



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

DRAFT ACTION AGENDA DEVELOPMENT REVIEW COMMITTEE

Thursday, October 1, 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 33756
PHONE: (727) 278-2860, Fax: No fax, Email: No email

Applicant: Valerie Cracraft
1401 Rose St
Clearwater, FL 33756
PHONE: (727) 278-2860, Fax: No fax, Email: Buckets28@gmail.Com

Representative: Valerie Cracraft
1401 Rose St
Clearwater, FL 33756
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.
4. In the future, if the fence is replaced, it will be required to have a city building permit and meet city Community Development Code requirements. It is possible that the new fence would not be permitted as it is built today.



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

TELEPHONE (727) 562-4567

9:05 AM

Case number: [FLD2026-06013 -- 1201 GULF BLVD](#)

Owner(s): Radsk Assc Ltd
3200 W Market St Ste 200
Fairlawn, OH 44333-3325
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Katie Cole
600 Cleveland Street Ste 800
Clearwater, FL 33755
PHONE: (727) 259-6791, Fax: No fax, Email: Katie.Cole@hwhlaw.Com

Representative: Katie Cole
Hill Ward Henderson
600 Cleveland Street Ste 800
Clearwater, FL 33755
PHONE: (727) 259-6791, Fax: No fax, Email: Katie.Cole@hwhlaw.Com

Location: East side of Gulf Boulevard approximately 1,800 feet south of the southern terminus of the Sand Key Bridge. (4.79 acres)

Atlas Page: 294A

Zoning District: T - Tourist

Request: Flexible Development approval for 200 additional Overnight Accommodation units and a 56-slip Marina in the Tourist (T) and Preservation (P) Districts as a Comprehensive Infill Redevelopment Project for the property located at 1201 Gulf Boulevard. The building does not exceed 120 feet in height and includes 533 off-street parking spaces (including 308 valet spaces). Requested is flexibility for the use, height, and setbacks, and modified plant material specifications and reduced landscaping buffers along property lines through a Comprehensive Landscaping Program. (Community Development Code Sections 2-803.D., 3-601. and Sections 3-1202.B. and G.)

Proposed Use: Overnight Accommodations

Neighborhood Association(s): Board of County Commissioners
Clearwater Neighborhoods Coalition
Pinellas County School Board
Sand key Civic Association
THE GRANDE
LANDMARK TOWERS
Meridian on Sand Key

Assigned Planner: Melissa Hauck-Baker, Senior Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	06/08/2026	Hauck-Baker
Parks and Rec Review	No Comments	06/09/2026	Pandy
Harbor Master Review	No Comments	07/02/2026	Horanlli
Route to Meeting	Ready for DRC	07/09/2026	Horanlli
Awaiting Re-Submittal	DRC Review	09/03/2026	Horanlli
Development Review Committee	Plans Received	09/03/2026	PlanRoom
Review package submitted by: PUBLICUSER4580			
Stormwater Review	Comments	09/11/2026	Poniava
Solid Waste Review	Comments	09/17/2026	Portalatin
Fire Review	No Comments	09/21/2026	Ramos
Engineering Review	No Comments	09/23/2026	Dresch
Environmental Review	No Comments	09/23/2026	Dresch
Traffic Eng Review	Comments	09/23/2026	Dresch

Plan Room Issues:**ENGINEERING - Prior to CDB - Addressed Verification/Assignment**

Set to ACCEPTED on 9/23/2026 6:04:21 PM

Issue created by Raymond Dresch on 6/23/2026 4:05:27 PM
raymond.dresch@myclearwater.com - 727-444-8775

Please contact the Engineering Department POC for address assignment of the new structure. Recommend requesting address at soonest as the assigned address will need to be used on future documents/application.

Engineering POC: Wioletta Dabrowski, Wioletta.Dabrowski@myClearwater.com, 727-444-8222.

Katie Cole on 9/1/2026 12:26:18 PM - ANSWERED

The applicant has made this connection for new address.

ENGINEERING - Prior to CDB - Easement

Set to ACCEPTED on 9/23/2026 6:04:08 PM

Issue created by Raymond Dresch on 6/29/2026 10:33:49 AM

Issue is attached to Plans on sheet C4

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

Proposed construction is located over existing utility easement. No permanent structures shall be located in an easement (CDC Section 3-1909.).

Katie Cole on 9/1/2026 12:18:53 PM - ANSWERED

Easement will be vacated

ENGINEERING - Prior to CDB (Acknowledge) - General Comments

Set to ACCEPTED on 9/23/2026 6:04:52 PM

Issue created by Raymond Dresch on 6/23/2026 3:55:43 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 jurisdiction.
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 any easements will need to be completed prior to construction permit C of O.
8. If the proposed project necessitates infrastructure modifications to satisfy the site-specific water capacity and pressure requirements and/or wastewater capacity requirements, the modifications shall be completed by the applicant and at their expense. If underground water mains and hydrants are to be installed, the installation shall be completed and in service prior to construction in accordance with Fire Department requirements.

Katie Cole on 9/1/2026 12:27:31 PM - ANSWERED

Acknowledged.

ENVIRONMENTAL - Prior to issuance of Building Permit

Set to ACCEPTED on 9/23/2026 6:05:19 PM

Issue created by Sarah Kessler on 6/22/2026 3:26:13 PM

ePermit@myclearwater.com - 727-562-4567

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.

Katie Cole on 9/1/2026 12:36:41 PM - ANSWERED

Acknowledged.

ENVIRONMENTAL - Prior to issuance of Building Permit

Set to ACCEPTED on 9/23/2026 6:05:37 PM

Issue created by Sarah Kessler on 6/22/2026 3:25:51 PM

ePermit@myclearwater.com - 727-562-4567

Provide stormwater vault specifications showing the vault provides water quality benefits, and provide a vault maintenance schedule that has been signed and accepted by the owner.

Katie Cole on 9/1/2026 12:36:53 PM - ANSWERED

Acknowledged.

ENVIRONMENTAL - Prior to issuance of Building Perm

Set to ACCEPTED on 9/23/2026 6:05:02 PM

Issue created by Sarah Kessler on 6/22/2026 3:29:29 PM
ePermit@myclearwater.com - 727-562-4567

No light shall be visible or extend in areas identified as Sea Turtle Nesting Areas during the nesting season (May 1 to October 31). Those areas where security and public safety require lighting, alternative light management approaches shall be applied. Provide evidence of sea turtle-friendly lighting in accordance with City code and state laws. Additional information is found on Florida Fish and Wildlife Conservation Commission's website including specific lighting guidelines (http://myfwc.com/media/418417/SeaTurtle_LightingGuidelines.pdf).

Katie Cole on 9/1/2026 12:36:32 PM - ANSWERED

Acknowledged.

PLANNING - Prior to CDB - Dimensions Floor Plans

Set to ACCEPTED on 9/25/2026 3:19:17 PM

Issue created by Melissa Hauck-Baker on 6/23/2026 3:24:02 PM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Provide dimensions of each floor in the Floor Plan sheets.

Katie Cole on 9/1/2026 12:32:29 PM - ANSWERED

see revised plan sheets.

PLANNING - Acknowledge Prior to CDB - General Comments

Set to CLOSED ON 9/28/2026 8:53:56 AM

Issue created by Melissa Hauck-Baker on 6/18/2026 8:49:24 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."

The timeline for Community Development Board (CDB) consideration is dependent upon timely resubmittal and resolution of all review comments. To remain on schedule for the August 3, 2026 Development Review Committee (DRC) meeting, all revised plans, narratives, and supporting materials must be submitted electronically no later than 12:00 p.m. on July 8, 2026.

If the project remains on schedule following the August 3 DRC meeting, electronic copies of all updated materials addressing the DRC comments must then be submitted no later than 12:00 p.m. on August 14, 2026 in order to be considered by the Community Development Board (CDB) on September 15, 2026.

Katie Cole on 9/1/2026 12:54:04 PM - ANSWERED

Acknowledged.

PLANNING - Prior to CBD: ADA Parking Spaces

Set to ACCEPTED on 9/25/2026 23:19:17 PM

Issue created by Melissa Hauck-Baker on 6/23/2026 3:42:50 PM
melissa.hauckbaker@myclearwater.com - 727-444-8769

The ADA Parking Spaces are required to be at least 12 feet wide. CDC Sec 3-1409.B.

Katie Cole on 9/1/2026 12:29:54 PM - ANSWERED

Acknowledged. See revised plan sheet.

PLANNING - Prior to CDB - Affidavit to Authorize Agent/Representative

Set to ACCEPTED on 9/25/2026 2:18:47 PM

Issue created by Melissa Hauck-Baker on 6/18/2026 9:33:58 AM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Application, Page 5; notarized affidavit required with ownership consistent with the information on Sunbiz (<https://dos.fl.gov/sunbiz/>).

Be sure to confirm all documentation for signatures(s) are complete and have been notarized.

Anthony N. Petrarca is not listed within Sunbiz.

Katie Cole on 9/1/2026 12:43:47 PM - ANSWERED

See application.

Katie Cole on 9/3/2026 1:34:09 PM - ANSWERED

MR. Petrarca is listed in Sunbiz as the Director of Rads Capital Corp which is the general partner of the Owner. Please provide more specificity as to what the city needs for this authorization.

PLANNING - Prior to CDB - Bicycle Storage Facilities

Set to NOTACCEPTED on 9/25/2026 2:16:33 PM

Issue created by Melissa Hauck-Baker on 6/18/2026 9:41:35 AM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Provide details for long-term bicycle storage facilities inside the enclosure as required under CDC Section 3-1411, including type of locking mechanism or rack, and dimensions from the edge of overhang to closest rack, between racks, distance from in front of rack to walls or other structures that may obstruct proper placement of bicycles, access aisle, and any other dimensions specified in section 3-1411.

Katie Cole on 9/1/2026 12:41:36 PM - ANSWERED

Acknowledged. See plan sheet for storage location.

Melissa Hauck-Baker on 9/25/2026 2:16:33 PM - NOTACCEPTED

Please provide the details of the proposed bicycle storage facilities in written format herein.

PLANNING - Prior to CDB – Consistency with the Comprehensive Plan (The Countywide Rules) and CDC Section 2-803.D

Set to NOTACCEPTED on 9/25/2026 3:30:07 PM

Issue created by Melissa Hauck-Baker on 6/24/2026 9:48:01 AM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Please provide a comprehensive narrative, supporting findings, and accompanying exhibits demonstrating how the proposed project satisfies all applicable requirements of the Pinellas Countywide Rules, Section 5.2.2, Alternative Temporary Lodging Use Standards, and the Community Development Code (CDC) Section 2-803.D, Comprehensive Infill Redevelopment Projects. The application should specifically demonstrate how the requested increase in temporary lodging density is justified based on the required criteria, including but not limited to:

- Compliance with all operational characteristics and restrictions applicable to Alternative Temporary Lodging Uses;
- Compatibility with surrounding development through context-sensitive site planning and architectural design;
- Economic and redevelopment benefits supporting the requested increase in density; and
- Compliance with the design considerations set forth in Section 5.2.2.2 and the urban design objectives of CDC Section 2-803.D.

The application should include specific findings corresponding to each applicable criterion of the Countywide Rules and CDC rather than relying on generalized statements of consistency.

In addition, the project's architectural design and site planning require further refinement to adequately support the requested increase in temporary lodging density. While the proposed development incorporates several quality design features, the current submittal does not sufficiently demonstrate that the project achieves the enhanced level of design compatibility contemplated by the Alternative Temporary Lodging Use Standards and the Comprehensive Infill Redevelopment criteria.

In particular, revisions should be made to strengthen the relationship between the proposed building and the existing on-site hotel tower so that the development functions as a cohesive architectural composition. Additional attention should be given to the east elevations, which presently do not provide the a higher-level of architectural articulation and visual interest consistent with the existing building façades. The revised design should incorporate a greater degree of façade modulation, changes in building planes, architectural detailing, variation in materials and textures, distinctive fenestration patterns, roof form articulation, and appropriate building setbacks to reduce perceived mass and scale.

The project should also demonstrate enhanced pedestrian-oriented design, including improvements to the streetscape, landscaping, buffering, open space, and other site amenities that reinforce walkability and improve the public realm. These design enhancements are necessary to demonstrate compliance with the context-sensitive design objectives of Countywide Rule Section 5.2.2.2 and the urban design objectives contained in CDC Section 2-803.D.6, and to adequately offset the impacts associated with the requested increase in temporary lodging density.

Katie Cole on 9/1/2026 12:23:35 PM - ANSWERED

See revised narrative and accompanying draft development agreement.

Melissa Hauck-Baker on 9/25/2026 3:30:07 PM - NOTACCEPTED

Provide, in writing, how each of the requirements are being met either through specific site design elements or specific architectural elements.

PLANNING - Prior to CDB - Elevation Dimensions

Set to ACCEPTED on 9/25/2026 2:15:00 PM

Issue created by Melissa Hauck-Baker on 6/18/2026 9:42:03 AM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Provide dimensions of the length and width of each elevation, projections and any other pertinent information as reflected and as matches the site plans and floor plans.

Katie Cole on 9/1/2026 12:41:09 PM - ANSWERED

Acknowledged. See accompanying building elevations

PLANNING - Prior to CDB - Landscape Plans and Perimeter buffers

Set to NOTACCEPTED on 9/25/2026 2:14:08 PM

Issue created by Melissa Hauck-Baker on 6/18/2026 9:42:35 AM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Pursuant to CDC Section 3-1202, revise the landscape plan to demonstrate compliance with the minimum perimeter buffer and planting requirements. Notwithstanding the comments pertaining to the east elevation and enhanced landscape design, provide the width of all perimeter landscape buffers and dimensions of all planting areas to verify compliance with the Community Development Code.

The minimum required perimeter buffer widths are as follows:

North property line (adjacent to nonresidential): Minimum 5-foot landscape buffer.
West property line (adjacent to a Minor Arterial): Minimum 15-foot landscape buffer. Revise Sheet LA1 to correctly identify Gulf Boulevard as a Minor Arterial rather than a Local roadway.
South property line (adjacent to nonresidential): Minimum 5-foot landscape buffer.
East property line (waterfront): Minimum 10-foot landscape buffer. Additional plant materials are required along the east waterfront to satisfy the intent of the landscape code. The currently proposed sabal palms and ornamental grasses alone are not sufficient to provide the required level of buffering and landscape enhancement.

Additionally:

Provide dimensions for all planting areas.

Provide complete planting information for all areas identified as planting areas, including the number, size, and species of all proposed plant materials, and update the planting schedule accordingly.

As the subject property exceeds one acre in size, verify compliance with the applicable minimum perimeter buffer requirements established by CDC Section 3-1202.

Katie Cole on 9/1/2026 12:40:44 PM - ANSWERED

The Landscape Plan, Sheets LA1-LA3, have been revised with the required buffer information provided and with buffer widths indicated on the plans. Additional landscape materials have been provided along the eastern landscape buffer. All landscape areas have been labeled with plant type and individual group quantity, Sheets LA2-LA3, with the size and overall project quantities listed in the Plant Schedule on Sheet LA1.

Melissa Hauck-Baker on 9/25/2026 2:14:08 PM - NOTACCEPTED

Please detail the required and proposed buffer widths within the response herein. Additionally, detail how and where the required landscaping will be provided elsewhere on the site through the Comprehensive Landscaping Program.

PLANNING - Prior to CDB - Mechanical Equipment

Set to NOTACCEPTED on 9/25/2026 2:17:31 PM

Issue created by Melissa Hauck-Baker on 6/18/2026 9:40:53 AM
melissa.hauckbaker@myclearwater.com - 727-444-8769

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

Katie Cole on 9/1/2026 12:42:05 PM - ANSWERED

Mechanical equipment for the new hotel is on the roof and will have screening panels.

Melissa Hauck-Baker on 9/25/2026 2:17:31 PM - NOTACCEPTED

Please provide a written description of the building materials and colors of the screening panels.

PLANNING - Prior to CDB - Setbacks

Set to ACCEPTED on 9/25/2026 2:11:18 PM

Issue created by Melissa Hauck-Baker on 6/18/2026 9:44:34 AM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Please provide all setbacks to property lines to all hardscape improvements.

Katie Cole on 9/1/2026 12:39:59 PM - ANSWERED

Acknowledged. See revised plans.

PLANNING - Prior to CDB - Signage

Set to ACCEPTED on 9/25/2026 3:14:40 PM

Issue created by Melissa Hauck-Baker on 6/23/2026 3:13:29 PM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Please remove all signage shown.

Katie Cole on 9/1/2026 12:32:51 PM - ANSWERED

Acknowledged. Existing signage was shown on elevations of existing hotel to remain.

PLANNING - Prior to CDB (Acknowledge) Planning comments

Set to NOTACCEPTED on 9/25/2026 2:08:40 PM

Issue created by Melissa Hauck-Baker on 6/18/2026 9:47:10 AM
melissa.hauckbaker@myclearwater.com - 727-444-8769

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

Katie Cole on 9/1/2026 12:39:24 PM - ANSWERED

Acknowledged.

Melissa Hauck-Baker on 9/25/2026 2:08:40 PM - NOTACCEPTED

All additional planning comments will need to be addressed prior to issuance of a development order.

PLANNING - Prior to CDB: Acknowledge LOCATED WITHIN A FLOOD ZONE

Set to ACCEPTED on 9/25/2026 3:11:54 PM

Issue created by Melissa Hauck-Baker on 6/18/2026 8:52:18 AM
melissa.hauckbaker@myclearwater.com - 727-444-8769

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

The property's is within both the FEMA Flood Insurance Rate Map/Flood Insurance Study and community identified Special Flood Hazard (SFHA, AE Zones) and Coastal High Hazard Areas (CHHA, VE zones) and is seaward of the Limit of Moderate Wave Action. Flood hazard elevations range from 11.7 to 11.8, NAVD 88. The City requires two feet of freeboard (design flood elevation, DFE) for new and substantially damaged and/or improved structures. The community identified SFHA is from the Pinellas County Sea Level Rise and Storm Surge Vulnerability Assessment, RESTORE Act Vulnerability Assessment, 2021 (Vulnerability Study). The City has adopted the Vulnerability Study along with the FEMA Effective Flood Insurance Rate Map and Flood Insurance Study. The greater of the flood risk elevation and flood risk area is used for floodplain management.

The site is within the Coastal AE Zone and pursuant Chapter 47, Community Development Code, Local Amendment to the Florida Building Code, development is required to be built to V-Zone requirements, which includes pile foundations, breakaway walls, no dry floodproofing (locally adopted higher standard for Coastal AE Zones), no fill used for foundation support, and no building seaward of mean high tide. (Principal citations, Chapters 51 and 47, Community Development Code; Coastal Code, Section 3109, Local Amendments to the Florida Building Code, and the Florida Building Code with American Society of Civil Engineers (ASCE) document 24 and 7.)

Katie Cole on 9/1/2026 12:53:54 PM - ANSWERED

Acknowledged.

PLANNING - Prior to CDB: Application; Description of request

Set to NOTACCEPTED on 9/25/2026 2:22:31 PM

Issue created by Melissa Hauck-Baker on 6/18/2026 9:00:27 AM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Application, Page 1,
Description of Request needs to include but may not be limited to; the use, the CDC section numbers for requested flexibility, parking, height, landscaping etc.
Ensure that all applicable zoning districts and future land use designations are provided for the upland and submerged portions of the project.

Katie Cole on 9/1/2026 12:46:53 PM - ANSWERED

see revised application

Melissa Hauck-Baker on 9/25/2026 2:22:31 PM - NOTACCEPTED

The Description of Request includes a commercial dock with 56 slips. The flexibility criteria written responses include the use of a 'Marina' and the total number of boat slips is 54. This information must be consistent prior to CDB.

PLANNING - Prior to CDB: Confirm balconies encroachment into setback

Set to ACCEPTED on 9/28/2026 8:56:29 AM

Issue created by Melissa Hauck-Baker on 6/23/2026 3:47:05 PM
melissa.hauckbaker@myclearwater.com - 727-444-8769

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

Katie Cole on 9/1/2026 12:28:31 PM - ANSWERED

The balconies do not overhang into the setback. Refer to Site plan for added box note.

PLANNING - Prior to CDB: East Elevation Screening

Set to ACCEPTED on 9/28/2026 9/28/2026 8:56:15 AM

Issue created by Melissa Hauck-Baker on 6/24/2026 10:25:26 AM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Pursuant to CDC Section 2-803.D.6.d., revise the east elevation to better satisfy the enhanced architectural design objectives. As currently proposed, the east elevation is dominated by a three-story screening wall that creates a largely uninterrupted, monolithic façade along the waterfront. The design does not adequately demonstrate the cohesive, visually interesting, and attractive appearance envisioned by the Code.
Specifically, address the following:

Explain how the proposed solid screening wall along the waterfront contributes to and enhances the overall architectural design of the building.
Provide the projection depth (distance from the building façade) of the proposed screening elements.
Describe how the screening wall enhances or complements the design and functionality of the proposed dock/marina facility.
Provide a narrative and supporting elevations or renderings demonstrating how the hotel and dock/marina components are visually and functionally integrated. As currently proposed, the two components appear to be architecturally disconnected and read as separate developments.

Katie Cole on 9/1/2026 12:22:16 PM - ANSWERED

The East elevation of the hotel has been further refined to utilize the parking deck screening feature as another element. The articulation varies and creates a plane/shading element that varies in depth across the façade, reducing the scale of the parking deck element. In addition, the landscaping design softens the boardwalk pedestrian experience with varied material heights and density. Additional views are included from the water facing the East façade to show the dynamic articulation of the planes and materials. The boardwalk view facing North depicts the pedestrian experience with varied planes, materials, lighting and seating. The boardwalk will provide pedestrian connection between the two hotels, the marina, and include a continuous water view with improved landscaping.

PLANNING - Prior to CDB: Fences/Walls

Set to NOTACCEPTED on 9/25/2026 2:07:27 PM

Issue created by Melissa Hauck-Baker on 6/18/2026 9:50:04 AM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Please provide height and materials of proposed fencing/walls.

Katie Cole on 9/1/2026 12:37:24 PM - ANSWERED

Acknowledged. Glass and solid material indicated on exterior elevations

Melissa Hauck-Baker on 9/25/2026 2:07:27 PM - NOTACCEPTED

The glass balcony treatments will be incorporated as an integral component of the architectural details and will be included as a Condition of Approval. Please acknowledge.

PLANNING - Prior to CDB: Inches Spreadsheet

Set to ACCEPTED on 9/28/2026 9/28/2026 8:59:35 AM

Issue created by Melissa Hauck-Baker on 6/23/2026 3:40:57 PM
melissa.hauckbaker@myclearwater.com - 727-444-8769

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

NOTE: Palm trees with less than 10 feet of clear trunk do not require mitigation. Any invasive species listed on the Florida Exotic Plant Pest Council most recent list also do not require mitigation.

Katie Cole on 9/1/2026 12:30:33 PM - ANSWERED

See the Existing Tree Inventory, Sheet ET1, for the Inches Spreadsheet for the existing trees to be removed or remain and their condition ratings. Sheets ET2-ET3, provide the existing tree locations, tree numbers and condition rating of the individual trees.

PLANNING - Prior to CDB: Increase Landscaping along Waterfront

Set to ACCEPTED on 9/28/2026 9/28/2026 8:54:21 AM

Issue created by Melissa Hauck-Baker on 6/24/2026 10:18:13 AM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Additional plant materials are required along the east property line to comply with the landscape buffering requirements of CDC Section 3-1202.D. Revise the site design to demonstrate compliance with CDC Section 2-803.D.6.e. by providing appropriate buffers, enhanced landscape design, and appropriate spatial relationships between buildings and site elements. The resubmittal should clearly illustrate how the enhanced landscaping and buffering create a more cohesive relationship between the hotel, waterfront, and marina components while achieving the enhanced design quality intended by the Community Development Code.

Katie Cole on 9/1/2026 12:22:51 PM - ANSWERED

See revised Landscape Plan. Additional landscape plantings have been proposed between the proposed building and boardwalk along the waterfront. The landscape material provides the required buffer material with some additional plantings. Large canopy palms (Phoenix spp.) have been provided with Sabal Palm groupings, Accent Tree species, shrubs and ground covers to provide visual interest of varying material heights, textures and colors.

PLANNING - Prior to CDB: Interior Landscaping

Set to NOTACCEPTED on 9/28/2026, 9:00:38 AM

Issue created by Melissa Hauck-Baker on 6/23/2026 3:40:10 PM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Please confirm compliance with minimum interior landscaping requirements. See CDC Section 3-1202.E for all requirements. Relevant code sections provided below:

1. Foundation plantings.
 - a. Foundation plantings shall be provided for 100 percent of a building façade with frontage along a street right-of-way, excluding space necessary for building ingress and egress, within a minimum five-foot wide landscaped area. A minimum of 50 percent of the area shall contain shrubs with the remainder to be ground cover.
 - b. Landscape materials required by Section 3-1202.E.2., below, cannot be counted toward meeting these foundation planting requirements.
 - c. Plantings associated with community gardens cannot be counted toward meeting a foundation planting requirement.
2. Parking lots. If the paved vehicular use area is greater than 4,000 square feet, then landscaping for the interior of parking lots shall be provided in accordance with the following:
 - a. Required interior islands.
 1. Ten percent of gross vehicular use area parking shall be provided in an island.
 2. Interior islands shall be incorporated into parking lot designs so that no more than 20 parking spaces are provided in a row.
 3. Interior islands incorporating bioswales shall not be required to provide curbing; however:
 - i. If curbing is provided, then breaks shall be incorporated that would allow water to enter the bioswales within the interior islands.
 - ii. If curbing is not provided, then a two-foot-wide rock buffer shall be constructed between the edge of the pavement and the bioswale.
 4. Depth of interior islands. All interior landscape islands shall have a minimum depth that is consistent with the depth of the adjacent off-street parking space.
 5. Width of interior islands. All interior landscape islands shall have a minimum width of 17 feet as measured from back of curb to back of curb.
 6. Required trees/plants.
 - i. A minimum of one shade tree, or accent/palm equivalent, shall be provided in each interior landscape island.
 - ii. One shade tree, or accent/palm equivalent, shall be provided per 300 square feet of required greenspace.
 - iii. Shrubs shall be provided in an amount to equal or exceed 50 percent of the required greenspace.
 - iv. Groundcover shall be utilized for required greenspace in-lieu of natural turf.
 - v. The use of artificial turf in interior landscaped islands is prohibited.
 7. Plantings associated with community gardens cannot be counted toward meeting the interior island requirements.

Katie Cole on 9/1/2026 12:31:09 PM - ANSWERED

The western landscape buffer along the building foundation area has been enhanced with additional plant materials beyond the required trees and continuous hedge. Additional plant materials have also been provided along the northern side of the building and the existing hotel has extensive enhanced landscaping along the foundation, pool deck and buffer areas. A Comprehensive Landscape application has been prepared for this area.

Melissa Hauck-Baker on 9/28/2026 9:00:38 AM - NOTACCEPTED

Land Resource Arborist staff must provide comments regarding this Issue.

PLANNING - Prior to CDB: Justification for the Dock/Marina Lengths

Set to NOTACCEPTED on 9/25/2026 1:59:50 PM

Issue created by Melissa Hauck-Baker on 6/24/2026 10:33:10 AM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Pursuant to CDC Section 3-601.C.3, dock length is limited to 75 percent of the waterfront property line, up to a maximum of 250 feet. The proposed dock/marina facility includes a north dock measuring approximately 300 feet and a south dock measuring approximately 269 feet, both of which exceed the maximum permitted length.

The maximum dock length established by CDC Section 3-601.C.3 is a development standard and is not subject to flexibility or deviation under this application. Accordingly, the justification provided in support of the proposed dock lengths, including the example of a dock located approximately 2,700 feet from the subject property, is not applicable. In addition, the referenced dock is not considered representative of the general vicinity.

Revise the plans to comply with the maximum dock length requirement of 250 feet for each proposed dock.

Katie Cole on 9/1/2026 12:21:32 PM - ANSWERED

The original application referred to the dock as a dock and/or marina. The docking facility will be a Marina as defined in the City of Clearwater code in Section 3-306, Marinas and Marina Facilities. The Marina will lease slips to the general public and may provide chartering. Section 3-605 – Minimum construction standards defers the construction requirements and dimensional requirements of the county. Pinellas County allows dock to be up to 300 feet in length.

Melissa Hauck-Baker on 9/25/2026 1:59:50 PM - NOTACCEPTED

The application does not include written responses to CDC Section 3-603.A.-J. Marinas and marina facilities.

PLANNING - Prior to CDB: Maximum Building Height

Set to NOTACCEPTED on 9/25/2026 2:05:19 PM

Issue created by Melissa Hauck-Baker on 6/18/2026 9:49:14 AM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Please confirm the proposed maximum building height and ensure that the referenced building height is consistent across all plans, elevations, narratives, and supporting application materials.

While the proposed Comprehensive Infill Redevelopment Project does not have an assigned maximum building height, the proposed overnight accommodations use is limited to a maximum building height of 100 feet. If the proposed building exceeds 100 feet in height, provide the applicable code basis and justification demonstrating how the proposed height is permitted.

Additionally, provide confirmation that the proposed building height has been measured in accordance with the Community Development Code definition of Building or Structure Height. Include building height calculations and identify the measurement points on the building elevations and/or survey to demonstrate compliance. Any rooftop features, including parapets, mechanical equipment enclosures, rooftop occupancy structures, flagpoles, antennas, and similar appurtenances, shall be identified and dimensioned to demonstrate compliance with the applicable height allowances provided in the Community Development Code.

For convenience, here is the CDC definition of height:

Height, building or structure, means for buildings, the vertical distance from the mean elevation of the existing grade to the highest finished roof surface in the case of a building with a flat roof, or the vertical distance from the existing grade to a point representing the midpoint of the peak and eave heights of the main roof structure of the roof of a building having a pitched roof. For other structures, the vertical distance from existing grade to the highest point of the structure above such existing grade. Where minimum floor elevations in flood prone areas have been established by law, the building height may be measured as though the required minimum floor elevations constitute existing grade. In addition, (1) linear radio and television antennas shall be permitted to project ten feet higher than the maximum height otherwise specified for the zoning district within which the antenna is located. Parabolic and other geometrically shaped antenna shall not be permitted this height increase. (2) Flagpoles located on top of buildings shall be permitted to project ten feet higher than the maximum height otherwise specified for the zoning district assigned to the property. (3) Elevator equipment rooms and like mechanical equipment enclosures shall be permitted to project up to 16 feet higher than the maximum height otherwise specified for the zoning district assigned to the property. (4) Parapet walls constructed on buildings with flat roofs shall be permitted to extend not higher than 42 inches over the maximum height specified for the zoning district in which the building is located. (5) Structures permanently affixed to the roof that accommodate rooftop occupancy shall only be permitted if within the maximum allowable height.

Katie Cole on 9/1/2026 12:38:52 PM - ANSWERED

Building height has been measured as noted in the Community Development Code as defined by building or structure height. Refer to the building elevations for dimensions and noted heights above flood elevation level. Rooftop structures have been defined on the building elevations including the rooftop restaurant use.

Melissa Hauck-Baker on 9/25/2026 2:05:19 PM - NOTACCEPTED

Confirm that the proposed building height of the building will not exceed 120 feet (DFE).

PLANNING - Prior to CDB: Projections into setbacks

Set to ACCEPTED on 9/25/2026 3:12:53 PM

Issue created by Melissa Hauck-Baker on 6/23/2026 3:11:30 PM
melissa.hauckbaker@myclearwater.com - 727-444-8769

There are a number of projections inferred with light line weights. Provide clarity and clearly identify any projections into any setbacks, including but not limited to stairs, facade treatments and balconies. Also indicate compliance with CDC Section 3-908.A.1. (canopies, overhangs, awnings, etc.) and Section 3-908D.1. (balconies).

Katie Cole on 9/3/2026 1:32:14 PM - ANSWERED

All setbacks are shown on the plans and any overhangs are less than the permitted encroachments.

PLANNING - Prior to CDB: Proposed Dock/Marina Facility

Set to ACCEPTED on 9/28/2026 9/28/2026 8:56:54 AM

Issue created by Melissa Hauck-Baker on 6/23/2026 3:44:45 PM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Please provide the referenced Benthic Study regarding environmentally sensitive resources impacting the submerged lands.

Inconsistencies with the referenced number of slips, 56 slips are noted in the application request and 60 slips are noted in the narrative and plans.

Additionally, the narrative only details the intended use of 56 slips.

If this facility is going to be operated as a Marina, then responses to the applicable criteria are required.

Katie Cole on 9/1/2026 12:29:34 PM - ANSWERED

Please see uploaded Benthic Resource Survey. The proposed Marina Facility includes a total of 21 boat slips for the south dock and 33 boat slips for the north dock, with a combined total of 54 slips for the marina. It is anticipated that 50 slips will be leased and 4 slips will be transient.

PLANNING - Prior to CDB: Provide Responses to Marinas and marina facilities and/ or Commercial Docks

Set to NOTACCEPTED on 9/25/2026 2:02:36 PM

Issue created by Melissa Hauck-Baker on 6/23/2026 4:30:57 PM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Clarify whether the proposed waterfront facility is a marina/marina facility or a commercial dock. The application materials, including the site plans, architectural plans, and project narrative, use these terms interchangeably, resulting in ambiguity regarding the proposed use.

Please note that CDC Section 3-603 establishes the development and operational standards applicable to marinas and marina facilities, while CDC Section 3-601.C.3 establishes the dimensional standards applicable to commercial docks, including maximum dock length.

Revise all plans, narratives, and supporting documents to consistently identify the proposed use and demonstrate compliance with the applicable Community Development Code standards for that use.

Katie Cole on 9/1/2026 12:24:38 PM - ANSWERED

The application includes, by definition, a marina facility. The narrative reflects this definition.

Melissa Hauck-Baker on 9/25/2026 2:02:36 PM - NOTACCEPTED

Written responses have not been provided to CDC Sections 3-603. Marinas and marina facilities; and Section 3-605, Minimum construction standards for marinas and docks.

PLANNING - Prior to CDB: Required Trees

Set to NOTACCEPTED on 9/28/2026 9:00:50 AM

Issue created by Melissa Hauck-Baker on 6/23/2026 3:39:43 PM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Within the perimeter buffers, 1 tree is required every 35' with 100% shrubs between. Please provide required tree calculations (with shade tree or equivalents) and show compliance.

Please note:

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

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

Palm trees can be used to satisfy 75% of tree requirements on Beach, Sand Key & Island Estates, 25% elsewhere in the city.

Required landscaping that incorporates existing trees, in particular any native plant material, is strongly encouraged and credit for the use of such materials shall be given against the requirements of this division.

Katie Cole on 9/1/2026 12:31:46 PM - ANSWERED

The Landscape Plan has been revised and proposed landscape materials have been adjusted per the ratios within the comment. The project currently proposes 75% palms consisting of large palms (Phoenix spp.) and native Sabal Palm species with the existing, native Sabal Palms preserved as possible within perimeter buffers. The Clearwater Requirement calculations have been provided and revised as necessary.

Melissa Hauck-Baker on 9/28/2026 9:00:50 AM - NOTACCEPTED

Land Resource Arborist staff must provide comments regarding this Issue.

PLANNING - Prior to CDB: Responses to DVA2026-06001 (Acknowledge)

Set to NOTACCEPTED on 9/23/2026 1:47:54 PM

Issue created by Melissa Hauck-Baker on 6/24/2026 11:33:24 AM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Concurrent with this application is Development Agreement application DVA2026-06001. All comments and issues identified for the subject application are also applicable to DVA2026-06001, as appropriate.

Katie Cole on 9/1/2026 12:20:54 PM - ANSWERED

Acknowledged. The applicant has not made changes to it as no comments have yet been received.

Melissa Hauck-Baker on 9/23/2026 1:47:54 PM - NOTACCEPTED

All Issues within case FLD2026-06013, must be resolved and such resolution shall also include case DVA2026-06001.

PLANNING - Prior to CDB: Underground Utilities

Set to ACCEPTED on 9/25/2026 2:07:36 PM

Issue created by Melissa Hauck-Baker on 6/18/2026 9:47:47 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. It is required that the existence and location of all underground utilities and other site features be field verified prior to commencement of any proposed construction activities. The Contractor may consult utility owners' record drawings for reference; however, reliance on such information does not relieve the Contractor of responsibility for verification. The Site Contractor shall be financially responsible for any modifications or adjustments required as a result of conflicts with existing utilities or field conditions. The Contractor shall field verify the locations, elevations, and sizes of all existing utilities and shall promptly notify the City of any discrepancies or conflicts identified.

Katie Cole on 9/1/2026 12:39:14 PM - ANSWERED

Acknowledged. See plans for proposed and existing utilities

PLANNING - Prior to CDB: Walkways to dock areas

Set to ACCEPTED on 9/3252026 3:21:24 PM

Issue created by Melissa Hauck-Baker on 6/23/2026 3:45:40 PM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Please provide the width of all proposed walkways to dock areas. Typically, walkways shall be a maximum of 4' wide in order to encroach into a required setback. As a Comprehensive Infill Redevelopment Project, there are no minimum setbacks, however, if the walkways are greater than 4' wide, the request would need to be updated to a zero-foot rear setback.

Katie Cole on 9/1/2026 12:28:54 PM - ANSWERED

Acknowledged. See revised plans.

PLANNING - Prior to CDB: Waterfront Sight Visibility Triangle - Section 3-904.B

Set to ACCEPTED on 9/25/2026 2:17:45 PM

Issue created by Melissa Hauck-Baker on 6/18/2026 9:36:46 AM
melissa.hauckbaker@myclearwater.com - 727-444-8769

To enhance views of the water from waterfront property, no structure or landscaping may be installed within the sight visibility triangle described in the following figure, with the exception of an at-grade swimming pool, at-grade deck, and a non-opaque fence not to exceed 48 inches in height.

Triangles are 20 feet by 20 feet at the waterfront corners. Indicate the required triangles on the site plan.

Katie Cole on 9/1/2026 12:42:19 PM - ANSWERED

see revised plan sheets

Katie Cole on 9/1/2026 12:42:44 PM - ANSWERED

see revised plan sheets. There are existing improvements that will remain and are currently located within the sight visibility triangle.

PUBLIC UTILITIES - Prior to CDB Acknowledge

Set to INREVIEW on 9/3/2026 2:12:37 PM

Issue created by Michael Vacca on 6/22/2026 3:33:48 PM

Issue is attached to Plans on sheet C10

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

1. Acknowledge and call out on drawings - - Contractor required to field verify the existing and locations of all underground utilities and other features prior to proceeding with any proposed construction. The contractor may consult the utility owner's record drawings, but the utility owner and the engineering do not guarantee, by implication or otherwise, the accuracy of these record drawings. Site contractor shall be financial for any modifications required other than shown on plans. The contractor shall verify the locations, elevations, and dimensions of all existing utilities and shall notify the engineer in writing of any deviation from the plans.
2. Acknowledge and call out on drawings -Reclaimed water is available to the project, however, the Reclaimed water is owned Pinellas County, Contact Pinellas County if additional service is required for irrigation.
3. Acknowledge and call out on drawings -If the proposed project necessitates infrastructure modifications to satisfy the site-specific water capacity and pressure requirements and/or wastewater capacity requirements, the modifications shall be completed by the applicant and at their expense. If underground water mains and hydrants are to be installed, the installation shall be completed and in service prior to construction in accordance with Fire Department requirements.
4. Acknowledge and call out on drawings - Sewer mains located within the property boundaries shall be clearly identified as privately owned and maintained by others, and not part of the city sewer system.
5. Acknowledge and call out on drawings -All water meters, Fire detector assembly and fire hydrants to have uninstructed clearance around devices, also apparatus and device not to be located behind fences Public Utilities shall have access.
6. 6. Acknowledge and call out on drawings – water meter and fire detector assemblies shall have separate taps from the existing water main, show on drawing the sizes of water to be tapped, sized of water meters and backflow assembles and the piping materials.
7. Acknowledge and call out on the drawings - the proposed plans indicate relocation of the existing fire hydrant within the project. Any new or existing fire hydrants required to meet future development requirements shall be installed within the project boundaries of the city right away Fire hydrants installed within project area and solely to serve the development shall be considered privately owned and maintained by the property owner or responsible parties of the property. These fire hydrants shall be supplied through dedicated fire line, sized appropriate by number of fire hydrants, required fire flow and acceptable Fire Protection standards.

Katie Cole on 9/1/2026 12:36:09 PM - ANSWERED

Acknowledged.

SOLID WASTE - Prior to CDB: Solid Waste Compactor/Recycling

Set to NOTACCEPTED on 9/17/2026 4:03:58 PM

Issue created by Brandi Portalatin on 6/23/2026 4:21:37 PM
brandi.portalatin@myclearwater.com - 727-562-4920

Where is the recycling container getting relocated to?

The solid waste roll off truck will not be able to make a maneuver as shown in the vehicle template if there is something on the other side of the compactor. The area is already tight. A gate is also swung open so the maneuver being shown is not realistic. More room is needed.

Brandi Portalatin on 6/30/2026 1:49:24 PM - OPEN

Updated comments 6/30/26

There is a recycling can that will need an enclosure with the new build. Follow city enclosure specs. Engineering index 701. Ordinance 32.284.

The new building will need it's own compactor and location.

The existing building that has a compactor needs more room to maneuver a roll off truck to service the compactor.

New plans show a walk way going from building to building and elevation plans need to be shown for that and the exact location as our truck and the boom needs to fit under everything.

Katie Cole on 9/1/2026 12:26:01 PM - ANSWERED

Per our meetings with solid waste, the compactor has been relocated at the end of the drive aisle between the proposed and existing buildings.

Brandi Portalatin on 9/17/2026 4:03:58 PM - NOTACCEPTED

Please provide the enclosure dimensions for the compactors and the dumpsters.

Please acknowledge a staff member will have to roll the containers out on service days for the recycling.

Solid waste will not be using the loading dock to turn around. We will have to back down from the road, please acknowledge the parking garage traffic will not be exiting to the south..

STORMWATER - Prior to CDB

Set to NOTACCEPTED on 9/11/2026 10:45:42 AM

Issue created by Viktoria Poniava on 6/22/2026 3:38:04 PM
viktoria.poniava@myclearwater.com -

Submit signed/sealed drainage narrative with calculations and conceptual Drainage plan demonstrating the project addresses 1/2" water quality and attenuation requirements as per city's redevelopment criteria section.

Katie Cole on 9/1/2026 12:35:44 PM - ANSWERED

See revised plan sheets

Viktoria Poniava on 9/11/2026 10:45:42 AM - NOTACCEPTED

Comment remains. The revised plans do not demonstrate how the proposed redevelopment will meet the City's redevelopment criteria. Please provide a revised signed/sealed drainage narrative with conceptual calculations and drainage plan identifying how the required 1/2-inch water quality treatment and applicable attenuation requirements will be provided.

TRAFFIC ENG - Prior to CDB - Columns Encroaching into Stalls

Set to DRAFT on 9/23/2026 6:18:17 PM

Issue created by Raymond Dresch on 9/23/2026 6:18:17 PM
Issue is attached to Plans on sheet A1.01
raymond.dresch@myclearwater.com - 727-444-8775

- 1-- Show column dimensions.
- 2-- Columns are encroaching into the side of parking stalls or are not aligned at the corners (Valet parking is already reduced width).

CDC Section 3-1402.1.4. Columns shall not encroach into the required area of a parking space except at the end of a parking space where another parking space or a wall abuts the parking space. Such projection shall not encroach into the corner of a parking space by more than one foot in any direction, front to back or side to side as shown in the following figure.

TRAFFIC ENG - Prior to CDB - Operations During Construction

Set to ACCEPTED on 9/23/2026 6:20:17 PM

Issue created by Raymond Dresch on 6/23/2026 4:02:08 PM
raymond.dresch@myclearwater.com - 727-444-8775

If the current facility is to remain operational during construction, please provide details describing how the displaced/reduced available parking will be managed.

Katie Cole on 9/1/2026 12:26:50 PM - ANSWERED

The existing hotel will remain operational during construction activities. The property will locate offsite parking near the property and will employ valet only parking for the duration of construction.

TRAFFIC ENG - Prior to CDB - Sight Visibility Triangles

Set to ACCEPTED on 9/23/2026 6:06:07 PM

Issue created by Raymond Dresch on 6/29/2026 10:19:06 AM
raymond.dresch@myclearwater.com - 727-444-8775

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_S3-904SIVITRSight Visibility Triangles](https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITRSight%20Visibility%20Triangles)

Katie Cole on 9/1/2026 12:20:30 PM - ANSWERED

The 20-foot sight visibility triangles have been provided on the Landscape Plan for the proposed building portion of the project site. Dwarf shrubs and ground covers (less than 30" mature height) have been proposed for the sight visibility triangle areas. No new trees have been proposed for these areas

TRAFFIC ENG - Prior to CDB - Site Data Table

Set to ACCEPTED on 9/23/2026 6:09:27 PM

Issue created by Raymond Dresch on 6/23/2026 4:24:12 PM
Issue is attached to Plans on sheet C1
raymond.dresch@myclearwater.com - 727-444-8775

- 1-- Application scope states 60 marina slips while plan sheets reflect 52 slips total... please ensure all data is consistent throughout the plans and all related documentation. ---- At 60 slips 30 parking is required... at 52 slips 26 parking is required --> table states 25 parking. Corrections required.
- 2-- On sheet A1.01 please identify the location of all ADA parking spaces. ADA spaces shall retain self park capability and should not be located within a restricted/valet only area.

Katie Cole on 9/1/2026 12:25:21 PM - ANSWERED

See revised plan sheets and narrative. The parking for the marina is included in the parking counts.

TRAFFIC ENG - Prior to CDB (Acknowledge) - Multimodal Impact Fee <Estimate>

Set to ACCEPTED on 9/23/2026 6:06:30 PM

Issue created by Raymond Dresch on 6/23/2026 4:30:38 PM
raymond.dresch@myclearwater.com - 727-444-8775

Please Acknowledge: Based on the proposed 200 new overnight accommodation units at a rate of \$1,640.00 per unit, the estimated multimodal impact fee is \$320,800.00. The assessed fee will be due prior to issuance of CO associated with the construction permit.

Katie Cole on 9/1/2026 12:24:48 PM - ANSWERED

Acknowledged.

TRAFFIC ENG - Prior to CDB (Acknowledge) - ROW

Set to ACCEPTED on 9/23/2026 6:19:46 PM

Issue created by Raymond Dresch on 6/23/2026 3:59:18 PM
raymond.dresch@myclearwater.com - 727-444-8775

Please Acknowledge: The adjoining ROW belongs to Pinellas County. Any work to be performed within the ROW shall need to be requested and approved through the county prior to commencement of work within the ROW. Any damage to the ROW shall be restored to the jurisdictions standards.

Katie Cole on 9/1/2026 12:27:16 PM - ANSWERED

Acknowledged.

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

9:06 AM

Case number: [DVA2026-06001 -- 1201 GULF BLVD](#)

Owner(s): Radsk Assc Ltd
3200 W Market St Ste 200
Fairlawn, OH 44333-3325
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Katie Cole
600 Cleveland Street Ste 800
Clearwater, FL 33755
PHONE: (727) 259-6791, Fax: No fax, Email: Katie.Cole@hwhlaw.Com

Representative: Katie Cole
Hill Ward Henderson
600 Cleveland Street Ste 800
Clearwater, FL 33755
PHONE: (727) 259-6791, Fax: No fax, Email: Katie.Cole@hwhlaw.Com

Location: East side of Gulf Boulevard approximately 1,800 feet south of the southern terminus of the Sand Key Bridge. (4.79 acres)

Atlas Page: 294A

Zoning District: T - Tourist

Request: Review of, and recommendation to the City Council, of a Development Agreement between Radsk Associates, LTD (the property owner) and the City of Clearwater, providing for 200 units through the alternative overnight accommodation calculations with a building height of 120 feet, 533 off-street parking spaces, and a density of 87.68 overnight accommodation units per acre where 110 units per acre is allowable under the maximum development potential. (Community Development Code Sections 2-801.1 and 4-606.

Proposed Use: Overnight Accomodations

Neighborhood Association(s): Board of County Commissioners
Clearwater Neighborhoods Coalition
Pinellas County School Board
THE GRANDE
Meridian on Sand Key
LANDMARK TOWERS
Sand key Civic Association

Assigned Planner: Melissa Hauck-Baker, Senior Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	06/08/2026	Hauck-Baker
Parks and Rec Review	No Comments	06/09/2026	Pandy
Fire Review	No Comments	06/23/2026	Ramos
Solid Waste Review	No Comments	06/23/2026	Portalatin
Stormwater Review	No Comments	06/23/2026	Vo
Planning Review	Comments	06/29/2026	Hauck-Baker
Engineering Review	Comments	07/02/2026	Horanlli
Environmental Review	Comments	07/02/2026	Horanlli
Harbor Master Review	Comments	07/02/2026	Horanlli
Land Resource Review	Comments	07/02/2026	Horanlli
Route to Meeting	Ready for DRC	07/02/2026	Horanlli
Traffic Engineering Review	Comments	07/02/2026	Horanlli
Public Utilities Review	Comments	07/02/2026	Horanlli

The DRC reviewed this application with the following comments:

Planning Review

Melissa Hauck-Baker

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

Planning Review

1. All Issues within case FLD2026-06013 are applicable to this case and responses shall include reference to this case, DVA2026-06001.



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: [FLD2026-09017 -- 601 N OLD COACHMAN RD](#)

Owner(s): City Of Clearwater
Po Box 4748
Attn: Cash & Investments Mgr
Clearwater, FL 33758-4748
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Jason Sheridan
5755 Rio Vista Drive
Clearwater, FL 33760
PHONE: (302) 743-5617, Fax: No fax, Email: Jsheridan@pennoni.Com

Representative: Jason Sheridan
Pennoni Associates
5755 Rio Vista Drive
Clearwater, FL 33760
PHONE: (302) 743-5617, Fax: No fax, Email: Jsheridan@pennoni.Com

Location: East side of N. Old Coachman Road, west side of US-19, 840 feet north of Drew Street. (38.7 acres)

Atlas Page: 281B

Zoning District: OS/R - Open Space/Recreation

Request: Flexible Standard Development approval for a Governmental Use (35,000 square foot addition to Baycare Ballpark) in the Open Space/ Recreation (OS/R) District, the US 19 District and the US 19 Regional Center (US 19-RC) subdistrict, Institutional (I) District, and the Preservation (P) District as a Comprehensive Infill Redevelopment Project for the property located at 651 N. Old Coachman Road. The building will not exceed 50 feet in height and provided are 246 off-street parking spaces. Requested is flexibility for the use. (Community Development Code Sections 2-1204.A., 2-1404.A. and B-303.A.)

Proposed Use: Government Uses

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

Assigned Planner: Melissa Hauck-Baker, Senior Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	09/02/2026	Hauck-Baker
Solid Waste Review	Comments	09/14/2026	Portalatin
Fire Review	Comments	09/21/2026	Ramos
Public Utilities Review	Comments	09/21/2026	Vacca
Comments			
Stormwater Review	Comments	09/23/2026	Poniava
Land Resource Review	Comments	09/23/2026	Quinzi
Planning Review	Comments	09/25/2026	Hauck-Baker
Engineering Review	Comments	09/25/2026	Dresch
Traffic Eng Review	Comments	09/25/2026	Dresch

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

Set to DRAFT on 9/25/2026 11:45:41 AM

Issue created by Raymond Dresch on 9/25/2026 11:45:41 AM
raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledgment each condition in your response:

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. 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 jurisdiction.
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 any easements will need to be completed prior to construction permit C of O.
8. Proposed private streets/roads must meet City standards per Section 3-1904 of the Community Development Code.
9. If the proposed project necessitates infrastructure modifications to satisfy the site-specific water capacity and pressure requirements and/or wastewater capacity requirements, the modifications shall be completed by the applicant and at their expense. If underground water mains and hydrants are to be installed, the installation shall be completed and in service prior to construction in accordance with Fire Department requirements.

FIRE - Prior to CDB - Acknowledge Fire Comment

Set to DRAFT on 9/21/2026 1:53:02 PM

Issue created by Walter Ramos on 9/21/2026 1:53:02 PM

Issue is attached to Plans on sheet TR1.0

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

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

LAND RESOURCE - Prior to CDB - Clarify tree Removal

Set to DRAFT on 9/23/2026 11:19:38 AM

Issue created by Michael Quinzi on 9/23/2026 11:19:38 AM

Issue is attached to Plans on sheet TR1.3

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

- Sheet CS0503 shows trees to be removed that do not match the Tree Inventory.
- Additionally sheet CS0504 Tree Inventory sheet TR1.5, please clarify.

Please provide the total number of trees proposed to be removed for this permit.

**LAND RESOURCE - Prior to CDB - Landscape
Acknowledgement**

Set to DRAFT on 9/23/2026 11:22:53 AM

Issue created by Michael Quinzi on 9/23/2026 11:22:53 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.

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

LAND RESOURCE - Prior to CDB - Landscape Plan

Set to DRAFT on 9/23/2026 12:42:42 PM

Issue created by Michael Quinzi on 9/23/2026 12:42:42 PM

Issue is attached to Plans on sheet LP5001

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

Replacement trees are required for invasive species.

Use City of Clearwater landscape details.

Tree removal total for all phases must match Tree Inventory and Demolition Plans.

The total number of required trees to be planted will need to be adjusted pending clarification of the total number of trees to be removed.

Tree replacement totals from Landscape Requirements table do not match Landscape Materials table.

Please include the following narrative in the Landscape Notes:

Do not install landscaping or irrigation (unless directional bore) in the critical root zone (inside the tree barricade) of the existing trees to be preserved.

LAND RESOURCE - Prior to CDB - Tree Barricade

Set to DRAFT on 9/24/2026 11:59:36 AM

Issue created by Michael Quinzi on 9/24/2026 11:59:36 AM
michael.quinzi@myclearwater.com - 727-444-8770

Show the tree barricades with dimensions on the Landscape / Irrigation and Civil plans

LAND RESOURCE - Prior to CDB - Tree Inventory

Set to DRAFT on 9/24/2026 11:52:55 AM

Issue created by Michael Quinzi on 9/24/2026 11:52:55 AM
michael.quinzi@myclearwater.com - 727-444-8770

The Tree Inventory appears to be incomplete, trees up to 25 feet from all proposed work must be shown on the tree survey.

LAND RESOURCE - Prior to CDB - Tree Preservation

Set to DRAFT on 9/24/2026 11:53:34 AM

Issue created by Michael Quinzi on 9/24/2026 11:53:34 AM
michael.quinzi@myclearwater.com - 727-444-8770

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

PLANNING - Prior to CDB – Acknowledge General Comments:

Set to DRAFT on 9/25/2026 11:50:46 AM

Issue created by Melissa Hauck-Baker on 9/25/2026 11:50:46 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.

In order to be reviewed by the Community Development Board (CDB) on November 17, 2026, electronic copies of all updated materials must be submitted no later than 12:00 p.m. on October 9, 2026.

PLANNING - Prior to CDB - Multi-Purpose Tent

Set to DRAFT on 9/25/2026 2:36:24 PM

Issue created by Ted Kozak on 9/25/2026 2:36:24 PM
Issue is attached to Plans on sheet CS1003
ted.kozak@myclearwater.com - 727-444-8941

Please provide detailed information regarding the multipurpose tent, including, but not limited to, its dimensions, intended use, and design. Please also provide elevations clearly indicating the tent's height and setbacks.

PLANNING - Prior to CDB - Provide Missing Information

Set to DRAFT on 9/16/2026 8:55:10 AM

Issue created by Melissa Hauck-Baker on 9/16/2026 8:55:10 AM
Issue is attached to page 2 in City of Clearwater FLD Application.pdf
melissa.hauckbaker@myclearwater.com - 727-444-8769

The following items are required on page 2 of the Application:

1. Owner phone number and email
2. Applicant/Primary Contact name, company name, mailing address, phone number and email.
3. Description of Request must include the specific flexibility requested, number of parking spaces, proposed building height, and setbacks.

The following items need to be completed on page 3 of the Application:

1. Required and Proposed Parking
2. The Max. permitted Floor Area Ratio (FAR) and the proposed FAR.

PLANNING - Prior to CDB (Acknowledge) Planning comments

Set to DRAFT on 9/25/2026 1:53:17 PM

Issue created by Melissa Hauck-Baker on 9/25/2026 1:53:17 PM
melissa.hauckbaker@myclearwater.com - 727-444-8769

All planning comments need to be fully addressed prior to the issuance of a development order.

PLANNING - Prior to CDB: Acknowledge LOCATED WITHIN A FLOOD ZONE

Set to DRAFT on 9/25/2026 11:52:36 AM

Issue created by Melissa Hauck-Baker on 9/25/2026 11:52:36 AM
melissa.hauckbaker@myclearwater.com - 727-444-8769

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

A non-conversion acknowledgement form will be required prior to issuance of a certificate of occupancy. This is a form required by structure owner in a new or substantially improved structure in a special flood hazard area acknowledging that the lowest floor of the building won't be converted or modified or used without becoming compliant with code and flood plain management ordinance.

PLANNING - Prior to CDB: Acknowledge or Remove Signage

Set to DRAFT on 9/25/2026 11:46:21 AM

Issue created by Melissa Hauck-Baker on 9/25/2026 11:46:21 AM
emergency repairs
melissa.hauckbaker@myclearwater.com - 727-444-8769

1. All images depicting proposed signage should be removed from the submitted documents and plans, OR
Acknowledge that
2. Signage is reviewed under a separate application process. AND
3. Any signage images remaining within the submitted documents and plans will not be included in any future approval of this application.

PLANNING - Prior to CDB: Inconsistent plan sheets

Set to DRAFT on 9/25/2026 11:56:28 AM

Issue created by Melissa Hauck-Baker on 9/25/2026 11:56:28 AM
melissa.hauckbaker@myclearwater.com - 727-444-8769

For consistency and clarity; remove all inconsistent plan sheets. Information, such as existing plant material locations must be consistent among different discipline plan sheets. Please contact the administrative assistant (alba.horanlli@myclearwater.com) if you need guidance on how to revise plan sheets in plan room.

PUBLIC UTILITIES - Prior to CDB - Acknowledge and call out

Set to DRAFT on 9/21/2026 10:21:24 AM

Issue created by Michael Vacca on 9/21/2026 10:21:24 AM
Issue is attached to Plans on sheet CS1703
michael.vacca@myclearwater.com - 727-265-1831

CALL OUT & ACKNOWLEDGE ON DRAWINGS SANITARY SEWER / WASTEWATER

- Call out and acknowledge on the drawings show and identified sanitary sewer manhole or pipe as privately owned or City-owned.
- Call out and acknowledge that any sanitary sewer relocation shall conform to City standards, including the required pipe material and appropriate size.
- Call out and acknowledge on the drawings that no sanitary sewer infrastructure, whether privately owned or City-owned, shall be located within the berm of the proposed retention pond system. The existing sanitary sewer location shall be field verified, and the proposed design shall be adjusted accordingly.
- Call out and acknowledge on the drawings that the City shall maintain access at all times to all City-owned sanitary sewer manholes during construction. The contractor shall protect these facilities and maintain clear access for City operations, maintenance, and emergency response.
- Call out and acknowledge that heavy equipment and construction traffic shall not travel, operate, stage, or be stored directly over existing sanitary sewer infrastructure, manholes, or associated appurtenances unless adequate protection is provided and approved by the City. All sanitary sewer infrastructure shall be protected from damage, and access to City-owned manholes shall remain clear and unobstructed throughout construction.
- Call out and acknowledge on the drawings that the proposed ballpark improvements and expansion shall account for the anticipated sanitary sewer flows and required system capacity. Engineering shall confirm, verify the size, conditions and capacity configuration of the existing system to confirm it can accommodate the proposed additional flows. Modification upsizing or systems upgrades resulting from the project expansion will need to be identified and incorporated into these construction drawings to upsize sewer main capacities.

RECLAIMED WATER

- Correct the drawings to identify the existing 24-inch reclaimed water main as ductile iron pipe (DIP). It is currently shown as PVC & HDPE.
- Call out and acknowledge that the proposed offset of the 24-inch reclaimed water main shall be ductile iron pipe (DIP), poly-wrapped as required.
- Field verify the existing 24-inch reclaimed water isolation valve and accurately reflect its location on the drawings at the northeast corner.
- Call out and acknowledge on the drawings the installation of the required new 24-inch isolation gate valves.
- For the proposed offset of the existing 24-inch DIP reclaimed water main, provide the required utility easement and show distnaces. Ensure that no structures, building foundations, or footers are located within the easement that could interfere with future City maintenance, access, or emergency repairs.

- Call out and acknowledge that heavy equipment and construction traffic shall not travel, operate, stage, or be stored directly over existing reclaimed water mains, manholes, isolation valves, or associated appurtenances unless adequate protection is provided and approved by the City. All reclaimed water infrastructure shall be protected from damage, and clear and unobstructed access to all manholes and isolation valves shall be maintained throughout construction.
- Clearly show and detail on the drawings the proposed relocation of the reclaimed water meter serving the exterior irrigation system & reconnections piping diagram and valves.
- Call out and acknowledge the locations of the new proposed piping diagram and valves associated with the reclaimed water meter serving the City Transfer Station.
- Call out and acknowledge that the contractor shall be responsible for reconnecting both reclaimed water meter assemblies serving the Transfer Station and reconnecting the reclaimed water meter serving the exterior irrigation system.
- Call out and acknowledge contractors shall be responsible for installation of all restraints for new and existing pipes water and RCW piping prior to new connections.
- Call out and acknowledge that there is an existing backup water supply serving the lawn/irrigation meter for both the BayCare interior, exterior and Carpenter ball fields in the event the reclaimed water system is out of service. Clearly identify this existing connection, run line, pipe sizing and new purposed daigram installation connection points with gate valves shown for separation of fields / sections. And associate piping on the drawings.
- Call out and acknowledge the existing RCW 24-inch main extending from the center of BayCare Ballfield heading north toward Carpenter Field. Clearly show the location, size, valves and routing of this pipe so it can be protected during construction or relocated as necessary. Confirm whether this connection is required to be reestablished as part of the project.
- Call out and acknowledge that reclaimed water service to the City-owned Transfer Station shall be protected and maintained in service during construction. Any required shutdown shall be scheduled and coordinated with the City in advance.
- Call out and acknowledge that the contractor shall coordinate with the City prior to any shutdown of the reclaimed water distribution system. Advance notification is requested.
- Call out and acknowledge that the contractor shall construct the proposed improvements in place and complete all required inspections prior to transitioning from the existing system to the new system.
- Call out and acknowledge that the contractor shall relocate and properly restrain all necessary joints/bells prior to performing work on the existing 24-inch ductile iron reclaimed water main.
- Call out and acknowledge that the contractor shall remove the abandoned section(s) of the existing 24-inch reclaimed water main, unless otherwise directed by the City.

POTABLE WATER / FIRE PROTECTION

- Clarify and call out on the drawings the proposed 6-inch fire service and 2-inch domestic water service, including the locations of the associated meters, backflow assemblies, and fire-protection devices.
- If the existing water infrastructure is proposed to remain and be reused, clearly identify it as existing on the drawings and specify whether any new meters, backflow assemblies, or fire-protection devices are required.
- Call out and acknowledge that heavy equipment and construction traffic shall not travel, operate, stage, or be stored directly over existing potable water mains, valves, meters, fire services, or associated appurtenances unless adequate protection is provided and approved by the City. Existing water infrastructure shall be protected from damage, and clear unobstructed access to all City-owned valves, meters, and fire-protection facilities shall be maintained throughout construction.
- Call out and acknowledge on the drawing that the proposed offset to the existing 24-inch reclaimed water main appears potentially in conflict with proposed 18-inch HDPE stormwater pipe including the proposed 4-inch and 10-inch roof piping. Confirm and acknowledge that the required separation can be achieved and that adequate accessibility will be maintained for long term operation maintenance and emergency repairs revise the proposed utility alignment as necessary to eliminate conflict and maintenance required clearances.
- Carpenters building
Call out and acknowledge on the drawings that the proposed concrete pad (transformer) appears to be located over the existing 6-inch potable water main. The location, depth and alignment of the existing water main shall be verified and reviewed prior to construction. The water main shall not be located underneath a proposed pad. Consideration shall be given to relocate the existing fire hydrant and 1 1/2 water meter and backflow assembly back to the West into the grass area of right way. Contractor shall be responsible for necessary restraints,

fittings and offset, inspections, testing requirements to relocate the potable water main from beneath the proposed pad if identified to be in conflict.

GENERAL UTILITY REQUIREMENTS

- Call out and acknowledge in the drawings that the contractor shall be responsible for field verification of the location, depth, size, and material of all existing water, sanitary sewer, and reclaimed water utilities prior to construction.
- Any discrepancies between existing field conditions and the construction drawings should be immediately brought to the City's attention and resolved prior to proceeding with work in the affected area.

SOLID WASTE - Prior to CDB - Pathway for solid waste truck

Set to DRAFT on 9/14/2026 1:05:39 PM

Issue created by Brandi Portalatin on 9/14/2026 1:05:39 PM
brandi.portalatin@myclearwater.com - 727-562-4920

What is the width of the entire pathway shown for solid waste trucks?

Is the compactor outside or inside the building?

Please show where the compactor will be.

Where are the dumpsters that are at the northwest side now going to be relocated? One is a recycling can.

STORMWATER - Prior to CDB (acknowledge) - General comments

Set to DRAFT on 9/14/2026 12:47:15 PM

Issue created by Viktoria Poniava on 9/14/2026 12:47:15 PM
viktoria.poniava@myclearwater.com -

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

SWFWMD ERP shall be submitted prior to CO issuance.

Floodplain impacts and required mitigation shall be coordinated with and be approved by the city's floodplain administrator.

STORMWATER - Prior to CDB: Water Quality Treatment Volume

Set to DRAFT on 9/14/2026 1:01:57 PM

Issue created by Viktoria Poniava on 9/14/2026 1:01:57 PM
viktoria.poniava@myclearwater.com -

Please revise the drainage narrative and supporting calculations to reconcile the City-required water-quality treatment volume. The narrative identifies a total contributing drainage area of 634,837 SF and a required 0.5-inch treatment volume of 25,201 CF; however, Appendix C calculates 17,613 CF for UG-1 and 8,839 CF for UG-2, for a total required treatment volume of approximately 26,452 CF. Revise the calculations and demonstrate that adequate treatment volume is provided.

TRAFFIC ENG - Prior to CDB - Access Road Width

Set to DRAFT on 9/25/2026 12:04:13 PM

Issue created by Raymond Dresch on 9/25/2026 12:04:13 PM
Issue is attached to Plans on sheet CS1003
raymond.dresch@myclearwater.com - 727-444-8775

Please provide the width of the access road on the plans and dimensions around structure located east of the loading dock to edge of pavement.

TRAFFIC ENG - Prior to CDB - Turning Template

Set to DRAFT on 9/25/2026 11:54:17 AM

Issue created by Raymond Dresch on 9/25/2026 11:54:17 AM
Issue is attached to Plans on sheet CS9802
raymond.dresch@myclearwater.com - 727-444-8775

WB-67 Exit template shows -1- conflict with structure near loading dock and -2- departure from roadway at gate.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

9:55 AM

Case number: [FLS2026-08053 -- 645 PIERCE ST](#)

Owner(s): City Of Clearwater
Po Box 4748
Attn: Cash & Investments Mgr
Clearwater, FL 33758-4748
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Steve Wasilefsky
Po Box 4748
Clearwater, fl 33758
PHONE: (727) 444-7231, Fax: No fax, Email:
Steve.Wasilefsky@myclearwater.Com

Representative: Steve Wasilefsky
City Of Clearwater
Po Box 4748
Clearwater, fl 33758
PHONE: (727) 444-7231, Fax: No fax, Email:
Steve.Wasilefsky@myclearwater.Com

Location: North side of Franklin Street, west side of East Street and south side of Pierce Street (2.76 acres).

Atlas Page: 286B

Zoning District: D - Downtown

Request: Flexible Standard Development approval for a 6 foot high fence with gates to enclose certain outdoor areas of a governmental use (Clearwater Police Department) located at 645 Pierce Street and 610, 612, 614 Franklin Street in the Downtown (D) District. (Community Development Code Section C-803.N.1)

Proposed Use: Government Uses

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

Assigned Planner: Melissa Hauck-Baker, Senior Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	09/03/2026	Hauck-Baker
Parks and Rec Review	No Comments	09/10/2026	Pandy
Solid Waste Review	No Comments	09/14/2026	Portalatin
Land Resource Review	Comments	09/16/2026	Quinzi
Public Utilities Review	No Comments	09/16/2026	Vacca
No Comments			
Stormwater Review	No Comments	09/18/2026	Vo
Fire Review	No Comments	09/21/2026	Ramos
Engineering Review	Comments	09/23/2026	Dresch
Traffic Eng Review	No Comments	09/23/2026	Dresch

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

Set to DRAFT on 9/23/2026 5:11:25 PM

Issue created by Raymond Dresch on 9/23/2026 5:11:25 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.

LAND RESOURCE - Prior to DO - Tree Preservation

Set to DRAFT on 9/16/2026 12:56:45 PM

Issue created by Michael Quinzi on 9/16/2026 12:56:45 PM
michael.quinzi@myclearwater.com - 727-444-8770

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

LAND RESOURCE - Prior to DO - Irrigation Plan

Set to DRAFT on 9/16/2026 1:29:49 PM

Issue created by Michael Quinzi on 9/16/2026 1:29:49 PM
michael.quinzi@myclearwater.com - 727-444-8770

Submit an Irrigation Plan.

Add the following notes to the plan:

- a) Do not install irrigation (unless directional bore) in the critical root zone (inside the tree barricade) of the existing trees to be preserved.
- b) Show the protected root zone (tree barricade) of trees to be preserved and reroute any irrigation that requires trenching around the root zone, Including off site trees if applicable.

LAND RESOURCE - Prior to DO - Landscape Acknowledgement

Set to DRAFT on 9/16/2026 12:59:42 PM

Issue created by Michael Quinzi on 9/16/2026 12:59:42 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.

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

LAND RESOURCE - Prior to DO - Landscape Plan

Set to DRAFT on 9/16/2026 1:26:07 PM

Issue created by Michael Quinzi on 9/16/2026 1:26:07 PM
Issue is attached to Plans on sheet 18
michael.quinzi@myclearwater.com - 727-444-8770

1 - Revise the Planting Legend:

- a) Ilex Vomitoria (Yaupon holly) Must be a minimum height of 8 feet and caliper of 2 inches.
- b) identify area shaded with diagonal lines in key (see green circles).

2 - Revise Landscape Plan:

- a) Show the protected root zone (tree barricades) of trees to be preserved and reroute any irrigation that requires trenching on the plan including off site trees.

3 - Add the following notes to the Landscape Plan:

- a) Do not install landscaping or irrigation (unless directional bore) in the critical root zone (inside the tree barricade) of the existing trees to be preserved.
- b) All shade trees must be a minimum of 5 feet from any impervious surface or utility.

LAND RESOURCE - Prior to DO - Tree Inventory

Set to DRAFT on 9/16/2026 2:03:28 PM

Issue created by Michael Quinzi on 9/16/2026 2:03:28 PM
michael.quinzi@myclearwater.com - 727-444-8770

Tree Inventory Required - This application requires a tree inventory to be prepared by an ISA Certified Arborist using the City's scale from 0 to 6 (See CDC 3-1202.H.) to evaluate existing trees and indicated if the tree is worth or preservation or removal. This must be accompanied by a tree survey. All required landscape trees including accent trees with a DBH of 2 inches, all other trees with a DBH of 4 inches, and all palms with 10 feet of clear trunk must be included. Sites over one acre must tag the trees with aluminum nails and tags. Adjacent off-site trees up to 25 feet must be shown on the tree survey. No review will be performed until the inventory is received. Provide prior to BCP.

PLANNING - Prior to DO - Acknowledge

Set to DRAFT on 9/25/2026 10:58:15 AM

Issue created by Ted Kozak on 9/25/2026 10:58:15 AM
ted.kozak@myclearwater.com - 727-444-8941

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 - Additional Affidavits Required

Set to DRAFT on 9/16/2026 11:45:56 AM

Issue created by Melissa Hauck-Baker on 9/16/2026 11:45:56 AM
Issue is attached to page 5 in Main PD Parking FLS App.pdf
melissa.hauckbaker@myclearwater.com - 727-444-8769

Page 5 of the Application: Affidavit

The project area consists of four separate parcels. The Affidavit must include all parcel identification numbers, as assigned by the Pinellas County Property Appraiser. Additionally, one parcel has the owner name of Community Redevelopment Agency and the appropriate individual must be included on the Affidavit.

PLANNING - Prior to DO - Clarification Required

Set to DRAFT on 9/16/2026 12:32:02 PM

Issue created by Melissa Hauck-Baker on 9/16/2026 12:32:02 PM
Issue is attached to Plans on sheet 3
melissa.hauckbaker@myclearwater.com - 727-444-8769

The plan identifies that the existing wall is to be removed and the Description of Request, on page 1 of the application, calls out installing a fence on top of an existing wall.

PLANNING - Prior to DO - Information Missing

Set to DRAFT on 9/16/2026 11:35:10 AM

Issue created by Melissa Hauck-Baker on 9/16/2026 11:35:10 AM
Issue is attached to page 1 in Main PD Parking FLS App.pdf
melissa.hauckbaker@myclearwater.com - 727-444-8769

Page 1, Future Land Use is Central Business District, please add this to the application.

Address of Subject Property: 614 Franklin Street is missing.

Description of Request: includes placement of a fence on top of a retaining wall, Sheet 3 of the plan set identifies that the existing wall is to be removed. Clarification regarding the scope of the project and the flexibility being requested.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

10:05 AM

Case number: [FLS2026-07045 -- 1316 S EVERGREEN AVE](#)

Owner(s): Alexandria Nelson
1316 S Evergreen Ave
Clearwater, FL 33756 350
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Frederick Edwar Coutant
1641 Wheatland Ave.
Dayton, OH 45429
PHONE: (727) 608-9455, Fax: No fax, Email:
Levelupconstruction.Norma@gmail.Com

Representative: Jeremy Livsey
Level Up Construction & Investment Group Llc
1169 8th Ave Ne
Largo, FL 33770
PHONE: (813) 767-9026, Fax: No fax, Email: Jeremy@levelup-construction.Net

Location: West side of S. Evergreen Avenue, approximately 315 feet south of Lakeview Road. (0.18 acres)

Atlas Page: 306B

Zoning District: LMDR - Low Medium Density Residential

Request: Flexible Standard Development approval for an accessory dwelling unit in the Low Medium Density Residential (LMDR) District for the property located at 1316 S. Evergreen Avenue. The building will not exceed 15 feet in height and includes one off-street parking space. Requested is flexibility for the use. (Community Development Code Section 2-203.A)

Proposed Use: Detached Dwellings

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

Assigned Planner: Melissa Hauck-Baker, Senior Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	09/02/2026	Hauck-Baker
Parks and Rec Review	Comments	09/10/2026	Cruise
Solid Waste Review	No Comments	09/14/2026	Portalatin
Planning Review	Comments	09/15/2026	Hauck-Baker
Public Utilities Review	No Comments	09/16/2026	Vacca
No Comments			
Stormwater Review	Comments	09/18/2026	Vo
Fire Review	No Comments	09/21/2026	Ramos
Engineering Review	Comments	09/23/2026	Dresch
Traffic Eng Review	No Comments	09/23/2026	Dresch
Land Resource Review	No Comments	09/23/2026	Robicheau

Plan Room Issues:**ENGINEERING - Prior to DO - Identify Location of Mechanical Equipment**

Set to DRAFT on 9/23/2026 4:53:59 PM

Issue created by Raymond Dresch on 9/23/2026 4:53:59 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 9/23/2026 4:53:22 PM

Issue created by Raymond Dresch on 9/23/2026 4:53:22 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.

PARKS AND REC - Prior to DO - Acknowledge Parks & Rec Impact Fees

Set to DRAFT on 9/10/2026 3:57:17 PM

Issue created by Aliya Cruise on 9/10/2026 3:57:17 PM
Issue is attached to Plans on sheet A1.1
aliya.cruise@myclearwater.com - 727-444-8411

It appears that the proposal is for one new market rate dwelling units 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 - Prior to DO - Acknowledge General Comments

Set to DRAFT on 9/15/2026 3:42:05 PM

Issue created by Melissa Hauck-Baker on 9/15/2026 3:42:05 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.

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) Mechanical Equipment Screening

Set to DRAFT on 9/15/2026 4:00:08 PM

Issue created by Melissa Hauck-Baker on 9/15/2026 4:00:08 PM
melissa.hauckbaker@myclearwater.com - 727-444-8769

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 comments

Set to DRAFT on 9/15/2026 4:01:39 PM

Issue created by Melissa Hauck-Baker on 9/15/2026 4:01:39 PM
melissa.hauckbaker@myclearwater.com - 727-444-8769

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

PLANNING - Prior to DO: ADU Flexibility Criteria (Acknowledge)

Set to DRAFT on 9/15/2026 4:06:36 PM

Issue created by Melissa Hauck-Baker on 9/15/2026 4:06:36 PM
melissa.hauckbaker@myclearwater.com - 727-444-8769

1. The proposed detached Accessory Dwelling Unit (ADU) of 738 square feet does not exceed 750 square feet of gross floor area, nor 50 percent of the gross floor area of the detached dwelling.
2. The property owner will continue to occupy the detached dwelling.
3. The off-street parking space for the ADU is provided within the existing garage and driveway; no legal on-street parking is required.
4. The proposed ADU meets the required 5-foot side yard setback and the 10-foot rear yard setback.
5. The proposed ADU will be constructed with materials and design consistent with the architectural style as the detached dwelling, such as window style, paint scheme, and roof design, does not have a front entrance visible from the street and does not exceed the height of the detached dwelling nor the maximum detached ADU height requirements.

PLANNING - Prior to DO: Application page 2

Set to DRAFT on 9/15/2026 3:50:57 PM

Issue created by Melissa Hauck-Baker on 9/15/2026 3:50:57 PM
Issue is attached to page 8 in FLS APP - ADU.pdf
melissa.hauckbaker@myclearwater.com - 727-444-8769

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

- a. Dwelling units Max. permitted: 1+1 Accessory Dwelling Unit (ADU) Proposed: 1 Accessory Dwelling Unit (ADU)
- b. Parking: Required (for ADU) 1 Proposed: 1
- c. Floor Area Ratio (FAR): Does not apply to residential uses, revise with a N/A.

PLANNING - Prior to DO: Property Background (Acknowledge)

Set to DRAFT on 9/15/2026 4:03:10 PM

Issue created by Melissa Hauck-Baker on 9/15/2026 4:03:10 PM
melissa.hauckbaker@myclearwater.com - 727-444-8769

1. The 0.18-acre subject property is located on the west side of S. Evergreen Avenue, approximately 315 feet south of the intersection with Lakeview Road.
2. The subject property is located within the Low Medium Density Residential (LMDR) District with a Residential Urban (RU) future land use designation.
3. The project site is comprised of one parcel approximately 7,871 square feet in area, has a conforming density, and has a frontage of 75 feet along S. Evergreen Avenue and features a 1,565-square-foot detached dwelling constructed in 1959.

PLANNING - Prior to DO: Site Visibility Triangles

Set to DRAFT on 9/15/2026 3:54:15 PM

Issue created by Melissa Hauck-Baker on 9/15/2026 3:54:15 PM
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 3-904.A and must be added to the plan.

STORMWATER - Prior to DO (Acknowledge) - General Comments

Set to DRAFT on 9/18/2026 3:18:50 PM

Issue created by Phuong Vo on 9/18/2026 3:18:50 PM
phuong.vo@myclearwater.com - 727-444-8228

1) 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.

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

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

10:15 AM

Case number: [FLS2026-08051 -- 2700 WESTCHESTER DR N](#)

Owner(s): Christopher Carroll
2700 Westchester Dr N
Clearwater, FL 33761 302
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Chris Carroll
2700 Westchester Drive N
Clearwater, FL 33761
PHONE: (727) 488-1822, Fax: No fax, Email: Chris.Carroll66@gmail.Com

Representative: Chris Carroll
2700 Westchester Drive N
Clearwater, FL 33761
PHONE: (727) 488-1822, Fax: No fax, Email: Chris.Carroll66@gmail.Com

Location: North side of Westchester Drive N., approximately 115 feet east of Countryside Boulevard. (0.32 acres)

Atlas Page: 200A

Zoning District: LMDR - Low Medium Density Residential

Request: Flexible Standard Development to construct an accessory dwelling unit in the Low Medium Density Residential (LMDR) District for the property located at 2700 Westchester Drive N. The building will not exceed 15 feet in height and includes one off-street parking space. Requested is flexibility for the use. (Community Development Code Section 2-203.A)

Proposed Use: Accessory Dwellings

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

Assigned Planner: Thea French, Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	09/08/2026	French
Parks and Rec Review	Comments	09/10/2026	Cruise
Solid Waste Review	No Comments	09/14/2026	Portalatin
Public Utilities Review	No Comments	09/16/2026	Vacca
No Comments			
Planning Review	Comments	09/17/2026	French
Stormwater Review	Comments	09/18/2026	Vo
Fire Review	No Comments	09/21/2026	Ramos
Traffic Eng Review	No Comments	09/23/2026	Dresch
Land Resource Review	Comments	09/23/2026	Robicheau

Plan Room Issues:**ENGINEERING - Prior to DO - Identify Location of Mechanical Equipment**

Set to DRAFT on 9/23/2026 5:08:00 PM

Issue created by Raymond Dresch on 9/23/2026 5:08:00 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 9/23/2026 5:07:38 PM

Issue created by Raymond Dresch on 9/23/2026 5:07:38 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.

LAND RESOURCE - Prior to DO: Landscaping Materials

Set to DRAFT on 9/23/2026 4:14:13 PM

Issue created by Robert Robicheau on 9/23/2026 4:14:13 PM
robert.robicheau@myclearwater.com - 727-444-7961

Please acknowledge:

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

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

LAND RESOURCE - Prior to DO: Required Tree Planting

Set to DRAFT on 9/23/2026 4:13:17 PM

Issue created by Robert Robicheau on 9/23/2026 4:13:17 PM
robert.robicheau@myclearwater.com - 727-444-7961

Acknowledge. 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. Accent trees may be used for up to but no more than 25% of the required shade trees. Three palms may be used to equal one shade tree. Palms must have 10 feet of clear trunk at time of planting. Phoenix species (canariensis, dactylifera) and Bismarck palms are considered specimen palms and are equal to one shade tree. 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.

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

Set to DRAFT on 9/10/2026 4:00:38 PM

Issue created by Aliya Cruise on 9/10/2026 4:00:38 PM
Issue is attached to Plans on sheet 1
aliya.cruise@myclearwater.com - 727-444-8411

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 - Mechanical equipment

Set to DRAFT on 9/24/2026 11:40:28 AM

Issue created by Thea French on 9/24/2026 11:40:28 AM
Issue is attached to Plans on sheet 4
thea.french@myclearwater.com - 727-444-8771

Please identify the location of all mechanical equipment and describe, or provide pictures of required screening material.

PLANNING - Prior to DO – Acknowledge Disclaimer

Set to DRAFT on 9/17/2026 10:19:00 AM

Issue created by Thea French on 9/17/2026 10:19:00 AM
thea.french@myclearwater.com - 727-444-8771

Prior to DO – Acknowledge General Comments:

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

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

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

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

PLANNING - Prior to DO: Site data table(s)

Set to DRAFT on 9/17/2026 10:08:07 AM

Issue created by Thea French on 9/17/2026 10:08:07 AM
Issue is attached to Plans on sheet 2E
thea.french@myclearwater.com - 727-444-8771

Since all the data in the tables are illegible, please upload a document that is legible.

Also provide clearly labeled dimensions of the floor plan(s). Please also confirm the gross floor area of the primary structure and proposed ADU.

PLANNING - Prior to DO: Height

Set to DRAFT on 9/17/2026 10:10:32 AM

Issue created by Thea French on 9/17/2026 10:10:32 AM
Issue is attached to Plans on sheet 2
thea.french@myclearwater.com - 727-444-8771

Revise the plans to clearly communicate the height of the primary structure and the proposed ADU as measured to the mid-point of the highest peak from grade, as defined in CDC Article 8.

"Height, building or structure, means for buildings, the vertical distance from the mean elevation of the existing grade to the highest finished roof surface in the case of a building with a flat roof, or the vertical distance from the existing grade to a point representing the midpoint of the peak and eave heights of the main roof structure of the roof of a building having a pitched roof."

PLANNING - Prior to DO: Section 3-203 - Roof integration

Set to DRAFT on 9/17/2026 10:03:24 AM

Issue created by Thea French on 9/17/2026 10:03:24 AM
Issue is attached to Plans on sheet 5
thea.french@myclearwater.com - 727-444-8771

Section 3-203.I: An otherwise detached structure shall not be considered an accessory structure if it is connected to the principal structure by means of a breezeway, roofed passage or similar structure where the roofs are integrated.

This image demonstrates a pitched roof; not a flat roof. An integrated roof is one that matches the design and materials of the primary structure. Meaning, if the roof is pitched, the attachment is to also have a similar pitch with the same materials (e.g. shingles).

Set to DRAFT on 9/17/2026 10:14:14 AM

PLANNING - Prior to DO: Parking

Issue created by Thea French on 9/17/2026 10:14:14 AM
Issue is attached to Plans on sheet 2E
thea.french@myclearwater.com - 727-444-8771

Clearly label the three off-street parking spaces for the ADU (1) and the primary dwelling unit (2).

PLANNING - Site plan

Set to DRAFT on 9/24/2026 3:09:39 PM

Issue created by Thea French on 9/24/2026 3:09:39 PM
Issue is attached to Plans on sheet 4
thea.french@myclearwater.com - 727-444-8771

A survey plan is not a site plan.

Provide a site plan that includes dimensions from the corners of all proposed structures to the adjacent property line.

Remove any element that is not to be included in the scope of the proposal.

STORMWATER - Prior to DO (Acknowledge) - General Comments

Set to DRAFT on 9/18/2026 2:56:39 PM

Issue created by Phuong Vo on 9/18/2026 2:56:39 PM
phuong.vo@myclearwater.com - 727-444-8228

1) 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.

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

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

10:40 AM

Case number: [FLS2026-08054 -- 380 PARK PLACE BLVD, SUITE 195](#)

Owner(s): Park Place Land Ltd
2121 Ponce De Leon Blvd Ste 725
Miami, FL 33134 522
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Daniel Mullin
517 S Main St
Moscow, ID 83843
PHONE: No phone, Fax: No fax, Email: Luz@align-architects.Com

Representative: Daniel Mullin
Align Architects
517 S Main St
Moscow, ID 83843
PHONE: No phone, Fax: No fax, Email: Luz@align-architects.Com

Location: East side of US-19, approximately 1,150 feet north of Gulf to Bay Boulevard. (6.8 acres)

Atlas Page: 291A

Zoning District: US 19 - US 19 Corridor Zoning

Request: Flexible Standard Development approval for a Medical Clinic on the property located in the US-19 District and the US-19 Regional Center (US-19-RC) Subdistrict at 380 Park Place Blvd. Requested is flexibility for the use. (Community Development Code Appendix B, Section B-303)

Proposed Use: Medical Clinic

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

Assigned Planner: Abigale Asklar, Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	09/02/2026	Asklar
Public Utilities Review	Comments	09/17/2026	Vacca
Comments			
Stormwater Review	Comments	09/18/2026	Vo
Fire Review	No Comments	09/21/2026	Ramos
Engineering Review	Comments	09/23/2026	Dresch
Traffic Eng Review	No Comments	09/23/2026	Dresch
Land Resource Review	Comments	09/23/2026	Robicheau
Planning Review	Comments	09/24/2026	Asklar

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

Set to DRAFT on 9/23/2026 5:23:24 PM

Issue created by Raymond Dresch on 9/23/2026 5:23:24 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 - Prior to DO: Landscape Maintenance

Set to DRAFT on 9/23/2026 4:19:19 PM

Issue created by Robert Robicheau on 9/23/2026 4:19:19 PM
robert.robicheau@myclearwater.com - 727-444-7961

Please acknowledge:

- 1.) The owner and tenant, if any, are jointly and severally responsible for the regular and continuous maintenance and protection of all required landscaping, including the irrigation system, which shall be maintained in a healthy growing condition so as to present a neat and orderly appearance, free from refuse, debris and weeds.
- 2.) Dead, declining, missing and diseased plant material shall be replaced with healthy material of similar type in keeping with the landscaping requirements at the time of original planting and in accordance with the approved landscape plan.

LAND RESOURCE - Prior to DO: Landscaping Materials

Set to DRAFT on 9/23/2026 4:16:40 PM

Issue created by Robert Robicheau on 9/23/2026 4:16:40 PM
robert.robicheau@myclearwater.com - 727-444-7961

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 (Acknowledge) General Comments

Set to DRAFT on 9/11/2026 9:37:51 AM

Issue created by Abigale Asklar on 9/11/2026 9:37:51 AM
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: Cardinal Directions

Set to DRAFT on 9/14/2026 2:02:56 PM

Issue created by Abigale Asklar on 9/14/2026 2:02:56 PM
Issue is attached to Plans on sheet A601
abigale.asklar@myclearwater.com - 727-444-7551

Add cardinal directions to elevations.

PLANNING - Prior to DO: Ramp Location

Set to DRAFT on 9/14/2026 2:06:14 PM

Issue created by Abigale Asklar on 9/14/2026 2:06:14 PM
abigale.asklar@myclearwater.com - 727-444-7551

Include proposed new ramp on Site Plans.

PUBLIC UTILITIES - Prior to DO

Set to DRAFT on 9/17/2026 11:18:46 AM

Issue created by Michael Vacca on 9/17/2026 11:18:46 AM
Issue is attached to Plans on sheet ELS10.0535
michael.vacca@myclearwater.com - 727-265-1831

Call-out & Acknowledge

- 1) Contractors should exercise extreme caution during excavation activities near or around existing underground utilities particularly in the city of clearwater's water mains. Contractor shall ensure that no trees, landscape, structures or other improvements are installed in a manner that obstructs access to and maintenance of fire hydrants, water meters, valves or other utility infrastructures.
- 2) Call out on the drawings- contractor shall prior to any excavation contact 811 and obtain A valid utility locate, no excavation shall begin until all required utility locates have been completed and are valid.
- 3) The oak tree is located along the northern property boundaries between the city Clearwater's property and this parcel shall be evaluated and addressed due to the close proximity to the city's primary water facilities and infrastructure we'll need to review the planting of proposed oak trees.

STORMWATER - Prior to DO (Acknowledge) - General Comment

Set to DRAFT on 9/18/2026 2:08:40 PM

Issue created by Phuong Vo on 9/18/2026 2:08:40 PM
phuong.vo@myclearwater.com - 727-444-8228

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

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

10:50 AM

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

Owner(s): Michael Philip Calderon
1372 Hibiscus St
Clearwater, FL 33755
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: 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 an accessory dwelling unit located in the Low Medium Density Residential (LMDR) District for the property located at 1372 Hibiscus Street. The building will not exceed 15 feet in height and includes one off street parking space. Requested is flexibility for the use and from rear setback requirements. (Community Development Code Section 2-203.A.)

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
Planning Review	Comments	09/03/2026	Horanlli
Route to Meeting	Ready for DRC	09/03/2026	Horanlli

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

Set to INREVIEW on 9/24/2026 7:32:38 AM

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.

Michael Calderon on 9/23/2026 9:07:05 PM - ANSWERED

Noted on new site plan

ENGINEERING - Prior to DO - Identify Location of Mechanical Equipment

Set to INREVIEW on 9/24/2026 7:32:38 AM

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).

Michael Calderon on 9/23/2026 9:12:05 PM - ANSWERED

Noted on new site plan

ENGINEERING - Prior to DO (Acknowledge) - General Comments

Set to INREVIEW on 9/24/2026 7:32:38 AM

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.

Michael Calderon on 9/23/2026 9:11:56 PM - ANSWERED

1-Traffic triangles have been noted on new site plan.

2-Stormwater from building will be directed to rain gutters and into sewer drain

3- Acknowledge

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

Set to INREVIEW on 9/24/2026 7:32:38 AM

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.

Michael Calderon on 9/23/2026 9:06:25 PM - ANSWERED

Noted on new site plan

LAND RESOURCE - Prior to DO: Landscape Requirements

Set to INREVIEW on 9/24/2026 7:32:38 AM

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.

Michael Calderon on 9/23/2026 9:07:35 PM - ANSWERED

Acknowledge

PARKS AND REC - Prior to DO: Impact Fees

Set to INREVIEW on 9/24/2026 7:32:38 AM

Issue created by Nathan Pandey 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.

Michael Calderon on 9/23/2026 9:14:15 PM - ANSWERED

acknowledge

PLANNING - General Comments (Acknowledge)

Set to INREVIEW on 9/24/2026 7:32:38 AM

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.

Michael Calderon on 9/23/2026 9:09:35 PM - ANSWERED

acknowledge

PLANNING - Prior to DO: Adjacent examples

Set to INREVIEW on 9/24/2026 7:32:38 AM

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.

Michael Calderon on 9/23/2026 9:08:26 PM - ANSWERED

Uploaded 3 examples, to include the same neighbor opposing my setback request.

PLANNING - Prior to DO: Parking

Set to INREVIEW on 9/24/2026 7:32:38 AM

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.

Michael Calderon on 9/23/2026 9:07:47 PM - ANSWERED

Noted on new site plan

PUBLIC UTILITIES - Prior to DO Acknowledge

Set to INREVIEW on 9/24/2026 7:32:38 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.

Michael Calderon on 9/23/2026 9:13:59 PM - ANSWERED

Noted on new site plan

STORMWATER - Prior to DO (Acknowledge) - General Comment

Set to INREVIEW on 9/24/2026 7:32:38 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.

Michael Calderon on 9/23/2026 9:12:40 PM - ANSWERED

Acknowledge

TRAFFIC ENG - Prior to DO - Sight Visibility Triangles

Set to INREVIEW on 9/24/2026 7:32:38 AM

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

Michael Calderon on 9/23/2026 9:06:47 PM - ANSWERED

Noted on new site plan

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

11:00 AM

Case number: [FLS2026-08056 -- 1615 DREW ST](#)

Owner(s): Prince Capital Investments Llc
360 Central Ave Ste 800
St Petersburg, FL 33701
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Ayaiza Roque
404 7th Ave N
Tierra Verde, FL 33715
PHONE: No phone, Fax: No fax, Email: Ayaizar568@gmail.Com

Representative: Ayaiza Roque
Prince Capital Investments
404 7th Ave N
Tierra Verde, FL 33715
PHONE: No phone, Fax: No fax, Email: Ayaizar568@gmail.Com

Location: South side of Drew Street, approximately 215 feet east of the intersection of Drew Street and Lake Drive. (0.23 acres)

Atlas Page: 288B

Zoning District: MDR - Medium Density Residential

Request: Flexible Standard Development approval for a detached dwelling in the Medium Density Residential (MDR) District as a Residential Infill Project for the property located at 1615 Drew Street. 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 2-303.E)

Proposed Use: Detached Dwellings

Neighborhood Association(s): Board of County Commissioners
Clearwater Neighborhoods Coalition
Pinellas County School Board
Skycrest Neighborhood Assoc
Glenwood Estates HOA

Assigned Planner: Austen Dole, Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	09/09/2026	Dole
Parks and Rec Review	No Comments	09/10/2026	Cruise
Solid Waste Review	No Comments	09/14/2026	Portalatin
Public Utilities Review	Comments	09/17/2026	Vacca
Comments			
Stormwater Review	Comments	09/18/2026	Vo
Fire Review	No Comments	09/21/2026	Ramos
Land Resource Review	Comments	09/21/2026	Quinzi
Engineering Review	No Comments	09/23/2026	Dresch
Traffic Eng Review	Comments	09/23/2026	Dresch

Plan Room Issues:

LAND RESOURCE - Prior to DO - Acknowledge Required Trees

Set to DRAFT on 9/21/2026 10:48:14 AM

Issue created by Michael Quinzi on 9/21/2026 10:48:14 AM
michael.quinzi@myclearwater.com - 727-444-8770

you have an outstanding tree removal permit -TRE2025-03024 , Prior to issuance of a certificate of occupancy, you are required to install 1 code sized native shade tree or equivalents. This tree must meet the minimum code requirements and pass a 732-landscape final inspection.

CDC Section 3-1202(3)(a):" If an existing use except those uses identified in subsection d. below is improved or remodeled in a value of 25 percent or more of the total assessed valuation of the principal structure as reflected on the property appraiser's current records at the time of application or as established by a qualified independent appraiser using a recognized appraisal method". Landscaping must be brought up to current code.

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 6 shade trees. Prior to Certificate of Occupancy a total of 6 shade trees must be planted and inspected as a landscape final inspection. Shade Trees have a mature height of over 35 feet. Native trees are strongly recommended. Shade trees must be 10 feet in height and 2.5 inches 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 inches in caliper at time of planting. Accent trees shall account for no more than 25% of required shade trees. Three palms may be used to equal one shade tree. Palms must have 10 feet of clear trunk at time of planting. Phoenix species (canariensis, dactylifera) and Bismarck palms are considered specimen palms and are equal to one shade tree. On Island Estates and the beach palms may be used for up to but no more than 75% of the required shade trees, anywhere else in the city palms may be used for up to but no more than 25% of required shade trees. Species listed on the Florida Exotic Plant Pest Council List and all citrus species may not be used as required trees.

LAND RESOURCE - Prior to DO - Tree Preservation / Acknowledgement

Set to DRAFT on 9/16/2026 2:24:00 PM

Issue created by Michael Quinzi on 9/16/2026 2:24:00 PM
michael.quinzi@myclearwater.com - 727-444-8770

Submit the Post Construction Tree Assessment from BCP2026-020072.

Acknowledge that Arborist prescribed follow up inspections of impacted trees on adjacent property to the east are the applicant/ owner's responsibility.

LAND RESOURCE - Prior to DO - Tree Removal

Set to DRAFT on 9/16/2026 2:34:40 PM

Issue created by Michael Quinzi on 9/16/2026 2:34:40 PM
michael.quinzi@myclearwater.com - 727-444-8770

The Arborist Post Construction Tree Assessment report (BCP 2026-020072) has determined that tree # 1-01 Ficus aurea shall be removed.

The applicant shall be responsible for the following:

- Written Permission: Obtain and submit a signed affidavit from the adjacent property owner granting formal consent for the removal.
- Permit Application: Submit a formal tree removal application citing the specific physical address of the adjacent property and pay the associated fees \$45.00. This must be done prior to issuance of the building permit.

Prior to issuance of a certificate of occupancy, you are required to install 1 code sized native shade tree replacement. This tree must meet the minimum code requirements and pass a 732-landscape final inspection.

PLANNING - Prior to DO - General Comments (Acknowledge)

Set to DRAFT on 9/17/2026 10:10:21 AM

Issue created by Austen Dole on 9/17/2026 10:10:21 AM
austen.dole@myclearwater.com - 727-444-7351

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

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

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

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

PLANNING - Prior to DO: Adjacent examples

Set to DRAFT on 9/17/2026 10:09:11 AM

Issue created by Austen Dole on 9/17/2026 10:09:11 AM
austen.dole@myclearwater.com - 727-444-7351

Staff has reviewed the example provided in the application packet and also conducted independent research but did not find any approved permits for detached dwellings paving their front yards. Any examples that exist are either legal non-conforming (i.e., they were already in place prior to the most recent code update) or are themselves illegal and have not yet been cited by code compliance.

There is no justification for this pavement pattern. The original survey and site plan show an approvable and permitted driveway configuration, which allows for a jog-out to turn around before entering Drew Street. Staff does not view the work done as a permissible driveway/parking area — it extends beyond what is allowed for a driveway and front patio and will need to be removed.

PLANNING - Prior to DO: ISR and Artificial Turf

Set to DRAFT on 9/18/2026 10:47:36 AM

Issue created by Austen Dole on 9/18/2026 10:47:36 AM
austen.dole@myclearwater.com - 727-444-7351

Upon further investigation, the Airbnb photos indicate that artificial turf was installed in the backyard without a permit. Please verify the date of installation and provide documentation confirming that the turf was installed by a licensed contractor. Additionally, provide the product information, including the manufacturer, product type, and applicable specifications.

If the artificial turf was not installed by a licensed contractor, it will be considered impervious surface for purposes of the impervious surface ratio (ISR). In that case, the ISR will need to be recalculated to verify that the property remains below the 65% maximum allowable limit.

PLANNING - Prior to DO: Landscaping

Set to DRAFT on 9/17/2026 9:46:03 AM

Issue created by Austen Dole on 9/17/2026 9:46:03 AM
austen.dole@myclearwater.com - 727-444-7351

Clarify removal of Magnolia tree in driveway and how remainder of site will meet minimum landscaping requirements.

PLANNING - Prior to DO: Short Term Rental/BTR

Set to DRAFT on 9/18/2026 9:19:15 AM

Issue created by Austen Dole on 9/18/2026 9:19:15 AM
austen.dole@myclearwater.com - 727-444-7351

Review Comment: Staff has identified this property as an short-term rental without an active Business Tax Receipt (BTR). In this zoning district, rentals are required to have a minimum rental period of 30 days, or one calendar month, and the property must maintain an active BTR through the City.

This matter must be resolved through Code Compliance before staff can consider the requested front setback reduction.

PLANNING - Prior to DO: Unpermitted work

Set to DRAFT on 9/18/2026 10:53:09 AM

Issue created by Austen Dole on 9/18/2026 10:53:09 AM
austen.dole@myclearwater.com - 727-444-7351

Based on a review of the property's Airbnb listing and verification of the permit history, it appears that substantial interior renovations were completed without the required permits. A code enforcement case will be initiated and must be resolved prior to resolution of this flexibility case.

Additionally, if the scope of the unpermitted work exceeds 25% of the assessed value of the structure, the site landscaping will be required to be brought into compliance with current code requirements.

PUBLIC UTILITIES - Prior to DO

Set to DRAFT on 9/17/2026 12:06:49 PM

Issue created by Michael Vacca on 9/17/2026 12:06:49 PM
Issue is attached to Plans on sheet 2
michael.vacca@myclearwater.com - 727-265-1831

Acknowledge and call out on the drawing

1) show the existing location of the water meter for the property on the drawing. The existing water meter shall not be located within the new proposed concrete extension.

STORMWATER - Prior to DO (Acknowledge) - General Comments

Set to DRAFT on 9/18/2026 1:52:36 PM

Issue created by Phuong Vo on 9/18/2026 1:52:36 PM
phuong.vo@myclearwater.com - 727-444-8228

1) 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.

2) 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 (Acknowledge) - FDOT Drew St Project

Set to DRAFT on 9/23/2026 5:46:04 PM

Issue created by Raymond Dresch on 9/23/2026 5:46:04 PM
raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledge: A review of the FDOT Drew St project did NOT identify any impacts as related to the work performed.

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

11:15 AM

Case number: [FLD2026-08016 -- 1591 GULF BLVD 202S](#)

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

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

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

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

Atlas Page: 311B

Zoning District: High Density Residential

Request: Flexible Development approval of an existing 2,115 square foot commercial dock (new boat lift) accessory to 64 attached dwellings within the High Density Residential (HDR) and Preservation (P) Districts for the properties located at 1591 Gulf Boulevard. Requested is flexibility for a commercial dock. (Community Development Code Section 3-601. C. 2-3).

Proposed Use: Marinas and Marina Facilities

Neighborhood Association(s): Board of County Commissioners
Clearwater Neighborhoods Coalition
Pinellas County School Board
Sand key Civic Association
Cabana Club

Assigned Planner: Austen Dole, Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	09/02/2026	Dole
Parks and Rec Review	No Comments	09/10/2026	Cruise
Stormwater Review	No Comments	09/11/2026	Poniava
Solid Waste Review	No Comments	09/14/2026	Portalatin
Land Resource Review	No Comments	09/15/2026	Quinzi
Public Utilities Review	No Comments	09/17/2026	Vacca
No Comments			
Fire Review	No Comments	09/21/2026	Ramos
Engineering Review	No Comments	09/25/2026	Dresch
Traffic Eng Review	No Comments	09/25/2026	Dresch

Plan Room Issues:

PLANNING - General Comments (Acknowledge)

Set to DRAFT on 9/17/2026 9:11:06 AM

Issue created by Austen Dole on 9/17/2026 9:11:06 AM
austen.dole@myclearwater.com - 727-444-7351

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

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

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

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

PLANNING - Prior to CDB (Acknowledge): Flood Zone

Set to DRAFT on 9/17/2026 9:10:45 AM

Issue created by Austen Dole on 9/17/2026 9:10:45 AM
austen.dole@myclearwater.com - 727-444-7351

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

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

11:30 AM

Case number: [FLS2026-08050 -- 514 N LINCOLN AVE](#)

Owner(s): William T Wilson
413 N Madison Ave
Clearwater, FL 33755 461
PHONE: No phone, Fax: No fax, Email: No email

Applicant: William Wilson
413 N. Madison Ave
Clearwater, FL 33755
PHONE: No phone, Fax: No fax, Email: Wtw@tampabay.Rr.Com

Representative: William Wilson
413 N. Madison Ave
Clearwater, FL 33755
PHONE: No phone, Fax: No fax, Email: Wtw@tampabay.Rr.Com

Location: West side of N. Lincoln Avenue, approximately 530 feet north of the intersection of N. Lincoln Avenue and Jackson Road. (0.24 acres)

Atlas Page: 278B

Zoning District: LMDR - Low Medium Density Residential

Request: Flexible Standard Development approval for an attached accessory dwelling unit in the Low Medium Density Residential (LMDR) District for the property located at 514 N. Lincoln Avenue. The building will not exceed 30 feet in height and includes one off-street parking space. Requested is flexibility for the use. (Community Development Code Section 2-203.A)

Proposed Use: Accessory Dwellings

Neighborhood Association(s): Board of County Commissioners
Clearwater Neighborhoods Coalition
Pinellas County School Board
Country Club Addition Neighbors

Assigned Planner: Ava Schmidt, Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	09/08/2026	Schmidt
Parks and Rec Review	Comments	09/10/2026	Pandy
Solid Waste Review	No Comments	09/14/2026	Portalatin
Public Utilities Review	No Comments	09/16/2026	Vacca
No Comments			
Stormwater Review	Comments	09/18/2026	Vo
Fire Review	No Comments	09/21/2026	Ramos
Engineering Review	Comments	09/23/2026	Dresch
Traffic Eng Review	No Comments	09/23/2026	Dresch
Land Resource Review	Comments	09/23/2026	McDonnell

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

Set to DRAFT on 9/23/2026 5:04:00 PM

Issue created by Raymond Dresch on 9/23/2026 5:04:00 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.

LAND RESOURCE - Prior to DO: Tree Preservation Plan

Set to DRAFT on 9/23/2026 2:02:44 PM

Issue created by Danny McDonnell on 9/23/2026 2:02:44 PM
danny.mcdonnell@myclearwater.com - 727-444-8765

Tree Preservation Plan Required - Provide a Tree Preservation Plan prepared by an ISA Certified Arborist. This plan must show how the proposed building, parking, stormwater, irrigation and utilities impact the critical root zones (drip lines) of trees to be preserved and how you propose to address these impacts i.e.; crown elevating, root pruning and/or root aeration systems. Other data required on this plan must show the trees canopy line, actual tree barricade limits (2/3 of the drip line and/or in the root prune lines if required), and the tree barricade detail. And any other pertinent information relating to tree preservation. Provide prior to DO.

NOTE: This plan should address the impacts to the trees near the proposed buildings and the trees along the north property line that will be affected by the access route to the backyard? Is a driveway required to be built to access the garage ???

PARKS AND REC - Prior to DO (Acknowledge)

Set to DRAFT on 9/10/2026 12:17:37 PM

Issue created by Nathan Pandey on 9/10/2026 12:17:37 PM
nathan.pandey@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 - Prior to DO (Acknowledge) Mechanical Equipment

Set to DRAFT on 9/15/2026 10:11:28 AM

Issue created by Ava Schmidt on 9/15/2026 10:11:28 AM
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): Flood Zone

Set to DRAFT on 9/15/2026 10:12:27 AM

Issue created by Ava Schmidt on 9/15/2026 10:12:27 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, and the city's local amendments to the FBC, Community Development Code, Chapter 47.

Please contact our Floodplain Administrator or a Plans Examiner if you have any questions at 727-562-4567.

A non-conversion acknowledgement form will be required prior to issuance of a certificate of occupancy. This is a form required by structure owner in a new or substantially improved structure in a special flood hazard area acknowledging that the lowest floor of the building won't be converted or modified or used without becoming compliant with code and flood plain management ordinance.

A certified boundary survey may be provided to verify the Special Flood Hazard Area boundary is outside of the buildable area.

PLANNING - Prior to DO: Flexibility Application ISR

Set to DRAFT on 9/15/2026 10:13:37 AM

Issue created by Ava Schmidt on 9/15/2026 10:13:37 AM
ava.schmidt@myclearwater.com - 727-444-8028

The impervious surface ratio (ISR) on page two of the flexibility application does not match plans. Please revise so that all plans and documents are consistent.

PLANNING - Prior to DO: Site Data Table

Set to DRAFT on 9/15/2026 1:54:22 PM

Issue created by Ava Schmidt on 9/15/2026 1:54:22 PM
ava.schmidt@myclearwater.com - 727-444-8028

Provide the mandatory site data table. The data table should include details such as proposed density, parking, impervious surface ratio, required/proposed trees, site area, building area, building height, setbacks, etc.

PLANNING - Prior to DO (Acknowledge) General Comments

Set to DRAFT on 9/15/2026 10:10:57 AM

Issue created by Ava Schmidt on 9/15/2026 10:10:57 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 DO (Acknowledge) Planning comments

Set to DRAFT on 9/15/2026 10:11:12 AM

Issue created by Ava Schmidt on 9/15/2026 10:11:12 AM
ava.schmidt@myclearwater.com - 727-444-8028

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

PLANNING - Prior to DO: Garage Access

Set to DRAFT on 9/15/2026 10:36:21 AM

Issue created by Ava Schmidt on 9/15/2026 10:36:21 AM
Issue is attached to Plans on sheet 1/8
ava.schmidt@myclearwater.com - 727-444-8028

Please provide further detail about how vehicles will access the proposed new garage. No driveway access is shown.

PLANNING - Prior to DO: Height on Elevations

Set to DRAFT on 9/15/2026 11:05:48 AM

Issue created by Ava Schmidt on 9/15/2026 11:05:48 AM
Issue is attached to Plans on sheet 3/8
ava.schmidt@myclearwater.com - 727-444-8028

Revise elevations to correctly measure the height of the proposed structures on all elevations. Height is measured as the vertical distance from the existing grade to a point representing the midpoint of the peak and eave heights of the main roof structure of the roof of a building having a pitched roof. Where minimum floor elevations in flood prone areas have been established by law, the building height may be measured as though the required minimum floor elevations constitute existing grade. In summary, measure from the design flood elevation (DFE) to the midpoint of the roof. The full definition of building height can be found in CDC Section 8-102.

PLANNING - Prior to DO: Owner's Affidavit

Set to DRAFT on 9/15/2026 1:59:41 PM

Issue created by Ava Schmidt on 9/15/2026 1:59:41 PM
ava.schmidt@myclearwater.com - 727-444-8028

Please upload the signed and notarized owner's affidavit with the revised application all together in one pdf.

PLANNING - Prior to DO: Required Parking

Set to DRAFT on 9/15/2026 10:37:46 AM

Issue created by Ava Schmidt on 9/15/2026 10:37:46 AM

Issue is attached to Plans on sheet 1/8

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

A minimum of three off-street parking spaces are required (two for the detached dwelling and one for the ADU). Please indicate on the site plan or submit a narrative response detailing where all proposed parking spaces are.

Please also provide the length and width of the driveway. Parking spaces must be a minimum 9' x 18' and cannot be tandem.

Alternatively, one grass parking space could be considered. One designated parking space may be located on the grass in a required front setback adjacent to and parallel to the driveway located on the property. Access to such designated parking space shall be by way of the property's driveway. If the designated parking space cannot be maintained as a grass area and is either reported by neighboring residents as a detrimental property or is identified by any code inspector as in violation of this provision, such designated parking area shall be filled in, by the property owner, with pavers, concrete, turf block or asphalt. Materials not permitted include artificial turf, crushed shell, mulch, millings, or similar material.

PLANNING - Prior to DO: Required Trees

Set to DRAFT on 9/15/2026 1:51:55 PM

Issue created by Ava Schmidt on 9/15/2026 1:51:55 PM

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

A lot of this size requires 6 shade trees. Shade trees must be 8 feet in height and 2 inches in caliper at time of planting. Two accents may be used to equal one native shade tree. 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) 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.

Please show all six trees or equivalent on the Landscape Plan and include the species and size. Please try to upload a clearer version of the Landscape Plan as well. Staff can assist if you have trouble.

PLANNING - Prior to DO: Sight Visibility Triangles

Set to DRAFT on 9/15/2026 11:09:59 AM

Issue created by Ava Schmidt on 9/15/2026 11:09:59 AM

Issue is attached to Plans on sheet 1/8

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

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

Please add the requisite sight visibility triangles at:

The edges of the driveway where it intersects with the front property line.

Please see CDC Section 3-904.A for additional details.

[https://library.municode.com/fl/clearwater/codes/community_development_code?](https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR)

nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR

PLANNING - Prior to DO: Supplemental Plans

Set to DRAFT on 9/15/2026 11:28:38 AM

Issue created by Ava Schmidt on 9/15/2026 11:28:38 AM

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

The Tree Barricade Detail, Utility Plan, Landscape Plan, and Drainage Plan did not scan very well and are hard to read. Please re-scan these as "PLANS"

STORMWATER - Prior to DO (Acknowledge) - General Comments

Set to DRAFT on 9/18/2026 3:10:46 PM

Issue created by Phuong Vo on 9/18/2026 3:10:46 PM
phuong.vo@myclearwater.com - 727-444-8228

1) 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.

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

TRAFFIC ENG - Prior to DO - Rear Garage Access

Set to DRAFT on 9/25/2026 12:17:00 PM

Issue created by Raymond Dresch on 9/25/2026 12:17:00 PM
Issue is attached to Plans on sheet 1/8
raymond.dresch@myclearwater.com - 727-444-8775

Please show on the plans the access path/driveway, driveway width, and the dimensions between the driveway and both the side property line and the existing structure. Utility potable/reclaimed water meters cannot be located within the driveway.

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

11:40 AM

Case number: [FLS2026-08055 -- 731 BAY ESPLANADE](#)

Owner(s): Public Record Exemption

Clearwater, FL
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Public Record E
731 Bay Esplanade
Clearwater, FL
PHONE: No phone, Fax: No fax, Email: No email

Representative: Public Record E
731 Bay Esplanade
Clearwater, FL
PHONE: No phone, Fax: No fax, Email: No email

Location: Northeast corner of Bay Esplanade and Aster Street, approximately 320 feet north of the intersection of Bay Esplanade and Acacia Street. (0.16 acres)

Atlas Page: 249A

Zoning District: LMDR - Low Medium Density Residential

Request: Flexible Standard Development approval for a detached dwelling and pool and deck in the Low Medium Density Residential (LMDR) District as a Residential Infill Project for the property located at 731 Bay Esplanade. The building will not exceed 30 feet in height and includes two off-street parking spaces. Requested is flexibility from front and waterfront setback requirements. (Community Development Code Section 2-203.D)

Proposed Use: Residential Infill Projects

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

Assigned Planner: Ava Schmidt, Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	09/08/2026	Schmidt
Parks and Rec Review	No Comments	09/10/2026	Pandy
Solid Waste Review	No Comments	09/14/2026	Portalatin
Public Utilities Review	Comments	09/17/2026	Vacca
Comments			
Stormwater Review	Comments	09/18/2026	Vo
Fire Review	No Comments	09/21/2026	Ramos
Engineering Review	Comments	09/23/2026	Dresch
Traffic Eng Review	Comments	09/23/2026	Dresch
Land Resource Review	Comments	09/24/2026	McDonnell

Plan Room Issues:**ENGINEERING - Prior to DO - Driveway/Water Meters**

Set to DRAFT on 9/23/2026 5:30:30 PM

Issue created by Raymond Dresch on 9/23/2026 5:30:30 PM

Issue is attached to Plans on sheet C-2

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

--1-- Maximum combined width with flares at edge of pavement is limited to 40-ft. To achieve compliance, reduce flares from 3.0-ft to 2.5-ft wide.

--2-- Utility water meters cannot be located within the driveway.

ENGINEERING - Prior to DO (Acknowledge) - General Comments

Set to DRAFT on 9/23/2026 5:35:04 PM

Issue created by Raymond Dresch on 9/23/2026 5:35:04 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 jurisdiction.
5. Per Sec. 47.181, bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including ADA.

ENGINEERING - Prior to DO (Acknowledge) - Seawall

Set to DRAFT on 9/25/2026 12:25:06 PM

Issue created by Raymond Dresch on 9/25/2026 12:25:06 PM
raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledge: At such time that significant work/replacement of the seawall takes place, the height of the seawall shall be required to be brought up to 6-ft above sea level and may have unforeseen impacts. It is recommended to consider this in the proposed design and understand any future implications. CDC Section 3-602. The minimum elevation of seawalls on the shore of Clearwater Harbor, Clearwater Bay, or the Gulf of America shall be not less than six feet above mean sea level. New elevation shall be at least 5.12' NAVD88.

LAND RESOURCE - Prior to DO: Landscape Acknowledgement

Set to DRAFT on 9/23/2026 2:09:53 PM

Issue created by Danny McDonnell on 9/23/2026 2:09:53 PM
danny.mcdonnell@myclearwater.com - 727-444-8765

Please acknowledge:

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

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

LAND RESOURCE - Prior to DO: Oak Tree near Proposed Driveway

Set to DRAFT on 9/23/2026 2:58:06 PM

Issue created by Danny McDonnell on 9/23/2026 2:58:06 PM
danny.mcdonnell@myclearwater.com - 727-444-8765

Please show the distance between tree 2 (19" oak tree) and the proposed driveway.

NOTE: Additional comments may be forthcoming based on the response to the above conditions.

LAND RESOURCE - Prior to DO: Required Trees

Set to DRAFT on 9/23/2026 2:54:36 PM

Issue created by Danny McDonnell on 9/23/2026 2:54:36 PM
danny.mcdonnell@myclearwater.com - 727-444-8765

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

Please show how this will be fulfilled on the landscape plan.

PLANNING - Prior to DO: Application Consistency

Set to DRAFT on 9/15/2026 2:20:20 PM

Issue created by Ava Schmidt on 9/15/2026 2:20:20 PM
ava.schmidt@myclearwater.com - 727-444-8028

Since this is a corner lot, pursuant to Community Development Code 3-903.D, corner lots shall have two front setbacks and two side setbacks. Additionally, one of the "sides" is classified as a waterfront. Please revise the application to refer to the west and south setbacks as "fronts", the east setback as "waterfront", and the north setback as "side."

There should be no mention of "rear" setback for this parcel.

PLANNING - Prior to DO: Application Specific Flexibility Criteria

Set to DRAFT on 9/15/2026 2:33:31 PM

Issue created by Ava Schmidt on 9/15/2026 2:33:31 PM
ava.schmidt@myclearwater.com - 727-444-8028

Page four of the application should address the specific flexibility criteria that must be met for residential infill redevelopment projects, found in CDC Section 2-203.D;

1. Single-family detached dwellings are the only permitted use eligible for residential infill project application;
2. The development or redevelopment of the parcel proposed for development is otherwise impractical without deviations from one or more of the following: intensity; other development standards;
3. The development of the parcel proposed for development as a residential infill project will not materially reduce the fair market value of abutting properties;
4. The uses within the residential infill project are otherwise permitted in the district;
5. The uses within the residential infill project are compatible with adjacent land uses;
6. The development of the parcel proposed for development as a residential infill project will upgrade the immediate vicinity of the parcel proposed for development;
7. The design of the proposed residential infill project creates a form and function which enhances the community character of the immediate vicinity of the parcel proposed for development and the City of Clearwater as a whole
8. Flexibility in regard to lot width, required setbacks, height, off-street parking access or other development standards are justified by the benefits to community character and the immediate vicinity of the parcel proposed for development and the City of Clearwater as a whole.

PLANNING - Prior to DO: Pool and deck height from grade

Set to DRAFT on 9/15/2026 2:58:05 PM

Issue created by Ava Schmidt on 9/15/2026 2:58:05 PM
ava.schmidt@myclearwater.com - 727-444-8028

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 with measured height from grade.

The 25-foot waterfront setback established for waterfront detached dwellings in the Low Medium Density Residential (LMDR) District does not apply to swimming pools that are less than twelve inches (12") above existing grade, pool enclosures, or any other accessory structure. It is applicable to the principal detached dwelling only. If the swimming pool is raised to twelve inches (12") or greater above existing grade, then they are considered to be principal structures and the 25-foot waterfront setback would then be applicable.

PLANNING - Prior to DO (Acknowledge) General Comments

Set to DRAFT on 9/15/2026 2:08:40 PM

Issue created by Ava Schmidt on 9/15/2026 2:08:40 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) Mechanical Equipment

Set to DRAFT on 9/15/2026 2:09:07 PM

Issue created by Ava Schmidt on 9/15/2026 2:09:07 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 comments

Set to DRAFT on 9/15/2026 2:08:54 PM

Issue created by Ava Schmidt on 9/15/2026 2:08:54 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 9/15/2026 2:10:01 PM

Issue created by Ava Schmidt on 9/15/2026 2:10:01 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, and the city's local amendments to the FBC, Community Development Code, Chapter 47.

Please contact our Floodplain Administrator or a Plans Examiner if you have any questions at 727-562-4567.

A non-conversion acknowledgement form will be required prior to issuance of a certificate of occupancy. This is a form required by structure owner in a new or substantially improved structure in a special flood hazard area acknowledging that the lowest floor of the building won't be converted or modified or used without becoming compliant with code and flood plain management ordinance.

PLANNING - Prior to DO: Elevations labels

Set to DRAFT on 9/15/2026 3:14:30 PM

Issue created by Ava Schmidt on 9/15/2026 3:14:30 PM
Issue is attached to Plans on sheet A3.PDF
ava.schmidt@myclearwater.com - 727-444-8028

Please label elevations using cardinal directions

PLANNING - Prior to DO: Height on Elevations

Set to DRAFT on 9/15/2026 3:13:46 PM

Issue created by Ava Schmidt on 9/15/2026 3:13:46 PM
Issue is attached to Plans on sheet A3.PDF
ava.schmidt@myclearwater.com - 727-444-8028

Revise elevations to correctly measure the height of the proposed structures on all elevations. Height is measured as the vertical distance from the existing grade to a point representing the midpoint of the peak and eave heights of the main roof structure of the roof of a building having a pitched roof. Where minimum floor elevations in flood prone areas have been established by law, the building height may be measured as though the required minimum floor elevations constitute existing grade.

In summary, measure from the design flood elevation (DFE) to the midpoint of the roof. The full definition of building height can be found in CDC Section 8-102.

PLANNING - Prior to DO: Mechanical Equipment

Set to DRAFT on 9/15/2026 3:21:53 PM

Issue created by Ava Schmidt on 9/15/2026 3:21:53 PM
Issue is attached to Plans on sheet A4.PDF
ava.schmidt@myclearwater.com - 727-444-8028

Please show proposed mechanical equipment, platforms, and screening mechanism on elevations.

PLANNING - Prior to DO: North Side Setback

Set to DRAFT on 9/15/2026 3:20:39 PM

Issue created by Ava Schmidt on 9/15/2026 3:20:39 PM
Issue is attached to Plans on sheet C-2
ava.schmidt@myclearwater.com - 727-444-8028

Deck must be revised to meet side setback minimum of 5 feet.

PLANNING - Prior to DO: Paper Street

Set to DRAFT on 9/24/2026 10:16:01 AM

Issue created by Ava Schmidt on 9/24/2026 10:16:01 AM
Issue is attached to Plans on sheet C-2
ava.schmidt@myclearwater.com - 727-444-8028

Please remove "paper street" language from plans.

PLANNING - Prior to DO: Roof Overhang

Set to DRAFT on 9/15/2026 3:18:37 PM

Issue created by Ava Schmidt on 9/15/2026 3:18:37 PM
Issue is attached to Plans on sheet C-2
ava.schmidt@myclearwater.com - 727-444-8028

Please provide roof overhang dimensions.

Section 3-908. - Permitted encroachments into setbacks and over street rights-of-way. Certain building and other projections shall be permitted to extend into setback areas and may be permitted to encroach over street rights-of-way as follows:
A. Building projections which are affixed solely to the building and not directly affixed to the ground such as building fascias, roof overhangs, eaves, canopies other than freestanding canopies, awnings, marquees, and other similar projections, shall be permitted to project into required setbacks 40 percent of the setback or ten feet, whichever is less.

PLANNING - Prior to DO: Seawall setback

Set to DRAFT on 9/24/2026 10:17:24 AM

Issue created by Ava Schmidt on 9/24/2026 10:17:24 AM
Issue is attached to Plans on sheet C-2
ava.schmidt@myclearwater.com - 727-444-8028

Please acknowledge that the Building Code may require the rear setback to be at least 18 feet from any seawall.

PLANNING - Prior to DO: Sight Visibility Triangles

Set to DRAFT on 9/15/2026 3:57:30 PM

Issue created by Ava Schmidt on 9/15/2026 3:57:30 PM
Issue is attached to Plans on sheet C-2
ava.schmidt@myclearwater.com - 727-444-8028

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

Please add the requisite sight visibility triangles to the site plan.

Please see CDC Section 3-904.A for additional details.
https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR

PLANNING - Prior to DO: South front setback

Set to DRAFT on 9/15/2026 2:42:32 PM

Issue created by Ava Schmidt on 9/15/2026 2:42:32 PM
Issue is attached to Plans on sheet C-2
ava.schmidt@myclearwater.com - 727-444-8028

The pool and associated deck must meet the requested 10' front setback along Aster Place. The reasoning is twofold.

1. Section 3-203.A. Accessory uses and/or structures shall not be located between the right-of-way and the principal structure
2. Section 3-203.B. Accessory structures shall comply with those setbacks established in their respective zoning district. The lowest front setback that can be requested as a residential infill project is 10' from the property, as shown in Table 2-203.

PLANNING - Prior to DO: Stairs within setbacks

Set to DRAFT on 9/15/2026 3:24:50 PM

Issue created by Ava Schmidt on 9/15/2026 3:24:50 PM

Issue is attached to Plans on sheet C-2

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

Section 3-908.C.

"Open or unenclosed outside stairways shall be permitted to extend into a required setback area not more than three feet provided through access is not obstructed" is not applicable in the case of a reduced setbacks. Please revise the location of the stairs to fall within the reduced request setback OR revise the setback request.

For example, revise the front (west) setback reduction request to 17' in order to account for the stairs, or, revise the stair configuration to meet the requested 20' setback.

PLANNING - Prior to DO: Waterfront Setback - Accessory Structure

Set to DRAFT on 9/15/2026 2:54:51 PM

Issue created by Ava Schmidt on 9/15/2026 2:54:51 PM

Issue is attached to Plans on sheet C-2

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

Waterfront setback is measured from the inside of the seawall. The plans show a zero foot waterfront setback, since the pool deck goes all the way up to the seawall. Please update the site data table and application to include this request for the accessory structures.

Generally, a setback reduction to zero has not been approved in the past.

Please provide evidence that the request is justified by the benefits to community character and the immediate vicinity of the parcel proposed for development and the City of Clearwater as a whole. This can include relevant addresses or FLS case numbers for nearby properties that received approval for similar reduced setbacks.

PLANNING - Prior to DO: Waterfront Setback - Principal Structure

Set to DRAFT on 9/15/2026 2:49:05 PM

Issue created by Ava Schmidt on 9/15/2026 2:49:05 PM

Issue is attached to Plans on sheet C-2

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

Please provide evidence that adjacent structures on either side of the parcel proposed for development are setback 20 feet or less, rather than the typical 25 feet required for a waterfront setback.

Waterfront detached dwellings in LMDR District should be 25 feet except as provided in Article 3 Division 8, section 3-805 and Division 9, section 3-904 and except where adjacent structures on either side of the parcel proposed for development are setback 20 feet and then the rear setback shall be 20 feet. The Building Code may require the rear setback to be at least 18 feet from any seawall.

PLANNING - Prior to DO: Waterfront Sight Visibility Triangles

Set to DRAFT on 9/15/2026 3:57:54 PM

Issue created by Ava Schmidt on 9/15/2026 3:57:54 PM

Issue is attached to Plans on sheet C-2

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

Please add the requisite waterfront sight visibility triangles to the site plan.

Please see CDC Section 3-904.B for additional details.

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

PUBLIC UTILITIES - prior to DO

Set to DRAFT on 9/17/2026 11:34:18 AM

Issue created by Michael Vacca on 9/17/2026 11:34:18 AM

Issue is attached to Plans on sheet C-2

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

Acknowledge and call out on drawings

- 1) Sanitary sewer cleanout shown on the drawing- sewer lateral clean out shall be located 1 foot from behind the sidewalk on private property side. If the clean out is installed underneath the brick paver driveway, a cast iron, traffic rated, ring and cover shall be utilized.
- 2) New proposed brick paper driveways shown on the drawing. Locations of the water and reclaimed water services shall not be located within the proposed driveways. Contractors should pay for new taps and meter sets. Scheduling & coordination with Public Utilities

STORMWATER - Prior to DO (Acknowledge) - General Comment

Set to DRAFT on 9/18/2026 2:04:39 PM

Issue created by Phuong Vo on 9/18/2026 2:04:39 PM

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

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

TRAFFIC ENG - Prior to DO - Sight Visibility Triangles

Set to DRAFT on 9/23/2026 5:33:22 PM

Issue created by Raymond Dresch on 9/23/2026 5:33:22 PM

Issue is attached to Plans on sheet C-2

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

Triangles shall have legs along the front property line and the side of the driveway. When two driveways are present, triangles shall be placed on both side of each driveway - four (4) total triangles.

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

11:50 AM

Case number: [FLD2026-09018 -- 1606 N FT HARRISON AVE](#)

Owner(s): Saint Laurent Holdings Llc
1750 Hawthorne Ct
Oldsmar, FL 34677
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Brian Aungst, Jr
Macfarlane, Ferguson & McMullen, P.A.
625 Court Street, Suite 200
Clearwater
PHONE: (727) 441-8966, Fax: (727) 442-8470,, Email: Bja@macfar.Com

Representative: Brian Aungst, Jr.
Macfarlane, Ferguson & McMullen, P.A.
625 Court Street, Suite 200
Clearwater
PHONE: (727) 441-8966, Fax: (727) 442-8470, Email: Bja@macfar.Com

Location: Northwest corner of N. Ft. Harrison Avenue and Marshall Street, approximately 100 feet east of the intersection of Marshall Street and N. Osceola Avenue. (0.23 acres)

Atlas Page: 268B

Zoning District: Commercial

Request: Flexible Development approval for seven overnight accommodation units in the Commercial (C) District as a Comprehensive Infill Redevelopment Project for the property located at 1606 N. Ft. Harrison Avenue and 1620 N. Ft. Harrison Avenue. The building does not exceed 25 feet in height and includes seven off-street parking spaces. Requested is flexibility for the use. (Community Development Code Section 2-704.F)

Proposed Use: Overnight Accomodations

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

Assigned Planner: Ava Schmidt, Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	09/08/2026	Schmidt
Parks and Rec Review	No Comments	09/10/2026	Pandy
Solid Waste Review	Comments	09/14/2026	Portalatin
Stormwater Review	Comments	09/18/2026	Vo
Land Resource Review	Comments	09/18/2026	Quinzi
Fire Review	Comments	09/21/2026	Ramos
Public Utilities Review	Comments	09/21/2026	Vacca
Comments			
Engineering Review	Comments	09/25/2026	Dresch
Traffic Eng Review	Comments	09/25/2026	Dresch

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

Set to DRAFT on 9/25/2026 12:29:44 PM

Issue created by Raymond Dresch on 9/25/2026 12:29:44 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 jurisdiction.
5. Per Sec. 47.181, bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including ADA.
6. Vacation/Establishment of any easements will need to be completed prior to construction permit C of O.
7. If the proposed project necessitates infrastructure modifications to satisfy the site-specific water capacity and pressure requirements and/or wastewater capacity requirements, the modifications shall be completed by the applicant and at their expense. If underground water mains and hydrants are to be installed, the installation shall be completed and in service prior to construction in accordance with Fire Department requirements.

FIRE - Fire Comments

Set to DRAFT on 9/21/2026 1:57:32 PM

Issue created by Walter Ramos on 9/21/2026 1:57:32 PM
Issue is attached to Plans on sheet PR-0
walter.ramos@myclearwater.com - 727-444-7723

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

LAND RESOURCE - Prior to CDB: Arborist Contact Info

Set to DRAFT on 9/18/2026 4:34:20 PM

Issue created by Michael Quinzi on 9/18/2026 4:34:20 PM
michael.quinzi@myclearwater.com - 727-444-8770

Please provide the ISA Certified Arborist contact information (email and phone number).

LAND RESOURCE - Prior to CDB: Inches Spreadsheet

Set to DRAFT on 9/18/2026 4:30:32 PM

Issue created by Michael Quinzi on 9/18/2026 4:30:32 PM
michael.quinzi@myclearwater.com - 727-444-8770

Use City of Clearwater formula for Inches Spreadsheet.

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

LAND RESOURCE - Prior to CDB: Landscape Acknowledgement

Set to DRAFT on 9/18/2026 2:37:40 PM

Issue created by Michael Quinzi on 9/18/2026 2:37:40 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.

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

LAND RESOURCE - Prior to CDB: Landscape plan

Set to DRAFT on 9/18/2026 3:44:05 PM

Issue created by Michael Quinzi on 9/18/2026 3:44:05 PM
michael.quinzi@myclearwater.com - 727-444-8770

All shade trees must be a minimum of 5 feet from any impervious surface or utility. For landscape buffers that are less than 10 feet wide provide accent trees.

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 inches in caliper at time of planting.

PLANNING - Prior to CDB (Acknowledge) Planning comments

Set to DRAFT on 9/16/2026 12:32:03 PM

Issue created by Ava Schmidt on 9/16/2026 12:32:03 PM
ava.schmidt@myclearwater.com - 727-444-8028

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

PLANNING - Prior to CDB: Landscape Buffer (North)

Set to DRAFT on 9/17/2026 8:57:06 AM

Issue created by Ava Schmidt on 9/17/2026 8:57:06 AM
Issue is attached to Plans on sheet L-1
ava.schmidt@myclearwater.com - 727-444-8028

A minimum 5-foot-wide perimeter landscape buffer is required for proposed non-residential uses adjacent to non-residential use.

(CDC Section 3-1202.D)

Perimeter buffers require 1 shade tree every 35 feet and 100% shrubs.

Shade tree specifications:

10' height 2.5" caliper All materials shall be Florida Grade #1, and be planted a minimum of five feet from any impervious area.

Shrub specifications:

18—24" in height when used in a perimeter buffer - planted every 36", (measured from the center of the shrub) providing a 100% continuous hedge which will be 36", high and 80% opaque 12 months from the time a certificate of occupancy is received (excluding drives and visibility triangles where applicable)

PLANNING - Prior to CDB: Landscape Buffer (South)

Set to DRAFT on 9/16/2026 3:49:07 PM

Issue created by Ava Schmidt on 9/16/2026 3:49:07 PM
ava.schmidt@myclearwater.com - 727-444-8028

A minimum 10-foot-wide perimeter landscape buffer is required for proposed non-residential uses adjacent to a local right-of-way. The parking area slightly encroaches into the required buffer. Parking lots should be set back from front property lines a distance of 15 feet, and shall be set back from all other property lines a distance that is consistent with the required perimeter landscape buffer width.

(CDC Section 3-1202.D and 3-903.F)

Perimeter buffers require 1 shade tree every 35 feet and 100% shrubs.

Shade tree specifications:

10' height 2.5" caliper All materials shall be Florida Grade #1, and be planted a minimum of five feet from any impervious area.

Shrub specifications:

18—24" in height when used in a perimeter buffer - planted every 36", (measured from the center of the shrub) providing a 100% continuous hedge which will be 36", high and 80% opaque 12 months from the time a certificate of occupancy is received (excluding drives and visibility triangles where applicable)

PLANNING - Prior to CDB (Acknowledge) General Comments

Set to DRAFT on 9/16/2026 12:31:45 PM

Issue created by Ava Schmidt on 9/16/2026 12:31:45 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 prior to proceeding to the Community Development Board (CDB).

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

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

In order to be reviewed by the Community Development Board (CDB) on November 17, 2026, electronic copies of all updated materials must be submitted no later than 12:00pm on October 9, 2026.

PLANNING - Prior to CDB (Acknowledge) Mechanical Equipment Screening

Set to DRAFT on 9/16/2026 12:32:24 PM

Issue created by Ava Schmidt on 9/16/2026 12:32:24 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 CDB (Acknowledge): Development Review Committee Meeting

Set to DRAFT on 9/24/2026 10:24:56 AM

Issue created by Ava Schmidt on 9/24/2026 10:24:56 AM
ava.schmidt@myclearwater.com - 727-444-8028

Please acknowledge that this project may be required to return to DRC if changes are made to the application/plans as a result of staff comments.

PLANNING - Prior to CDB (Acknowledge): Solid Waste

Set to DRAFT on 9/22/2026 12:41:51 PM

Issue created by Ava Schmidt on 9/22/2026 12:41:51 PM
ava.schmidt@myclearwater.com - 727-444-8028

Applicant to coordinate with solid waste on location and movement of waste containers. As overnight accommodations, guests will likely not roll the containers out to the street on their scheduled service day. Please clarify who will be responsible for solid waste coordination.

PLANNING - Prior to CDB: Application General Narrative

Set to DRAFT on 9/22/2026 11:38:29 AM

Issue created by Ava Schmidt on 9/22/2026 11:38:29 AM
ava.schmidt@myclearwater.com - 727-444-8028

Please revise the general narrative where it states the division of the lots without flexibility would create a nonconformity. Lots 17 and 18 together would meet the 100' frontage standards and 10,000sf lot area minimum of many other uses within the Commercial (C) district. The more relevant issue is that it would not meet the minimum lot size standards for the proposed use, overnight accommodations. Staff cannot support the creation of a non-conforming lot, which is why the language should be revised.

PLANNING - Prior to CDB: Clarify Use

Set to DRAFT on 9/22/2026 11:59:35 AM

Issue created by Ava Schmidt on 9/22/2026 11:59:35 AM
ava.schmidt@myclearwater.com - 727-444-8028

Explain how the proposed use meets the definition of overnight accommodation unit.

Overnight accommodation unit means an individual room, rooms or suite within an overnight accommodations use designed to be occupied, occupied, or held out to be occupied as a single unit for temporary occupancy.

Overnight accommodations means a facility containing one or more overnight accommodation units, the occupancy of which occurs, or is offered or advertised as being available, for a term of less than 31 days or one calendar month, whichever is less. In determining whether a property is used as an overnight accommodation use, such determination shall be made without regard to the form of ownership of the property or unit, or whether the occupant has a direct or indirect interest in the property or unit; and without regard to whether the right of occupancy arises from a rental agreement, other agreement, or the payment of consideration.

PLANNING - Prior to CDB: Full Application

Set to DRAFT on 9/16/2026 1:40:49 PM

Issue created by Ava Schmidt on 9/16/2026 1:40:49 PM
ava.schmidt@myclearwater.com - 727-444-8028

Upload the full application with the revised owner's affidavit all in one pdf

PLANNING - Prior to CDB: Height on Elevations

Set to DRAFT on 9/22/2026 12:37:05 PM

Issue created by Ava Schmidt on 9/22/2026 12:37:05 PM
Issue is attached to Plans on sheet EL-1
ava.schmidt@myclearwater.com - 727-444-8028

Revise elevations to correctly measure the height of the proposed structures on all elevations. Height is measured as the vertical distance from the existing grade to a point representing the midpoint of the peak and eave heights of the main roof structure of the roof of a building having a pitched roof. Where minimum floor elevations in flood prone areas have been established by law, the building height may be measured as though the required minimum floor elevations constitute existing grade.

In summary, measure from the design flood elevation (DFE) to the midpoint of the roof. The full definition of building height can be found in CDC Section 8-102.

PLANNING - Prior to CDB: Landscape Buffer (West)

Set to DRAFT on 9/16/2026 3:44:31 PM

Issue created by Ava Schmidt on 9/16/2026 3:44:31 PM
ava.schmidt@myclearwater.com - 727-444-8028

A minimum 10-foot-wide perimeter landscape buffer is required for proposed non-residential uses adjacent to a local right of way.
(CDC Section 3-1202.D)

Perimeter buffers require 1 shade tree every 35 feet and 100% shrubs.

Shade tree specifications:

10' height 2.5" caliper All materials shall be Florida Grade #1, and be planted a minimum of five feet from any impervious area.

Shrub specifications:

18—24" in height when used in a perimeter buffer - planted every 36", (measured from the center of the shrub) providing a 100% continuous hedge which will be 36", high and 80% opaque 12 months from the time a certificate of occupancy is received (excluding drives and visibility triangles where applicable)

PLANNING - Prior to CDB: Number of units

Set to DRAFT on 9/16/2026 2:44:32 PM

Issue created by Ava Schmidt on 9/16/2026 2:44:32 PM
ava.schmidt@myclearwater.com - 727-444-8028

Please clarify the request. The application states a request to approve seven overnight accommodation units, however, the floor plans show four units. The PDM cover sheet refers to the project as a four-unit boarding house which is not a listed permitted use in the CDC. Please clarify the intended request and revise the application and plans for consistency.

The future land use designation permits a maximum of 24 dwelling units per acre and 40 overnight accommodations per acre.

0.23 acres permits 5 dwelling units and 9 overnight accommodation units.

PLANNING - Prior to CDB: Parcel Split

Set to DRAFT on 9/16/2026 2:43:06 PM

Issue created by Ava Schmidt on 9/16/2026 2:43:06 PM
ava.schmidt@myclearwater.com - 727-444-8028

Please acknowledge that the parcel split and combination will not be formally processed as part of the FLD request. The minor lot line adjustment/division of lot record application will need to be submitted to the zoning portal if the project moves forward.

PLANNING - Prior to CDB: Parking Lot Setback

Set to DRAFT on 9/16/2026 3:32:22 PM

Issue created by Ava Schmidt on 9/16/2026 3:32:22 PM
ava.schmidt@myclearwater.com - 727-444-8028

Pursuant to CDC Section 3-903.F - Except for driveway access to garages, vehicular cross-access and shared parking, all of which are regulated by Subsection A., above; parking lots shall be set back from front property lines a distance of 15 feet, and shall be set back from all other property lines a distance that is consistent with the required perimeter landscape buffer width.

PLANNING - Prior to CDB: Second Level

Set to DRAFT on 9/22/2026 12:33:48 PM

Issue created by Ava Schmidt on 9/22/2026 12:33:48 PM
ava.schmidt@myclearwater.com - 727-444-8028

Please provide details and a floor plan of the lower level floor. Will this be included in the overnight accommodation use?

PLANNING - Prior to CDB: Setbacks

Set to DRAFT on 9/17/2026 9:41:20 AM

Issue created by Ava Schmidt on 9/17/2026 9:41:20 AM

Issue is attached to Plans on sheet SP-3

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

Please show measured east setbacks along N. Ft. Harrison on the site plan. Provide dimensions from the east property line to the ADA ramp, stairs, and front porch. Walkways permitted into setbacks are typically a maximum of 4' in width. Is the extra width required for ADA compliance?

Please also measure west setback from property line to walkways and deck.

PLANNING - Prior to CDB: Sight Visibility Triangles

Set to DRAFT on 9/16/2026 3:34:01 PM

Issue created by Ava Schmidt on 9/16/2026 3:34:01 PM

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

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

Please add the requisite sight visibility triangles to the site plan.

Please see CDC Section 3-904.A for additional details.

[https://library.municode.com/fl/clearwater/codes/community_development_code?](https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR)

nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR

PLANNING - Prior to CDB: Site Data Table

Set to DRAFT on 9/22/2026 12:40:18 PM

Issue created by Ava Schmidt on 9/22/2026 12:40:18 PM

Issue is attached to Plans on sheet SP-3

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

After revisions, please ensure site data table is updated to reflect any changes.

PLANNING - Prior to CDB: Specific Flexibility Criteria

Set to DRAFT on 9/16/2026 4:27:26 PM

Issue created by Ava Schmidt on 9/16/2026 4:27:26 PM
ava.schmidt@myclearwater.com - 727-444-8028

Please provide further justification that the proposed project meets the following specific flexibility criteria. Please provide more information in your responses.

2-704.F.1: Please expand upon the specific overnight accommodation criteria that is typically required, and why/how it cannot be met, requiring the project proposal for Comprehensive Infill. (lot size, setbacks, parking, etc.)

2-704.F.2: Provide specific examples from the comp plan to support that the redevelopment will be consistent with the goals and policies of the Comprehensive Plan, as well as with the general purpose, intent and basic planning objectives of this Code and zoning district. For example, regarding consistency with the Comprehensive Plan: is the project less dense than what is permitted for overnight accommodations? You may also want to include statements that support infill development that is consistent with the area.

2-704.F.4: Adjoining properties will not suffer substantial detriment as a result of the proposed development.

Please expand upon how the team has design the request so that there is minimal impact on adjoining properties, as stated in the application. It will be beneficial to expand upon the proposed operations of the overnight accommodations use and link it to specific criteria that require the proposal to be consistent with existing neighborhood character and not negatively impact the adjacent uses. Particularly because this property is adjacent to a low/medium density residential district.

2-704.F.5.e: May not be applicable to this project. The use is otherwise allowed. Rezoning would not be applicable.

2-704.F.6.a: Even through flexibility, overnight accommodations typically require a minimum lot area of 20,000sf. Please include commentary on why this proposed overnight accommodations development is compatible with an approx. 10,000sf lot.

2-704.F.6.b: Please mention specific design guidelines that were used, if any. And how compliance was achieved if applicable.

2-704.F.6.c: Please revise to answer the criterion which asks about design, scale, and intensity of your proposal in relation to existing or emerging character. If the character is emerging, please provide details.

2-704.F.6.d: Please reference specific design elements and materials that will achieve a cohesive, visually interesting building as alluded to in the narrative response.

2-704.F.6.e: Your response appears to restate the criterion instead of providing specific examples of how the proposed buffers are "appropriate" for the proposed use to be added in the area it is. Also, more information should be stated in your updated narrative to state what about the landscape design is "enhanced" as required for comprehensive infill projects.

PLANNING - Prior to CDB: Surveys

Set to DRAFT on 9/16/2026 2:45:48 PM

Issue created by Ava Schmidt on 9/16/2026 2:45:48 PM
ava.schmidt@myclearwater.com - 727-444-8028

Plan "1" covered over the first survey in Plan Room. Please upload both surveys under separate sheet names to make sure one document isn't replaced by the other.

Currently, version one of plan sheet "1" is the survey of parcel #09-29-15-55530-000-0170 but version two of plan sheet "1" is the survey for the other parcel #09-29-15-55530-000-0180

PUBLIC UTILITIES - prior to permitting

Set to DRAFT on 9/21/2026 8:38:53 AM

Issue created by Michael Vacca on 9/21/2026 8:38:53 AM
Issue is attached to Plans on sheet L-1

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

Acknowledge and call out on drawing location of water meter and backflow assemblies.
Including the sizes and materials to be used.

Acknowledge and call out on the drawing - location of the sewer connection with clean-out.
Including the sizes and materials to be used.

SOLID WASTE - acknowledge

Set to DRAFT on 9/14/2026 1:09:57 PM

Issue created by Brandi Portalatin on 9/14/2026 1:09:57 PM
brandi.portalatin@myclearwater.com - 727-562-4920

Please acknowledge that tenants will be responsible for rolling the barrels out to the street on their scheduled service day. Every Thursday.

STORMWATER - Prior to CDB (Acknowledge) - General Comments

Set to DRAFT on 9/18/2026 4:09:02 PM

Issue created by Phuong Vo on 9/18/2026 4:09:02 PM
phuong.vo@myclearwater.com - 727-444-8228

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

SWFWMD ERP exemption shall be submitted prior to CO issuance.

STORMWATER - Prior to CDB (acknowledge) - Pre/Post discharge

Set to DRAFT on 9/18/2026 4:12:24 PM

Issue created by Phuong Vo on 9/18/2026 4:12:24 PM
phuong.vo@myclearwater.com - 727-444-8228

At building permit submittal, staff shall be provided with pre/post basins delineations and supporting design calculations demonstrating post discharge rate does not exceed pre discharge rate at the proposed connection to city's existing 12" storm pipe on Marshall St.

TRAFFIC ENG - Prior to CDB - Parking

Set to DRAFT on 9/25/2026 12:55:29 PM

Issue created by Raymond Dresch on 9/25/2026 12:55:29 PM
Issue is attached to Plans on sheet F-1
raymond.dresch@myclearwater.com - 727-444-8775

Project description specifies 7-units but reflects 4-units/rooms with 2 beds each. Please clarify the location of the other 3-units/rooms.

If usage model is intending to be based on a per bed basis, Planning will need to verify that this approach is authorized/compliant with the zoning district. If usage methodology of a per bed basis is authorized/compliant, then parking will need to account for the 8th bed as shown (parking only reflects 7 spaces and is short 1 space to meet requirements).

TRAFFIC ENG - Prior to CDB (Acknowledge) - ADA Parking Slopes

Set to DRAFT on 9/25/2026 12:42:51 PM

Issue created by Raymond Dresch on 9/25/2026 12:42:51 PM
Issue is attached to Plans on sheet SP-3
raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledge: The slope of ADA parking and accessible aisle cannot exceed 2% slope in any direction. Ensure slope is reflected on the plan set submitted for permitting.

**TRAFFIC ENG - Prior to CDB (Acknowledge) - Multimodal
Impact Fee <Estimate>**

Set to DRAFT on 9/25/2026 1:02:14 PM

Issue created by Raymond Dresch on 9/25/2026 1:02:14 PM
raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledge: Estimated multimodal impact fee for this project is \$4,691.00 based on a usage of overnight accommodations (7-units budget style motel) with single family residence credit applied. The actual fee will be assessed based on the plans provided during permitting.

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

1:00 PM

Case number: [FLD2026-04009 -- 579 CYPRUS AVE](#)

Owner(s): Clearwater Jv Iii Llc
5391 Lakewood Ranch Blvd Ste 100
Sarasota, FL 34240
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Housh Ghovae
300 S. Belcher Road
Clearwater, FL 33765
PHONE: (727) 443-2869, Fax: (727) 446-8036, Email:
Housh@northsideengineering.Net

Representative: Housh Ghovae
Northside Engineering, Inc.
300 S. Belcher Road
Clearwater, FL 33765
PHONE: (727) 443-2869, Fax: (727) 446-8036, Email:
Housh@northsideengineering.Net

Location: East side of Cyprus Avenue, 107 feet from the northeast corner of Cyprus Avenue and Bay Esplanade. (0.45 acres)

Atlas Page: 258A

Zoning District: T - Tourist

Request: Flexible Development approval for 18 Overnight Accommodation units and 6 Resort Attached Dwellings the Tourist (T) District and the Old Florida District of Beach by Design for the property located at 579 Cypress Avenue. The proposed building will not exceed 75 feet in height and includes 31 off-street parking spaces. Requested is flexibility for the uses and height. (Community Development Code Sections 2-803.K. and 2-803.L.)

Proposed Use: Overnight Accomodations

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

Assigned Planner: Ted Kozak, Development Review Manager

Workflow:

Review Name	Task Status	Status Date	Last Name
Route to Meeting	Ready for DRC	07/02/2026	Horanlli
Awaiting Re-Submittal	DRC Review	08/03/2026	Horanlli
Development Review Committee	Plans Received	08/03/2026	PlanRoom
Review package submitted by: PUBLICUSER4965			
Determination of Completeness	Complete	08/31/2026	Kozak
Parks and Rec Review	No Comments	09/10/2026	Pandy
Stormwater Review	No Comments	09/11/2026	Poniava
Solid Waste Review	No Comments	09/14/2026	Portalatin
Fire Review	No Comments	09/21/2026	Ramos
Engineering Review	No Comments	09/23/2026	Dresch
Environmental Review	No Comments	09/23/2026	Dresch
Traffic Eng Review	Comments	09/23/2026	Dresch
Land Resource Review	Comments	09/23/2026	McDonnell

The DRC reviewed this application with the following comments:

Planning Review Ted Kozak ted.kozak@myclearwater.com 727-444-8941

The companion HDA2026-05001 request is required to be determined to be complete before the subject request is determined to be complete.

Plan Room Issues:

ENGINEERING - Prior to CDB - Addressed Verification/Assignment

Set to ACCEPTED on 9/23/2026 5:47:40 PM

Issue created by Raymond Dresch on 6/23/2026 4:54:52 PM
raymond.dresch@myclearwater.com - 727-444-8775

Please contact the Engineering Department POC for address verification/assignment. Should a new address be assigned, that address will need to be used on subsequent documentation/applications.

Engineering POC: Wioletta Dabrowski, Wioletta.Dabrowski@myClearwater.com, 727-444-8222.

Sandra Bradbury on 8/3/2026 11:47:31 AM - ANSWERED

Response: email has been sent.

ENGINEERING - Prior to CDB (Acknowledge) - General Comments

Set to ACCEPTED on 9/23/2026 5:47:48 PM

Issue created by Raymond Dresch on 6/23/2026 4:51:59 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 jurisdiction.
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 any easements will need to be completed prior to construction permit C of O.
8. If the proposed project necessitates infrastructure modifications to satisfy the site-specific water capacity and pressure requirements and/or wastewater capacity requirements, the modifications shall be completed by the applicant and at their expense. If underground water mains and hydrants are to be installed, the installation shall be completed and in service prior to construction in accordance with Fire Department requirements.

Sandra Bradbury on 8/3/2026 11:47:50 AM - ANSWERED

Response: Acknowledged, See notes on C3.1.

ENVIRONMENTAL - Prior to issuance of Building Permit

Set to ACCEPTED on 9/23/2026 5:47:58 PM

Issue created by Sarah Kessler on 6/22/2026 3:22:38 PM
ePermit@myclearwater.com - 727-562-4567

Provide stormwater vault specifications showing the vault provides water quality benefits, and provide a vault maintenance schedule that has been signed and accepted by the owner.

Sandra Bradbury on 8/3/2026 11:49:17 AM - ANSWERED

Response: Acknowledged.

ENVIRONMENTAL - Prior to issuance of Building Permit

Set to ACCEPTED on 9/23/2026 5:48:05 PM

Issue created by Sarah Kessler on 6/22/2026 3:21:46 PM
ePermit@myclearwater.com - 727-562-4567

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.

Sandra Bradbury on 8/3/2026 11:49:34 AM - ANSWERED

Response: Acknowledged. Please see sheet C2.1.

LAND RESOURCE - Prior to CDB: Inches Spreadsheet

Set to NOTACCEPTED on 9/23/2026 8:33:05 AM

Issue created by Danny McDonnell on 6/24/2026 12:41:20 PM
danny.mcdonnell@myclearwater.com - 727-444-8765

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

Sandra Bradbury on 8/3/2026 11:45:16 AM - ANSWERED

Response: Plan is revised please see sheet C2.1.

Danny McDonnell on 9/23/2026 8:33:05 AM - NOTACCEPTED

This cannot be accepted until the tree inventory is updated/accepted.

LAND RESOURCE - Prior to CDB: Landscape Plan

Set to NOTACCEPTED on 9/23/2026 8:37:01 AM

Issue created by Danny McDonnell on 6/24/2026 12:38:58 PM
Issue is attached to Plans on sheet L1.1
danny.mcdonnell@myclearwater.com - 727-444-8765

Please provide dimensions on the landscape plan to show that all shade trees are a minimum of 5 feet from impervious surfaces.

Sandra Bradbury on 8/3/2026 11:45:48 AM - ANSWERED

Response: Plan is revised please see sheet L1.1.

Danny McDonnell on 9/23/2026 8:37:01 AM - NOTACCEPTED

This cannot be accepted until the tree inventory is updated/accepted.

LAND RESOURCE - Prior to CDB: Tree Inventory

Set to NOTACCEPTED on 9/23/2026 8:29:59 AM

Issue created by Danny McDonnell on 6/24/2026 12:24:39 PM
danny.mcdonnell@myclearwater.com - 727-444-8765

There are several missed and misidentified trees/palms on site, including seagrapes, a Bismarck palm, Christmas palms, etc. Please revise.

Tree Inventory Required - This application requires a tree inventory to be prepared by an ISA Certified Arborist using the City's scale from 0 to 6 (See CDC 3-1202.H.) to evaluate existing trees and indicated if the tree is worth or preservation or removal. This must be accompanied by a tree survey. All required landscape trees including accent trees with a DBH of 2 inches, all other trees with a DBH of 4 inches, and all palms with 10 feet of clear trunk must be included. Sites over one acre must tag the trees with aluminum nails and tags. Adjacent off-site trees up to 25 feet must be shown on the tree survey. No review will be performed until the inventory is received. Provide prior to CDB.

Sandra Bradbury on 8/3/2026 11:46:42 AM - ANSWERED

Response: Pleases see attached arborist report & tree survey.

Danny McDonnell on 9/23/2026 8:29:59 AM - NOTACCEPTED

The tree inventory has not been updated.

LAND RESOURCE - Prior to CDB: Tree Numbers

Set to NOTACCEPTED on 9/23/2026 8:37:11 AM

Issue created by Danny McDonnell on 6/24/2026 12:27:13 PM

Issue is attached to Plans on sheet C2.1

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

The tree numbers on the tree survey sheet do not match the tree numbers on sheet C2.1.
Please revise.

Sandra Bradbury on 8/3/2026 11:46:26 AM - ANSWERED

Response: Plan is revised please see sheet C2.1.

Danny McDonnell on 9/23/2026 8:37:11 AM - NOTACCEPTED

This cannot be accepted until the tree inventory is updated/accepted.

LAND RESOURCE - Prior to CDB: Tree Removal

Set to NOTACCEPTED on 9/23/2026 8:35:39 AM

Issue created by Danny McDonnell on 6/24/2026 12:40:49 PM

Issue is attached to Plans on sheet C2.1

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

Please mark all trees to be removed with an 'X' on the plans.

Sandra Bradbury on 8/3/2026 11:45:36 AM - ANSWERED

Response: Plan is revised please see sheet C2.1.

Danny McDonnell on 9/23/2026 8:35:39 AM - NOTACCEPTED

This cannot be accepted until the tree inventory is updated/accepted.

PLANNING - Prior to CDB - Acknowledge General Comments

Set to NOTACCEPTED on 9/16/2026 4:23:17 PM

Issue created by Ted Kozak on 6/11/2026 10:47:13 AM
ted.kozak@myclearwater.com - 727-444-8941

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.

Generally, to be scheduled for review by the Community Development Board (CDB) on August 20, 2026, electronic copies of all revised application materials must be submitted no later than 12:00 p.m. on July 10, 2026.

However, because the proposed plans require a redesign and a corresponding revision to the concurrent HDA application, a complete resubmittal is required no later than 12:00 p.m. on July 8, 2026, in order to be re-reviewed at the August 6, 2026 Development Review Committee (DRC) meeting.

If a complete resubmittal is not received by the July 8 deadline, the next available DRC review will be September 3, 2026, for which the resubmittal deadline is 12:00 p.m. on August 3, 2026.

Sandra Bradbury on 8/3/2026 11:54:11 AM - ANSWERED

Response: Acknowledged.

Ted Kozak on 9/16/2026 4:23:17 PM - NOTACCEPTED

Please now acknowledge that to be scheduled for review by the Community Development Board (CDB) on November 17, 2026, electronic copies of all revised application materials must be submitted no later than 12:00 p.m. on October 9, 2026.

PLANNING - Prior to CDB - Acknowledge Located within a Flood Zone

Set to NOTACCEPTED on 9/16/2026 5:02:42 PM

Issue created by Ted Kozak on 6/11/2026 10:42:46 AM
ted.kozak@myclearwater.com - 727-444-8941

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.

For your information, the proposed interior improvements at grade, including the office and reception areas, are not consistent with the Flood Zone requirements and the Storm Surge Vulnerability Assessment. As proposed, these occupied spaces are not permitted at this elevation and will require redesign to achieve compliance with the applicable floodplain management requirements and the approved storm surge resiliency criteria.

Sandra Bradbury on 8/3/2026 11:54:46 AM - ANSWERED

Response: Please see revised plans.

Ted Kozak on 9/16/2026 3:52:02 PM - NOTACCEPTED

Please acknowledge this statement as a response.

Ted Kozak on 9/16/2026 4:28:36 PM - INREVIEW

Please acknowledge in Flood zone. Also shown is a ground floor reception.

Ted Kozak on 9/16/2026 5:02:42 PM - NOTACCEPTED

Flood zone requirements still not met - reception area is shown at grade. Also please acknowledge.

PLANNING - Prior to CDB - Acknowledge meeting to discuss unresolved issues

Set to DRAFT on 9/25/2026 2:24:21 PM

Issue created by Ted Kozak on 9/25/2026 2:24:21 PM
ted.kozak@myclearwater.com - 727-444-8941

Since there have been two DRC meetings and outstanding comments remain, an in-person or virtual meeting should be held to discuss all unresolved comments. If a meeting is not desired by the applicant team, please acknowledge.

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

Set to NOTACCEPTED on 9/16/2026 4:59:14 PM

Issue created by Ted Kozak on 6/16/2026 10:06:38 AM
ted.kozak@myclearwater.com - 727-444-8941

The submitted narrative and supporting documents do not provide sufficient detail to fully evaluate compliance with Beach by Design, Section II.A. – Old Florida District. While the application includes references to applicable standards, additional analysis and supporting documentation are necessary to demonstrate how the proposed development advances the intent of the Old Florida District and complies with the specific design requirements established for this transitional area.

Please provide a detailed narrative and supporting exhibits addressing the following:

District Intent and Character – Explain how the proposed development supports the intent of the Old Florida District as a transitional area between the higher-intensity resort uses to the south and the lower-intensity residential neighborhoods to the north. Describe how the scale, massing, site design, architecture, landscaping, and mix of uses are compatible with and reinforce the character envisioned by Beach by Design.

Building Height Compliance – Provide a detailed analysis demonstrating compliance with the maximum building height provisions applicable to the subject property. Identify the applicable height standard, the proposed building height, and the methodology used to measure height.

Required Setbacks – Provide a dimensioned site plan identifying all required and proposed front, side, and rear setbacks. Clearly demonstrate compliance with the setback requirements of the Old Florida District and identify any requested flexibility.

Building Stepbacks and/or Increased Setbacks Above 35 Feet – Provide calculations, sections, elevations, and diagrams demonstrating compliance with the building stepback and/or increased setback requirements for portions of the building exceeding 35 feet in height. The submitted materials should clearly identify:

- The applicable right-of-way width category;
- The required stepback or increased setback ratio;
- The point at which the stepback is measured;
- The required and proposed stepback dimensions; and
- Any flexibility requested pursuant to Section II.A.4.

The submitted materials should also clarify whether stepbacks are being measured from grade or Design Flood Elevation (DFE) and demonstrate consistency with the methodology contemplated by Beach by Design.

Setback and Stepback Flexibility – If any reduction in required setbacks or stepbacks is proposed, provide a justification demonstrating how the modified design results in an improved site plan, enhanced landscaping, improved building appearance, enhanced view corridors, or other public benefits consistent with Beach by Design.

Landscape Buffers – Provide a detailed landscape plan demonstrating compliance with the required landscape buffer standards, including dimensions, plant materials, and calculations identifying required and proposed landscaped areas.

Enhanced Site Design Performance – Beach by Design identifies enhanced site design performance as a priority for development within the Old Florida District. Provide a narrative describing how the project incorporates enhanced landscaping, building articulation, massing transitions, view corridor preservation, pedestrian amenities, and other design elements intended to reduce the perceived scale of the building and reinforce the transitional character of the district.

Sandra Bradbury on 8/3/2026 11:50:25 AM - ANSWERED

Response: Please see revised Civil Site & Architectural Plans.

Ted Kozak on 9/16/2026 4:59:14 PM - NOTACCEPTED

A detailed analysis of compliance with each aspect of the Old Florida District of Beach by Design still has not been provided. As a reminder, there is no available flexibility from the stepback provisions, measured from grade.

PLANNING - Prior to CDB - Bicycle Parking

Set to DRAFT on 9/16/2026 4:51:31 PM

Issue created by Ted Kozak on 6/16/2026 9:49:27 AM
ted.kozak@myclearwater.com - 727-444-8941

Provide additional detail regarding the proposed bicycle parking. It is assumed that the bicycle parking is intended to satisfy the long-term bicycle parking requirement; however, this is not clearly identified on the plans. Please provide the total number of bicycle parking spaces, identify whether the parking is intended for long-term or short-term use, and include the proposed rack type, rack orientation, dimensions, required clearances, and circulation in accordance with CDC Section 3-1411. Additionally, please correct the spelling of the word "bicycle" throughout the plans.

Sandra Bradbury on 8/3/2026 11:51:14 AM - ANSWERED

Response: Please see revised plans, bicycle parking is removed.

Ted Kozak on 9/16/2026 4:51:31 PM - DRAFT

The statement indicates bike parking is removed, but the provided Narrative, lines 11 and 12, page 15 indicate that long term parking is provided. Please clarify the contraction.

PLANNING - Prior to CDB - Density stated in Narrative

Set to DRAFT on 9/16/2026 5:08:38 PM

Issue created by Ted Kozak on 9/16/2026 5:08:38 PM
ted.kozak@myclearwater.com - 727-444-8941

Throughout the provided Narrative is is stated that the allowable density by Beach by Design is 70 dwelling units per acre. Allowable density in the Resort Facilities High designation within the Tourist District for overnight accommodations is 50 hotel units per acre, with an alternative density starting at 70 hotel units per acre via Development Agreement. Please revise throughout for accuracy. and consistency with the CDC.

PLANNING - Prior to CDB - Design Scale and Mass of Buildings

Set to NOTACCEPTED on 9/16/2026 4:48:44 PM

Issue created by Ted Kozak on 6/16/2026 9:57:01 AM
ted.kozak@myclearwater.com - 727-444-8941

The submitted plans and narrative currently do not provide sufficient information to evaluate compliance with the Design, Scale and Mass of Buildings requirements of Beach by Design. Pursuant to Beach by Design, Section VII.C – Design, Scale and Mass of Buildings, within the submitted narrative, provide a detailed narrative demonstrating how the proposed development complies with each of the applicable design criteria listed below.

Building Dimensions – Compliance with the requirement that buildings with a footprint greater than 5,000 square feet or a single dimension greater than 100 feet are designed such that no more than two of the three building dimensions in the vertical or horizontal planes are equal in length. Provide supplemental response to the dimensioned plans and calculations supporting compliance.

Building Plane Interruptions – Demonstrate that no building plane continues uninterrupted for more than 100 linear feet. Dimension the provided elevations identifying all offsets greater than five feet (5') and indicate how the design satisfies this requirement. It appears that the west and east elevations do not meet this requirement.

Architectural Articulation – Provide calculations and elevations demonstrating that at least sixty percent (60%) of each visible elevation is comprised of windows and/or architectural detailing. Clearly identify the areas included in the calculation and the methodology used to determine compliance.

Building Envelope Occupancy Above 45 Feet – Provide calculations and graphic exhibits demonstrating compliance with the maximum permitted occupancy of the theoretical building envelope above 45 feet. Include the applicable percentage threshold, the theoretical envelope calculation, and the actual occupied area within the envelope.

Building Height and Mass Relationship – Provide a narrative and supporting graphics explaining how the height and mass of the proposed building are correlated to both the dimensions of the subject property and adjacent public spaces, including streets, sidewalks, parks, and other open spaces.

Mix of Uses – Describe how the building incorporates the permitted uses and whether the project utilizes a vertical or horizontal mix of uses. Provide floor plans or diagrams identifying the location of each use within the development.

Sandra Bradbury on 8/3/2026 11:50:59 AM - ANSWERED

Response: Please see revised Architectural Plans.

Ted Kozak on 9/16/2026 4:48:44 PM - NOTACCEPTED

Architectural elements - still need to be addressed, such as materials and colors. Also need to address setback measurement from grade, not DFE.

**PLANNING - Prior to CDB - Floodplain Coordinator -
Acknowledge regulatory elevation and Lobby remains
below BFE**

Set to DRAFT on 9/25/2026 12:29:49 PM

Issue created by Ted Kozak on 9/25/2026 12:29:49 PM
ted.kozak@myclearwater.com - 727-444-8941

Salient Codes: CDC, Section 51; CDC Section 47.054, Amendments to the Florida Building Code: Florida Building Code and Existing Building Code, Sections 1612.12m 1612.4.1 , 502, and adopted reference ASCE 24, Chapters 3-9; 44 CFR, Part 60.3; and 3109.3.1.2,

Acknowledge - space below the regulatory elevation requires compliance with the referenced codes including ASCE 24. Codes mandate that the lowest floors of buildings and structures in flood hazard areas must be elevated to or above the base flood elevation plus required freeboard (regulatory elevation or design flood elevation). Enclosed areas below the elevated lowest floor are strictly limited to parking, building access, and limited storage—explicitly barring mechanical/plumbing/electrical equipment and air conditioning conditioning/living partitions.

However, there are limitations for commercial and mixed-use structures within an AE zone (not within VE or coastal AE zones) to have areas below the regulatory elevation other than storage, access, and parking. Pursuant to the local code, the FBC (1612.4.1 and ASCE 24, flood-resistant design may explicitly permit dry floodproofing of nonresidential structures and nonresidential areas of mixed-use structures within an AE Zone. The "Mixed-Use" Distinction: For flood code purposes, a hotel lobby is classified as a nonresidential area of a commercial/mixed-use building. The FBC prohibits dry floodproofing for dwelling units (hotel guest rooms), but permits it for common commercial spaces like lobbies, restaurants, or offices.

PLANNING - Prior to CDB - Hatched/ Striped Area

Set to NOTACCEPTED on 9/16/2026 3:46:54 PM

Issue created by Ted Kozak on 6/25/2026 4:34:18 PM
Issue is attached to Plans on sheet C3.1
ted.kozak@myclearwater.com - 727-444-8941

Please clarify the intended function of the striped area located at the northeast corner of the garage. Additionally, describe how the proposed restrictions for this area (e.g., no parking, no stopping, or restricted access) will be enforced and maintained.

Sandra Bradbury on 8/3/2026 11:44:46 AM - ANSWERED

Response: Plan is update please see Arch. plans & C3.1.

Ted Kozak on 9/16/2026 3:46:54 PM - NOTACCEPTED

Please indicate the function of the striped areas on these revised plans. Additionally, describe how the proposed restrictions will be enforced.

PLANNING - Prior to CDB - Materials and Colors

Set to NOTACCEPTED on 9/16/2026 4:31:48 PM

Issue created by Ted Kozak on 6/16/2026 9:40:58 AM
Issue is attached to Plans on sheet A2.1
ted.kozak@myclearwater.com - 727-444-8941

Provide more clarity on the colors and design of the Woodgrain Tile or Fiber Cement Planks and Accent Tile, etc., indicated. Also provide clarity on how it meets Beach by Design pursuant to VII. Design Guidelines, L.1. Materials and Colors, Facades - Finish materials and building colors will reflect Florida or coastal vernacular themes.

Sandra Bradbury on 8/3/2026 11:51:29 AM - ANSWERED

Response: Please see revised Plans.

Ted Kozak on 9/16/2026 4:31:48 PM - NOTACCEPTED

Revised plans do not provide paint color numbers in order to determine consistency with the color palette of Beach by Design. There still does not appear to be an adequate mix of colors and materials to satisfy Beach by Design and the Old Florida District.

PLANNING - Prior to CDB - Stepbacks

Set to NOTACCEPTED on 9/16/2026 5:03:11 PM

Issue created by Ted Kozak on 6/11/2026 10:05:21 AM
Issue is attached to Plans on sheet A0.0
ted.kozak@myclearwater.com - 727-444-8941

Provide confirmation of stepbacks elsewhere, including sheets C1.1 data table and site/ floor plan(s), such as sheets C3.1, A1.1 through A1.3.

Sandra Bradbury on 8/3/2026 11:57:04 AM - ANSWERED

Response: Please see revised plans.

Ted Kozak on 9/16/2026 5:03:11 PM - NOTACCEPTED

See comments elsewhere. Stepbacks are measured from grade.

PLANNING - Prior to CDB - Street Level Facades

Set to NOTACCEPTED on 9/16/2026 4:56:28 PM

Issue created by Ted Kozak on 6/16/2026 10:00:42 AM
ted.kozak@myclearwater.com - 727-444-8941

The submitted narrative, plans, and supporting graphics do not provide sufficient information to determine compliance with Beach by Design, Section VII.E – Street-Level Facades. Pursuant to the requirements of this section, provide a detailed narrative with the supporting exhibits demonstrating how the proposed development satisfies each of the applicable standards below:

Street-Level Transparency – Provide calculations and elevations demonstrating that at least sixty percent (60%) of all street-level facades associated with nonresidential uses that abut a public street or pedestrian accessway are transparent, as defined by Beach by Design. Clearly identify transparent areas, including windows and doors, and provide the methodology used to calculate compliance.

Courtyard and Plaza Areas – Where transparency is proposed through views into landscaped or hardscaped courtyards or plazas, provide dimensioned site plans and elevations demonstrating compliance with the minimum fifteen-foot (15') setback requirement and identify the courtyard or plaza treatment.

Parking Structure Design – If any portion of the parking structure is visible from a public street, pedestrian accessway, or other public place, provide elevations and architectural details demonstrating how the garage is screened and designed so that its function is not readily apparent, except at points of ingress and egress, consistent with Beach by Design requirements.

Window Coverage – Provide details demonstrating that window coverings, signage, and other opaque materials do not cover more than ten percent (10%) of the area of any street-level window fronting a public right-of-way.

Building Entrances – Provide elevations, renderings, and/or architectural details demonstrating that building entrances are clearly identifiable, aesthetically inviting, and appropriately designed to enhance the pedestrian environment.

Pedestrian Protection Elements – Identify and provide details for awnings, canopies, arcades, or other architectural elements intended to provide pedestrians protection from the elements. If such features are not proposed, explain how the project otherwise addresses this recommendation of Beach by Design.

Sandra Bradbury on 8/3/2026 11:50:41 AM - ANSWERED

Response: Please see revised Architectural Plans.

Ted Kozak on 9/16/2026 4:56:28 PM - NOTACCEPTED

Please clearly articulate how the parking structure will be screened from the west towards Cyprus Avenue since there are parking spaces and an entry adjacent to the street.

PLANNING - Prior to CDB- Stepbacks

Set to NOTACCEPTED on 9/16/2026 4:41:43 PM

Issue created by Ted Kozak on 6/16/2026 9:09:21 AM

Issue is attached to Plans on sheet A2.1

ted.kozak@myclearwater.com - 727-444-8941

The stepbacks depicted on the plans appear to be measured from the Design Flood Elevation (DFE), whereas the stepbacks illustrated in the Beach by Design graphics are measured from grade. Please clarify the point of measurement and revise the plans and supporting documents as necessary to ensure consistency with Beach by Design requirements.

Sandra Bradbury on 8/3/2026 11:53:27 AM - ANSWERED

Response: Please see revised Architectural Plans

Ted Kozak on 9/16/2026 4:41:43 PM - NOTACCEPTED

Stepbacks in Beach by Design are measured from grade, not the DFE. The statement provided on lines 24 through 28 of page 7 of the Narrative is incorrect.

PLANNING - Prior to CDB: Projections into setbacks

Set to NOTACCEPTED on 9/16/2026 4:01:42 PM

Issue created by Ted Kozak on 6/11/2026 10:11:13 AM

Issue is attached to Plans on sheet C3.1

ted.kozak@myclearwater.com - 727-444-8941

There are a number of projections inferred with light line weights. Provide clarity and clearly identify any projections into any setbacks, including but not limited to stairs, facade treatments and balconies. Also indicate compliance with CDC Section 3-908.A.1. (canopies, overhangs, awnings, etc.) and Section 3-908D.1. (balconies).

Sandra Bradbury on 8/3/2026 11:56:10 AM - ANSWERED

Response: please see dimension on sheet C3.1.

Ted Kozak on 9/16/2026 4:01:42 PM - NOTACCEPTED

For the most part this comment appears to have been resolved. However, there is a 7 foot dimension shown. Please remove or clarify what it indicates.

PUBLIC UTILITIES - Prior to CDB - Acknowledge

Set to INREVIEW on 8/3/2026 12:03:07 PM

Issue created by Michael Vacca on 6/23/2026 7:45:06 AM

Issue is attached to Plans on sheet C4.1

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

1. Acknowledge and call out on drawings - Contractor is required to field verify the existing and locations of all underground utilities and other features prior to proceeding with any proposed construction. The contractor may consult the utility owner's record drawings, but the utility owner and the engineering do not guarantee, by implication or otherwise, the accuracy of these record drawings. Site contractor shall be financial for any modifications required other than shown on plans. The contractor shall verify the locations, elevations, and dimensions of all existing utilities and shall notify the engineer in writing of any deviation from the plans.
2. Acknowledge and call out on drawings -If the proposed project necessitates infrastructure modifications to satisfy the site-specific water capacity and pressure requirements and/or wastewater capacity requirements, the modifications shall be completed by the applicant and at their expense. If underground water mains and hydrants are to be installed, the installation shall be completed and in service prior to construction in accordance with Fire Department requirements
3. Acknowledge and call out on drawings – water meter and fire detector assemblies shall have separate taps from the existing water main, show on drawing the sizes of water to be tapped, sized of water meters and backflow assembles and the piping materials. Use wet / hot tap through tapping saddles
4. Acknowledge and call out on drawings - Contractor to verify location of existing sanitary sewer service lateral and inspect the condition of pipe. If new pipe is warranted, coordinate with engineering regarding service lateral abandonment. Reset cleanout locations per city requirements. Pipe material SDR 26. Will need to show on drawing the location and size of the sewer lateral connection point with clean out.
5. Call -out & acknowledge on drawings - Contractor shall coordinate with city regarding existing water meters, backflow devices and meter box removal, along with sewer lateral abandonment prior to finalization of plans to the satisfaction of Public Utilities Department Staff.

Sandra Bradbury on 8/3/2026 11:49:05 AM - ANSWERED

Response: Acknowledged. Please see Notes on sheet C4.1.

TRAFFIC ENG - Prior to CDB - Access Management

Set to DRAFT on 9/25/2026 1:30:54 PM

Issue created by Raymond Dresch on 9/25/2026 1:30:54 PM

Issue is attached to Plans on sheet C3.1

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

Pursuant to Pinellas County Code Sec. 154-198. - General access standards. (e) Off-street parking shall be designed to ensure that all vehicles leaving or entering the public street right-of-way shall be traveling in a forward motion (except driveways serving single-family, attached, detached, two-family, and three-family dwellings).

TRAFFIC ENG - Prior to CDB - Parking Garage

Set to NOTACCEPTED on 9/23/2026 5:58:48 PM

Issue created by Raymond Dresch on 6/23/2026 5:07:57 PM

Issue is attached to Plans on sheet C3.1

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

- 1-- Wheel stops are not authorized for use in a parking garage.
- 2-- Parking stalls adjacent to walls or other obstructions must have at least 1-ft of additional space for passenger ingress/egress.
- 3-- Dead-end/end of row spaces should have a maneuver gutter (typically 5-ft).

Sandra Bradbury on 8/3/2026 11:47:18 AM - ANSWERED

Response: Acknowledged.

Raymond Dresch on 9/23/2026 5:58:48 PM - NOTACCEPTED

- 1-- wheel stops still shown at ADA spaces.
- 2-- accepted.
- 3-- accepted.

TRAFFIC ENG - Prior to CDB - SVTs

Set to ACCEPTED on 9/23/2026 5:53:35 PM

Issue created by Raymond Dresch on 6/23/2026 5:08:12 PM
Issue is attached to Plans on sheet C3.1
raymond.dresch@myclearwater.com - 727-444-8775
Structure encroaches into the SVTs.

Sandra Bradbury on 8/3/2026 11:47:02 AM - ANSWERED

*Response: Plan has been updated please see sheet C3.1.***TRAFFIC ENG - Prior to CDB (Acknowledge) - Multimodal Impact Fee <Estimate>**

Set to ACCEPTED on 9/23/2026 5:59:21 PM

Issue created by Raymond Dresch on 6/23/2026 4:50:57 PM
raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledge: The multimodal impact fee for 18-units OA and 6-units RAD with credit applied for the existing 7-units MF is estimated as \$38,180.00. The assessed fee will be due prior to issuance of CO for the associated construction permit.

Sandra Bradbury on 8/3/2026 11:48:07 AM - ANSWERED

*Response: Acknowledged.***TRAFFIC ENG - Prior to CDB (Acknowledge) - Roadway Repaving**

Set to ACCEPTED on 9/23/2026 5:53:13 PM

Issue created by Raymond Dresch on 6/29/2026 9:12:32 AM
raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledge: Dependent upon the size, quantity, and spacing of pavement cuts associated with this project, a full width repaving of the roadway may be required.

Sandra Bradbury on 8/3/2026 11:44:33 AM - ANSWERED

*Response: Acknowledged.***Plan Room Conditions:**

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Case number: [HDA2026-05001 -- 579 CYPRUS AVE](#)

Owner(s): Clearwater Jv Iii Llc
5391 Lakewood Ranch Blvd Ste 100
Sarasota, FL 34240
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Housh Ghovae
300 S Belcher Road
Clearwater, FL 33765
PHONE: (727) 709-0943, Fax: (727) 446-8036, Email:
Housh@northsideengineering.Net; Sandy@northsideengineering.Net

Representative: Housh Ghovae
Northside Engineering
300 S Belcher Road
Clearwater, FL 33765
PHONE: (727) 709-0943, Fax: (727) 446-8036, Email:
Housh@northsideengineering.Net; Sandy@northsideengineering.Net

Location: East side of Cyprus Avenue, 107 feet from the northeast corner of Cyprus Avenue and Bay Esplanade. (0.45 acres)

Atlas Page: 258A

Zoning District: Tourist

Request: Development Agreement between Clearwater JV III LLC (the property owner) and the City of Clearwater, providing for the allocation of 10 hotel units from the Hotel Density Reserve located at 579 Cypress Avenue in the Tourist (T) District and the Old Florida District of Beach by Design.

Proposed Use: Overnight Accomodations

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

Assigned Planner: Ted Kozak, Development Review Manager

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	06/08/2026	Kozak
Route to Meeting	Ready for DRC	07/02/2026	Horanlli
Development Review Committee	Insufficient for CDB	08/31/2026	Kozak
Awaiting Re-Submittal	Return to DRC	08/31/2026	Kozak
Parks and Rec Review	No Comments	09/10/2026	Pandy
Solid Waste Review	No Comments	09/14/2026	Portalatin
Public Utilities Review	No Comments	09/17/2026	Vacca
No Comments			
Fire Review	No Comments	09/21/2026	Ramos

The DRC reviewed this application with the following comments:

Planning Review	Ted Kozak	ted.kozak@myclearwater.com	727-444-8941
	Please note that the plans submitted with the HDA, including those associated with the concurrent FLD application, must comply with all applicable provisions of the Tourist District and the Old Florida District of Beach by Design. The proposal must also comply with the Development Agreement requirements of CDC Section 4-606, including, but not limited to, consistency with the site plans and building elevations incorporated as exhibits to the applicable FLD.		
Planning Review	Ted Kozak	ted.kozak@myclearwater.com	727-444-8941
	Disclaimer: Please be aware that additional comments may be generated at or after the DRC meeting based upon applicant response to DRC comments.		
	Be prepared to make changes to the Development Agreement site plans, elevations and/or your request based on direction provided by the Council at first reading.		
	If another DRC is not required, an electronic version of the complete application and all supporting materials (revised as needed) are due on October 13, 2026 for a potential December 3, 2026 First Council Meeting.		