



## PLANNING & DEVELOPMENT DEPARTMENT COMMUNITY DEVELOPMENT BOARD STAFF REPORT

**MEETING DATE:** July 15, 2025  
**AGENDA ITEM:** ID#25-0603  
**CASE:** FLD2025-05008  
**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)

### GENERAL DATA:

*Agent*..... Housh Ghovae, Northside Engineering.  
*Owners*..... Equities Holdings Group Inc  
*Location*..... Northwest corner of Drew Street and Patricia Avenue, approximately 129 feet east of S. Hercules Avenue  
*Property Size*..... 0.41 acres  
*Future Land Use*..... Commercial General (CG)  
*Zoning*..... Commercial (C) District  
*Special Area Plan*.....  
*Adjacent Zoning...* *North:* Medium Density Residential (MDR) District  
*South:* Commercial (C) District  
*East:* Commercial (C) District  
*West:* Commercial (C) District  
*Existing Land Uses*..... Restaurant/Retail Sales and Service  
*Proposed Land Use*..... Restaurant

**BACKGROUND:**

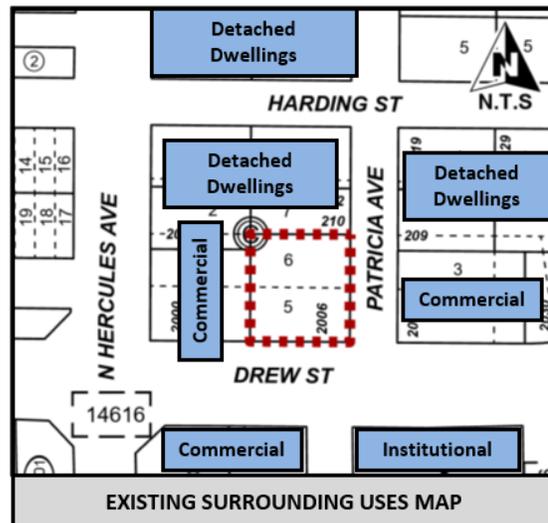
**Location and Existing Conditions:**

The 0.41-acre project is located on the northwest corner of Drew Street and Patricia Avenue, approximately 129 feet east of S. Hercules Avenue. The property is developed with a 4,120-square-foot, single-story building constructed in 2002, with 129 feet of frontage along Drew Street and 140 feet of frontage along Patricia Avenue. There are 22 existing parking spaces, of which based upon a prior approval, 13 parking spaces are allocated for an existing restaurant (Subway) and nine parking spaces are allocated for retail sales and services.

The project is within the Commercial (C) Zoning District with a Commercial General (CG) future land use designation. The site is surrounded by commercial uses to the east, south, and west, with detached dwellings located to the north. The immediate vicinity is characterized by mainly commercial uses and detached dwellings.

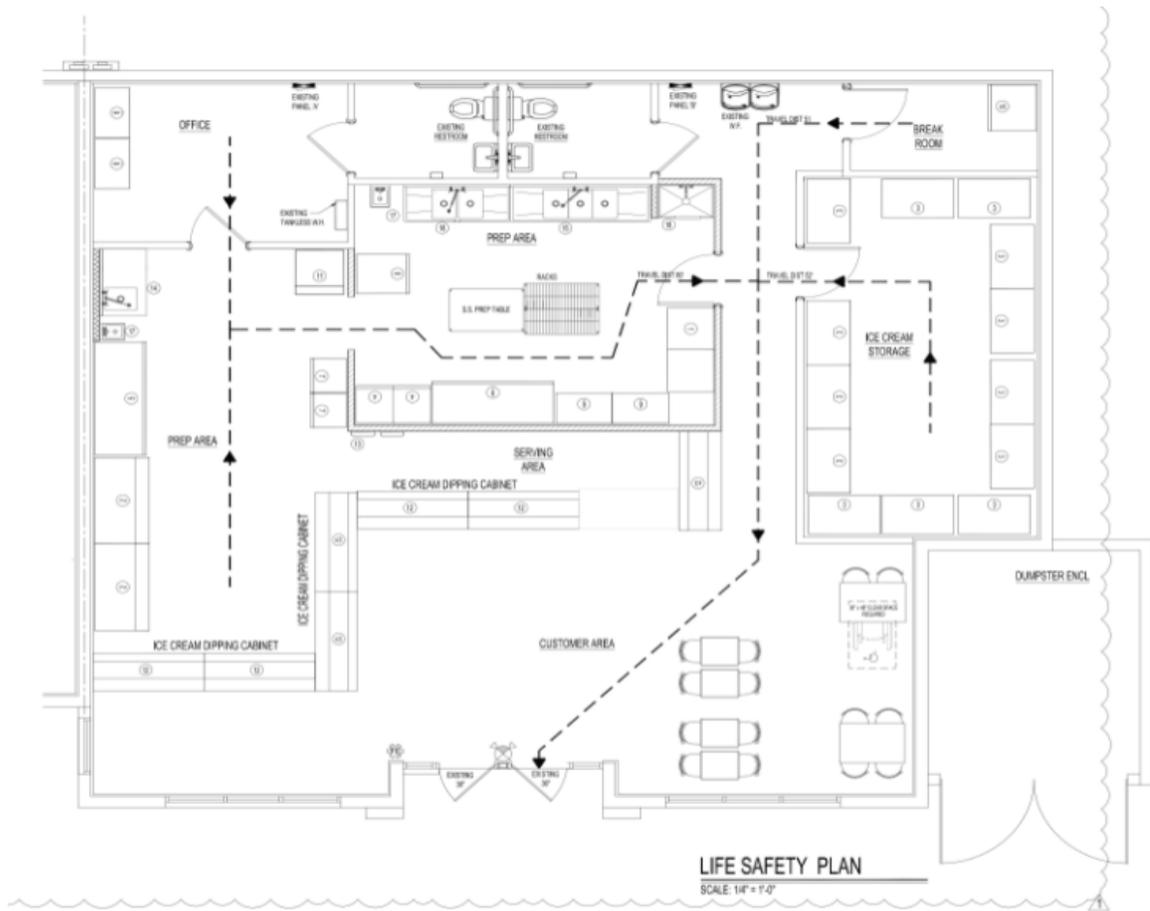
**Site History:**

- On March 20, 2002, the Community Development Board (CDB) approved FL 01-12-36, which included requests to reduce property setbacks and to modify parking requirements. Specifically, the approval reduced the required parking for a proposed retail sales and services establishment from 11 spaces (based on 5 spaces per 1,000 square feet of gross floor area) to 9 spaces (4 spaces per 1,000 square feet). It also reduced the required parking for a proposed restaurant (Subway) from 27 spaces (15 per 1,000 square feet) to 13 spaces (7 per 1,000 square feet), under the provisions of Comprehensive Infill Redevelopment.





### Internal Layout



**East Street View (Patricia Avenue)**



**South Street View (Drew Street)**



**ANALYSIS:**

**Comprehensive Plan:**

The proposal is supported by applicable Goals, Objectives and/or Policies of the City's Comprehensive Plan as follows:

**Future Land Use Plan Element:**

- Policy QP 5.3.1* Support the adoption and utilization of future land use categories that promote infill development and desired redevelopment along corridors.
- Policy QP 5.3.3* Encourage context-sensitive redevelopment and promote infill development of economically underutilized sites, corridors, and districts through land assembly opportunities, incentives, and public investments.
- Policy QP 5.3* Continue to promote redevelopment and infill development that is consistent and compatible with the surrounding properties.

**Community Development Code Section 2-701.1 – Maximum Development Potential**

This property has a future land use designation of Commercial General (CG). This designation allows 24 dwelling units per acre, a Floor Area Ratio of 0.55 and an Impervious Surface Ratio (ISR) of 0.90. The existing 4,120 square foot building on the 0.41-acre site has a 0.23 FAR and a 0.76 ISR. No change in FAR or ISR is proposed, as no exterior modifications are proposed.

**Community Development Code Section 2-704 Flexible Development Standards**

As previously noted, a Comprehensive Infill Redevelopment Project in the Commercial District is required for this request because a parking reduction is needed for two restaurant uses to be located on this site. The Comprehensive Infill Redevelopment Project does not provide specific development standards e.g., lot area, width, setbacks, and height, and specifies the minimum off-street parking is determined by the Community Development Coordinator based on the specific use. For context, a restaurant would be permitted as a Level One, Flexible Standard Development, and where applicable those standards are included as a point of comparison. However, for comparison, the CDC requires for restaurants a minimum of 7 parking spaces per 1,000 square feet of building area and a minimum of 4 parking spaces per 1,000 square feet for Retail Sales and Services in the Commercial District. Based on the provided parking analysis, the existing 22 off-street parking spaces provided at combined ratio of 5.33 is sufficient to meet parking demand. As a point of reference, the site conditions are as follows:

DEVELOPMENT STANDARDS	EXISTING SITE CONDITIONS
<i>Minimum Lot Area: N/A [3,500-10,000 SF for Restaurant use]</i>	18,060 square feet
<i>Minimum Lot Width: N/A [35-100 feet for Restaurant use]</i>	129 feet (South – Drew Street)
<i>Minimum Setbacks: Front yards: N/A [15-25 feet for Restaurant use] Side yards: N/A [0-10 feet for Restaurant use]</i>	79 feet (East- Patricia Avenue) 25 feet (South-Drew Street)  5 feet (West) 11 feet (North)
<i>Maximum Building Height: N/A [25-50 feet for Restaurant use]</i>	Approximately 23 feet
<i>Minimum Off-street Parking: Determined by the Community Development Coordinator based on use Retail Sales/Services: 4 to 5 per 1,000 square feet Restaurant: 7 to 12 per 1,000 square feet</i>	22 off-street parking spaces

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**Community Development Code Section 2-704.F – Comprehensive Infill Redevelopment Flexibility Criteria*****1. The development or redevelopment is otherwise impractical without deviations from the use and/or development standards set forth in the zoning district;***

The proposal is to convert a portion of an existing building for a restaurant use which is compatible with the surrounding commercial and residential uses near the property. As the property is already developed with a building, the proposed development is otherwise impractical without deviating from the limitation placed on retail sales and service uses in this zoning district.

***2. The development or redevelopment will be consistent with the goals and policies of the Comprehensive Plan, as well as with the general purpose, intent, and basic planning objectives of this Code, and with the intent and purpose of this zoning district;***

As previously stated, the proposal is consistent with the goals and policies of the Comprehensive Plan.

The proposal is supported by the general purpose, intent, and basic planning objectives of the Code as follows:

*Section 1-103.B.1.* Allowing property owners to enhance the value of their property through innovative and creative redevelopment.

*Section 1-103.B.2.* Ensuring that development and redevelopment will not have a negative impact on the value of surrounding properties and wherever practicable promoting development and redevelopment which will enhance the value of surrounding properties.

*Section 1-103.B.3.* Strengthening the city's economy and increasing its tax base as a whole.

*Section 1-103.E.5.* Preserve the natural resources and aesthetic character of the community for both the resident and tourist population consistent with the city's economic underpinnings.

The Commercial District permits a range of uses comprising a variety of services and functions. The proposed change of use to restaurant is consistent with the character and composition of the district as it complements the adjacent commercial businesses surrounding the subject property as well as the various residential areas to the north. The only site improvements will include reinstallation of landscaping to match the approved plans of the approved 2002 FLD request.

***3. The development or redevelopment will not impede the normal and orderly development and improvement of surrounding properties;***

The conversion of a portion of an existing building for a restaurant will not impede the normal orderly development and improvement of surrounding properties as the property has enough existing parking to support the anticipated demands of the proposed use.

**4. Adjoining properties will not suffer substantial detriment as a result of the proposed development;**

Adjoining properties are commercial uses that include a real estate office and a gas station. This proposal includes a restaurant, operated specifically as an ice cream shop. All possible negative impacts would be reasonably addressed since all activity will be conducted indoors.

**5. The proposed use shall otherwise be permitted by the underlying future land use category, be compatible with adjacent land uses, will not substantially alter the essential use characteristics of the neighborhood; and shall demonstrate compliance with one or more of the following objectives:**

- a. The proposed use is permitted in this zoning district as a minimum standard, flexible standard or flexible development use;
- b. The proposed use would be a significant economic contributor to the city's economic base by diversifying the local economy or by creating jobs;
- c. The development proposal accommodates the expansion or redevelopment of an existing economic contributor;
- d. The proposed use provides for the provision of affordable housing;
- e. The proposed use provides for development or redevelopment in an area that is characterized by other similar development and where a land use plan amendment and rezoning would result in a spot land use or zoning designation; or
- f. The proposed use provides for the development of a new, and/or preservation of a working waterfront use.

The Commercial General category is intended to recognize areas designed to provide community or regional commercial goods and provide for employment uses. Residential uses can be located in these areas when appropriate and consistent with the objective of encouraging a mix of uses. These areas are typically found along major corridors or intersections of major corridors. Proposed is a restaurant use that fits in the commercial character of the area.

**6. Flexibility with regard to use, lot width, required setbacks, height and off-street parking are justified based on demonstrated compliance with all of the following design objectives:**

- a. The proposed development will not impede the normal and orderly development and improvement of the surrounding properties for uses permitted in this zoning district;

The existing building on the site will remain unchanged, with only interior modifications proposed. A parking study was submitted to staff to evaluate whether converting from the existing mix of restaurant and retail sales and services to two restaurants would have an adverse impact on the surrounding area. The study concluded that the change would result in little to no impact.

- b. The proposed development complies with applicable design guidelines adopted by the city;

The existing building will remain unchanged. Only interior renovations are being proposed.

- c. The design, scale and intensity of the proposed development supports the established or emerging character of an area;

The existing building will remain unchanged. Only interior renovations are being proposed.

- d. In order to form a cohesive, visually interesting and attractive appearance, the proposed development incorporates a substantial number of the following design elements:

**Changes in horizontal building planes;**

**Use of architectural details such as columns, cornices, stringcourses, pilasters, porticos, balconies, railings, awnings, etc.;**

**Variety in materials, colors and textures;**

**Distinctive fenestration patterns;**

**Building setbacks; and**

**Distinctive roofs forms.**

The existing building will remain. No substantial change in the exterior of the building is proposed.

- e. The proposed development provides for appropriate buffers, enhanced landscape design and appropriate distances between buildings.**

Landscaping will be provided to meet the previously approved requirements of the 2002 FLD.

**Community Development Code Section 3-914. General Applicability Standards**

The proposal supports the General Applicability standards of this Code as follows:

GENERAL APPLICABILITY STANDARDS	FINDINGS
<i>Section 914.A.1. The proposed development of the land will be in harmony with the scale, bulk, coverage, density and character of adjacent properties in which it is located.</i>	The proposed development involves no changes to the existing structure. Only a change of use of a portion of the building from retail sales and services to restaurant is proposed, which will not affect the scale, bulk, coverage, or density of the site and remains in harmony with the character of adjacent properties.
<i>Section 3-914.A.2. The proposed development will not hinder or discourage development and use of adjacent land and buildings or significantly impair the value thereof.</i>	Since the surrounding properties are developed with a variety of uses and the request includes a minor intensification in use with no exterior changes, the proposal will not hinder or significantly impair the value development on adjacent properties.
<i>Section 3-914.A.3. The proposed development will not adversely affect the health or safety of persons residing or working in the neighborhood.</i>	Establishing an ice cream shop (restaurant use) in an area characterized by commercial uses will not materially affect the neighborhood.
<i>Section 3-914.A.4. The proposed development is designed to minimize traffic congestion.</i>	The applicant has provided a traffic study demonstrating that the proposed development will not cause adverse traffic impacts during peak business hours on the surrounding commercial and residential zoning districts. Further, the vehicular access points to Patricia Avenue and Drew Street and the proposed use will not negatively impact traffic in the area.
<i>Section 3-914.A.5. The proposed development is consistent with the community character of the immediate vicinity.</i>	The proposal is consistent with the neighboring restaurant (Subway) and aligns with the community character of the immediate vicinity. Further, no exterior changes are proposed, and existing landscaping and site improvements will remain or will be replaced as necessary.

<i>Section 3-914.A.6. The design of the proposed development minimizes adverse effects, including visual, acoustic and olfactory and hours of operation impacts on adjacent properties.</i>	The proposed development involves only interior work; the previously approved exterior improvements will remain unchanged. The project is fully constructed, and existing visual and acoustic conditions are already established.
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**RECOMMENDATION**

The Development Review Committee (DRC) reviewed the application and supporting materials at the DRC meeting of June 5, 2025. The Planning and Development Department, having reviewed all materials submitted by the applicant and the requirements of the Community Development Code, recommends the following findings of facts and conclusions of law.

**Recommended Findings of Fact**

1. The 0.41-acre site is located at the northwest corner of Drew Street and Patricia Avenue, approximately 129 feet east of S. Hercules Avenue.
2. The property is within the Commercial (C) District with a Commercial General (CG) future land use designation.
3. The project site is comprised of one parcel of 18,077 square feet in area with a frontage of 129 feet along Drew Street.
4. The parcel was in existence prior to May 1, 1998, and was not in common ownership with any contiguous property on that date, but there is no minimum lot size requirement for Comprehensive Infill Redevelopment Projects in this zoning district.
5. The proposal includes existing front setbacks of 25 feet to the south adjacent to Drew Street and 79 feet to the east adjacent to Patricia Avenue. The side setbacks are 11 feet to the north and 5 feet to the west.
6. The proposal includes Restaurant with an existing ISR of 0.76 and an existing FAR of 0.22.
7. The proposal includes 22 existing onsite parking spaces.
8. The proposal includes the preservation of existing trees and shrubs for site landscaping.
9. The existing building materials and design create a form that enhances the community character of the surrounding vicinity.
10. There are no active Code Compliance cases.

**Recommended Conclusions of Law**

1. The development proposal is consistent with the applicable components of the City's Comprehensive Plan.
2. The development proposal is consistent with the maximum development potential set forth in CDC Section 2-701.1.
3. The development is consistent with the Flexible Development Standards pursuant to CDC Table 2-704.
4. The development is consistent with the Flexibility Criteria pursuant to Section 2-704.F. for a Comprehensive Infill Redevelopment Project.
5. The development proposal is consistent with the General Standards for Level One and Two Approvals pursuant to CDC Section 3-914.A.

Based on the above recommended findings of fact and conclusions of law, the Planning and Development Department recommends **APPROVAL** of application FLD2025-05008, subject to the following conditions:

**Conditions of Approval**

***General/Miscellaneous Conditions***

1. A business tax receipt must be obtained and maintained in order for the business to operate.
2. The project shall remain generally consistent with the plans approved by the Community Development Board.
3. All applicable state or federal permits shall be obtained for the subject project prior to the commencement of development as defined under Fla. Stat. § 380.04.
4. Landscaping, including any future modifications, shall comply with CDC Article 3, Division 12.
5. Acknowledge that each condition of approval will be met with any applicable permit submittal subject to any applicable timing requirement to the satisfaction of City Staff.
6. The building setbacks shall be the distances from the original construction and the current lot configuration at time of approval. In the event the building is voluntary demolished, the standards shall be the minimum zoning standards of the zone at the time.

Prepared by Planning and Development Department Staff:



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Austen Dole, Planner II

ATTACHMENTS: Resume, Photographs

Austen Dole  
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## **PROFESSIONAL EXPERIENCE**

- **Planning and Development,** October 2024 – Present  
City of Clearwater, Fl.

Responsible for reviewing and analyzing development applications and projects (site plans, architectural elevations, civil and landscape plans) for consistency with all applicable adopted plans, codes, and standards; conduct field studies; identify any issues for discussion and prepare planning comments as part of Development Review Committee. Conduct zoning reviews and provide follow up on building permits and business tax receipts.

- **Inspire Placemaking Collective, Consultant** January 2024 – October 2024  
Orlando, Fl

Facilitated public engagement events for the City of St. Peterburg's Melrose Mercy neighborhood plan update gathering community input and fostering stakeholder collaboration.

- **Bonnie C. Landry and Associates, Consultant** January 2022 – December 2022  
Stuart, Fl.

Responsible for assisting in development reviews for the City of Stuart, ensuring compliance with local regulations and standards.

- **City of Holmes Beach, Assistant City Planner** June 2020 – September 2021  
Anna Maria Island, Fl.

Wrote and organized site development plans, policies and procedures. Handled daily customer service questions and responsibilities related to zoning inquiries. Reviewed permit applications daily.

- **S&ME, Staff Planner II** June 2019 – June 2020  
Orlando, Fl

Assisted in the Fort Pierce Community Redevelopment Plan Update. Worked on Fort Pierce Comprehensive Plan EAR Based Amendments. Conducted Volusia Growth Management Commission Reviews. Performed development reviews for the City of Kissimmee. Compiled due diligence reports for commercial development in Orange, Seminole, and Osceola Counties. Supported the City of Cocoa Parks and Recreation Master Plan development. Assisted in updating the City of Lake Wales Comprehensive Plan. Completed the Fining of Necessity report to expand the CRA boundary for the City of Mount Dora. Contributed to the City of Kissimmee Community Redevelopment agency GOP development.

- **Cotleur & hearing, Planning Intern** May 2018 – August 2018  
Jupiter, Fl

Completed due diligence reports, site plans and submittal documents for development applications in Palm Beach County. Acquired permitting and application requirements for projects throughout southeast Florida. Assisted in various landscape architecture and planning tasks.

- **Center for Health and the Built Environment, Senior Research Assistant** May 2017 – May 2019  
UF, Gainesville, Fl

Led a team of three (3) research assistants in coordinating and submitting grant applications for REDI designated communities throughout Florida for the Safe Routes to school grant. Developed regional strategies for Safe Routes to School in Florida, focusing on specific rural communities in need. Created Safe Routes to School Applications for Sante Fe High School and Irby Elementary (Alachua, Fl), Doctors Inlet Elementary (Middleburg, Fl), Lawtey Elementary (Lawtey, Fl).

- **AUS Bespoke Jewelry, Founder and Goldsmith**

September 2021 – Present

Founded and operate a bespoke jewelry company, designing and creating custom jewelry pieces. Managed all aspects of the business, including client consultations, design, production and marketing. Utilized skills in craftsmanship and design to produce high-quality, handmade jewelry. Took a professional hiatus from city planning to pursue my passion for bespoke jewelry and work full-time as a goldsmith. During this period, I developed my skills in business management, client relations, and creative design. Despite this career shift, I remained active in the planning field through consulting roles and continued to engage with urban planning projects. This blend of experiences has enriched my perspective, and I am now excited to transition back to the planning profession, bringing a unique, creative approach to urban development and community planning.

## **EDUCATION**

University of Florida, Gainesville, Master of Urban and Regional Planning, May 2017 – June 2019

University of Florida, Gainesville, Bachelor's of Science, Major of Sustainability and the Built Environment, June 2014 – May 2018

## **AWARDS & SKILLS**

AICP Student Planner Award, May 2019

Microsoft Office Suite; 3D Rendering in SketchUp; Adobe InDesign/Photoshop; Community Engagement; Public Speaking; Project Management



**Facing west from Patricia Avenue**



**Facing northeast from Drew Street**



**Facing northwest from corner of Drew Street  
and Patricia Avenue**



**Facing south from northern property line**