	1310 Co Llc 1310 N. Hercules Avenue, Suite A Clearwater, FL 33765 194 PHONE: No phone, Fax: No fax, Email: No email
Applicant:	Lindsay Seeley 1310 N Hercules Ave Clearwater, FL 33765 PHONE: (954) 663-8527, Fax: No fax, Email: Tipsykrakenmead@gmail.Com
Representative:	Lindsay Seeley Tipsy Kraken Mead 1310 N Hercules Ave Clearwater, FL 33765 PHONE: (954) 663-8527, Fax: No fax, Email: Tipsykrakenmead@gmail.Com
Location:	West side of N. Hercules Avenue, approximately 176 feet south of the intersection of N. Hercules Avenue and Carroll Street. (6.27 acres)
Atlas Page:	271A
Zoning District:	IRT - Industrial, Research and Technology
Request:	Flexible Standard Development approval for microbreweries in the Industrial, Research and Technology (IRT) District for the property located at 1310 N. Hercules Ave, Suite B. The existing building does not exceed 50 feet in height and includes 136 parking spaces. Requested is flexibility for the use. (Community Development Code Section 2-1303.E)
Proposed Use:	Mixed Use
Neighborhood Association(s):	Board of County Commissioners Clearwater Neighborhoods Coalition Pinellas County School Board
Assigned Planner:	Ava Schmidt, Planner



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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	12/04/2025	Schmidt
Parks and Rec Review	No Comments	12/11/2025	Santiago
Fire Review	Comments	12/18/2025	Ramos
Solid Waste Review	No Comments	12/18/2025	Portalatin
Public Utilities Review	Comments	12/19/2025	Vacca
Prior to permitting , with comments			
Stormwater Review	Comments	12/24/2025	Vo
Environmental Review	No Comments	12/26/2025	Kessler
Engineering Review	Comments	12/29/2025	Dresch
Traffic Eng Review	Comments	12/29/2025	Dresch
Land Resource Review	No Comments	12/30/2025	McDonnell
Planning Review	Comments	01/02/2026	Schmidt
Harbor Master Review	No Comments	01/02/2026	Schmidt
Route to Meeting	Ready for DRC	01/02/2026	Schmidt
Art Review	No Comments	01/02/2026	Schmidt

Plan Room Issues:



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TELEPHONE (727) 562-4567

ENGINEERING - Prior to DO (Acknowledge) - General Comments

Set to OPEN on 12/29/2025 5:13:26 PM

Issue created by Raymond Dresch on 12/29/2025 5:13:26 PM
raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledge 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.

FIRE - Prior to DO: Comment

Set to OPEN on 12/18/2025 9:21:55 AM

Issue created by Walter Ramos on 12/18/2025 9:21:55 AM
Issue is attached to Plans on sheet FLOOR PLAN
walter.ramos@myclearwater.com - 727-444-7723

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

PLANNING - Prior to DO (Acknowledge) General Comments

Set to OPEN on 12/26/2025 1:45:41 PM

Issue created by Ava Schmidt on 12/26/2025 1:45:41 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.

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

PLANNING - Prior to DO (Acknowledge) Mechanical Equipment Screening

Set to OPEN on 12/26/2025 1:48:46 PM

Issue created by Ava Schmidt on 12/26/2025 1:48:46 PM
ava.schmidt@myclearwater.com - 727-444-8028

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

PLANNING - Prior to DO (Acknowledge) Planning

Set to OPEN on 12/26/2025 1:46:20 PM



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TELEPHONE (727) 562-4567

Comments

Issue created by Ava Schmidt on 12/26/2025 1:46:20 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) Use Specific Criteria

Set to OPEN on 12/29/2025 8:38:48 AM

Issue created by Ava Schmidt on 12/29/2025 8:38:48 AM
ava.schmidt@myclearwater.com - 727-444-8028

Please acknowledge that the proposed microbrewery meets the use specific criteria outlined in Community Development Code Section

1. The parcel proposed for development is not located within 500 feet of a parcel of land used for purposes of a place of worship or a public or private school unless the intervening land uses, structures or context are such that the location of the microbrewery is unlikely to have an adverse impact on such school or use as a place of worship.
2. No more than 75 percent of the total gross floor area shall be used for the brewery function including, but not limited to, the brewhouse, boiling and water treatment areas, bottling and kegging lines, malt milling and storage, fermentation tanks, conditioning tanks and serving tanks;
3. Any overhead loading doors shall be located perpendicular to the abutting streets and screened from adjacent properties by landscaped walls or fences.

PLANNING - Prior to DO: Affidavit to Authorize Agent

Set to OPEN on 12/26/2025 1:51:49 PM

Issue created by Ava Schmidt on 12/26/2025 1:51:49 PM
Issue is attached to page 11 in 1_FLS_FLD-app-6_2_25 UPDATED.pdf
ava.schmidt@myclearwater.com - 727-444-8028

Affidavit to Authorize Agent/Representative line 4 must be filled out to reflect the name of the applicant.

PLANNING - Prior to DO: Alley

Set to OPEN on 12/31/2025 10:50:29 AM

Issue created by Ava Schmidt on 12/31/2025 10:50:29 AM
Issue is attached to Plans on sheet PHOTO 11
ava.schmidt@myclearwater.com - 727-444-8028

Will the alleyway between the proposed microbrewery and the Gorman Company be used by the microbrewery? Or shared use?

PLANNING - Prior to DO: Building Height

Set to OPEN on 12/29/2025 9:43:06 AM

Issue created by Ava Schmidt on 12/29/2025 9:43:06 AM
ava.schmidt@myclearwater.com - 727-444-8028

Please provide the building height, measured in feet and inches, in your response to comments.

PLANNING - Prior to DO: Gross Floor Area

Set to OPEN on 12/29/2025 9:30:44 AM

Issue created by Ava Schmidt on 12/29/2025 9:30:44 AM
Issue is attached to Plans on sheet FLOOR PLAN
ava.schmidt@myclearwater.com - 727-444-8028

Please provide the gross floor area of the microbrewery to confirm no more than 75 percent of the total gross floor area is used for the brewery function.

PUBLIC UTILITIES - Prior to Permitting

Set to OPEN on 12/19/2025 7:25:07 AM

Issue created by Michael Vacca on 12/19/2025 7:25:07 AM
Issue is attached to Plans on sheet T0
michael.vacca@myclearwater.com - 727-265-1831

Call-out on drawings and acknowledge

- 1) show the location of existing or proposed new utility services (water, Fire detector and sewer lateral) on drawings.



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TELEPHONE (727) 562-4567

STORMWATER - Prior to DO (Acknowledge): General Condition

Set to OPEN on 12/23/2025 12:59:45 PM

Issue created by Viktoria Poniava on 12/23/2025 12:59:45 PM
viktoria.poniava@myclearwater.com -

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

TRAFFIC ENG - Prior to DO - Parking

Set to OPEN on 12/29/2025 5:19:31 PM

Issue created by Raymond Dresch on 12/29/2025 5:19:31 PM
raymond.dresch@myclearwater.com - 727-444-8775

- 1-- Clarify hours of operations and serving area occupancy load.
- 2-- Clarify the impact of converting existing parking to shared use parking with the adjacent business on the same parcel.
- 3-- Specify the parking requirements for all businesses to be operating on the parcel (explain how the 18 required on the application derived).

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

9:25 AM

Case number: [ANX2025-12013 -- 2941 ABBEY LAKE RD](#)

Owner(s): Shirley A. Bragdon
2941 Abbey Lake Road
Clearwater, FL 33759
PHONE: (727) 430-5000, Fax: No fax, Email: No email

Applicant: Sandra Smith
1233 Lake Whitney Drive
Windermere, FL 34786
PHONE: (407) 616-4288, Fax: No fax, Email: No email

Representative: Sandra Smith
1233 Lake Whitney Drive
Windermere, FL 34786
PHONE: (407) 616-4288, Fax: No fax, Email: No email

Location: Located on the west of Abbey Lane Road, approximately 512 feet west, along Abbey Lake Road.

Atlas Page: 255B

Zoning District: LDR - Low Density Residential

Request: Voluntary annexation into the City of Clearwater, and the assignment of an initial Future Land Use designation of Residential Suburban (RS) and an initial zoning category of Low Density Residential (LDR)

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	12/30/2025	Young
Parks and Rec Review	No Comments	12/30/2025	Parry



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TELEPHONE (727) 562-4567

The DRC reviewed this application with the following comments:

Planning Review

Adrian Young

adrian.young@myclearwater.com

Planning Review

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.



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TELEPHONE (727) 562-4567

9:30 AM

Case number: [ANX2025-12014 -- 1604 BONAIR ST](#)

Owner(s): John R Spencer And Mary L. Spencer
1609 Bonair St
Clearwater, FL 33755
PHONE: (727) 688-9195, Fax: No fax, Email: No email

Applicant: John Spencer
1609 Bonair St
Clearwater, FL 33755
PHONE: (727) 688-9195, Fax: No fax, Email: No email

Location: Located on the south side of Bonair Street, approximately 145 feet west of Ridge Avenue.

Atlas Page: 270B

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 a 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	12/30/2025	Young
Parks and Rec Review	No Comments	12/30/2025	Parry



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

Planning Review

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

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

9:35 AM

Case number:	LUP2025-12005 -- 1510 BARRY RD
Owner(s):	Glozal Village Llc 819 N. Sapodilla Avenue West Palm Beach, FL 33401-3602 PHONE: (727) 444-1403, Fax: No fax, Email: No email
Applicant:	Brian Aungst, Jr. 625 Court Street Suite 200 Clearwater, FL 33756 PHONE: (727) 441-8966, Fax: No fax, Email: Bja@macfar.Com
Representative:	Brian Aungst, Jr. Mac Farlane Ferguson & McMullen, P.A. 625 Court Street Suite 200 Clearwater, FL 33756 PHONE: (727) 441-8966, Fax: No fax, Email: Bja@macfar.Com
Location:	1.90 acres located on the north side of Barry Road approximately 663 feet east of South Highland Avenue and 0.23 acres located on the north side of Barry Road approximately 779 feet east of South Highland Avenue.
Atlas Page:	307A
Zoning District:	Office
Request:	This case involves a request to amend Future Land Use designation from Residential Office/General (R/OG) to Commercial General (CG) and utilize the property for a Live Local housing development project. Applicant is seeking to develop the property as a multi-family housing project at the highest allowable density through Live Local.
Proposed Use:	Retail Sales and Services
Neighborhood Association(s):	Board of County Commissioners Clearwater Neighborhoods Coalition Pinellas County School Board
Assigned Planner:	Adrian Young, 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	12/09/2025	Young
Fire Review	No Comments	12/18/2025	Ramos
Solid Waste Review	No Comments	12/19/2025	Portalatin
Public Utilities Review	No Comments	12/19/2025	Vacca
No Comments			
Environmental Review	No Comments	12/26/2025	Kessler
Engineering Review	No Comments	12/29/2025	Dresch
Traffic Eng Review	No Comments	12/29/2025	Dresch
Planning Review	Comments	12/30/2025	Young
Parks and Rec Review	No Comments	12/30/2025	Parry
Stormwater Review	No Comments	01/02/2026	Vo

The DRC reviewed this application with the following comments:

Planning Review

Adrian Young

adrian.young@mclearwater.com

- Planning and Development is requesting additional information regarding the proposed uses on parcel 23-29-15-30366-000-0700.
- The current application fails to mention the Low Medium Density Residential (LMDR) uses on parcel 23-29-15-30366-000-0700. Planning and Development is requesting clarification on which parcels are intended to be amended.
- Demonstrate how the proposed request(s) provides an adequate transition between the adjacent Residential Office General (R/OG) and the Low Medium Density Residential (LMDR) use/zoning designation to the East. To comply with the Comprehensive Plan - QP 4.2.2, QP 5.1.4, QP 5.2.6, QP 5.3.2, please state how this amendment will provide adequate Future Land Use/Zoning transition zones. The proposal must demonstrate Future Land Use/Zoning compatibility.



CITY OF CLEARWATER

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

Case number:	REZ2025-12005 -- 1510 BARRY RD
Owner(s):	Glozal Village Llc 819 N Sapodilla Ave West Palm Beach, FL 33401-3602 PHONE: No phone, Fax: No fax, Email: No email
Applicant:	Brian Aungst, Jr. 625 Court Street Suite 200 Clearwater, FL 33756 PHONE: (727) 441-8966, Fax: No fax, Email: Bja@macfar.Com
Representative:	Brian Aungst, Jr. Mac Farlane Ferguson & McMullen, P.A. 625 Court Street Suite 200 Clearwater, FL 33756 PHONE: (727) 441-8966, Fax: No fax, Email: Bja@macfar.Com
Location:	1.90 acres located on the north side of Barry Road approximately 663 feet east of South Highland Avenue and 0.23 acres located on the north side of Barry Road approximately 779 feet east of South Highland Avenue.
Atlas Page:	307A
Zoning District:	Office
Request:	Amend zoning designation to C (commercial) to conform with the proposed future land use of CG. Applicant is seeking to develop the property as a multi-family housing project at the highest allowable density through Live Local.
Proposed Use:	Retail Sales and Services
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	12/09/2025	Young
Fire Review	No Comments	12/18/2025	Ramos
Solid Waste Review	No Comments	12/19/2025	Portalatin
Public Utilities Review	No Comments	12/19/2025	Vacca
No Comments			
Environmental Review	No Comments	12/26/2025	Kessler
Engineering Review	No Comments	12/29/2025	Dresch
Traffic Eng Review	No Comments	12/29/2025	Dresch
Parks and Rec Review	No Comments	12/30/2025	Parry
Stormwater Review	No Comments	01/02/2026	Vo

The DRC reviewed this application with the following comments:

Planning Review

Adrian Young

adrian.young@myclearwater.com

Planning Review

- Planning and Development is requesting additional information regarding the proposed uses on parcel 23-29-15-30366-000-0700.
- The current application fails to mention the Low Medium Density Residential (LMDR) uses on parcel 23-29-15-30366-000-0700. Planning and Development is requesting clarification on which parcels are intended to be amended.
- Demonstrate how the proposed request(s) provides an adequate transition between the adjacent Residential Office General (R/OG) and the Low Medium Density Residential (LMDR) use/zoning designation to the East. To comply with the Comprehensive Plan - QP 4.2.2, QP 5.1.4, QP 5.2.6, QP 5.3.2, please state how this amendment will provide adequate Future Land Use/Zoning transition zones. The proposal must demonstrate Future Land Use/Zoning compatibility.



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

9:40 AM

Case number:	FLD2025-11028 -- 1700 N FT HARRISON AVE
Owner(s):	1700 North Llc 15 Avalon Street, Suite 503 Clearwater, FL 33767 PHONE: No phone, Fax: No fax, Email: No email
Applicant:	Hannah Menard 909 Pineview Avenue Clearwater, FL 33756 PHONE: (941) 545-2402, Fax: No fax, Email: Hannah.Cbrewco@gmail.Com
Representative:	Hannah Menard Clearwater Brewing Company 909 Pineview Avenue Clearwater, FL 33756 PHONE: (941) 545-2402, Fax: No fax, Email: Hannah.Cbrewco@gmail.Com
Location:	Northwest corner of N. Fort Harrison Avenue and Fairmont Street. (0.30 acres)
Atlas Page:	268B
Zoning District:	C - Commercial
Request:	Flexible Development approval for microbreweries in the Commercial (C) District as a Comprehensive Infill Redevelopment Project for the property located at 1700 N. Fort Harrison Avenue. The existing building does not exceed 15 feet in height and includes nine off-street parking spaces. Requested is flexibility for the use, reduced off-street parking spaces, reduced interior landscaping and landscape buffers along the property lines through a Comprehensive Landscape Program. (Community Development Code Section 2-704.F and Sections 3-1202.D., E. and G.).
Proposed Use:	Microbreweries
Neighborhood Association(s):	Board of County Commissioners Clearwater Neighborhoods Coalition Pinellas County School Board Old Clearwater Bay
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	12/09/2025	Hauck-Baker
Parks and Rec Review	No Comments	12/10/2025	Cruise
Fire Review	No Comments	12/18/2025	Ramos
Solid Waste Review	Comments	12/18/2025	Portalatin
Public Utilities Review	Comments	12/19/2025	Vacca
prior to permitting , with comments			
Stormwater Review	Comments	12/24/2025	Vo
Environmental Review	Comments	12/26/2025	Kessler
Engineering Review	Comments	12/29/2025	Dresch
Traffic Eng Review	No Comments	12/29/2025	Dresch
Planning Review	Comments	12/30/2025	Hauck-Baker
Land Resource Review	Comments	12/30/2025	Quinzi
Harbor Master Review	No Response	12/30/2025	Hauck-Baker

Plan Room Issues:

ENGINEERING - Prior to CDB (Acknowledge) - General Comments

Set to DRAFT on 12/29/2025 4:22:27 PM

Issue created by Raymond Dresch on 12/29/2025 4:22:27 PM
raymond.dresch@mclearwater.com - 727-444-8775

Please acknowledgement 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.



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TELEPHONE (727) 562-4567

ENVIRONMENTAL - Prior to issuance of Building Permit

Set to DRAFT on 12/26/2025 8:31:42 AM

Issue created by Sarah Kessler on 12/26/2025 8:31:42 AM

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

Continue to provide erosion control measures on the plans.

LAND RESOURCE - Prior To CDB: Landscape Acknowledgement

Set to DRAFT on 12/30/2025 9:59:59 AM

Issue created by Michael Quinzi on 12/30/2025 9:59:59 AM

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

Please respond that you acknowledge the following:

Shell, rock, gravel, and any similar material are not acceptable landscape materials per CDC 3-1204.B and will not be approved during the Landscape Final.

Code (CDC 3-1204.B) details what is acceptable in terms of landscaping:

"All landscaped areas must be covered with shrubs, ground cover, turf, three inches of organic mulch or other suitable material which permits percolation. Where mulch is used, it must be protected from washing out of the planting bed. Inorganic mulch, such as gravel or rock, should only be used where washouts occur. Plastic sheets / weed barrier shall not be installed under mulches.

LAND RESOURCE - Prior to CDB: Landscape plan

Set to DRAFT on 12/30/2025 10:38:35 AM

Issue created by Michael Quinzi on 12/30/2025 10:38:35 AM

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

1 - Sheet 3 is not a complete landscape plan, please submit a plan in a format similar to sheet 7 that includes all proposed changes to the new site plan.

2 - Remove all landscape plans that are duplicate (sheet 7, 30, 44 and 63) or conflict with the proposed comp landscape plan.

3 - Clarify if any existing landscape material will be preserved.

LAND RESOURCE - Prior To CDB: Landscape Trees

Set to DRAFT on 12/30/2025 10:43:00 AM

Issue created by Michael Quinzi on 12/30/2025 10:43:00 AM

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

In addition to the 2 shade trees provide 4 accent trees on the plan.

Shade Trees have a mature height of over 35 feet. Native trees are strongly recommended.

Shade trees must be 10 feet in height and 2.5 inch caliper at time of planting. Accent trees have a mature height of over 15 feet. Native trees are strongly recommended. Two accents may be used to equal one native shade tree. Accent trees must be 8 feet in height and 2.0 inch in caliper at time of planting. 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. 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.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

PLANNING - General Comments - Acknowledge

Set to DRAFT on 12/30/2025 1:14:37 PM

Issue created by Melissa Hauck-Baker on 12/30/2025 1:14:37 PM

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

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

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

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

In order to be reviewed by the Community Development Board (CDB) on February 19, 2026, electronic copies of all updated materials must be submitted no later than 12:00pm on January 9, 2026.

PLANNING - Prior to CDB, General Comments - Acknowledge

Set to DRAFT on 12/30/2025 1:11:51 PM

Issue created by Melissa Hauck-Baker on 12/30/2025 1:11:51 PM

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

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

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

PLANNING - Prior to CDB: Clarify the proposed Floor Area Ratio (FAR)

Set to DRAFT on 12/30/2025 2:25:56 PM

Issue created by Melissa Hauck-Baker on 12/30/2025 2:25:56 PM

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

1. The proposal includes conversion of the existing brewpub to a microbrewery with a 384 square foot addition to the original building of 1,736 square feet. The plans and application identify that the proposed Floor Area Ratio (FAR) is 0.13 which does not account for the 384 square foot addition. The 2,120 square foot original building including the addition equals a FAR of 0.16 where 0.55 is the maximum permitted. Inconsistent plans and/or application may delay the case moving forward.



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TELEPHONE (727) 562-4567

PLANNING - Prior to CDB: Clarify the proposed Impervious Surface Ratio (ISR)

Set to DRAFT on 12/30/2025 2:01:02 PM

Issue created by Melissa Hauck-Baker on 12/30/2025 2:01:02 PM

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

1. The proposal includes conversion of the existing brewpub to a microbrewery with an Impervious Surface Ratio (ISR) of 0.81 (ISR Worksheet) or 0.78 (FLD Application) where 0.90 is the maximum permitted. Inconsistent plans and/or application may delay the case moving forward.

PLANNING - Prior to CDB: Duplicate Plans and Documents in Plan Room

Set to DRAFT on 12/30/2025 2:34:14 PM

Issue created by Melissa Hauck-Baker on 12/30/2025 2:34:14 PM

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

1. There are multiple copies of the same item between the Plans and Documents uploaded into Plan Room. All items which are not plans belong within the Documents area of Plan Room. Remove the duplicate items and ensure consistent naming when uploading new plans. Inconsistent plans and/or application may delay the case moving forward.

PLANNING - Prior to CDB: Findings of Fact (Acknowledge)

Set to DRAFT on 12/30/2025 1:59:45 PM

Issue created by Melissa Hauck-Baker on 12/30/2025 1:59:45 PM

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

1. The 0.30- acre site is located at the northwest corner of N. Fort Harrison Avenue and Fairmont Street.
2. The property is within the Commercial (C) District with a Commercial General (CG) future land use designation.
3. The project site is comprised of one parcel consisting of 13,238 square feet in area, with frontage of 121 feet along N. Fort Harrison Avenue and 110 feet along Fairmont Street.
4. The project site received Level One, Flexible Standard Development approval through case, FLS2017-09038, on November 2, 2017, for a brewpub utilizing the existing 1,736 square foot building with a maximum height of 15 feet, nine off-street parking spaces and landscaping through the Comprehensive Landscaping Program application.
5. The proposal includes a front yard (east) setback of 38 feet (N. Fort Harrison), a front yard (south) setback of 30 feet (Fairmont), and side yard setbacks of 14 feet (west) and 16 feet (north).
6. The materials and design of the proposed project creates a form which enhances the community character of the surrounding vicinity.
7. There are no active Code Compliance cases.

PLANNING - Prior to CDB: Required number of off-street parking spaces

Set to DRAFT on 12/30/2025 2:07:43 PM

Issue created by Melissa Hauck-Baker on 12/30/2025 2:07:43 PM

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

1. Identify the required versus proposed number of off-street parking spaces for the proposed microbrewery where the CDC Table 2-704 requires 1.5 spaces per 1,000 square feet (GFA) dedicated to brewery operations and support services and 7-12 spaces per 1,000 square feet (GFA) for all other use area. The plans identify nine off-street parking spaces. The plans and application do not provide the breakdown of spaces based on utilization of square feet of the building. Inconsistent plans and/or application may delay the case moving forward.

PUBLIC UTILITIES - prior to permitting

Set to DRAFT on 12/19/2025 7:05:11 AM

Issue created by Michael Vacca on 12/19/2025 7:05:11 AM

Issue is attached to Plans on sheet 7

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

Call out on drawing and acknowledge

1) On landscape drawings, the property has access to a 1-inch reclaimed water service line and box, the service is located on the Fairmont Street side of the property.

2) contact Public Utilities Reclaimed water division to schedule site meeting and schedule Reclaimed water inspections. 727.562.4600

SOLID WASTE - Prior to CDB - Dumpster Enclosure

Set to DRAFT on 12/18/2025 10:35:11 AM

Issue created by Brandi Portalatin on 12/18/2025 10:35:11 AM

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

Please submit dumpster enclosure plans. City Engineer Design Standards can be found in

Index 701 as noted in Code of Ordinances Sec.32.284 waste receptacle (6) at:

<https://www.myclearwater.com/files/sharedassets/public/v/2/doing-business-in-clearwater/city-projects/documents/700-miscellaneous/700-miscellaneous.pdf>

STORMWATER - Prior to CDB (Acknowledge) - General Comments

Set to DRAFT on 12/23/2025 11:28:32 AM

Issue created by Viktoria Poniava on 12/23/2025 11:28:32 AM

viktoria.poniava@myclearwater.com -

DRC review is a prerequisite for Building Permit Review; additional comments maybe 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.