



**DRAFT ACTION AGENDA
 DEVELOPMENT REVIEW COMMITTEE**

Thursday, June 5, 2025

8:30 AM - Staff Review

8:30 AM

Case number: [ANX2025-04004 -- 1408 Seabreeze ST](#)

Owner(s): Emre Erin
 15375 Roosevelt Blvd Ste 301
 Clearwater, FL 33760
 PHONE: No phone, Fax: No fax, Email: No email

Applicant: Emre Erin
 Clearwater, FL
 PHONE: (727) 458-7534, Fax: No fax, Email: No email

Representative: Emre Erin
 Clearwater, FL
 PHONE: (727) 458-7534, Fax: No fax, Email: No email

Location: North side of Seabreeze Street, approximately 145 feet east of Sunny Park Road (0.15 acres)

Atlas Page: 314B

Zoning District: LMDR - Low Medium Density Residential

Request: Voluntary annexation into the City of Clearwater, and the assignment of in initial Future Land Use 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: Adrian Young, Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	05/16/2025	Prins
Fire Review	No Comments	05/23/2025	Ramos

The DRC reviewed this application with the following comments:



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

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

8:40 AM

Case number: [ANX2025-05005 -- 1115 RIDGE AVE](#)

Owner(s): Kenneth Bade
1115 Ridge Ave
Clearwater, FL 33755
PHONE: (727) 953-5807, Fax: No fax, Email: No email

Applicant: Kenneth Bade
1115 Ridge Ave
Clearwater, FL 33755
PHONE: (727) 953-5807, Fax: No fax, Email: No email

Representative: Kenneth Bade
1115 Ridge Ave
Clearwater, FL 33755
PHONE: (727) 953-5807, Fax: No fax, Email: No email

Location: East side of Ridge Avenue, approximately 432 feet south of Long Street (0.17 acres)

Atlas Page: 270B

Zoning District: LMDR - Low Medium Density Residential

Request: Voluntary annexation into the City of Clearwater, and the assignment of in initial Future Land Use 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: Adrian Young, Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	05/16/2025	Prins
Public Utilities Review	No Comments	05/22/2025	Vacca
Fire Review	No Comments	05/23/2025	Ramos

The DRC reviewed this application with the following comments:



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

8:50 AM

Case number: [ANX2025-05006 -- 2201 Main Street](#)

Owner(s): Largo Medical Center Inc
Po Box 80610
Indianapolis, IN 46280-0610
PHONE: No phone, Fax: No fax, Email: No email

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

Location: South of State Road 580, approximately 31 feet east of North Belcher Road (.70 acres)

Atlas Page:

Zoning District: C - Commercial

Request: Voluntary annexation into the City of Clearwater, and the assignment of in initial Future Land Use designation of Institutional (I) and an initial zoning category of Institutional (I).

Proposed Use: Hospitals

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

Assigned Planner: Adrian Young, Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	05/16/2025	Prins
Fire Review	No Comments	05/23/2025	Ramos

The DRC reviewed this application with the following comments:



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TELEPHONE (727) 562-4567

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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

Case number: [LUP2025-05001 -- 2201 Main Street](#)

Owner(s): Largo Medical Center Inc
Po Box 80610
Indianapolis, IN 46280-0610
PHONE: No phone, Fax: No fax, Email: No email

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

Location: South of State Road 580, approximately 31 feet east of North Belcher Road (.70 acres)

Atlas Page:

Zoning District: C - Commercial

Request: Amend the Future Land Use Map from Residential Suburban (RS) (Pinellas County) to General Business (GB) and Institutional (I) (City of Clearwater) upon annexation into the city (ANX2025-05006)

Proposed Use:

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

Assigned Planner: Adrian Young, Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	05/16/2025	Prins
Fire Review	No Comments	05/23/2025	Ramos

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Plan Room Conditions:

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Plan Room Notes:

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

Case number: [REZ2025-05001 -- 2201 Main Street](#)

Owner(s): Largo Medical Center Inc
Po Box 80610
Indianapolis, IN 46280-0610
PHONE: No phone, Fax: No fax, Email: No email

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

Location: South of State Road 580, approximately 31 feet east of North Belcher Road (.70 acres)

Atlas Page:

Zoning District: C - Commercial

Request: Amend the Zoning Atlas from Commercial General (Pinellas County) to General Business (GB) and Institutional (I) (City of Clearwater) upon annexation into the city (ANX2025-05006)

Proposed Use: Hospitals

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

Assigned Planner: Adrian Young, Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	05/16/2025	Prins
Fire Review	No Comments	05/23/2025	Ramos

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Plan Room Conditions:

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Plan Room Notes:

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TELEPHONE (727) 562-4567

9:00 AM

Case number: [FLS2025-04020 -- 866 ELDORADO AVE](#)

Owner(s): Patricia A Hickok
3755 Illinois Ave
St Charles, IL 60174 242
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Darrell Hickok
3755 Illinois Ave
St. Charles, IL 60174
PHONE: (630) 240-4961, Fax: No fax, Email: Dhickok@doctorsdata.Com

Representative: Darrell Hickok
3755 Illinois Ave
St. Charles, IL 60174
PHONE: (630) 240-4961, Fax: No fax, Email: Dhickok@doctorsdata.Com

Location: West side of Eldorado Avenue, approximately 285 feet north of the intersection of Eldorado Avenue and Gardenia Street. (0.14 acres)

Atlas Page: 249A

Zoning District: LMDR - Low Medium Density Residential

Request: Flexible Standard Development approval for a detached dwelling in the Low Medium Density Residential (LMDR) District for the property at 866 Eldorado Avenue. The building will not exceed 30 feet in height and includes two off-street parking spaces. Requested is flexibility from front setback requirements. (Community Development Code Section 2-203.C)

Proposed Use: Detached Dwellings

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

Assigned Planner: Ryan Green, Planner II



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 TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	05/08/2025	Green
Parks and Rec Review	No Comments	05/10/2025	Parry
Land Resource Review	Comments	05/13/2025	McDonnell
Solid Waste Review	No Comments	05/14/2025	Portalatin
Public Utilities Review	No Comments	05/19/2025	Vacca
Stormwater Review	Comments	05/23/2025	Vo
Fire Review	No Comments	05/23/2025	Ramos
Environmental Review	Comments	05/23/2025	Kessler
Traffic Eng Review	Comments	05/28/2025	Dresch
Engineering Review	Comments	05/28/2025	Dresch
Planning Review	Comments	06/02/2025	Green

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - Prior to DO - P/L

Set to DRAFT on 5/28/2025 1:18:32 PM

Issue created by Raymond Dresch on 5/28/2025 1:18:32 PM
 Issue is attached to Plans on sheet A-1
 raymond.dresch@myclearwater.com - 727-444-8775

Sheet incorrectly reflects the property line (red line) out to the edge of pavement. Please adjust to match the survey provided with this application.



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TELEPHONE (727) 562-4567

ENGINEERING - Prior to DO (Acknowledge) - General Comments

Set to DRAFT on 5/28/2025 1:30:36 PM

Issue created by Raymond Dresch on 5/28/2025 1:30:36 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, hardscaping, and lighting located within Right of Way.
4. Work on right-of-way shall require a permit with the appropriate entity.
5. Per Sec. 47.181, bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including ADA.
6. Contractor shall request an easement inspection prior to any construction near an easement.

ENVIRONMENTAL - Acknowledge prior to DO:

Set to DRAFT on 5/23/2025 7:30:44 AM

Issue created by Sarah Kessler on 5/23/2025 7:30:44 AM
sarah.kessler@myclearwater.com - 727-444-8233

1. 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).
2. The city supports the Florida Statute (Subsection 161.053) prohibits construction of structures seaward of the Coastal Construction Control Line (CCCL), excavation and removal of beach material, alteration of existing ground elevations, damaging sand dunes or vegetation growing on them. Any alteration or removal of dunes and/or beach vegetation requires approval from the City and a permit from the Florida Department of Environmental Protection (FDEP).

LAND RESOURCE - Prior to DO: Landscape Acknowledgement

Set to DRAFT on 5/13/2025 9:15:03 AM

Issue created by Danny McDonnell on 5/13/2025 9:15:03 AM
danny.mcdonnell@myclearwater.com - 727-444-8765

Please acknowledge:

1. 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.
2. Prior to issuance of a certificate of occupancy you are required to install 4 code sized native shade trees or equivalents. These trees must meet the minimum code requirements and be installed. On Island Estates and the beach, palms may be used for up to but no more than 75% of the required shade trees.



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TELEPHONE (727) 562-4567

PLANNING - General Comments (Acknowledge)

Set to DRAFT on 5/28/2025 10:49:19 AM

Issue created by Ryan Green on 5/28/2025 10:49:19 AM
ryan.green@myclearwater.com - 727-444-7791

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: Height shown per code

Set to DRAFT on 5/30/2025 9:28:47 AM

Issue created by Ryan Green on 5/30/2025 9:28:47 AM
ryan.green@myclearwater.com - 727-444-7791

Show 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.

PLANNING - Prior to DO: Impervious Surface Ratio (ISR)

Set to DRAFT on 5/28/2025 12:10:27 PM

Issue created by Ryan Green on 5/28/2025 12:10:27 PM
ryan.green@myclearwater.com - 727-444-7791

The plan needs to have a sheet showing how the ISR is calculated and how it meets code.

PLANNING - Prior to DO: Parking

Set to DRAFT on 5/28/2025 12:02:55 PM

Issue created by Ryan Green on 5/28/2025 12:02:55 PM
Issue is attached to Plans on sheet A-1
ryan.green@myclearwater.com - 727-444-7791

Show the location and measurements of the two required parking spaces so staff can verify.

PLANNING - Prior to DO: Rear setback from Seawall

Set to DRAFT on 5/28/2025 11:08:21 AM

Issue created by Ryan Green on 5/28/2025 11:08:21 AM
Issue is attached to Plans on sheet A-1
ryan.green@myclearwater.com - 727-444-7791

Please add the seatback from the sea wall.

PLANNING - Prior to DO: Rooftop Equipment screening

Set to DRAFT on 5/28/2025 12:06:22 PM

Issue created by Ryan Green on 5/28/2025 12:06:22 PM
Issue is attached to Plans on sheet A-1
ryan.green@myclearwater.com - 727-444-7791

Demonstrate how the rooftop equipment will be screened from view. Currently the elevations do not appear to how this will be done.



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TELEPHONE (727) 562-4567

PLANNING - Prior to DO: Utility Plan

Set to DRAFT on 5/28/2025 11:52:56 AM

Issue created by Ryan Green on 5/28/2025 11:52:56 AM
ryan.green@myclearwater.com - 727-444-7791

A sheet showing the utilities on site is needed.

PLANNING - Prior to DO: Water Front Viability Triangles

Set to DRAFT on 5/28/2025 11:38:47 AM

Issue created by Ryan Green on 5/28/2025 11:38:47 AM
Issue is attached to Plans on sheet A-17
ryan.green@myclearwater.com - 727-444-7791

Please add the waterfront visibility triangles to the plot plan. They need to be in the NW & SW corners of the site adjacent to the water.

PUBLIC UTILITIES - prior to permitting

Set to DRAFT on 5/22/2025 7:57:49 AM

Issue created by Michael Vacca on 5/22/2025 7:57:49 AM
Issue is attached to Plans on sheet A-1
mike.vacca@myclearwater.com - 727-265-1831

Call out & Acknowledge

1. Acknowledge and call out on drawings -All water meters, Fire detector assembly and fire hydrants to have unobstructed clearance around devices, also apparatus and device not to be located behind fences Public Utilities shall have access
2. Acknowledge and call out on drawings -Reclaimed water is available for the project's irrigation needs, please call out RCW service size and location on drawings.
3. Acknowledge and call-out on drawings -locations of both portable water meter and Reclaimed water meter services within property. Water & Reclaimed Service and boxes shall not be installed in sidewalks nor new purpose driveway.
4. Acknowledge and call-out on drawings - Water And reclaimed water service box shall be installed on customer side of property line.
5. Acknowledge and Call-out on drawings - the location of sewer lateral connects to new installed clean-out for project.

STORMWATER - Prior to building permit (acknowledge)

Set to DRAFT on 5/23/2025 5:12:37 PM

Issue created by Phuong Vo on 5/23/2025 5:12:37 PM
phuong.vo@myclearwater.com - 727-444-8228

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 (Acknowledge) - Driveway Design

Set to DRAFT on 5/28/2025 2:03:38 PM

Issue created by Raymond Dresch on 5/28/2025 2:03:38 PM
raymond.dresch@myclearwater.com - 727-444-8775

Please Acknowledge: As a resubmission to the expired FLS2016-12053 related to BCP2018-110701 with structure partially constructed, Traffic accepts the previously approved design with substandard length driveway per Clearwater Design Standards.

Notes: (1) Sheet A-2 shows structure is located 15'-6" from the P/L // (2) Plot Plan shows sidewalk 2'-6" from the P/L // (3) In total, 18'-0" exists between the structure and the sidewalk providing sufficient distance to fully park most vehicles (to include full-size vehicles averaging between 16-18 feet in length) in the driveway without encroaching into the sidewalk.

Plan Room Conditions:

No Plan Room Conditions on this case.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

Plan Room Notes:

No Plan Room Notes on this case.



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

TELEPHONE (727) 562-4567

9:10 AM

Case number: [FLD2025-05008 -- 2010 DREW ST](#)

Owner(s): Equities Holdings Group Inc
18167 Us Highway 19 N Ste 450
Clearwater, FL 33764-6574
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Housh Ghovae
300 S Belcher Road
Clearwater, FL
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
PHONE: (727) 709-0943, Fax: (727) 446-8036, Email:
Housh@northsideengineering.Net; Sandy@northsideengineering.Net

Location: North side of Drew Street, approximately 129 feet east of S. Hercules Avenue.
(0.41 acres)

Atlas Page: 280B

Zoning District: C - Commercial

Request: Flexible Development approval for a restaurant in the Commercial (C) District as a Comprehensive Infill Redevelopment Project for the property at 2010 Drew Street. Requested is flexibility to operate the use with a reduction of off-street parking spaces. (Community Development Code Section 2-704.F)

Proposed Use: Restaurants

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

Assigned Planner: Austen Dole, Planner



Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	05/08/2025	Kozak
Parks and Rec Review	No Comments	05/10/2025	Parry
Public Utilities Review	No Comments	05/13/2025	Vacca
Solid Waste Review	No Comments	05/14/2025	Portalatin
Traffic Eng Review	No Comments	05/21/2025	Dresch
Engineering Review	No Comments	05/21/2025	Dresch
Environmental Review	Comments	05/23/2025	Kessler
Fire Review	No Comments	05/23/2025	Ramos
Stormwater Review	Comments	05/23/2025	Vo
Land Resource Review	Comments	05/29/2025	McDonnell

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 5/23/2025 7:26:36 AM

Issue created by Sarah Kessler on 5/23/2025 7:26:36 AM
 sarah.kessler@myclearwater.com - 727-444-8233

An Asbestos Survey is usually required prior to conducting any demolition or renovations.
 Contact Pinellas County Air Quality (727/464-4422) for more information.

LAND RESOURCE - Prior to CDB: Parking Lot Repairs

Set to DRAFT on 5/29/2025 10:10:11 AM

Issue created by Danny McDonnell on 5/29/2025 10:10:11 AM
 danny.mcdonnell@myclearwater.com - 727-444-8765

Will any repairs be made to the parking lot or curbs, especially near the Live oak trees on the north side of the property? If so, a tree preservation plan will be required:

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.



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TELEPHONE (727) 562-4567

PLANNING - Prior to CDB - Acknowledge - General Comments

Set to DRAFT on 5/28/2025 3:37:36 PM

Issue created by Austen Dole on 5/28/2025 3:37:36 PM
austen.dole@myclearwater.com - 727-444-7351

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

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

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

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

In order to be reviewed by the Community Development Board (CDB) on July 15, 2025, electronic version of all updated materials must be submitted no later than 12:00pm on June 13, 2025.

PLANNING - Prior to CDB: Landscaping

Set to DRAFT on 5/29/2025 10:06:24 AM

Issue created by Austen Dole on 5/29/2025 10:06:24 AM
austen.dole@myclearwater.com - 727-444-7351

The property currently includes existing landscaping; however, the prior development order requires enhancements to the landscape plan and the addition of plant materials. Please provide a proposed plan detailing how the existing landscaping will be built upon and improved.

STORMWATER - General comment (Acknowledge)

Set to DRAFT on 5/23/2025 4:13:58 PM

Issue created by Phuong Vo on 5/23/2025 4:13:58 PM
phuong.vo@myclearwater.com - 727-444-8228

DRC is prerequisite to building permit; additional comments may be forthcoming upon submittal of building permit application.

TRAFFIC ENG - Prior to DO (Acknowledge) - Parking Study

Set to DRAFT on 5/29/2025 4:10:17 PM

Issue created by Raymond Dresch on 5/21/2025 1:18:10 PM
raymond.dresch@myclearwater.com - 727-444-8775

A Parking Study is required. A study was performed in accordance with the approved methodology concluding that there is sufficient parking on the site for both Subway and the Ice Cream Parlor. -RD

Plan Room Conditions:

No Plan Room Conditions 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

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: [FLS2025-03013 -- 19995 US HIGHWAY 19 N](#)

Owner(s): Tide Llc
13627 Pine Villa Lane
Ft Myers, FL 33912
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Cheryl Crawford
101 Poinciana Lane
Largo, FL 33770
PHONE: (727) 204-9275, Fax: No fax, Email: Permitgirlcheryl@outlook.Com

Representative: Cheryl Crawford
The Permit Girl
101 Poinciana Lane
Largo, FL 33770
PHONE: (727) 204-9275, Fax: No fax, Email: Permitgirlcheryl@outlook.Com

Location: East side of US-19, approximately 2,160 feet south of the intersection of Gulf to Bay Boulevard and US-19. (1.79 acres)

Atlas Page: 300A

Zoning District: US 19 - US 19 Corridor Zoning

Request: Flexible Standard Development approval to install a six-foot high metal picket fence for the property located at 19995 US Highway 19 in the US 19 District and the US 19 Regional Center (US-19 RC) subdistrict. Requested is flexibility of fencing along street frontage requirements. (Community Development Code Appendix B Section 703.I)

Proposed Use: Offices

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

Assigned Planner: Ryan Green, Planner II

Workflow:

Review Name	Task Status	Status Date	Last Name
Land Resource Review	Comments	05/27/2025	Quinzi

The DRC reviewed this application with the following comments:

Plan Room Issues:



CITY OF CLEARWATER
PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
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TELEPHONE (727) 562-4567

LAND RESOURCE - Prior to DO - Tree Inventory

Set to DRAFT on 5/27/2025 12:06:34 PM

Issue created by Michael Quinzi on 5/27/2025 12:06:34 PM
michael.quinzi@myclearwater.com - 727-444-8770

A Tree Inventory may be required pending submittal of construction dimensions.

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 DO.

LAND RESOURCE - Prior to DO - Tree Preservation

Set to DRAFT on 5/27/2025 12:05:33 PM

Issue created by Michael Quinzi on 5/27/2025 12:05:33 PM
michael.quinzi@myclearwater.com - 727-444-8770

Please provide dimensions of the following :

- 1) Proposed fence foundation - footer / post hole.
- 2) Any required utility trenching.

A Tree Inventory and tree Preservation Plan may be required

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

PLANNING - General Comment- Acknowledge

Set to DRAFT on 5/28/2025 10:49:35 AM

Issue created by Ryan Green on 5/28/2025 10:49:35 AM
ryan.green@myclearwater.com - 727-444-7791

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.



CITY OF CLEARWATER

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

PLANNING - Prior to CDB: Landscaping

Set to DRAFT on 5/28/2025 10:00:03 AM

Issue created by Ryan Green on 5/28/2025 10:00:03 AM
ryan.green@myclearwater.com - 727-444-7791

Landscaping plan/ information is needed to prove what is existing on the site meets the Landscape Code. A Comprehensive Landscaping Program may be needed if all the Landscape Code is not met in all respects.

PLANNING - Prior to DO: Additional Gate

Set to DRAFT on 5/23/2025 3:46:31 PM

Issue created by Ryan Green on 5/23/2025 3:46:31 PM
Issue is attached to Plans on sheet SHEET 1
ryan.green@myclearwater.com - 727-444-7791

A pedestrian gate, at the western location where the walking path goes into the site, is needed. This will help prove that this proposal will not negatively affect the project's pedestrian orientation.

PLANNING - Prior to DO: Easement Documents for St. Petersburg

Set to DRAFT on 5/28/2025 10:03:43 AM

Issue created by Ryan Green on 5/28/2025 10:03:43 AM
Issue is attached to Plans on sheet SHEET 1
ryan.green@myclearwater.com - 727-444-7791

Please provide a copy of the deed, or other formal document, so staff can review to ensure improvements are allowed within the easement area owned by St. Petersburg.

PLANNING - Prior to DO: Fence Height

Set to DRAFT on 5/23/2025 3:47:55 PM

Issue created by Ryan Green on 5/23/2025 3:47:55 PM
Issue is attached to Plans on sheet SHEET 1
ryan.green@myclearwater.com - 727-444-7791

Per CDC Section 3-804.A the fence in front of the building cannot be higher than 4 feet. The most western point of the building to the western property line is the front on this site.

PLANNING - Prior to DO: Gate Codes

Set to DRAFT on 5/29/2025 9:44:16 AM

Issue created by Ryan Green on 5/29/2025 9:44:16 AM
Issue is attached to Plans on sheet SHEET 1
ryan.green@myclearwater.com - 727-444-7791

This condition will be added to the Development Order: The owners/operators of the site shall give the City the access codes to both gates and update the city if and when it changes.

PLANNING - Prior to DO: Provide project and site values

Set to DRAFT on 5/28/2025 10:21:03 AM

Issue created by Ryan Green on 5/28/2025 10:21:03 AM
ryan.green@myclearwater.com - 727-444-7791

Provide the most recent valuation of the principal structure valuation and the valuation of the proposal. This will determine if the entire site needs to come into full compliance with landscaping and parking sections of the code.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

PUBLIC UTILITIES - prior to DO

Set to DRAFT on 5/13/2025 2:25:36 PM

Issue created by Michael Vacca on 5/13/2025 2:25:36 PM

Issue is attached to Plans on sheet 1

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

1. 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
2. Call -out drawings - the location of all underground utilities within / crossing through the project limits (show where City gravity main runs and gravity manhole location in correlation where proposed NE corner, exiting gate post purposed locations, eliminate potential conflicts or damages with concrete footers and gravity main).
3. acknowledge Contact City of St Pete regarding their transmission water main, and permit requirements.

SOLID WASTE - Prior to DO

Set to DRAFT on 5/14/2025 2:35:47 PM

Issue created by Brandi Portalatin on 5/14/2025 2:35:47 PM

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

Solid waste can not exit the back property without the adjacent property owners written permission to exit from their property.

What's the dimensions of the gates that open and close?

Are both sides of the gates going to open at the same time or one side opens only?

How is solid waste going to access the property if gates are closed?

How is solid waste going to turn around to exit the property back onto US 19? (Trash truck template needs to be shown)

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

9:50 AM

Case number: [FLS2025-04021 -- 1820 1/2 N WASHINGTON AVE](#)

Owner(s): Lowell Stacy Martin & Alison D Martin
1820 1/2 N Washington Ave
Clearwater, FL 33755
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Ann Conard
2243 Belleair Rd
Clearwater, FL 337642851
PHONE: (727) 433-4549, Fax: No fax, Email: Jswinvest@aol.Com

Representative: Ann Conard
Jsw Investments & Acq. Llc
2243 Belleair Rd
Clearwater, FL 337642851
PHONE: (727) 433-4549, Fax: No fax, Email: Jswinvest@aol.Com

Location: West side of Washington Avenue approximately 212 feet south of Stevenson Avenue. (0.45 acres)

Atlas Page: 260A

Zoning District: LMDR - Low Medium Density Residential

Request: Flexible Standard Development approval for a detached accessory dwelling unit in the Low Medium Density Residential (LMDR) District for the property at 1820 ½ N. Washington 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: Accessory Dwellings

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

Assigned Planner: Thea French, Planner



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

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	05/07/2025	French
Parks and Rec Review	Comments	05/13/2025	Parry
Public Utilities Review	No Comments	05/13/2025	Vacca
Solid Waste Review	No Comments	05/14/2025	Portalatin
Planning Review	Comments	05/20/2025	French
Fire Review	No Comments	05/23/2025	Ramos
Stormwater Review	Comments	05/23/2025	Vo
Environmental Review	Comments	05/23/2025	Kessler
Land Resource Review	Comments	05/27/2025	Quinzi
Traffic Eng Review	No Comments	05/28/2025	Dresch
Engineering Review	Comments	05/28/2025	Dresch

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - Prior to DO (Acknowledge) - General Comments

Set to DRAFT on 5/28/2025 11:21:36 AM

Issue created by Raymond Dresch on 5/28/2025 11:21:36 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, hardscaping, and lighting located within Right of Way.



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TELEPHONE (727) 562-4567

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 5/23/2025 7:36:35 AM

Issue created by Sarah Kessler on 5/23/2025 7:36:35 AM
sarah.kessler@myclearwater.com - 727-444-8233

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

LAND RESOURCE - Prior to DO - Landscape Acknowledgement

Set to DRAFT on 5/27/2025 11:07:54 AM

Issue created by Michael Quinzi on 5/27/2025 11:07:54 AM
michael.quinzi@myclearwater.com - 727-444-8770

Please respond that you acknowledge the following:
Shell, rock, gravel, and any similar material are not acceptable landscape materials per CDC 3-1204.B and will not be approved during the Landscape Final.

Code (CDC 3-1204.B) details what is acceptable in terms of landscaping:
"All landscaped areas must be covered with shrubs, ground cover, turf, three inches of organic mulch or other suitable material which permits percolation. Where mulch is used, it must be protected from washing out of the planting bed. Inorganic mulch, such as gravel or rock, should only be used where washouts occur. Plastic sheets / weed barrier shall not be installed under mulches."

LAND RESOURCE - Prior to DO - Landscape Plan

Set to DRAFT on 5/27/2025 11:09:59 AM

Issue created by Michael Quinzi on 5/27/2025 11:09:59 AM
michael.quinzi@myclearwater.com - 727-444-8770

Submit a landscape/ tree plan, as necessary, for review.

LAND RESOURCE - Prior to DO - Tree Inventory

Set to DRAFT on 5/27/2025 11:05:29 AM

Issue created by Michael Quinzi on 5/27/2025 11:05:29 AM
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 DO.

LAND RESOURCE - Prior to DO - Tree Preservation

Set to DRAFT on 5/27/2025 11:06:27 AM

Issue created by Michael Quinzi on 5/27/2025 11:06:27 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. Provide prior to DO.



CITY OF CLEARWATER

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

PARKS AND REC - Parks & Rec Issue #1

Set to DRAFT on 5/13/2025 3:45:33 PM

Issue created by Mark Parry on 5/13/2025 3:45:33 PM

Issue is attached to Plans on sheet A2

mark.parry@myclearwater.com - 727-444-8768

Please clarify if the proposed dwelling unit will be market rate, classified as affordable or as age-restricted.

For an affordable housing unit, please be aware that evidence of a filing of a covenant pursuant to CDC Section 3-920.A.4.a or b, as applicable, must be submitted to the satisfaction of Parks and Recreation Staff prior to the issuance of any Certificate of Occupancy.

For an age-restricted housing unit, please be aware that evidence of a deed restriction filed with the Clerk of the Court demonstrating that the project will be age restricted, as defined in CDC Section 54.02. Definitions, for the life of the project with the City included as a party to the deed restriction must be submitted to the satisfaction of Parks and Recreation Staff prior to the issuance of any Certificate of Occupancy.

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

PARKS AND REC - Parks & Rec Issue #2

Set to DRAFT on 5/13/2025 3:45:55 PM

Issue created by Mark Parry on 5/13/2025 3:45:55 PM

Issue is attached to Plans on sheet A2

mark.parry@myclearwater.com - 727-444-8768

It appears that the proposal is for one new 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.

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

PLANNING - Prior to DO - Accessory structure in front setback

Set to DRAFT on 5/20/2025 3:29:48 PM

Issue created by Thea French on 5/20/2025 3:29:48 PM

Issue is attached to Plans on sheet C1

thea.french@myclearwater.com - 727-444-8771

The accessory must not be placed in the front setback. Section 3-203.A. It must be located on the side or rear of the primary structure. (In between the arrows)

Update the site plan to demonstrate the accessory structure is to be located in an area that is permitted.

Section 2-203 General standards

A. Accessory uses and/or structures shall not be located between the right-of-way and the principal structure.

B. Accessory structures shall comply with those setbacks established in their respective zoning district.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

PLANNING - Prior to DO - Complete application

Set to DRAFT on 5/20/2025 3:13:49 PM

Issue created by Thea French on 5/20/2025 3:13:49 PM
Issue is attached to page 1 in Revised pg 3 FLS Application - Martin.pdf
thea.french@myclearwater.com - 727-444-8771

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 pages. Each resubmittal of the application must stand on its own merit.

Be sure to upload all pages of the application into the portal as a single pdf file. Failure to submit a complete application will delay your application.

Failure to coordinate narratives, plans, elevations and all documents with each other will delay your application.

Be sure to resubmit the application and supporting documents as a single pdf when you upload any corrections, or additional documents. Each submittal should stand independent of previous submittals.

City Staff will not organize, collate or otherwise piece together this or any other application. The responsibility of providing a complete, collated and organized submittal rests solely with the applicant.

Please note that additional comments may be generated after the application has been determined to be complete.

PLANNING - Prior to DO - Floor plans

Set to DRAFT on 5/20/2025 3:33:07 PM

Issue created by Thea French on 5/20/2025 3:33:07 PM
Issue is attached to Plans on sheet A2
thea.french@myclearwater.com - 727-444-8771

The primary structure floor plan has not been provided. Either provide calculations of the square footage of the principle structure or provide the floor plans of all structures with clearly labeled dimensions to account for the square footage.



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TELEPHONE (727) 562-4567

**PLANNING - Prior to DO - General comments
(Acknowledge)**

Set to DRAFT on 5/14/2025 3:56:25 PM

Issue created by Thea French on 5/14/2025 3:56:25 PM
thea.french@myclearwater.com - 727-444-8771

General Comments (Acknowledge):

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

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

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

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

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

Set to DRAFT on 5/23/2025 1:43:26 PM

Issue created by Phuong Vo on 5/23/2025 1:43:26 PM
phuong.vo@myclearwater.com - 727-444-8228

DRC is a prerequisite to building permit application; additional comments may be forthcoming upon building permit application submittal.

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: [FLS2025-05022 -- 1467 S MARTIN LUTHER KING JR AVE](#)

Owner(s): 1467 Llc
2076 Sunset Point Unit 143
Clearwater, FL 33765 125
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Stacy Banach
558 W New England Ave, Suite 230
Winter Park, FL 32789
PHONE: (407) 758-4866, Fax: No fax, Email: Sbanach@newsouth.Cc

Representative: Stacy Banach
New South Residential
558 W New England Ave, Suite 230
Winter Park, FL 32789
PHONE: (407) 758-4866, Fax: No fax, Email: Sbanach@newsouth.Cc

Location: East side of S. Martin Luther King, Jr. Avenue, 300 feet north of Woodlawn Street.
(1.15 acres)

Atlas Page: 314A

Zoning District: C - Commercial

Request: Flexible Standard Development approval for 84 attached dwellings in the Commercial (C) District for the property at 1467 S. Martin Luther King, Jr. Avenue. The building will not exceed 75 feet in height and includes 84 off-street parking spaces. Requested is flexibility for a Live Local Act affordable housing project. (Community Development Code Section 2-703)

Proposed Use: Attached Dwellings

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

Assigned Planner: Ted Kozak, Development Review Manager



Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	05/08/2025	Kozak
Land Resource Review	Comments	05/13/2025	Quinzi
Public Utilities Review	Comments	05/13/2025	Vacca
Solid Waste Review	Comments	05/14/2025	Portalatin
Parks and Rec Review	Comments	05/16/2025	Parry
Environmental Review	Comments	05/23/2025	Kessler
Stormwater Review	Comments	05/23/2025	Vo
Fire Review	Comments	05/23/2025	Ramos
Engineering Review	Comments	05/28/2025	Dresch
Traffic Eng Review	Comments	05/28/2025	Dresch

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - Prior to DO (Acknowledge) - General Comments

Set to DRAFT on 5/28/2025 4:41:18 PM

Issue created by Raymond Dresch on 5/28/2025 4:41:18 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, hardscaping, and lighting located within Right of Way.
4. Work on right-of-way shall require a permit with the appropriate entity.
5. Per Sec. 47.181, bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including ADA.
6. Contractor shall request an easement inspection prior to any construction near an easement.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 5/23/2025 7:32:26 AM

Issue created by Sarah Kessler on 5/23/2025 7:32:26 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.

FIRE - Prior to DO - Fire Review

Set to DRAFT on 5/23/2025 8:04:32 AM

Issue created by Walter Ramos on 5/23/2025 8:04:32 AM
Issue is attached to Plans on sheet TP-2
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 DO.

FIRE - Prior to DO - Fire Review

Set to DRAFT on 5/23/2025 8:06:23 AM

Issue created by Walter Ramos on 5/23/2025 8:06:23 AM
Issue is attached to Plans on sheet TP-2
walter.ramos@myclearwater.com - 727-444-7723

Fire Department Access and Water supply shall be established before any vertical construction begins. shall meet the requirements of NFPA 1 2021 Edition, Chapter 18. Please Acknowledge on plans prior to DO.

FIRE - Prior to DO - Fire Review

Set to DRAFT on 5/23/2025 7:59:50 AM

Issue created by Walter Ramos on 5/23/2025 7:59:50 AM
Issue is attached to Plans on sheet C3.0
walter.ramos@myclearwater.com - 727-444-7723

Provide and show on the plan minimum 30 foot turning radius for emergency vehicle ingress and egress at all entrance and exits. Please acknowledge and show on plans Prior to DO.

FIRE - Prior to DO - Fire Review

Set to DRAFT on 5/23/2025 8:26:51 AM

Issue created by Walter Ramos on 5/23/2025 8:26:51 AM
Issue is attached to Plans on sheet C5.0
walter.ramos@myclearwater.com - 727-444-7723

Contradicted information on Fire Hydrant line. This in not a fine underground review or approval. please make correction prior to DO. (8" fire hydrant line will be required)

LAND RESOURCE - Prior to DO - Irrigation Plan

Set to DRAFT on 5/27/2025 11:41:06 AM

Issue created by Michael Quinzi on 5/27/2025 11:41:06 AM
michael.quinzi@myclearwater.com - 727-444-8770

Provide the following narrative on the irrigation plan:

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



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

LAND RESOURCE - Prior to DO - Landscape Acknowledgement

Set to DRAFT on 5/13/2025 9:48:09 AM

Issue created by Michael Quinzi on 5/13/2025 9:48:09 AM
michael.quinzi@myclearwater.com - 727-444-8770

Please respond that you acknowledge the following:

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

Code (CDC 3-1204.B) details what is acceptable in terms of landscaping:
"All landscaped areas must be covered with shrubs, ground cover, turf, three inches of organic mulch or other suitable material which permits percolation. Where mulch is used, it must be protected from washing out of the planting bed. Inorganic mulch, such as gravel or rock, should only be used where washouts occur. Plastic sheets / weed barrier shall not be installed under mulches."

LAND RESOURCE - Prior to DO - Landscape details

Set to DRAFT on 5/13/2025 8:25:37 AM

Issue created by Michael Quinzi on 5/13/2025 8:25:37 AM
Issue is attached to Plans on sheet LD-1
michael.quinzi@myclearwater.com - 727-444-8770

- 1) Use City of Clearwater Landscape Details / Planting Details.
- 2) Slash Pine trees must be a minimum height of 10' and minimum caliper of 2.5". Holly trees must be a minimum height of 8'.

LAND RESOURCE - Prior to DO - Landscape Plan

Set to DRAFT on 5/13/2025 10:04:41 AM

Issue created by Michael Quinzi on 5/13/2025 10:04:41 AM
Issue is attached to Plans on sheet LS-1
michael.quinzi@myclearwater.com - 727-444-8770

Revise landscape plan to include the following:

Provided dimensions on the plan showing all shade trees must be a minimum of 5 feet from any impervious surface or utility.

Provide the following narrative:

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



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LAND RESOURCE - Prior to DO - Tree Preservation Plan

Set to DRAFT on 5/13/2025 9:22:59 AM

Issue created by Michael Quinzi on 5/13/2025 9:22:59 AM

Issue is attached to Plans on sheet TP-2

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

NOTE - Trees to be preserved and the dimensions of the tree barricades prescribed by the Tree Preservation Plan shall be shown on all Civil Plans, Landscape Plans and Irrigation Plans.

Adjacent off-site trees up to 25 feet must be addressed on the Tree Preservation Plan.

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 DO.

PARKS AND REC - Acknowledge Prior to DO - P&R Impact Fees

Set to DRAFT on 5/16/2025 10:30:00 AM

Issue created by Mark Parry on 5/16/2025 10:30:00 AM

Issue is attached to Plans on sheet 7

mark.parry@myclearwater.com - 727-444-8768

Attached Dwelling Affordable Housing Only

It appears that the proposal is for 84 new attached dwelling units all which qualify as affordable housing pursuant to CDC Section 3-920.

A Parks and Recreation Impact Fee of \$1,012 per dwelling unit (estimate of \$85,008 total) will be due prior to the issuance of any Certificate of Occupancy. Please be aware that the fee above is based on the affordable housing units only. Any market rate units will be determined separately.

If the site was previously developed credit is applied for any legally permitted dwelling unit. In that case, please provide evidence of the number and type (affordable and/or market rate) of dwelling units and date of demolition.

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

In addition, evidence of a filing of a covenant pursuant to CDC Section 3-920.A.4.a or b, as applicable, must be submitted to the satisfaction of Parks and Recreation Staff prior to the issuance of any Certificate of Occupancy.

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



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PLANNING - Acknowledge Prior to DO - General Comments

Set to DRAFT on 5/22/2025 8:12:59 AM

Issue created by Ted Kozak on 5/22/2025 8:12:59 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 - Accessory areas in front of principal uses/ structure

Set to DRAFT on 5/13/2025 11:44:53 AM

Issue created by Ted Kozak on 5/13/2025 11:44:53 AM
Issue is attached to Plans on sheet C3.0
ted.kozak@myclearwater.com - 727-444-8941

Pursuant to Article 3, Division 2, accessory uses cannot be located in front of the principal structure, such as the patio/ gathering areas.

PLANNING - Prior to DO - Building width

Set to DRAFT on 5/13/2025 11:59:50 AM

Issue created by Ted Kozak on 5/13/2025 11:59:50 AM
Issue is attached to Plans on sheet A114
ted.kozak@myclearwater.com - 727-444-8941

Please provide building width dimension on elevation plans.

PLANNING - Prior to DO - Comp Landscape request

Set to DRAFT on 5/13/2025 11:53:31 AM

Issue created by Ted Kozak on 5/13/2025 11:53:31 AM
Issue is attached to Plans on sheet LS-1
ted.kozak@myclearwater.com - 727-444-8941

For Comp Landscape Program requests pursuant to the Article 3, Division 12 of the CDC, proposed needs to be demonstrably more attractive than landscaping otherwise permitted on the parcel proposed for development under the minimum landscape standards. It appears that even minimum standards are not being met, such as the provision of shrubs along all property lines.

PLANNING - Prior to DO - Confirm height

Set to DRAFT on 5/13/2025 11:59:03 AM

Issue created by Ted Kozak on 5/13/2025 11:59:03 AM
Issue is attached to Plans on sheet A114
ted.kozak@myclearwater.com - 727-444-8941

The site data table indicates a height of 50 feet, however as shown the height differs on the elevation plans. Please clarify.



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PLANNING - Prior to DO - Correct Plan conflicts

Set to DRAFT on 5/30/2025 9:10:24 AM

Issue created by Ted Kozak on 5/30/2025 9:10:24 AM
ted.kozak@myclearwater.com - 727-444-8941

There are inconsistencies on Landscape, Site and other Plans, such as, but not limited to, site dimensions, setbacks, landscape buffers.

PLANNING - Prior to DO - Landscape Legend

Set to DRAFT on 5/13/2025 11:21:16 AM

Issue created by Ted Kozak on 5/13/2025 11:21:16 AM
Issue is attached to Plans on sheet LD-1
ted.kozak@myclearwater.com - 727-444-8941

GRV is not identified. Please clarify and provide since it is under the open air garage

PLANNING - Prior to DO - Mechanical equipment

Set to DRAFT on 5/22/2025 8:13:41 AM

Issue created by Ted Kozak on 5/22/2025 8:13:41 AM
ted.kozak@myclearwater.com - 727-444-8941

Provide language regarding the proposed location of the mechanical equipment and please clarify how (1) this will be accomplished and (2) how the equipment will be screened. The note must include the following details; "Mechanical equipment will be screened from view from adjacent properties and rights-of-way with fencing and or landscaping."

PLANNING - Prior to DO - Open Air Garage elevations

Set to DRAFT on 5/13/2025 12:02:19 PM

Issue created by Ted Kozak on 5/13/2025 12:02:19 PM
ted.kozak@myclearwater.com - 727-444-8941

Please provide fully dimensioned elevations which include the open air garage.

PLANNING - Prior to DO - Parking Garage requirements

Set to DRAFT on 5/13/2025 11:48:47 AM

Issue created by Ted Kozak on 5/13/2025 11:48:47 AM
Issue is attached to Plans on sheet C3.0
ted.kozak@myclearwater.com - 727-444-8941

Please confirm all parking garage requirements pursuant to CDC Section 3-1402 are met. It appears that wheel stops are proposed in the garage area.

PLANNING - Prior to DO - projections and overhangs

Set to DRAFT on 5/22/2025 8:17:26 AM

Issue created by Ted Kozak on 5/22/2025 8:17:26 AM
ted.kozak@myclearwater.com - 727-444-8941

Provide the dimensions of all building projections and overhangs and confirm compliance with the CDC Sec. 3-908.D.1 including but not limited to a maximum 24 inches of extensions into a setback area that linearly extend 50 percent or less of the width of the building.

PLANNING - Prior to DO - Setbacks

Set to DRAFT on 5/13/2025 11:17:55 AM

Issue created by Ted Kozak on 5/13/2025 11:17:55 AM
Issue is attached to Plans on sheet C3.0
ted.kozak@myclearwater.com - 727-444-8941

Provide setbacks to all improvements including open air garage

PLANNING - Prior to DO - Site Development Data table

Set to DRAFT on 5/13/2025 11:41:50 AM

Issue created by Ted Kozak on 5/13/2025 11:41:50 AM
Issue is attached to Plans on sheet C3.0
ted.kozak@myclearwater.com - 727-444-8941

Please ensure all data is correct. For example, maximum height required is 113 feet? Also, provide lot width, required and provided.



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PLANNING - Prior to DO - SVTs

Set to DRAFT on 5/22/2025 8:15:25 AM

Issue created by Ted Kozak on 5/22/2025 8:15:25 AM

Issue is attached to Plans on sheet C3.0

ted.kozak@myclearwater.com - 727-444-8941

Please provide on the plans the sight visibility triangles to comply with the sight visibility triangle requirements of CDC Section 3-904.A.

PUBLIC UTILITIES - Prior to Permitting

Set to DRAFT on 5/13/2025 1:28:07 PM

Issue created by Michael Vacca on 5/13/2025 1:28:07 PM

Issue is attached to Plans on sheet C5.0

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

Call out & Acknowledge on plans.

1. 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.
2. Acknowledge and call out on drawings -The contractor shall coordinate with the city regarding existing water meters, backflow devices and meter box removal, along with sewer lateral abandonment including RCW service prior to finalization of plans to the satisfaction of Public Utilities Department Staff.
3. 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
4. Acknowledge and call out on drawings -Reclaimed water is available for the project's irrigation needs, please call out RCW service size and location on drawings.
5. Consideration – RCW service as option for cooling tower water make up.
6. Acknowledge and call out on drawings -All sewer pipe and manhole shall be considered privately owned and maintained by others within project limits.
7. Acknowledge and call out on drawings -All Fire hydrants within project property, shall be considered privately owned and maintained by others.

SOLID WASTE - Prior to DO - Enclosure

Set to DRAFT on 5/14/2025 2:52:26 PM

Issue created by Brandi Portalatin on 5/14/2025 2:52:26 PM

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

Solid waste can not service the dumpster as it is positioned in the sheets.

This location will need a double enclosure built for one garbage dumpster and one recycling container. Enclosure specs can be found in sec.32.284 (6).

Please provide a trash truck template.



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TELEPHONE (727) 562-4567

STORMWATER - Acknowledge Prior to DO - General Comments

Set to DRAFT on 5/23/2025 2:32:23 PM

Issue created by Phuong Vo on 5/23/2025 2:32:23 PM
phuong.vo@myclearwater.com - 727-444-8228

1) DRC is prerequisite to building permit application; additional conditions will be forthcoming upon submittal of building permit application.

2) Condition of Approval of Development will be as follows:

Revisions to the submitted calculations and plans as well as additional supporting information (including but not limited to geotechnical and SUE data, drainage computations, etc.) will be required to be submitted to and approved by Stormwater staff to ensure the project meets the City's Drainage Design Criteria.

3) swfwmd ERP permit or exemption is required for the project.

STORMWATER - Prior to Development Order

Set to DRAFT on 5/23/2025 2:29:54 PM

Issue created by Phuong Vo on 5/23/2025 2:29:54 PM
phuong.vo@myclearwater.com - 727-444-8228

1) Please demonstrate that the following city's criterion is addressed on the revised plan: Vertical walls are not allowed on detention ponds to be permitted adjacent to rights-of-ways, along the boundaries of adjacent parcels of land, on more than two sides or 50% of the perimeter of a detention pond.

2) Please clarify on the revised plans where the proposed underground vault is.

3) Please illustrate on the revised plans how offsite drainage functions in the existing condition and in the proposed conditions.

TRAFFIC ENG - Prior to DO - Conflicting Data/Details

Set to DRAFT on 5/28/2025 4:58:14 PM

Issue created by Raymond Dresch on 5/28/2025 4:58:14 PM
Issue is attached to Plans on sheet 7
raymond.dresch@myclearwater.com - 727-444-8775

--1-- Parking area interior landscape islands are not shown at the minimum 17 feet width.

--2-- Rear landscape buffer shown as 10 feet on this sheet but as 7.5 feet on others (rear setback listed as 10 feet).

--3-- Setback cardinal direction mismatch -- access management is located to the west and is therefore the front.

TRAFFIC ENG - Prior to DO - Garage

Set to DRAFT on 5/28/2025 5:15:25 PM

Issue created by Raymond Dresch on 5/28/2025 5:15:25 PM
Issue is attached to Plans on sheet C3.0
raymond.dresch@myclearwater.com - 727-444-8775

--1-- Add dimension of the disabled parking stall pedestrian access aisle.

--2-- Show ADA parking signage on plans.

--3-- Wheel stops are not authorized inside garages and therefore a wall, rigid bollards, or other type of structure will be required to protect pedestrians on sidewalk that is located at the head of parking stalls.

--4-- See Index 188 & 199 for ADA parking and signage standards.

<https://www.myclearwater.com/files/sharedassets/public/v/3/doing-business-in-clearwater/city-projects/documents/100-streets/100streets.pdf>

--5-- If sidewalks are not flush with the parking surface, ADA ramps need to be provided.

--6-- Specify curb radius of at corners under structure near crosswalk -- radii nearest retention basin appear to have insufficient turning radius.

--7-- Please show structural column locations -- rendering shows columns that the dotted building perimeter imply locations in the middle of parking stalls.

TRAFFIC ENG - Prior to DO - Landscape Buffer

Set to DRAFT on 5/28/2025 4:51:16 PM

Issue created by Raymond Dresch on 5/28/2025 4:51:16 PM
Issue is attached to Plans on sheet LS-1
raymond.dresch@myclearwater.com - 727-444-8775

--1-- Verify landscape buffer dimension -- buffer is called out as 10 feet but dimensioned as 7.5 feet which needs to be rectified so that a drive aisle of minimum 24 feet wide and parking stalls no less than 18 feet in depth are maintained.

TRAFFIC ENG - Prior to DO - SVTs

Set to DRAFT on 5/28/2025 5:00:43 PM

Issue created by Raymond Dresch on 5/28/2025 5:00:43 PM
Issue is attached to Plans on sheet C3.0
raymond.dresch@myclearwater.com - 727-444-8775

Please add 20' Sight Visibility Triangles (Section 3-904) to the plan along both sides of the driveway at the 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. See markup.

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

TRAFFIC ENG - Prior to DO - Vertical Clearance

Set to DRAFT on 5/28/2025 4:36:35 PM

Issue created by Raymond Dresch on 5/28/2025 4:36:35 PM
raymond.dresch@myclearwater.com - 727-444-8775

--1-- Please specify the unobstructed vertical clearance on each elevation sheet.
--2-- The proposed design mandates access to the property by driving under the primary structure. As specified by AASHTO & FDOT, ensure that a minimum of 14 feet of unobstructed vertical clearance exists throughout all vehicle maneuver, driving, and parking spaces. 15 feet of unobstructed vertical clearance is preferred as conduit, fire sprinklers, lighting, and other elements are typically installed under the structural deck effectively decreasing the unobstructed vertical clearance. This clearance is required to ensure Fire and Solid Waste accessibility. Note: Florida Statutes §316.515(2) Height Limitation. No vehicle may exceed a height of 13 feet 6 inches, inclusive of load carried thereon. However, an automobile transporter may measure a height not to exceed 14 feet.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.