



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

DRAFT ACTION AGENDA DEVELOPMENT REVIEW COMMITTEE

Thursday, September 3, 2026

8:30 AM - Staff Review

9:00 AM

Case number: [ANX2026-08010 -- 1401 ROSE ST](#)

Owner(s): Valerie B And Dale E Cracraft
1401 Rose St
Clearwater, FL 337562324
PHONE: (727) 278-2860, Fax: No fax, Email: No email

Applicant: Valerie Cracraft
1401 Rose St
Clearwater, FL 337562324
PHONE: (727) 278-2860, Fax: No fax, Email: Buckets28@gmail.Com

Representative: Valerie Cracraft
1401 Rose St
Clearwater, FL 337562324
PHONE: (727) 278-2860, Fax: No fax, Email: Buckets28@gmail.Com

Location: Located on the southeast corner of Rose Street and Sunny Park Drive (.20 acres).

Atlas Page: 315A

Zoning District: LMDR - Low Medium Density Residential

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

Proposed Use: Detached Dwellings

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

Assigned Planner: Lauren Wolf, Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	08/11/2026	Wolf
Parks and Rec Review	No Comments	08/11/2026	Cruise
Solid Waste Review	No Comments	08/17/2026	Portalatin
Solid waste services will need to be informed once utilities are turned on so we can deliver a trash barrel and recycling barrel.			
Public Utilities Review	No Comments	08/17/2026	Vacca
No Comments			
Fire Review	No Comments	08/20/2026	Ramos
Planning Review	Comments	08/26/2026	Wolf
Stormwater Review	No Comments	08/26/2026	Wolf
Engineering Review	No Comments	08/26/2026	Wolf
Traffic Eng Review	No Comments	08/26/2026	Wolf
Environmental Review	No Comments	08/26/2026	Wolf
Land Resource Review	No Comments	08/26/2026	Wolf
Harbor Master Review	No Comments	08/26/2026	Wolf

The DRC reviewed this application with the following comments:

Planning Review

Lauren Wolf

lauren.wolf@myclearwater.com

727-444-7208

Planning Review
Annexation – General Comments

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

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

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:

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.

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.

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.

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.

Potential Code Compliance:

Three minor observations:

1. Bushes impeding sight distance at the driveway.
2. Minor overgrowth into the roadway.
3. Frame for a temporary garage in the rear yard needs to be removed.



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

TELEPHONE (727) 562-4567

9:05 AM

Case number: [LUP2026-07002 -- 2448 Nursery RD](#)

Owner(s): Robby J Moore
5794 Sunnyview Road
Salem, OR 97305
PHONE: (605) 796-5115, Fax: No fax, Email: No email

Applicant: Arend Verweij
2448 Nursery Road
Clearwater, FL 33764
PHONE: (408) 839-1693, Fax: No fax, Email: Arend@lanternseniorcare.Com

Representative: Arend Verweij
Lantern Senior Care Llc
2448 Nursery Road
Clearwater, FL 33764
PHONE: (408) 839-1693, Fax: No fax, Email: Arend@lanternseniorcare.Com

Location: North side of Nursery Road approximately 126 feet east of Rosetree Court. (0.63 acres)

Atlas Page: 317B

Zoning District: MDR - Medium Density Residential

Request: Amendment to the city's Future Land Use Map from the Residential Urban (RU) to the Residential Medium (RM) category for the property located at 2448 Nursery Road (Level Three Application)

Proposed Use: Assisted Living Facilities

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

Assigned Planner: Adrian Young, Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	08/17/2026	Young
Fire Review	No Comments	08/20/2026	Ramos
Planning Review	Comments	08/27/2026	Young
Engineering Review	No Comments	08/27/2026	Young
Environmental Review	No Comments	08/27/2026	Young
Traffic Eng Review	No Comments	08/27/2026	Young
Stormwater Review	No Comments	08/27/2026	Young
Parks and Rec Review	No Comments	08/27/2026	Young
Land Resource Review	No Comments	08/27/2026	Young
Harbor Master Review	No Comments	08/27/2026	Young
Solid Waste Review	No Comments	08/27/2026	Young
Route to Meeting	Ready for DRC	08/27/2026	Young
Public Utilities Review	No Comments	08/27/2026	Young

The DRC reviewed this application with the following comments:

Planning Review Adrian Young adrian.young@myclearwater.com

Pursuant to Subsection 163.3187(5)(c), Florida Statutes, the Future Land Use Map amendment is effective 31 days after adoption, which is based on the date of final action.



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

TELEPHONE (727) 562-4567

9:10 AM

Case number: [FLS2026-06034 -- 1372 HIBISCUS ST](#)

Owner(s): Michael Philip Calderon
1372 Hibiscus St
Clearwater, FL 33755 340
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Michael Calderon
1372 Hibiscus St
Clearwater, FL 33755
PHONE: (845) 494-1391, Fax: No fax, Email: Mightychevy@gmail.Com

Representative: Michael Calderon
1372 Hibiscus St
Clearwater, FL 33755
PHONE: (845) 494-1391, Fax: No fax, Email: Mightychevy@gmail.Com

Location: The north side of Hibiscus Street approximately 222 feet west of Kings Highway
(0.37 acres)

Atlas Page: 269B

Zoning District: LMDR - Low Medium Density Residential

Request: Flexible Standard Development approval for a second detached dwelling located in the Low Medium Density Residential (LMDR) District for the property located at 1372 Hibiscus Street. The building will not exceed 30 feet in height and includes two off street parking spaces. Requested is flexibility from rear setback requirements. (Community Development Code Section 2-203.C.)

Proposed Use: Detached Dwellings

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

Assigned Planner: Austen Dole, Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	08/04/2026	Dole
Parks and Rec Review	Comments	08/13/2026	Pandy
Solid Waste Review	No Comments	08/17/2026	Portalatin
Public Utilities Review	Comments	08/17/2026	Vacca
Comments			
Fire Review	No Comments	08/20/2026	Ramos
Stormwater Review	Comments	08/24/2026	Vo
Engineering Review	Comments	08/25/2026	Dresch
Environmental Review	Comments	08/25/2026	Dresch
Traffic Eng Review	Comments	08/25/2026	Dresch
Land Resource Review	Comments	08/26/2026	Robicheau

Plan Room Issues:**ENGINEERING - Prior to DO - Driveway Design**

Set to DRAFT on 8/25/2026 4:47:55 PM

Issue created by Raymond Dresch on 8/25/2026 4:47:55 PM
raymond.dresch@myclearwater.com - 727-444-8775

Per CDC Section 3-1403 driveways shall be improved with a permanent all-weather paving material which is graded to drain stormwater. Furthermore, the City of Clearwater Subdivision Design Standards Manual specifies paved driveways shall be installed to provide access from the street to the private driveway per City Index 103.

- 1- Please show location and dimensions of the driveway that will provide access from the public right of way to the new garage.
- 2- Please identify the location of water meters on the site plan as they cannot be located within the driveway.

ENGINEERING - Prior to DO - Identify Location of Mechanical Equipment

Set to DRAFT on 8/25/2026 2:28:22 PM

Issue created by Raymond Dresch on 8/25/2026 2:28:22 PM
raymond.dresch@myclearwater.com - 727-444-8775

Please identify the proposed location of any mechanical equipment supporting the proposed structure. Note that no permanent structures shall be located in an easement (CDC Section 3-1909).

ENGINEERING - Prior to DO (Acknowledge) - General Comments

Set to DRAFT on 8/25/2026 2:29:45 PM

Issue created by Raymond Dresch on 8/25/2026 2:29:45 PM
raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledgment each condition in your response:

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. Contractor shall request an easement inspection prior to any construction near an easement.

ENVIRONMENTAL - Prior to DO (Acknowledge) - Prior to Permitting

Set to DRAFT on 8/25/2026 5:16:29 PM

Issue created by Raymond Dresch on 8/25/2026 5:16:29 PM
raymond.dresch@myclearwater.com - 727-444-8775

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 Requirements

Set to DRAFT on 8/25/2026 3:49:44 PM

Issue created by Robert Robicheau on 8/25/2026 3:49:44 PM
robert.robicheau@myclearwater.com - 727-444-7961

Please acknowledge - C/O conditions on the previous expired permit (BCP2026-010251) remain and will be C/O conditions on this permit as well.

The proposed construction will require the removal of one 30" trunk diameter pine 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 \$1,440 (30" X \$48 per inch). The mitigation total will be reduced according to the number of trees meeting city standards that are planted on site.

Prior to Certificate of Occupancy 1 shade trees must be planted and inspected as a landscape final inspection.

PARKS AND REC - Prior to DO: Impact Fees

Set to DRAFT on 8/13/2026 8:27:43 AM

Issue created by Nathan Pandy on 8/13/2026 8:27:43 AM
nathan.pandy@myclearwater.com - 727-444-8306

It appears that the proposal is for one new market rate dwelling unit of less than 1,500 SF GFA. Please note that attached garages do not count towards the GFA.

A Parks and Recreation Impact Fee of \$3,021 per dwelling unit (estimate of \$3,021 total) will be due prior to the issuance of any Certificate of Occupancy.

If the site was previously developed credit is applied for any legally permitted detached dwelling unit. In that case, please provide evidence of the number of dwelling units and date of demolition.

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

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

PLANNING - General Comments (Acknowledge)

Set to DRAFT on 8/25/2026 3:40:25 PM

Issue created by Austen Dole on 8/25/2026 3:40:25 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 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: Adjacent examples

Set to DRAFT on 8/25/2026 3:45:53 PM

Issue created by Austen Dole on 8/25/2026 3:45:53 PM
austen.dole@myclearwater.com - 727-444-7351

With the request to reduce the rear setback from 10 feet to 5 feet, please provide examples of adjacent properties with accessory structures located within a reduced rear setback. Staff would like this information to help determine whether the proposed structure is compatible with the established character of the neighborhood.

PLANNING - Prior to DO: Parking

Set to DRAFT on 8/25/2026 3:48:25 PM

Issue created by Austen Dole on 8/25/2026 3:48:25 PM
austen.dole@myclearwater.com - 727-444-7351

Please provide dimensioned parking spaces on the site plan. The existing detached structure and the proposed structure each require two parking spaces. The parking spaces for the proposed structure may be shown within the new, proposed garage. Staff simply needs the parking spaces clearly identified and dimensioned on the plans. Standard parking spaces must be 10 feet by 20 feet.

PLANNING - Prior to DO: Possible change in request

Set to DRAFT on 8/25/2026 3:44:15 PM

Issue created by Austen Dole on 8/25/2026 3:44:15 PM
austen.dole@myclearwater.com - 727-444-7351

At this time, the request is for reduced setbacks, not an ADU, as the parcel is large enough to accommodate the density for two dwelling units. However, the impact fees would be lower if the applicant chose to pursue the proposed structure as an ADU rather than as a separate dwelling unit. Additionally, the habitable portion of the proposed structure, excluding the garage, appears to fall within the size limitations for an ADU.

Staff wanted to make the applicant aware of this option in case they would like to revise their flexibility request and return to the next available DRC.

PUBLIC UTILITIES - Proir to DO Acknowledge

Set to DRAFT on 8/17/2026 7:38:56 AM

Issue created by Michael Vacca on 8/17/2026 7:38:56 AM
Issue is attached to Plans on sheet 13
michael.vacca@myclearwater.com - 727-265-1831

Prior to DO

Acknowledge and call out on drawings

1. Clearly call out the drawings for the locations and connection points for all proposed utilities. Show the proposed water meter location locations, Sanitary sewer service connections, and if irrigation system will be installed (Reclaimed water service is available to the property). Identify the sizes and materials of all proposed utility piping.

STORMWATER - Prior to DO (Acknowledge) - General Comment

Set to DRAFT on 8/24/2026 10:47:39 AM

Issue created by Phuong Vo on 8/24/2026 10:47:39 AM
phuong.vo@myclearwater.com - 727-444-8228

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

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

TRAFFIC ENG - Prior to DO - Sight Visibility Triangles

Set to DRAFT on 8/25/2026 4:51:29 PM

Issue created by Raymond Dresch on 8/25/2026 4:51:29 PM
Issue is attached to Plans on sheet SURVEY1
raymond.dresch@myclearwater.com - 727-444-8775

Please add 20' Sight Visibility Triangles (Section 3-904.A.) 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.



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

TELEPHONE (727) 562-4567

9:20 AM

Case number: [FLS2026-07046 -- 911 CHESTNUT ST](#)

Owner(s): Marlborough I Llc
911 Chestnut St
Clearwater, FL 33756
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Brian Aungst, Jr.
Macfarlane, Ferguson & McMullen, P.A.
625 Court St, Suite 200
Clearwater
PHONE: (727) 444-1403, Fax: (727) 442-8470, Email: Bja@macfar.Com

Representative: Brian Aungst, Jr.
Macfarlane, Ferguson & McMullen, P.A.
625 Court St, Suite 200
Clearwater
PHONE: (727) 444-1403, Fax: (727) 442-8470, Email: Bja@macfar.Com

Location: The south side of Chestnut Street approximately 198 feet west of E. Prospect Avenue (1.31 acres)

Atlas Page: 296A

Zoning District: D - Downtown

Request: Flexible Standard Development approval for a five foot high metal picket fence located at in the Downtown (D) and the Prospect Lake Character District for the property located at 911 Chestnut Street. The fence will not exceed five feet in height. Requested is flexibility for a fence located in front of the principal structure. (Community Development Code Section C-803.D.1.)

Proposed Use: Offices

Neighborhood Association(s): Board of County Commissioners
Clearwater Neighborhoods Coalition
Pinellas County School Board
MIMA (Milton Park / Magnolia H

Assigned Planner: Austen Dole, Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	08/10/2026	Dole
Parks and Rec Review	No Comments	08/11/2026	Cruise
Solid Waste Review	No Comments	08/17/2026	Portalatin
Public Utilities Review	No Comments	08/17/2026	Vacca
No Comments			
Land Resource Review	Comments	08/18/2026	Quinzi
Fire Review	No Comments	08/20/2026	Ramos
Stormwater Review	No Comments	08/24/2026	Vo
Engineering Review	Comments	08/25/2026	Dresch
Environmental Review	No Comments	08/25/2026	Dresch
Traffic Eng Review	No Comments	08/25/2026	Dresch

Plan Room Issues:**ENGINEERING - Prior to DO (Acknowledge) - General Comments**

Set to DRAFT on 8/25/2026 5:10:41 PM

Issue created by Raymond Dresch on 8/25/2026 5:10:41 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.

LAND RESOURCE - Tree Preservation

Set to DRAFT on 8/18/2026 11:38:12 AM

Issue created by Michael Quinzi on 8/18/2026 11:38:12 AM
michael.quinzi@myclearwater.com - 727-444-8770

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

PLANNING - General Comments (Acknowledge)

Set to DRAFT on 8/25/2026 3:32:09 PM

Issue created by Austen Dole on 8/25/2026 3:32:09 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 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): Flood Zone

Set to DRAFT on 8/25/2026 3:31:43 PM

Issue created by Austen Dole on 8/25/2026 3:31:43 PM
austen.dole@myclearwater.com - 727-444-7351

It has been determined that your proposed project is in a flood zone and will be required to be designed accordingly. The city has adopted higher standards which will impact your final building design flood elevations. Please verify the base flood elevation for your property as established on a Flood Insurance Rate Map (FIRM) and confirm if locally determined data from the Pinellas County Sea Level Rise and Storm Surge Vulnerability Assessment was used to establish more restrictive flood elevations. For properties that are affected by multiple flood zones the design should be based on the most stringent base flood elevation (FIRM or County Vulnerability Assessment) that intersects the proposed structure and include the required two (2') feet of additional elevation (i.e. freeboard) to determine your final design flood elevation. Flood related reference material may include, but is not limited to ASCE 24-14, FBC 1612, FBCR 322, the city's Flood Ordinance (i.e. Community Development Code Chapter 51 Flood damage prevention. Please contact our Floodplain Administrator or a Plans Examiner if you have any questions at 727-562-4567.

PLANNING - Prior to DO: Design Justification

Set to DRAFT on 8/25/2026 3:38:13 PM

Issue created by Austen Dole on 8/25/2026 3:38:13 PM
austen.dole@myclearwater.com - 727-444-7351

Please provide examples of adjacent properties that have fences exceeding four feet in height within the front yard. If there are no comparable examples, staff does not feel that the proposed height is consistent with the established community character of the immediate vicinity.

Additionally, please clarify the specific benefit of increasing the fence height to 5 feet compared to the previously approved 4-foot fence. Without additional justification and/or evidence of similar 5-foot fences in the immediate vicinity, it is difficult for staff to support the increased height. It is also unclear that a 5-foot fence would provide a meaningful additional deterrent over a 4-foot fence, as the difference in height would not significantly change the ability to climb or otherwise bypass the fence.

PLANNING - Prior to DO: Gate

Set to DRAFT on 8/25/2026 3:28:12 PM

Issue created by Austen Dole on 8/25/2026 3:28:12 PM
austen.dole@myclearwater.com - 727-444-7351

Please mark gate location on site plan indicating access between parking lots.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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

TELEPHONE (727) 562-4567

9:25 AM

Case number: [FLS2026-07043 -- 733 BAY ESPLANADE](#)

Owner(s): Henry A Ohleyer
733 Bay Esplanade
Clearwater, FL 33767 143
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Amber Towe
110 Island Way
Clearwater, FL 337672216
PHONE: (727) 488-2047, Fax: No fax, Email: Permits@islandwaypools.Net

Representative: Amber Towe
Islandway Pools, Llc.
110 Island Way
Clearwater, FL 337672216
PHONE: (727) 488-2047, Fax: No fax, Email: Permits@islandwaypools.Net

Location: East side of Bay Esplanade, approximately 69 feet north of the intersection of Aster Street and Bay Esplanade. (0.21 acres)

Atlas Page: 249A

Zoning District: LMDR - Low Medium Density Residential

Request: Flexible Standard Development approval for a pool and deck, accessory to an existing detached dwelling, located in the Low Medium Density Residential (LMDR) District for the property located at 733 Bay Esplanade. Requested is flexibility from rear and side 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
Clearwater Beach Association

Assigned Planner: Abigale Asklar, Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	07/28/2026	Asklar
Public Utilities Review	No Comments	08/17/2026	Vacca
No Comments			
Fire Review	No Comments	08/20/2026	Ramos
Stormwater Review	Comments	08/24/2026	Vo
Engineering Review	Comments	08/25/2026	Dresch
Environmental Review	Comments	08/25/2026	Dresch
Traffic Eng Review	No Comments	08/25/2026	Dresch
Planning Review	Comments	08/26/2026	Asklar
Land Resource Review	No Comments	08/26/2026	McDonnell

Plan Room Issues:**ENGINEERING - Prior to DO (Acknowledge) - General Comments**

Set to DRAFT on 8/25/2026 5:05:23 PM

Issue created by Raymond Dresch on 8/25/2026 5:05:23 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. Construction Dewatering: Groundwater generated during excavation or construction of an in-ground pool is considered construction dewatering and is subject to applicable FDEP requirements. Before discharging dewatering water into the public right-of-way, City stormwater system, or surface waters, obtain applicable authorization under Rule 62-621.300(2), F.A.C., and any required City right-of-way approval. Provide the proposed discharge location, method, controls, and applicable permit or authorization documentation to the City before dewatering begins.

ENVIRONMENTAL - Prior to DO (Acknowledge) - Prior to Permitting

Set to DRAFT on 8/25/2026 5:17:15 PM

Issue created by Raymond Dresch on 8/25/2026 5:17:15 PM
raymond.dresch@myclearwater.com - 727-444-8775

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.

PLANNING - Prior to DO (Acknowledge) General Comments

Set to DRAFT on 8/14/2026 1:05:38 PM

Issue created by Abigale Asklar on 8/14/2026 1:05:38 PM
abigale.asklar@myclearwater.com - 727-444-7551

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): Fence

Set to DRAFT on 8/17/2026 8:21:21 AM

Issue created by Abigale Asklar on 8/17/2026 8:21:21 AM
abigale.asklar@myclearwater.com - 727-444-7551

Please note the vinyl fence called out on application page 4 will require a separate fence permit before installation.

PLANNING - Prior to DO (Acknowledge): Flood Zone

Set to DRAFT on 8/14/2026 1:07:28 PM

Issue created by Abigale Asklar on 8/14/2026 1:07:28 PM
abigale.asklar@myclearwater.com - 727-444-7551

It has been determined that your proposed project is in a flood zone and will be required to be designed accordingly. The city has adopted higher standards which will impact your final building design flood elevations. Please verify the base flood elevation for your property as established on a Flood Insurance Rate Map (FIRM) and confirm if locally determined data from the Pinellas County Sea Level Rise and Storm Surge Vulnerability Assessment was used to establish more restrictive flood elevations. For properties that are affected by multiple flood zones the design should be based on the most stringent base flood elevation (FIRM or County Vulnerability Assessment) that intersects the proposed structure and include the required two (2') feet of additional elevation (i.e. freeboard) to determine your final design flood elevation. Flood related reference material may include, but is not limited to ASCE 24-14, FBC 1612, FBCR 322, the city's Flood Ordinance (i.e. Community Development Code Chapter 51 Flood damage prevention. Please contact our Floodplain Administrator or a Plans Examiner if you have any questions at 727-562-4567

PLANNING - Prior to DO: Pool Within Setback in Respect to Floodplain Development Standards

Set to DRAFT on 8/18/2026 10:25:52 AM

Issue created by Abigale Asklar on 8/18/2026 10:25:52 AM

abigale.asklar@myclearwater.com - 727-444-7551

Please provide drawings and/or written responses satisfying the following floodplain requirements.

Boundary survey required with the Limit of Moderate Wave Action boundary (LiMWA)

If the pool is seaward of the LiMWA boundary, the pool is to be constructed to the Coastal AE Zone (CAE) construction standards

Section 2, CDC:

- The Building Code may require the rear setback on a waterfront lot to be at least 18 feet from a seawall

Section 47, CDC, Local amendments to the Florida Building Code & Florida Building Code:

- AE zones seaward of the LiMWA boundary are required to meet VE Zone requirements
- A re-review will be required to list citations associated only with CAE standards
- No construction shall be permitted within 18 feet of existing or new seawalls, or the seawall line, unless approved through an administrative process through the Building Official that will require a design by a registered design professional, in order to show there will be no impacts to structures and the seawall system and allow adequate tiebacks and tieback maintenance and filter systems.

Section 51:

- The pool cannot be fully enclosed below the regulatory elevation with walls and roofs; unless, it is with screen or similar. (Area below the regulatory elevation is to be for parking, storage, and access. Enclosed areas with a pool below the regulatory elevation is considered a recreational use and is prohibited.)

- Use of fill requires compensatory excavation; unless, shown such compensation is not required, and such is state on the signed and sealed plans. If compensatory excavation is required, it shall be taken between the seasonal high-water level and the base flood elevation and shall not create adverse impacts to the special flood hazard area.

- Equipment/utilities servicing the pool are to be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding" [also 44 CFR 60.3(a)(3)(i)] Equipment/utilities must either be elevated and securely anchored (as high as practical) or anchored to prevent floatation and protected to prevent water from entering . . . During conditions of flooding.

- Pools and pool decks must be designed to withstand all flood related loads and load combinations (1% probability flooding event) [also 60.3(a)(3), FBC 454 & 1612 — refers to ASCE 24]

- Pools structurally connected to the building or structure shall be designed to function as a continuation of the of the building/structure, which shall be designed to accommodate any increased loads resulting from the structurally connected pool. [ASCE 9.6.1]

LOCAL TECHNICAL AMENDMENT FLORIDA BUILDING CODE 7th EDITION (2020) - BUILDING 16 PCCLB 7th Ed. (2020) FBC LTA §3109 FINAL Version REVISED 03/14/2022:

- No construction shall be permitted within 18 feet of existing or new seawalls, or the seawall line, unless designed by a registered design professional, in order to allow adequate tiebacks and tieback maintenance and filter systems.

- The pool shall be located and designed so that its failure resulting from a storm does not adversely affect the seawall or any adjoining major structure

Please reach out to Floodplain Administrator Gene Henry for any clarification or additional information.

PLANNING - Prior to DO: Dimensioned Elevations

Set to DRAFT on 8/17/2026 8:30:41 AM

Issue created by Abigale Asklar on 8/17/2026 8:30:41 AM

Issue is attached to Plans on sheet CROSS004

abigale.asklar@myclearwater.com - 727-444-7551

Upload fully dimensioned elevations including spot elevations of proposed pool, spa and deck.
Include sea wall on North and South elevations.

PLANNING - Prior to DO: North Side Setback Dimensions

Set to DRAFT on 8/17/2026 8:29:56 AM

Issue created by Abigale Asklar on 8/17/2026 8:29:56 AM

Issue is attached to Plans on sheet SPEC002

abigale.asklar@myclearwater.com - 727-444-7551

North side setback is shown as being 4'8", 5'4", and 6' on Site Plans. Please include only the correct dimension and remove the incorrect dimensions.

PLANNING - Prior to DO: Rear Dimensions

Set to DRAFT on 8/24/2026 8:39:40 AM

Issue created by Abigale Asklar on 8/24/2026 8:39:40 AM

Issue is attached to Plans on sheet SITE001

abigale.asklar@myclearwater.com - 727-444-7551

Dimensions must be taken from the innermost face of seawall. Dimension to seawall must align with requested setback reduction.

PLANNING - Prior to DO: Seawall Clarification

Set to DRAFT on 8/24/2026 8:35:34 AM

Issue created by Abigale Asklar on 8/24/2026 8:35:34 AM

Issue is attached to Plans on sheet SITE001

abigale.asklar@myclearwater.com - 727-444-7551

Indicate what the proposed 3'6" area attaching to sea wall will be and it's intended use.

PLANNING - Prior to DO: Side Setback Request

Set to DRAFT on 8/17/2026 8:19:57 AM

Issue created by Abigale Asklar on 8/17/2026 8:19:57 AM

abigale.asklar@myclearwater.com - 727-444-7551

Required side setback for the Low Medium Density Residential Zoning District is already 5'.
Remove side setback request from application pages 1, 4, and 5, as well as from drawing set cover sheet to reflect compliance with current Zoning requirements.

**STORMWATER - Prior to DO - General conditions
(Acknowledge)**

Set to DRAFT on 8/24/2026 10:27:36 AM

Issue created by Phuong Vo on 8/24/2026 10:27:36 AM

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

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

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



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

~~9:35 AM~~

Case number:	<u>FLD2026-06014 -- 710 S MISSOURI AVE</u>	*THIS CASE HAS BEEN CONTINUED- DATE TBD*
Owner(s):	Missouri 710 Llc 710 Missouri Ave Clearwater, FL 33765 PHONE: No phone, Fax: No fax, Email: No email	
Applicant:	Heidi Lucke 712 S Missouri Avenue Clearwater, FL 33756 PHONE: (727) 797-1177, Fax: No fax, Email: Heidi.Lucke@fastsigns.Com	
Representative:	Heidi Lucke Fast Signs Of Clearwater 712 S Missouri Avenue Clearwater, FL 33756 PHONE: (727) 797-1177, Fax: No fax, Email: Heidi.Lucke@fastsigns.Com	
Location:	West side of S. Missouri Avenue, approximately 80 feet north of the intersection of Druid Road and S. Missouri Avenue. (0.81 acres)	
Atlas Page:	296A	
Zoning District:	C - Commercial	
Request:	Flexible Development approval for Light Assembly (sign assembly) in the Commercial (C) District as a Comprehensive Infill Redevelopment Project for the property located at 710 S. Missouri Avenue and 712 S. Missouri Avenue. The buildings do not exceed 25 feet in height and includes 20 on-site parking spaces. Requested is flexibility for the use and for reduced off-street parking based on a parking demand study. (Community Development Code Section 2-704.F. and Section 2-1204.A.)	
Proposed Use:	Light Assembly	
Neighborhood Association(s):	Board of County Commissioners Clearwater Neighborhoods Coalition Pinellas County School Board	
Assigned Planner:	Ava Schmidt, Planner	