



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, August 6, 2026

8:30 AM - Staff Review

9:00 AM

Case number: [FLS2026-05029 -- 133 BAYSIDE DR](#)

Owner(s): Richard Alcalde
133 Bayside Dr
Clearwater, FL 33767
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Brian Aungst, Jr.
625 Court Street, Unit 200
Clearwater, FL 33757
PHONE: (727) 444-1403, Fax: (727) 442-8470, Email: Bja@macfar.Com

Representative: Brian Aungst, Jr.
Macfarlane, Ferguson & McMullen, P.A.
625 Court Street, Unit 200
Clearwater, FL 33757
PHONE: (727) 444-1403, Fax: (727) 442-8470, Email: Bja@macfar.Com

Location: South side of Bayside Drive, approximately 552 feet east of Hamden Drive. (0.18 acres)

Atlas Page: 276A

Zoning District: LMDR - Low Medium Density Residential

Request: Flexible Standard Development approval for a raised pool and deck, accessory to a detached dwelling, located in the Low Medium Density Residential (LMDR) District as a Residential Infill Project for the property located at 133 Bayside Drive. The building does not exceed 30 feet in height and includes two off-street parking spaces. Requested is flexibility from rear setback requirements. (Community Development Code Section 2-203.D.)

Proposed Use: Detached Dwellings

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

Assigned Planner: Thea French, Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	07/02/2026	French
Solid Waste Review	No Comments	07/13/2026	Portalatin
Public Utilities Review	Comments	07/13/2026	Vacca
Comments			
Stormwater Review	Comments	07/24/2026	Poniava
Fire Review	No Comments	07/24/2026	Ramos
Engineering Review	Comments	07/28/2026	Dresch
Environmental Review	Comments	07/28/2026	Kessler
Traffic Eng Review	No Comments	07/28/2026	Dresch
Planning Review	Comments	07/30/2026	French
Land Resource Review	Comments	07/30/2026	McDonnell

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

Set to DRAFT on 7/28/2026 2:27:25 PM

Issue created by Raymond Dresch on 7/28/2026 2:27:25 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. 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 and any damage to the right of way as a result of the proposed project shall be repaired to City standards by the applicant at their expense. This includes asphalt, curbing, sidewalk, sod, etc.

ENGINEERING - Prior to DO (Acknowledge) - Illicit Discharge/Dewatering

Set to DRAFT on 7/28/2026 2:31:25 PM

Issue created by Raymond Dresch on 7/28/2026 2:31:25 PM
raymond.dresch@myclearwater.com - 727-444-8775

Acknowledge the following statements:

1. Construction of in ground pools which may require the offsite discharge of produced groundwater, is subject to FDEP rules and regulations. Additional information can be found at [http://www.dep.state.fl.us/legal/Rules/shared/62-621.300\(2\).doc](http://www.dep.state.fl.us/legal/Rules/shared/62-621.300(2).doc), or by contacting the Department directly.
2. If any dewatering discharge is directed to the right-of-way, the applicant will be required to obtain a ROW permit.
3. Illicit discharge of swimming pool water into the public right-of-way (ROW) without proper baffling, filtration, or other approved discharge controls is not allowed.

ENVIRONMENTAL - Prior to issuance of Building Permit

Set to DRAFT on 7/28/2026 10:15:34 AM

Issue created by Sarah Kessler on 7/28/2026 10:15:34 AM
sarah.kessler@myclearwater.com - 727-444-8233

Continue to provide erosion control locations on plans.

LAND RESOURCE - Prior to DO: Landscape Acknowledgement

Set to DRAFT on 7/29/2026 9:51:40 AM

Issue created by Danny McDonnell on 7/29/2026 9:51:40 AM
danny.mcdonnell@myclearwater.com - 727-444-8765

Please acknowledge:

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

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

LAND RESOURCE - Prior to DO: Shade Trees

Set to DRAFT on 7/29/2026 9:51:16 AM

Issue created by Danny McDonnell on 7/29/2026 9:51:16 AM
danny.mcdonnell@myclearwater.com - 727-444-8765

Shade trees must be a minimum of 5 feet from all impervious surfaces. The proposed Red Cedar trees do not currently meet this requirement on the landscape plan. Please revise.

PLANNING - Prior to DO - General Comments (Please acknowledge):

Set to DRAFT on 7/16/2026 5:20:33 PM

Issue created by Thea French on 7/16/2026 5:20:33 PM
thea.french@myclearwater.com - 727-444-8771

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

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

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

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 - Landscape Plan data table

Set to DRAFT on 7/18/2026 3:39:29 PM

Issue created by Thea French on 7/18/2026 3:39:29 PM
Issue is attached to Plans on sheet LS1
thea.french@myclearwater.com - 727-444-8771

Provide a data table to clearly communicate how the requirements of Article 3. Division 12 are met.

PLANNING - Prior to DO - Pool within a setback with respect to floodplain development standards

Set to DRAFT on 8/3/2026 8:53:30 AM

Issue created by Thea French on 8/3/2026 8:53:30 AM
thea.french@myclearwater.com - 727-444-8771

Provide written response and applicable site plan and/or section elevation drawings to communicate how these standards are to be met. Please contact the floodplain administrator if you need more information.

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

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

Section 2, CDC

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

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

AE zones seaward of the LiMWA boundary are required to meet VE Zone requirements

A re-review will be required to list citations associated only with CAE standards

No construction shall be permitted within 18 feet of existing or new seawalls, or the seawall line, unless approved through an administrative process through the Building Official that will require a design by a registered design professional, in order to show there will be no impacts to structures and the seawall system and allow adequate tiebacks and tieback maintenance and filter systems.

Section 51

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

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

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

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

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

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

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

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

PLANNING - Prior to DO: Accurate impervious surface ratio (ISR): Set to DRAFT on 7/18/2026 3:06:12 PM

Issue created by Thea French on 7/18/2026 3:06:12 PM
Issue is attached to Plans on sheet PLAN 1
thea.french@myclearwater.com - 727-444-8771

The proposed impervious surface ratio (ISR) for the approved case is 62% (4963 sq ft). With the addition of the pool and deck area, the ISR has to be more than the 61.1% (4859 sq ft) proposed. An accurate ISR has not been provided where 0.65 is the maximum permitted consistent with CDC Section 2-201.1.

Provide to-scale drawings with clearly labeled dimensions of all structures and clearly communicated calculations to demonstrate an accurate impervious surface ratio.

The pool is by design, encapsulated by the deck, so the pool dimensions should not be included in plan drawings or calculations.

The pool should definitely be demonstrated in elevation drawings and/or cross section drawings.

PLANNING - Prior to DO: (Acknowledge) Planning comments Set to DRAFT on 7/18/2026 12:29:03 PM

Issue created by Thea French on 7/18/2026 12:29:03 PM
thea.french@myclearwater.com - 727-444-8771

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

PLANNING - Prior to DO: Accurate dimensions Set to DRAFT on 7/18/2026 3:41:41 PM

Issue created by Thea French on 7/18/2026 3:41:41 PM
Issue is attached to Plans on sheet A-1
thea.french@myclearwater.com - 727-444-8771

Provide accurate dimensions from the corners of all proposed structures to the adjacent property line.

PLANNING - Prior to DO: Accurate Elevations Set to DRAFT on 7/18/2026 3:36:39 PM

Issue created by Thea French on 7/18/2026 3:36:39 PM
Issue is attached to Plans on sheet PLAN 2
thea.french@myclearwater.com - 727-444-8771

The proposed dimensions on the plan, the # of steps shown in the elevation perspective, and the narrative all demonstrate inconsistent information.

1. Site plan demonstrates four steps to a landing + six steps to the proposed deck = (10 steps) (7.5 rise) = 7'6" above grade.
2. The elevation perspective demonstrates Five steps to a landing + eight steps to the proposed deck = (13 steps)(7.5 rise) = 8'1.5" above grade.
3. The site plan annotated "POOL DECK raised 6.5' above grade" creating a discrepancy of 1'7.5" according to the information and dimensions provided.

Provide a to-scale elevation drawing, a revised site plan with accurate and consistent dimensions. Confirm all annotations and/or narratives are consistent as measured from grade.

Inconsistent or incorrect information and/or documents will delay this process.

**PLANNING - Prior to DO: Acknowledge LOCATED
WITHIN A FLOOD ZONE**

Set to DRAFT on 7/18/2026 12:28:22 PM

Issue created by Thea French on 7/18/2026 12:28:22 PM
thea.french@myclearwater.com - 727-444-8771

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 DO: Character of adjacent
properties and community**

Set to DRAFT on 7/18/2026 12:31:07 PM

Issue created by Thea French on 7/18/2026 12:31:07 PM
Issue is attached to page 1 in Narrative Responses_133 Bayside_06.18.2026 (1).pdf
thea.french@myclearwater.com - 727-444-8771

How is the proposed development of a 6-foot rear setback for an elevated pool and deck in harmony with the adjacent properties? Provide evidence to support this statement.

Provide evidence how the proposed development will not adversely impair the value of adjacent properties to support this statement.

Provide evidence to support the statement the proposed development will make the community as a whole safer.

Provide evidence how the proposed development is consistent with the community characteristics for a six-foot rear setback for an elevated pool and deck.

Provide evidence that the proposed development design minimizes adverse effects including visual and acoustic impacts on adjacent properties.

PLANNING - Prior to DO: General Applicability Criteria

Set to DRAFT on 7/18/2026 12:30:23 PM

Issue created by Thea French on 7/18/2026 12:30:23 PM
Issue is attached to page 1 in Narrative Responses_133 Bayside_06.18.2026 (1).pdf
thea.french@myclearwater.com - 727-444-8771

Flood Damage Prevention - Provide specific code section(s) and standards that apply to a pool and/or deck elevation requirement(s) to meet flood damage prevention standards. (Section 51.608)

Provide specific code section(s) and standards that apply to a pool and/or deck elevation requirement(s) to meet FEMA flood damage prevention standards.

PLANNING - Prior to DO: Specific Flexibility Criteria

Set to DRAFT on 7/18/2026 12:32:05 PM

Issue created by Thea French on 7/18/2026 12:32:05 PM
Issue is attached to page 2 in Narrative Responses_133 Bayside_06.18.2026 (1).pdf
thea.french@myclearwater.com - 727-444-8771

Provide specific code section and evidence to support a pool and deck is required to be elevated six to eight feet above grade.

Provide evidence an elevated pool and deck are compatible with adjacent properties.

Provide evidence how the proposed pool and deck are accessory when elevated six feet above grade.

Provide evidence how the proposed development matches the community characteristics of a six-foot rear setback for a pool and deck elevated more than 12-inches above grade.

Provide evidence how the community benefits in regard to required setbacks and height elevations for an accessory pool and deck more than 12-inches above grade.

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

Set to DRAFT on 7/24/2026 8:52:56 AM

Issue created by Viktoria Poniava on 7/24/2026 8:52:56 AM
viktoria.poniava@myclearwater.com -

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

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.

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

9:10 AM

Case number: [FLS2026-06038 -- 1000 N HERCULES AVE](#)

Owner(s): City Of Clearwater
1000 N Hercules Ave
Clearwater, FL 33765 196
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Rodney Gadd
4685 E County Road 540a
Lakeland, FL 33813
PHONE: (863) 940-9979, Fax: No fax, Email: Projects@gaddcivil.Com

Representative: Rodney Gadd
Gadd & Associates, Llc
4685 E County Road 540a
Lakeland, FL 33813
PHONE: (863) 940-9979, Fax: No fax, Email: Projects@gaddcivil.Com

Location: West side of N. Herculatus Avenue and generally at the terminus end of Grand Avenue, approximately 1,500 feet north of Drew Street. (25.56 acres)

Atlas Page: 280A

Zoning District: I - Institutional

Request: Flexible Standard Development approval for an airport (new 9,600 square foot hangar), located in the Institutional (I) District for the property located at 1000 N. Hercules Avenue. The building will not exceed 30 feet in height and 133 off-street parking spaces are proposed. Requested is flexibility for use. (Community Development Code Section 2-1203.B.)

Proposed Use: Airport

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

Assigned Planner: Thea French, Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	07/09/2026	French
Parks and Rec Review	No Comments	07/09/2026	Cruise
Solid Waste Review	No Comments	07/13/2026	Portalatin
Public Utilities Review	Comments	07/14/2026	Vacca
Comments			
Fire Review	No Comments	07/24/2026	Ramos
Stormwater Review	Comments	07/28/2026	Vo
Engineering Review	Comments	07/28/2026	Dresch
Environmental Review	Comments	07/28/2026	Kessler
Traffic Eng Review	No Comments	07/28/2026	Dresch
Land Resource Review	Comments	07/28/2026	Robicheau

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

Set to DRAFT on 7/28/2026 2:37:03 PM

Issue created by Raymond Dresch on 7/28/2026 2:37:03 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. Contractor shall request an easement inspection prior to any construction near an easement.
6. 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.

ENVIRONMENTAL - Prior to issuance of Building Permit

Set to DRAFT on 7/28/2026 10:19:59 AM

Issue created by Sarah Kessler on 7/28/2026 10:19:59 AM
sarah.kessler@myclearwater.com - 727-444-8233

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

LAND RESOURCE - Prior to DO: Landscape Plan

Set to DRAFT on 7/28/2026 3:19:09 PM

Issue created by Robert Robicheau on 7/28/2026 3:19:09 PM
robert.robicheau@myclearwater.com - 727-444-7961

Provide a landscape plan that includes all required standards of Division 12 Sections 3-1202 and 3-1204.

Division 12. Section 3-1202 requires landscaping and Section 3-1204 has the standards for installation and maintenance.

Provide documentation and narrative(s) demonstrating how the landscaping requirements are to be met.

PLANNING - Prior to DO - Clarify site plan dimensions

Set to DRAFT on 7/27/2026 12:13:23 PM

Issue created by Thea French on 7/27/2026 12:13:23 PM
Issue is attached to Plans on sheet C5.00
thea.french@myclearwater.com - 727-444-8771

There are so many documents that have been submitted it's a challenge finding the one I need for planning purposes. Is the intent to use this one as a site plan?

Please, either revise this plan with requested dimensions, or callout which sheet I may find the requested information.

If this is to be your site plan; clearly show property lines, existing structures to remain, all proposed improvements with clearly labeled dimension(s) of structure and from the corner(s) of all proposed development(s) to the adjacent property line or the edge of the street, and be sure to include a north arrow.

Please see the gray circle to confirm the dimension and to what does it measure. Do not hesitate to reach out with questions to clarify.

PLANNING - Prior to DO - Landscape Plan Required

Set to DRAFT on 7/27/2026 11:55:52 AM

Issue created by Thea French on 7/27/2026 11:55:52 AM
thea.french@myclearwater.com - 727-444-8771

Provide a landscape plan that includes all required standards of Division 12 Sections 3-1202 and 3-1204.

Division 12. Section 3-1202 requires landscaping and Section 3-1204 has the standards for installation and maintenance.

Provide documentation and narrative(s) demonstrating how the landscaping requirements are to be met.

PLANNING - Prior to DO - Parking details

Set to DRAFT on 7/27/2026 11:57:19 AM

Issue created by Thea French on 7/27/2026 11:57:19 AM
thea.french@myclearwater.com - 727-444-8771

Provide a parking plan that includes all required standards of Division 14 Parking and Loading. Provide documentation and narrative(s) demonstrating how the parking requirements are to be met.

PLANNING - Prior to DO - Site plan required

Set to DRAFT on 7/27/2026 11:53:37 AM

Issue created by Thea French on 7/27/2026 11:53:37 AM
thea.french@myclearwater.com - 727-444-8771

There are so many documents that have been submitted. Please, either provide a clearly labeled site plan, or callout which sheet I may find the requested information.

If a site plan is to be provided, clearly show property lines, existing structures to remain, all proposed improvements with clearly labeled dimension(s) of structure and from the corner(s) of all proposed development(s) to the adjacent property line, and be sure to include a north arrow.

**PLANNING - Prior to DO: PLANNING – General
Comments (Please acknowledge)**

Set to DRAFT on 7/9/2026 12:17:36 PM

Issue created by Thea French on 7/9/2026 12:17:36 PM
thea.french@myclearwater.com - 727-444-8771

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

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

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

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.

PUBLIC UTILITIES - Prior to DO

Set to DRAFT on 7/14/2026 9:25:05 AM

Issue created by Michael Vacca on 7/14/2026 9:25:05 AM

Issue is attached to Plans on sheet S3

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

Acknowledge and call -out on drawings – On the plans, please include / identify limits of work from west side, Airport Drive extending east to Hercules Ave on the drawings. Within this area, the existing water, sanitary sewer and force main, reclaimed water and RAW water mains are not currently shown and will need to be added to plans.

Add note to drawing that the contractor shall use caution when working or performing any excavation in the vicinity of these existing underground utilities.

PUBLIC UTILITIES - Prior to DO

Set to DRAFT on 7/14/2026 9:38:03 AM

Issue created by Michael Vacca on 7/14/2026 9:38:03 AM

Issue is attached to Plans on sheet S6

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

Call out and knowledge on the drawings - the existing domestic water meter and backflow preventers servicing the existing airport facility this utility is currently located on Grand Ave. it must be shown on the drawings. Based on the proposed building layout the existing private customer water service line will be located beneath these new structures, it is recommended to provide a new service location and incorporate the proposed relocation into the construction plans to eliminate conflicts and ensure that service remains accessible for future maintenance.

PUBLIC UTILITIES - Prior to DO

Set to DRAFT on 7/14/2026 9:32:30 AM

Issue created by Michael Vacca on 7/14/2026 9:32:30 AM

Issue is attached to Plans on sheet S4

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

1. Acknowledge and call out on drawings - add the location of public utilities underground utilities to drawings. Utilities easements will be required, and no construction or structures shall be placed within or over top of city utility easements.

PUBLIC UTILITIES - Prior to DO

Set to DRAFT on 7/14/2026 9:41:59 AM

Issue created by Michael Vacca on 7/14/2026 9:41:59 AM

Issue is attached to Plans on sheet S12

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

Acknowledge and call -out on drawings – On the plans, please include / identify limits of work from west side, Sherwood Street extending east to Sherwood ave at Arcturas Ave. on the drawings. Within this area, the existing water, reclaimed water and RAW water mains are not currently shown and will need to be added to plans.

STORMWATER - Prior to DO (Acknowledge) - General Comment

Set to DRAFT on 7/28/2026 4:38:21 PM

Issue created by Phuong Vo on 7/28/2026 4:38:21 PM

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

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

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

9:25 AM

Case number: [FLS2026-07041 -- 1970 ABBEY LAKE RD](#)

Owner(s): Bradley Foster
1970 Abbey Lake Rd
Clearwater, FL 33759 162
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Bradley Foster
1970 Abbey Lake Rd
Clearwater, FL 33759
PHONE: (727) 423-8665, Fax: No fax, Email: Safoster5@verizon.Net

Representative: Bradley Foster
1970 Abbey Lake Rd
Clearwater, FL 33759
PHONE: (727) 423-8665, Fax: No fax, Email: Safoster5@verizon.Net

Location: West side of Abbey Lake Road approximately 381 feet north of the intersection with Sunset Point Road. (2.29 acres)

Atlas Page: 255B

Zoning District: LDR - Low Density Residential

Request: Flexible Standard Development approval for a flag lot in the Low Density Residential (LDR) District as a Residential Infill Project for the property located at 1970 Abbey Lake Road. The existing building does not exceed 30 feet in height and includes two off-street parking spaces. Requested is flexibility for a flag lot. (Community Development Code Sections 2-103.C and 3-105)

Proposed Use: Detached Dwellings

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	07/09/2026	Hauck-Baker
Parks and Rec Review	No Comments	07/09/2026	Pandy
Solid Waste Review	No Comments	07/13/2026	Portalatin
Land Resource Review	No Comments	07/22/2026	Quinzi
Stormwater Review	No Comments	07/24/2026	Poniava
Fire Review	No Comments	07/24/2026	Ramos
Engineering Review	Comments	07/28/2026	Dresch
Environmental Review	No Comments	07/28/2026	Kessler
Traffic Eng Review	No Comments	07/28/2026	Dresch
Planning Review	Comments	07/29/2026	Hauck-Baker
Harbor Master Review	No Comments	07/29/2026	Hauck-Baker
Art Review	No Comments	07/29/2026	Hauck-Baker
Public Utilities Review	No Response	07/29/2026	Hauck-Baker

Plan Room Issues:**ENGINEERING - Prior to DO (Acknowledge) - Flag Lot Driveway**

Set to DRAFT on 7/28/2026 3:46:54 PM

Issue created by Raymond Dresch on 7/28/2026 3:46:54 PM
raymond.dresch@myclearwater.com - 727-444-8775

Per CDC Section 3-105. Flag Lots - Flag Lot Driveways shall be a minimum of 14-ft and maximum of 24-ft. With the reduction in property frontage width adjacent to the roadway from 46.9 to 31.9 (minus 15-ft), in order to achieve a minimum 5-ft side setback for driveways, the maximum driveway width authorized is hereby reduced to 21.9-ft.

PLANNING - Prior to DO – Acknowledge General Comments

Set to DRAFT on 7/23/2026 2:20:44 PM

Issue created by Melissa Hauck-Baker on 7/23/2026 2:20:44 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 post DRC resubmittal process

Set to DRAFT on 7/24/2026 9:20:58 AM

Issue created by Melissa Hauck-Baker on 7/24/2026 9:20:58 AM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Provide a complete application which includes pages 1-5 to include the proposed use, requested flexibility section, and details of proposed off-street parking. Each resubmittal of the application must stand on its own merit. Updates or corrections submitted to the case file for the application shall deem the current application as insufficient, resulting in the previous version to be rejected. A complete application includes all 5 pages and supporting documents.

PLANNING - Prior to DO - Duplicate plan sheets and narratives

Set to DRAFT on 7/24/2026 9:19:38 AM

Issue created by Melissa Hauck-Baker on 7/24/2026 9:19:38 AM
melissa.hauckbaker@myclearwater.com - 727-444-8769

For consistency and clarity; remove all duplicates of plan sheets and narratives. Please contact the administrative assistant (alba.horanli@myclearwater.com) if you need guidance on how to revise plan sheets in plan room.

PLANNING - Prior to DO - FLS Application Revisions

Set to DRAFT on 7/24/2026 9:43:01 AM

Issue created by Melissa Hauck-Baker on 7/24/2026 9:43:01 AM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Application, Page 2:

1. Proposed Density: Revise response for proposed density from 1 unit per parcel to 0.87 du/ac, Maximum Development Potential for Residential Suburban (RS) future land use permits 2.5 du/ac, pursuant to CDC Section 2-101.1.
2. Impervious Surface Ratio (ISR): Revise response for maximum permitted ISR from 40% to 60% consistent with Maximum Development Potential for Residential Suburban (RS) future land use pursuant to CDC Section 2-101.1. Provide clarity regarding the proposed ISR for each lot, label information for Lot 1 and Lot 2, pursuant to CDC Section 2-101.1.

Application, Page 4:

1. In addition to the provided responses to the Flag Lot Standards, CDC Section 3-105.A.-D., You must provide written responses to the Residential Infill Project Flexibility Criteria, pursuant to CDC Section 2-103.C.1-8.

Application, Page 5:

1. A notarized Affidavit to Authorize must be included for the property owner of the second parcel included in the proposed project; Jhett A and Jilliam K Urie, 1960 Abbey Lake Road.

PLANNING - Prior to DO - Impervious Surface Ratio

Set to DRAFT on 7/24/2026 2:05:25 PM

Issue created by Melissa Hauck-Baker on 7/24/2026 2:05:25 PM
melissa.hauckbaker@myclearwater.com - 727-444-8769

Provide the existing and proposed Impervious Surface Ratio (ISR) for both of the proposed lots.

PLANNING - Prior to DO - Minor Lot Line Adjustment Application

Set to DRAFT on 7/29/2026 11:28:51 AM

Issue created by Melissa Hauck-Baker on 7/29/2026 11:28:51 AM
Issue is attached to page 1 in Lot Line Adjustment Application.pdf
melissa.hauckbaker@myclearwater.com - 727-444-8769

Please submit the Minor Lot Line Adjustment two-page application. You don't need to include surveys with the application document.

Please remove the surveys from the FLS application.

PLANNING - Prior to DO - Property Background (Acknowledge)

Set to DRAFT on 7/24/2026 2:18:03 PM

Issue created by Melissa Hauck-Baker on 7/24/2026 2:18:03 PM
melissa.hauckbaker@myclearwater.com - 727-444-8769

1. The project area consists of two parcels, Lot 1 is 1.82 acres and Lot 2 is 0.47, for a combined lot area of 2.29-acres, the lots are located on the west side of Abbey Lake Road approximately 233 feet north of the intersection with Sunset Point Road.
2. Existing frontage along Abbey Lake Road consists of 46.99 feet for Lot 1 and 148 feet for Lot 2.
2. Lot 1 features an existing detached dwelling which was constructed in 1976, and Lot 2 features a detached dwelling under construction through a building construction permit, BCP2025-060940, the Tie-In Survey is included in the submittal.
3. On May 10, 2022, case FLS2022-02011 was approved for the creation of two parcels through the Flag Lot Standards as a Residential Infill Project pursuant to CDC Sections 2-103.C and 3-105.
4. The subject parcels are in the Low Density Residential (LDR) zoning district and the Residential Suburban (RS) future land use designation, where the Maximum Development Potential permits a density of 2.5 dwelling units per acre and the existing density is 0.87 dwelling units per acre which will not change through the current application consistent with CDC Section 2-101.1.
5. The proposed project will decrease the lot area of Lot 1 from 79,663 square feet (1.82 acres) to 69,479.4 square feet (1.59 acres) and will increase the lot area of Lot 2 from 20,739 square feet (0.47 acres) to 30,922.6 square feet (0.70 acres), which remain consistent with CDC Table 2-103, Development Standards for Residential Infill Projects.
6. The proposed project will decrease the lot width of Lot 1 from 46.99 feet to 31.99 feet and will increase the lot width of Lot 2 from 148 feet to 163 feet, which remain consistent with CDC Table 2-103, Development Standards for Residential Infill Projects.

PLANNING - Prior to DO - Surveys

Set to DRAFT on 7/24/2026 1:58:59 PM

Issue created by Melissa Hauck-Baker on 7/24/2026 1:58:59 PM
melissa.hauckbaker@myclearwater.com - 727-444-8769

1. Provide a property survey showing only the existing configuration and development of Lot 1, 1970 Abbey Lake Road, including a legal description.
2. Provide a property survey of each of the proposed lot configurations on separate surveys, including legal descriptions.

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

9:35 AM

Case number: [FLS2026-07040 -- 441 PALM ISL NE](#)

Owner(s): Yim Su Song
2611 Tylers River Run
Lutz, FL 33559 391
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Shawn Coughlin
2665 S Bayshore Drive, Suite 601
Coconut Grove, FL
PHONE: No phone, Fax: No fax, Email: Scoughlin@bayrock-homes.Com

Representative: Shawn Coughlin
Bayrock Homes, LLC
2665 S Bayshore Drive, Suite 601
Coconut Grove, FL
PHONE: No phone, Fax: No fax, Email: Scoughlin@bayrock-homes.Com

Location: South side of Palm Island NE, approximately 1,020 feet east of the intersection of Island Way and Palm Island NE. (0.19 acres)

Atlas Page: 258B

Zoning District: LMDR - Low Medium Density Residential

Request: Flexible Standard Development approval for a pool and deck accessory to a detached dwelling in the Low Medium Density Residential / Island Estates Neighborhood Overlay Conservation ((LMDR/IENOC)) District for the property located at 441 Palm Island NE. The building will not exceed 30 feet in height and two off street parking spaces are proposed. Requested is flexibility from rear setback requirements. (Community Development Code Section 2-1602.E)

Proposed Use: Detached Dwellings

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

Assigned Planner: Austen Dole, Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	07/08/2026	Dole
Parks and Rec Review	No Comments	07/09/2026	Cruise
Solid Waste Review	No Comments	07/13/2026	Portalatin
Public Utilities Review	Comments	07/14/2026	Vacca
Comments			
Fire Review	No Comments	07/24/2026	Ramos
Stormwater Review	Comments	07/28/2026	Vo
Engineering Review	Comments	07/28/2026	Dresch
Environmental Review	Comments	07/28/2026	Kessler
Traffic Eng Review	Comments	07/28/2026	Dresch
Land Resource Review	Comments	07/30/2026	McDonnell

Plan Room Issues:**ENGINEERING - Prior to DO - Driveway Width & Utilities**

Set to DRAFT on 7/28/2026 2:52:30 PM

Issue created by Raymond Dresch on 7/28/2026 2:52:30 PM

Issue is attached to Plans on sheet SP1

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

--1-- Max driveway width at roadway is limited to 40-ft with flares, when using the max combine driveway width at property line (30-ft as proposed) the flares need to be reduced from 3-ft to 2.5-ft wide for the typical 3x5 flare.

--2-- Please show location of Water/Reclaimed Water meters on the site plan. They cannot be located within the driveway and should be located 3-ft minimum away from the side of driveway.

ENGINEERING - Prior to DO (Acknowledge) - General Comments

Set to DRAFT on 7/28/2026 2:39:25 PM

Issue created by Raymond Dresch on 7/28/2026 2:39:25 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. 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 and any damage to the right of way as a result of the proposed project shall be repaired to City standards by the applicant at their expense. This includes asphalt, curbing, sidewalk, sod, etc.
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.

ENGINEERING - Prior to DO (Acknowledge) - Illicit Discharge/Dewatering

Set to DRAFT on 7/28/2026 2:39:52 PM

Issue created by Raymond Dresch on 7/28/2026 2:39:52 PM
raymond.dresch@myclearwater.com - 727-444-8775

Acknowledge the following statements:

1. Construction of in ground pools which may require the offsite discharge of produced groundwater, is subject to FDEP rules and regulations. Additional information can be found at [http://www.dep.state.fl.us/legal/Rules/shared/62-621.300\(2\).doc](http://www.dep.state.fl.us/legal/Rules/shared/62-621.300(2).doc), or by contacting the Department directly.
2. If any dewatering discharge is directed to the right-of-way, the applicant will be required to obtain a ROW permit.
3. Illicit discharge of swimming pool water into the public right-of-way (ROW) without proper baffling, filtration, or other approved discharge controls is not allowed.

ENVIRONMENTAL - Prior to issuance of Building Permit

Set to DRAFT on 7/28/2026 10:22:39 AM

Issue created by Sarah Kessler on 7/28/2026 10:22:39 AM
sarah.kessler@myclearwater.com - 727-444-8233

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

LAND RESOURCE - Prior to DO: Existing Trees

Set to DRAFT on 7/29/2026 9:56:47 AM

Issue created by Danny McDonnell on 7/29/2026 9:56:47 AM
Issue is attached to Plans on sheet T1
danny.mcdonnell@myclearwater.com - 727-444-8765

There are protected trees/palms (including a Phoenix palm, Christmas palms, etc.) on site. Please show these trees on the tree survey with an 'X' over them if proposing to remove them.

LAND RESOURCE - Prior to DO: Landscape Acknowledgement

Set to DRAFT on 7/29/2026 9:57:33 AM

Issue created by Danny McDonnell on 7/29/2026 9:57:33 AM
danny.mcdonnell@myclearwater.com - 727-444-8765

Please acknowledge:

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

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

PLANNING - Prior to DO (Acknowledge) General Comments

Set to DRAFT on 7/24/2026 10:34:28 AM

Issue created by Austen Dole on 7/24/2026 10:34:28 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 (Acknowledge) Mechanical Equipment

Set to DRAFT on 7/24/2026 10:34:48 AM

Issue created by Austen Dole on 7/24/2026 10:34:48 AM
austen.dole@myclearwater.com - 727-444-7351

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 7/24/2026 10:33:44 AM

Issue created by Austen Dole on 7/24/2026 10:33:44 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

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: East stairway encroachment

Set to DRAFT on 7/24/2026 10:49:57 AM

Issue created by Austen Dole on 7/24/2026 10:49:57 AM
Issue is attached to Plans on sheet SP1
austen.dole@myclearwater.com - 727-444-7351

Please add eastern stairway to site plan. It is only depicted on sheet A3.2. Unenclosed stairs are only permitted to encroach 3' into a setback per CDC Section 3-908(C). Plans are showing a 5' encroachment.

PLANNING - Prior to DO: Fence

Set to DRAFT on 7/24/2026 10:40:20 AM

Issue created by Austen Dole on 7/24/2026 10:40:20 AM
Issue is attached to Plans on sheet T1
austen.dole@myclearwater.com - 727-444-7351

Unless fence is existing and remaining on-site during construction. Please remove fence from plans as it must be permitted separately.

PLANNING - Prior to DO: Fill Requirements

Set to DRAFT on 7/31/2026 8:30:00 AM

Issue created by Austen Dole on 7/31/2026 8:30:00 AM
austen.dole@myclearwater.com - 727-444-7351

If fill is proposed within the Special Flood Hazard Area, compensatory excavation shall be provided unless the plans demonstrate that compensatory excavation is not required. This determination shall be clearly stated on the signed and sealed plans. Where required, compensatory excavation shall be located between the seasonal high-water level and the base flood elevation and shall not create adverse impacts within the Special Flood Hazard Area.

PLANNING - Prior to DO: FloodPlain

Set to DRAFT on 7/31/2026 8:29:22 AM

Issue created by Austen Dole on 7/31/2026 8:29:22 AM
austen.dole@myclearwater.com - 727-444-7351

The pool shall not be fully enclosed below the regulatory flood elevation with walls and a roof, except for screen enclosures or similar open enclosures. Areas below the regulatory flood elevation are limited to parking, building access, and storage. A pool located within an enclosed area below the regulatory flood elevation is considered a recreational use and is not permitted.

PLANNING - Prior to DO: Floodplain Mechanical Equipment

Set to DRAFT on 7/31/2026 8:31:25 AM

Issue created by Austen Dole on 7/31/2026 8:31:25 AM
austen.dole@myclearwater.com - 727-444-7351

Pool equipment and utilities shall be designed and/or located to prevent water from entering or accumulating within the components during flood conditions. Equipment and utilities shall be elevated as high as practical, securely anchored to resist flotation, and protected from floodwater intrusion.44 CFR 60.3(a)(3)(i). The pool and pool deck shall be designed to resist all applicable flood loads and load combinations associated with the 1-percent-annual-chance flood event.44 CFR 60.3(a)(3); FBC Sections 454 and 1612; ASCE 24

PLANNING - Prior to DO: Floodplain Structures

Set to DRAFT on 7/31/2026 8:31:55 AM

Issue created by Austen Dole on 7/31/2026 8:31:55 AM
austen.dole@myclearwater.com - 727-444-7351

Where the pool is structurally connected to the principal building or structure, the design shall demonstrate that the building and pool function as an integrated structural system and that the building is designed to accommodate all additional loads imposed by the pool.
ASCE 24, Section 9.6.1

PLANNING - Prior to DO: Height

Set to DRAFT on 7/24/2026 10:45:19 AM

Issue created by Austen Dole on 7/24/2026 10:45:19 AM
Issue is attached to Plans on sheet A3.3
austen.dole@myclearwater.com - 727-444-7351

On all relevant elevations, please show height measures from DFE' to the midpoint of the pitched roof. Maximum permitted is 30'.

PLANNING - Prior to DO: Pool Elevations

Set to DRAFT on 7/24/2026 10:46:29 AM

Issue created by Austen Dole on 7/24/2026 10:46:29 AM
austen.dole@myclearwater.com - 727-444-7351

Provide documentation and relevant pool plans stating that proposed pool will be no greater than 12" above grade.

PLANNING - Prior to DO: Waterfront Sight Visibility Triangle

Set to DRAFT on 7/30/2026 10:33:20 AM

Issue created by Austen Dole on 7/30/2026 10:33:20 AM
Issue is attached to Plans on sheet SP1
austen.dole@myclearwater.com - 727-444-7351

Please indicate the 20-foot waterfront sight visibility triangles on both the site plan and landscape plan. Per CDC Section 3-904(B), no structures or landscaping may be installed within the sight visibility triangles, except for an at-grade swimming pool, an at-grade deck, or a non-opaque fence not exceeding 48 inches in height.

PUBLIC UTILITIES - Prior to Do

Set to DRAFT on 7/14/2026 9:52:40 AM

Issue created by Michael Vacca on 7/14/2026 9:52:40 AM
Issue is attached to Plans on sheet L1
michael.vacca@myclearwater.com - 727-265-1831

1. Acknowledge and call out on drawings - must show the locations of the potable and Reclaimed water meters location on the property. The meters box will not be permitted to be installed in the driveways nor sidewalk area.
2. Acknowledge and call out on the drawings - the location of the Sanitary sewer connection and the location of the new Clean-out for the property.

STORMWATER - Prior to DO (Acknowledge) - General Comment

Set to DRAFT on 7/28/2026 4:40:04 PM

Issue created by Phuong Vo on 7/28/2026 4:40:04 PM
phuong.vo@myclearwater.com - 727-444-8228

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

TRAFFIC ENG - Prior to DO - Front Sight Visibility Triangles

Set to DRAFT on 7/28/2026 2:48:00 PM

Issue created by Raymond Dresch on 7/28/2026 2:48:00 PM
Issue is attached to Plans on sheet SP1
raymond.dresch@myclearwater.com - 727-444-8775

Please add 20' Sight Visibility Triangles to both the Site Plan and Landscape Plan sheets -- (Section 3-904.A.) to the plan along both sides of each driveway at the front property line (not the edge of the street). No structure or landscaping may be present or installed which will obstruct views at a level between 30" and 8' above grade within the SVT.
Link: https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

TRAFFIC ENG - Multimodal Impact Fee (Note)

Set to DRAFT on 7/28/2026 3:28:06 PM

Note created by Raymond Dresch on 7/28/2026 3:28:06 PM
raymond.dresch@myclearwater.com - 727-444-8775

Existing: 2,167 SF Living Residential; Single-family; 1501-2499 sq. ft. du \$1,679.00 (Credit)
Proposed: 5,533 SF Living Residential; Single-family; 2500 + sq. ft. du \$2,066.00 (Fee)

Estimated MIF: \$387.00



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

9:45 AM

Case number: [FLD2026-04008 -- 880 MANDALAY AVE COMMON](#)

Owner(s): Regatta Beach Club Condo Assn Inc
C/O Harbeck Hospitality
2626 Tampa Road Ste 203
Palm Harbor, FL 34684-3111
PHONE: No phone, Fax: No fax, Email: No email

Applicant: John Adams
780 94th Ave N. Suite 102
St.Petersburg, FL 33702
PHONE: (727) 895-4717, Fax: No fax, Email: Jack@reubenclarsonconsulting.Com

Representative: John Adams
780 94th Ave N. Suite 102
St.Petersburg, FL 33702
PHONE: (727) 895-4717, Fax: No fax, Email: Jack@reubenclarsonconsulting.Com

Location: West side of Mandalay Avenue at the intersection of Kipling Plaza, Eldorado Avenue, and Mandalay Avenue (5.96 acres).

Atlas Page: 249A

Zoning District: Medium High Density Residential

Request: Flexible Development approval for a commercial dock (boardwalk), westward of the Coastal Construction Control Line, and accessory to 366 Attached Dwellings located in the High Density Residential (HDR) District and the Open Space/ Recreation (OS/R) District for the property located at 880 Mandalay Avenue. Requested is flexibility for the use. (Community Development Code Sections 3-601.C.3. and 3-905)

Proposed Use: Attached Dwellings

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

Assigned Planner: Austen Dole, Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	06/22/2026	Dole
Parks and Rec Review	No Comments	07/09/2026	Pandy
Solid Waste Review	No Comments	07/13/2026	Portalatin
Fire Review	No Comments	07/24/2026	Ramos
Stormwater Review	Comments	07/24/2026	Poniava
Engineering Review	Comments	07/28/2026	Dresch
Traffic Eng Review	Comments	07/28/2026	Dresch
Land Resource Review	No Comments	07/29/2026	McDonnell

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

Set to DRAFT on 7/28/2026 4:25:43 PM

Issue created by Raymond Dresch on 7/28/2026 4:25:43 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.

ENVIRONMENTAL - Prior to issuance of Building Permit

Set to DRAFT on 7/28/2026 10:26:36 AM

Issue created by Sarah Kessler on 7/28/2026 10:26:36 AM
sarah.kessler@myclearwater.com - 727-444-8233

Provide copy of permit or approval from FDEP CCCL program.

ENVIRONMENTAL - Prior to issuance of Building Permit

Set to DRAFT on 7/28/2026 10:27:16 AM

Issue created by Sarah Kessler on 7/28/2026 10:27:16 AM
sarah.kessler@myclearwater.com - 727-444-8233

Acknowledge prior to issuance of building permit: 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).

ENVIRONMENTAL - Prior to issuance of Building Permit

Set to DRAFT on 7/28/2026 10:28:29 AM

Issue created by Sarah Kessler on 7/28/2026 10:28:29 AM
sarah.kessler@myclearwater.com - 727-444-8233

Acknowledge prior to issuance of building permit: No construction materials shall be left overnight on the sea turtle nesting beach during turtle nesting season (May 1 - October 31).

PLANNING - General Comments (Acknowledge Prior to CDB)

Set to DRAFT on 7/24/2026 10:29:38 AM

Issue created by Austen Dole on 7/24/2026 10:29:38 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.

In order to be reviewed by the Community Development Board (CDB) on September 15, 2026, electronic copies of all updated materials must be submitted no later than 12:00pm on August 14, 2026.

PLANNING - Prior to CDB (Acknowledge): Flood Zone

Set to DRAFT on 7/24/2026 10:31:48 AM

Issue created by Austen Dole on 7/24/2026 10:31:48 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

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: 51.1608

Set to DRAFT on 7/31/2026 8:41:10 AM

Issue created by Austen Dole on 7/31/2026 8:41:10 AM
austen.dole@myclearwater.com - 727-444-7351

Please acknowledge and confirm compliance with the following requirements of Section 51.1608:

- * Fill is permitted only for landscaping and drainage purposes.
- * Where nonstructural fill is proposed with finished slopes steeper than one (1) unit vertical to five (5) units horizontal (1:5), provide an analysis, signed and sealed by a qualified registered design professional, demonstrating compliance with the requirements of Section 51.1608.

PLANNING - Prior to CDB: ASCE 24, Chapter 9 and Section 1.5

Set to DRAFT on 7/31/2026 8:42:22 AM

Issue created by Austen Dole on 7/31/2026 8:42:22 AM
austen.dole@myclearwater.com - 727-444-7351

Please acknowledge and confirm compliance with the following requirements of ASCE 24, Chapter 9 and Section 1.5:

- * The proposed structure shall not create an enclosed area below the design flood elevation unless specifically permitted by applicable floodplain requirements.
- * The proposed elements shall be designed to remain intact and securely anchored during flood conditions, or shall be designed as frangible/breakaway components to minimize potential flood debris.
- * The proposed construction shall be structurally independent where required by flood-resistant design provisions.
- * Breakaway or frangible components shall comply with applicable limitations, including a maximum thickness of four (4) inches where applicable, unless designed to remain self-supporting, intact, and functional under base flood conditions.
- * The design shall account for flood-related forces, including erosion, uplift, and scour, and demonstrate compliance with applicable ASCE 24 requirements.

PLANNING - Prior to CDB: Boardwalk length

Set to DRAFT on 7/24/2026 1:03:59 PM

Issue created by Austen Dole on 7/24/2026 1:03:59 PM
austen.dole@myclearwater.com - 727-444-7351

Boardwalk footprint cannot be expanded from the previously approved/existing boardwalk. FDEP will not approve an expansion of the footprint and City staff is in agreement with state officials. Please revise plans and project scope to reflect a repair of the historic footprint.

PLANNING - Prior to CDB: Flood Damage Protection Ordinance

Set to DRAFT on 7/31/2026 8:39:02 AM

Issue created by Austen Dole on 7/31/2026 8:39:02 AM
austen.dole@myclearwater.com - 727-444-7351

Please acknowledge and confirm compliance with the following requirements:

- * Section 51.1605: Walkways shall be designed and constructed to be structurally independent of the foundation system of the building or structure. Walkways shall be frangible, not reinforced, designed to minimize flood debris capable of causing significant structural damage, and shall have a maximum slab thickness of four (4) inches.

- * Section 51.1606: Decks and patios shall comply with the Florida Building Code and the following requirements:

- * A deck that is structurally attached to a building or structure shall have the bottom of the lowest horizontal structural member at or above the design flood elevation. Any supporting members extending below the design flood elevation shall comply with the foundation requirements applicable to the building or structure, which shall be designed to accommodate the additional loads imposed by the attached deck.

- * A deck or patio located below the design flood elevation shall be structurally independent of buildings, structures, and their foundation systems, and shall be designed and constructed either to remain intact during the design flood event or to break apart into small pieces that minimize flood debris capable of causing structural damage to the building or adjacent structures.

- * A deck or patio with a vertical thickness greater than 12 inches, or constructed with more than the minimum amount of fill necessary for site drainage, shall not be approved unless an analysis prepared by a qualified registered design professional demonstrates that the proposed design will not cause harmful diversion of floodwaters, wave runup, or wave reflection that would increase damage to the subject building or adjacent structures.

- * A deck or patio with a vertical thickness of 12 inches or less, located at natural grade or on nonstructural fill compatible with local soils and limited to the minimum amount necessary for site drainage, may be approved without requiring an engineering analysis of floodwater diversion, wave runup, or wave reflection.

PLANNING - Prior to CDB: Flood Zone Section 51.1607

Set to DRAFT on 7/31/2026 8:40:30 AM

Issue created by Austen Dole on 7/31/2026 8:40:30 AM
austen.dole@myclearwater.com - 727-444-7351

Please acknowledge and confirm compliance with the following requirements of Section 51.1607:

- * Provide documentation demonstrating that the proposed work is authorized by all applicable federal, state, and local regulatory agencies.

- * Provide an analysis, signed and sealed by a qualified registered design professional, demonstrating that the proposed work will not result in harmful diversion of floodwaters, wave runup, or wave reflection that would increase damage to adjacent buildings or structures.

PLANNING - Prior to CDB: Walkway in Coastal High Hazard Area Acknowledgement

Set to DRAFT on 7/31/2026 8:37:15 AM

Issue created by Austen Dole on 7/31/2026 8:37:15 AM
austen.dole@myclearwater.com - 727-444-7351

Please acknowledge and confirm the following:

- * Approval from the Florida Department of Environmental Protection (FDEP) has been obtained, as required by Section 51.1607.
- * The proposed boardwalk is located within Zone 1, as defined by Coastal Ordinance 3109.
- * The proposed boardwalk is located within both the VE Zone and Coastal AE (CAE) Zone.
- * No construction is proposed seaward of the Mean High Tide Line (MHTL).
- * No disturbance to existing dunes is proposed.
- * No fill is proposed, except for the minimal amount necessary as permitted, and no fill will be used to support the boardwalk foundation.
- * The boardwalk is not attached to a building or structure.
- * No utilities are proposed within or attached to the boardwalk.

PLANNING - Prior to DO: FDEP

Set to DRAFT on 7/30/2026 10:55:03 AM

Issue created by Austen Dole on 7/30/2026 10:55:03 AM
austen.dole@myclearwater.com - 727-444-7351

Please provide documentation and approval from the Florida Department of Environmental Protection for the replacement and expansion of the boardwalk seaward of the CCCL.

STORMWATER - Acknowledge prior to CDB - General condition

Set to DRAFT on 7/24/2026 9:15:32 AM

Issue created by Viktoria Poniava on 7/24/2026 9:15:32 AM
viktoria.poniava@myclearwater.com -

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

TRAFFIC ENG - Prior to CDB - Site Access

Set to DRAFT on 7/28/2026 4:28:29 PM

Issue created by Raymond Dresch on 7/28/2026 4:28:29 PM
raymond.dresch@myclearwater.com - 727-444-8775

Please clarify the proposed method of site access for material/equipment.

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

10:00 AM

Case number: [FLD2026-06014 -- 710 S MISSOURI AVE](#)

Owner(s): Missouri 710 Llc
710 Missouri Ave
Clearwater, FL 33765
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Heidi Lucke
712 S Missouri Avenue
Clearwater, FL 33756
PHONE: (727) 797-1177, Fax: No fax, Email: Heidi.Lucke@fastsigns.Com

Representative: Heidi Lucke
Fast Signs Of Clearwater
712 S Missouri Avenue
Clearwater, FL 33756
PHONE: (727) 797-1177, Fax: No fax, Email: Heidi.Lucke@fastsigns.Com

Location: West side of S. Missouri Avenue, approximately xx feet north of the intersection of
Druid Road and S. Missouri Avenue. (xx acres)

Atlas Page: 296A

Zoning District: C - Commercial

Request: Flexible Development approval for Light Assembly in the Commercial (C) District
for the property located at 710 S. Missouri Avenue and 712 S. Missouri Avenue.
The buildings do not exceed 25 feet in height and includes 27 on-site parking
spaces. Requested is flexibility for the use. (Community Development Code
Section 2-704.H)

Proposed Use: Light Assembly

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

Assigned Planner: Ava Schmidt, Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	07/09/2026	Schmidt
Parks and Rec Review	No Comments	07/09/2026	Pandy
Solid Waste Review	No Comments	07/13/2026	Portalatin
Public Utilities Review	No Comments	07/14/2026	Vacca
No Comments			
Fire Review	No Comments	07/24/2026	Ramos
Stormwater Review	Comments	07/24/2026	Poniava
Engineering Review	Comments	07/28/2026	Dresch
Traffic Eng Review	Comments	07/28/2026	Dresch
Land Resource Review	No Comments	07/28/2026	Quinzi

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

Set to DRAFT on 7/28/2026 4:36:39 PM

Issue created by Raymond Dresch on 7/28/2026 4:36:39 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.

PLANNING - Prior to CDB (Acknowledge) General Comments

Set to DRAFT on 7/9/2026 4:02:18 PM

Issue created by Ava Schmidt on 7/9/2026 4:02:18 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 September 15, 2026, electronic copies of all updated materials must be submitted no later than 12:00pm on August 14, 2026.

PLANNING - Prior to CDB (Acknowledge) Light Assembly Flexibility Criteria

Set to DRAFT on 7/23/2026 10:41:31 AM

Issue created by Ava Schmidt on 7/23/2026 10:41:31 AM
ava.schmidt@myclearwater.com - 727-444-8028

Please read and acknowledge CDC Section 2-704.H.5 and Section 2-704.H.6 specific flexibility criteria for light assembly use in the Commercial (C) district.

CDC Section 2-704.H.5 - The parcel proposed for development shall have no outdoor storage of goods, materials and products.

CDC Section 2-704.H.6 - The parcel proposed for development shall have no process carried on within the building which causes any external negative impact with regard to noise, fumes, or odors.

PLANNING - Prior to CDB (Acknowledge) Mechanical Equipment Screening

Set to DRAFT on 7/9/2026 4:03:39 PM

Issue created by Ava Schmidt on 7/9/2026 4:03:39 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) Planning comments

Set to DRAFT on 7/9/2026 4:02:39 PM

Issue created by Ava Schmidt on 7/9/2026 4:02:39 PM
ava.schmidt@myclearwater.com - 727-444-8028

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

PLANNING - Prior to CDB: Floor Plan

Set to DRAFT on 7/14/2026 11:31:23 AM

Issue created by Ava Schmidt on 7/14/2026 11:31:23 AM
Issue is attached to Plans on sheet A1.0
ava.schmidt@myclearwater.com - 727-444-8028

Please provide a clearer site plan, where floor plan details are legible.

PLANNING - Prior to CDB: Operational Details

Set to DRAFT on 7/23/2026 10:48:35 AM

Issue created by Ava Schmidt on 7/23/2026 10:48:35 AM
ava.schmidt@myclearwater.com - 727-444-8028

Please provide more information on the proposed finishing booth and ventilation system. Does the booth create noise, smell, or fumes when operating?

PLANNING - Prior to CDB: Site Data Table

Set to DRAFT on 7/14/2026 11:41:18 AM

Issue created by Ava Schmidt on 7/14/2026 11:41:18 AM
ava.schmidt@myclearwater.com - 727-444-8028

Provide a site data table. The data table should include details such as proposed density, parking, impervious surface ratio, landscape area and materials, site area, building area, building height, setbacks, etc.
Building gross floor area is needed in order to calculate parking requirements.
This information is required. If proposed is the same as existing, please provide the existing data.

PLANNING - Prior to CDB: Site Plan

Set to DRAFT on 7/14/2026 12:40:21 PM

Issue created by Ava Schmidt on 7/14/2026 12:40:21 PM
ava.schmidt@myclearwater.com - 727-444-8028

Please provide a site plan that clearly displays the property lines and measured setbacks. Since no exterior changes are proposed, I will accept a marked-up property survey. The site plan should include:

1. Location of existing 27 parking spaces.
2. Sight Visibility Triangles (SVTs), please visit CDC Section 3-904.A for more details.
https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR
3. Location of proposed work in relation to the entire building.
4. Special Flood Hazard Area (SFHA) boundary, if applicable.

STORMWATER - Prior to CDB - (Acknowledge) General condition

Set to DRAFT on 7/24/2026 8:58:49 AM

Issue created by Viktoria Poniava on 7/24/2026 8:58:49 AM
viktoria.poniava@myclearwater.com -

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

TRAFFIC ENG - Prior to CDB - Site Plan / Parking

Set to DRAFT on 7/28/2026 4:41:12 PM

Issue created by Raymond Dresch on 7/28/2026 4:41:12 PM
raymond.dresch@myclearwater.com - 727-444-8775

The existing site conditions do not reflect a striped parking lot. Please provide a site plan reflecting the parking layout with parking table provide quantities by type (recommend including the adjacent parcel as parking appears to be shared) [same owner/business].