



PLANNING AND DEVELOPMENT DEPARTMENT FLS & FLD APPLICATION

This application is **REQUIRED** for all Level One Flexible Standard Development (FLS) and Level Two Flexible Development (FLD) applications. All applications must be submitted online at: **epermit.myclearwater.com**

It is the responsibility of the applicant to submit complete and correct information. Incomplete or incorrect information may invalidate your application. All applications are to be filled out completely and correctly and submitted (including plans and documents, uploaded, processed and finalized) by 12 noon on the scheduled deadline date 2020 submittal calendar. The applicant, by filing this application, agrees to comply with all applicable requirements of the Community Development Code. Additional information on submittal requirements including worksheets and handouts, etc.

FIRE DEPARTMENT PRELIMINARY SITE PLAN REVIEW FEE:	\$200 (not applicable for detached dwelling or duplexes)
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APPLICATION FEES:	\$100 (FLS – accessory structures associated with a single-family or duplexes)
	\$200 (FLS – detached dwellings or duplexes)
	\$475 (FLS – attached dwellings, mixed-use, and nonresidential uses)
	\$300 (FLD – detached dwellings, duplexes, and their accessory structures)
	\$1,205 (FLD – attached dwellings, mixed-use, and nonresidential uses)

Property Owner (Per Deed): PETER PAN DEV and SOMERSET PLACE INC, c/o Panos Vasiloudes

Phone Number: (727)446-9162

Email: tunderwood@gftinc.com

Applicant/Primary Contact Name: Tina Underwood

Company Name: GFT, aka Transystems

Phone Number: 727-822-4151

Email: tunderwood@gftinc.com

Address of Subject Property: 685 & 689 Bay Esplanade, Clearwater, FL 33767


Parcel Number (s): [PID: 05-29-15-54756-077-0120] 685 , [PID:05-29-15-00000-310-0500] 689, [PID: 05-29-15-00000-310-0500]

Site Area (Square feet and Acres): 13,621 sf and 0.31 ac

Zoning: multi-family & Tourism (T)

Future Land Use: RFH

Description of Request (must include **use**, requested flexibility, parking, height, etc) :

The proposed improvements include demo 2-existing fixed docks before construction of new dock facility. The demo material will be hauled off site by barge. The construction of a 122.2'x6' main walkout (east & west), walkout north & south (100.5'x6'), 3 catwalks (1)- 46'x3' and (2)- 46'x4'. A encompass 9 boat lifts and 1 Jet Ski lift. The total SF of dock 



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General Information

Provide the following general information on the proposed project. If not applicable mark N/A. The maximum permitted or required amounts are listed in the Zoning District in the Community Development Code which is available online at:

https://library.municode.com/fl/clearwater/codes/community_development_code

Dwelling Units:

A dwelling unit is a building or portion of a building providing independent living facilities for one family including the provision for living, sleeping, and complete kitchen facilities.

Max. Permitted: n/a

Proposed: n/a

Hotel Rooms:

A hotel room is an individual room, rooms or suite within an overnight accommodations use designed to be occupied, or held out to be occupied as a single unit for temporary occupancy.

Max. Permitted: n/a

Proposed: n/a

Parking:

List parking spaces. Parking spaces must meet the requirements of the Community Development Code (CDC) including location, materials and dimensions. Back out parking is prohibited for most uses.

Required: n/a

Proposed: n/a

Floor Area Ratio (FAR):

Do not include parking garages, carports, stairwells and elevator shafts. Area is found by multiplying the length times the width dimension for each floor and should be expressed in square feet. Do not include parking garages, carports, stairwells and elevator shafts. FAR is not required for residential only projects unless in US 19 Zoning District.

Max. Permitted: n/a

Proposed: n/a

Impervious Surface Ratio (ISR):

ISR means a measurement of intensity of hard surfaced development on a site, basically any surface that is not grass or landscaped areas on private property. An impervious surface ratio is the relationship between the total impervious versus the pervious areas of the total lot area. [Link to additional information including ISR worksheet.](#)

Max. Permitted: n/a

Proposed: n/a

Please list percentage % and square feet.



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General Applicability Criteria

Provide complete responses to each of the six (6) General Applicability Criteria of Community Development Code Section 3-914.A.1 through 6, explaining how, IN DETAIL, the criteria is met. Use additional sheets as necessary:

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.

See Attached Project Narrative

2. The proposed development will not hinder or discourage the appropriate development and use of adjacent land and buildings or significantly impair the value thereof.

See Attached Project Narrative

3. The proposed development will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use.

See Attached Project Narrative

4. The proposed development is designed to minimize traffic congestion.

See Attached Project Narrative

5. The proposed development is consistent with the community character of the immediate vicinity of the parcel proposed for development.

See Attached Project Narrative

6. The design of the proposed development minimizes adverse effects, including visual, acoustic and olfactory and hours of operation impacts, on adjacent properties.

See Attached Project Narrative



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Flexibility Criteria or Use Specific Criteria

Provide complete responses to the applicable flexibility criteria (or use specific criteria in US 19 and Downtown Zoning Districts). These criteria are specific to the use and the Zoning District of the subject property and are part of the Community Development Code available online at [municode.com](https://library.municode.com/fl/clearwater/codes/community_development_code) :

https://library.municode.com/fl/clearwater/codes/community_development_code

If you need help finding the criteria or standards please contact a Development Review Planner at the Zoning Line 727-562-4604. Use additional sheets as necessary:

See Attached Project Narrative



CLEARWATER
BRIGHT AND BEAUTIFUL BAY TO BEACH

PLANNING AND DEVELOPMENT DEPARTMENT FLS & FLD APPLICATION

Affidavit of Ownership

If multiple owners or properties, multiple affidavits may be required.

1. Provide names of all property owners on deed – PRINT full names:

PETER PAN DEV and SOMERSET PLACE INC, c/o Panos Vasiloudes

2. That (I am/we are) the owner(s) and record title holder(s) of the following described property:

[PID: 05-29-15-54756-077-0120] 685 , [PID:05-29-15-00000-310-0500] 689, [PID: 05-29-15-00000-310-0500]

3. That this property constitutes the property for which a request for (describe request):

The proposed improvements include demo 2-existing fixed docks before construction of new dock facility. The demo material will be hauled off site by barge.

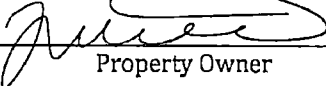
The construction of a 122.2'x6' main walkout (east & west), walkout north & south (100.5'x6'), 3 catwalks (1)- 46'x3' and (2)- 46'x4'. A encompass 9 boat lifts and 1 Jet Ski lift. The total SF of dock is 1,745.

4. That the undersigned (has/have) appointed and (does/do) appoint:

Tina Underwood

as (his/their) agent(s) to execute any petitions or other documents necessary to affect such petition;

5. That this affidavit has been executed to induce the City of Clearwater, Florida to consider and act on the above described property;
6. That site visits to the property are necessary by City representatives in order to process this application and the owner authorizes City representatives to visit and photograph the property described in this application;
7. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.


Property Owner

Property Owner

Property Owner

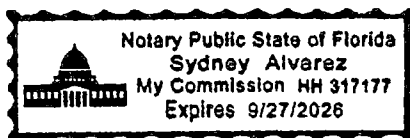
Property Owner

STATE OF FLORIDA, COUNTY OF PINELLAS

BEFORE ME THE UNDERSIGNED, AN OFFICER DULY COMMISSIONED BY THE LAWS OF THE STATE OF FLORIDA, ON

THIS 10th DAY OF JUNE, 2025, PERSONALLY APPEARED

PANAYIOTIS VASILOUDES WHO HAVING BEEN FIRST DULY SWORN
DEPOSED AND SAYS THAT HE/SHE FULLY UNDERSTANDS THE CONTENTS OF THE AFFIDAVIT THAT HE/SHE



Notary Seal/Stamp

SIGNED:


Notary Public Signature

My Commission
Expires: 9/27/2026

Channel Club
Clearwater, Florida

**Flexible Development Application
Commercial/Multiuse Docking Facility**

Proposed Project

The applicant requests Level 2 Flexible Standard Development (FLD) approval to permit the construction of a commercial dock for the use of the patrons of the Channel Club Resort. The proposed dock facility will have a total of nine boat slips, seven of the slips will have boatlifts, the remaining two boat slips will be wet slips. The dock facility will also have one-personal watercraft lift.

The site is currently being redeveloped into a 9 unit resort under FLD2023-05011. The property is zoned tourist, T, and a future land use of resort facilities high, RFH. The adjacent properties to the north and south are also zoned tourist with a future land use of resort facilities high.

The Channel Club site currently has two dock structures with six wet slips. The existing docks will be demolished with the construction of the new docking facility. The site has existing seagrass and corals were observed on debris at seven locations along the seawall. Attached is a Benthic Resource Survey documenting the findings.

The proposed docking facility design parameters:

CODE REQUIREMENT

Waterfront width at property line = 182.69 feet
Waterway width: 799.1 +/- feet

Side Setback (North) = $10\% \times 182.69' = 18.3'$
Side Setback (South) = $10\% \times 182.69' = 18.3'$
Dock Length = $75\% \times 182.69' = 137'$
Tie Poles = $137' + 50' = 187'$
Dock Width = $75\% \times 182.69' = 137'$

PROPOSED

199.7' allowed max - structure

38.5'
41.4'
120.6'
140.6'
100.5'

Flexibility Criteria

Commercial/multi-family docks. Any dock, pier, or wharf, including boatlifts, that is used in connection with a Condo hotel, motel or restaurant where the slips are not rented, leased or sold; or such facilities used in connection with a social or fraternal club or organization and used only by its membership; or such facilities constructed and maintained by the City of Clearwater, Pinellas County or by any state or federal agency; or any multi-use dock with a deck area exceeding 500 square feet which shall be treated as a commercial dock. Commercial/multi-family docks shall only permit as Level Two (flexible development) use, which requires approval by the Community Development Board (CDB). All commercial docks shall be reviewed for compliance with the following criteria.

a. Use and compatibility.

- i) The proposed dock shall be subordinate to and contribute to the comfort, convenience or necessities of the users or the occupants of the principal use of the property.*
- ii) The proposed dock shall be in harmony with the scale and character of adjacent properties and the neighborhood in general.*

iii) The proposed dock shall be compatible with dock patterns in the general vicinity.

The proposed docks will serve the Channel Club Resort and will enhance the character or intent of the overall use of the property by providing vessel dockage. The proposed docks are intended as an amenity to enhance the comfort, accessibility, and enjoyment of the Channel Club. The proposed docks are compatible with the overall character of the adjacent waterfront properties in the Tourist Zoning district. The size and scale of the proposed docking facility is compatible to the existing docking structure of the adjacent property to the south.

b. Impacts on existing water recreation activities. The proposed dock/tie poles or use thereof, shall not adversely impact the health, safety or well being of persons currently using the adjacent waterways for recreational and/or commercial uses. Furthermore, the dock shall not preclude the existing uses of the adjacent waterway. Such uses include but are not limited to non-motorized boats and motorized boats.

The proposed dock facility will continue to serve as transient dockage for the members and guests of the Resort. The proposed docks meet the dimensional standards per the City of Clearwater code. The applicant is not requesting any relief to the dock length, setbacks or density. The waterward most piling will have reflective tape to aid in nighttime navigation. The docks will have no adverse effect on the health or safety of the surrounding neighborhood. The proposed docks will not impede navigation of the waterway and the docks are located in a designated "Slow Speed Minimum Wake Zone".

c. Impacts on navigation. The existence and use of the proposed dock shall not have a detrimental effect on the use of adjacent waters for navigation, transportation, recreational or other public conveniences.

The docking facility will have no additional impacts on the navigation of adjacent waterway. The length, width and size of the proposed docking facility meets of the City code requirements for commercial docks and the proposed dock is located in a designated "Slow Speed Minimum Wake Zone".

d. Impacts on marine environment.

i) Docks shall be sited to ensure that boat access routes avoid injury to marine grassbeds or other aquatic resources in the surrounding areas.

ii) Docks shall not have an adverse impact upon natural marine habitats, grass flats suitable as nursery feeding grounds for marine life, or established marine soil suitable for producing plant growth of a type useful as nursery or feeding grounds for marine life; manatee sanctuaries; natural reefs and any such artificial reef which has developed an associated flora and fauna which have been determined to be approaching a typical natural assemblage structure in both density and diversity; oyster beds; clam beds; known sea turtle nesting site; commercial or sport fisheries or shell fisheries areas; and habitats desirable as juvenile fish habitat.

A Benthic Resource Survey (see attached) was performed, and the report found seagrass to the north of the dock facility and seven environmentally sensitive areas were discovered close to the seawall. The proposed dock has been designed to avoid any impacts to the environmentally sensitive areas. The study determined the extent of the seagrass which only is present adjacent to Somerset Street. The total of the transects containing seagrass averaged about 4 on the BBCC. The seagrass does not extend into the proposed construction area. There are multiple adult coral colonies attached to differing pieces of substrate, mostly man-made structures/debris.

Manatee awareness signage will be posted at the dock and updated signs will be posted to alert the transient vessels of the possible interaction with manatees. During the construction of the Docking facility, the contractor is required to adhere to a manatee protocol if a manatee is observed during the construction work.

e. Impacts on water quality.

i) All turning basin, access channels, boat mooring areas and any other area associated with a dock shall have adequate circulation and existing water depths to ensure that a minimum of a one foot clearance is provided between the lowest member of a vessel (e.g. skegs, rudder, prop) and the bottom of the waterbody at mean or ordinary low water (-0.95 NGVD datum).

ii) The dock shall not effectively cause erosion, extraordinary storm drainage, shoaling of channels, or adversely affect the water quality presently existing in the area or limit progress that is being made toward improvement of water quality in the area in which the dock is proposed to be located.

The dock is in an area of adequate water depths suitable to motorized boating and is adjacent to a navigation channel. The docks have been designed to accommodate vessels with motors or associated boat slips in the vicinity of the docks. The proposed docks will not generate activity that would result in detrimental effects to water quality. The Channel Club Resort is located on an open bay with sufficient tidal flow providing adequate water circulation.

The proposed dock construction area will be surrounded by turbidity curtains prior to the commencement of construction to not adversely affect water quality during construction. The dock and slips are located outside any areas of storm drains.

f. Impacts on natural resources.

i) The dock shall not have a material adverse impact upon the conservation of wildlife, marine life, and other natural resources, including beaches and shores, so as to be contrary to the public interest.

ii) The dock shall not have an adverse impact on vegetated areas; vegetative, terrestrial, or aquatic habitats critical to the support of listed species providing one or more of the requirements to sustain their existence, such as range, nesting or feeding grounds; habitats which display biological or physical attributes which would serve to make them rare within the confines of the city; designated preservation areas such as those identified in the comprehensive land use plan, national wildlife refuges, Florida outstanding waters or other designated preservation areas, and bird sanctuaries,

The proposed docks width (3, 4 & 6 feet) and the size of the support pilings (8"-10") are minimal and will not have a material adverse effect upon the surrounding habitats. A submerged aquatic vegetation survey was conducted on 6/5/2024 to determine presence and quantity of seagrass within the study area. The survey determined the seagrass does not extend into the proposed construction area. There are multiple adult coral colonies attached to differing pieces of substrate, mostly man-made structures. All transect quadrats with benthic resources present were reported. Organisms are classified on the Observed Organism list. Photo documentation for quadrats with benthic organisms are labelled and mapped. Impacts to marine resources are anticipated to be minimal.

g. Impacts on wetlands habitat/uplands. The dock shall not have a material adverse affect upon the uplands surrounding.

The proposed docks have been designed to minimize potential impacts to wetlands and adjacent habitats. The adjacent uplands are currently being developed with a 9 unit resort. The proposed docks will not have a material adverse effect upon the surrounding habitats. No impacts to the resources are anticipated.

The proposed dock is designed to meet all the City's dimensional criteria. The dock meets the required side setbacks and does not exceed the maximum allowed length or width. The dock will not negatively impact navigation in Mandalay Bay. The dock meets the City's dimensional criteria ensure the dock and slips are will not cause navigation conflicts with adjacent properties, the general public using the shared waterways or the uplands surrounding.

h. Dimensional standards.

i) Setbacks for commercial and/or multi-use docks shall be as follows:

a) If the commercial or multi-use dock is located adjacent to a waterfront property occupied by a detached dwelling or two-unit attached dwelling use and the use of said property conforms to the zoning district, the setback adjacent to the residential property line as extended into the water shall be a minimum of one third of the applicant's waterfront property width measured from the side property lines.

b) If a commercial or multi-use dock located on non-residentially zoned property is adjacent to any waterfront residentially zoned property, the setback adjacent to the residentially zoned property line as extended into the water shall be a minimum of 20 percent of the applicant's waterfront property width measured from the side property lines;

c) In all other circumstances, commercial and multi-use docks shall be located so that the setback from any property line as extended into the water shall be a minimum of ten percent of the applicant's waterfront property width measured from the side property lines.

ii) Length. The length of commercial and multi-use docks shall not extend from the mean high-water line or seawall of the applicant's property more than 75 percent of the width of the applicant's property measured at the waterfront property line, up to a maximum of 250 feet. Tie poles may extend beyond the dock provided such poles do not project into the navigable portion of the waterway by more than an additional 50 feet or 25 percent of such waterway, whichever is less, and do not constitute a navigational hazard.

iii) Width. The width of commercial and multi-use docking facilities shall not exceed 75 percent of the width of the applicant's property measured at the waterfront property line.

The proposed docking facility meets the City of Clearwater dimensional requirements. No dimensional variances are being requested.

CODE REQUIREMENT

Waterfront width at property line = 182.69 feet

PROPOSED

Waterway width: 799.1 +/- feet

199.7' allowed max - structure

Side Setback (North) = $10\% \times 182.69' = 18.3'$

38.5'

Side Setback (South) = $10\% \times 182.69' = 18.3'$

41.4'

Dock Length = $75\% \times 182.69' = 137'$

120.6'

Tie Poles = $137' + 50' = 187'$

140.6'

Dock Width = $75\% \times 182.69' = 137'$

100.5'

i. Deviations. Applications for deviations to the dimensional standards set forth in Section 3-601.C.3.h. may be approved by the Community Development Board through a Level Two (flexible development) approval process based on the following:

i) A dock of lesser length poses a threat to the marine environment, natural resources, wetlands habitats or water quality; and

ii) The proposed dock location needs to be adjusted to minimize impacts relating to criteria set forth in Sections 3-601.C.3.b.—g.; and

iii) A literal enforcement of the provisions of this section would result in extreme hardship due to the unique nature of the project and the applicant's property; and

iv) The deviation sought to be granted is the minimum deviation that will make possible the reasonable use of the applicant's property. However, where an applicant

demonstrates riparian or littoral rights which will affect the location of the dock, the minimum further deviation to provide for exercise of such rights shall be allowed; and

v) The granting of the requested deviation will be in harmony with the general intent and purpose of this section and will not be injurious to the area involved or otherwise detrimental or of adverse effect to the public interest and welfare; and

vi) No dock shall be allowed to deviate from the length requirements specified in Section 3-601.C.3.h. by more than an additional 50 percent of the allowable length or to project into the navigable portion of the waterway by more than 25 percent of such waterway, whichever length is less, except for those docks located on the east side of Clearwater Harbor adjacent to the mainland, which shall be allowed to deviate up to a maximum length equal to 25 percent of the navigable portion of the waterway.

There are no deviations proposed..

j. Covered boatlifts. Covered boatlifts are permitted provided a permanent and solid roof deck is constructed with material such as asphalt shingles, metal, tile or wood. Canvas and canvas like roof materials are prohibited. Vertical sidewalls are prohibited on any boatlift or dock.

Not applicable, no covered boat lifts are proposed.

k. Publicly owned facilities. Roof structures shall be permitted on publicly owned boardwalks, observation platforms, elevated nature trails and other such structures not intended for use as a dock facility, however, vertical walls shall be prohibited.

Not applicable, this is a private facility.

General Applicability Criteria

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.

The proposed dock improvements will allow transient boating access for the members of the Channel Club Resort. The Channel Club Resort is in a waterfront community encouraging boat access and arrivals by boat. The size and scale of the proposed structure is relative to the size of the applicant's upland property. The proposed docks are typical of waterfront properties such as the applicant's property and will be in harmony with the character of the neighboring waterfront properties.

2. The proposed development will not hinder or discourage the appropriate development and use of adjacent land and buildings or significantly impair the value thereof.

The proposed dock facility will have a positive impact on the adjacent properties. The adjacent land is currently being developed with a 9 unit waterfront resort and the proposed docking facility will enhance the adjacent property and neighborhood. The adjacent parcels have existing docks and currently navigate to and from those existing docks.

3. The proposed development will not adversely affect the health or safety or persons residing or working in the neighborhood of the proposed use.

The proposed docking facility will serve as transient dockage for the members of the Channel Club Resort. The proposed docks are in harmony with the surrounding waterfront neighborhood. As a safety measure, the waterward most piling will have reflective tape to aid in nighttime navigation. The docks will have no adverse effect on the health or safety of the surrounding neighborhood.

4. The proposed development is designed to minimize traffic congestion.

The dock facility will serve as transient dockage for the members of the Channel Club Resort. The proposed dock construction will increase the amount of vessel dockage thus providing an alternative means of travel to the Resort, reducing vehicle traffic congestion.

5. The proposed development is consistent with the community character of the immediate vicinity of the parcel proposed for development.

Channel Club Resort has event amenities, pool and overnight accommodations that is located in the tourist district of north Clearwater Beach and was recently approved by City of Clearwater FLD2023-05011. The dock improvements will enhance the Club's amenities.

6. The design of the proposed development minimizes adverse effects, including visual, acoustic and olfactory and hours of operation impacts, on adjacent properties.

The dock improvements have been designed to minimize potential impacts to the adjacent properties by adding the bulk of the improvements within the existing marina footprint. The proposed marina improvements will not affect the hours of operation of the Channel Club or any of its normal day to day functions. The docks are intended to provide easier vessel access to the Club.

Addendum



CITY OF CLEARWATER

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

October 23, 2024

Housh Ghovae
Northside Engineering LLC
300 South Belcher Road
Clearwater, FL 33765

email: housh@northsideengineering.net

RE: Development Order - Case FLD2023-05011
685 & 689 Bay Esplanade – 9-unit Resort Attached Dwellings
Parcels #05-29-15-54756-077-0120 and #05-29-15-54756-077-0130

Dear Mr. Ghovae:

This letter constitutes a Development Order pursuant to Community Development Code (CDC) Section 4-405. On October 15, 2024, the Community Development Board (CDB) reviewed your request for a nine-unit Resort Attached Dwelling use in the Tourist (T) zoning district, Old Florida Character District of *Beach by Design* for the properties located at 685 and 689 Bay Esplanade. The building will not exceed 50 feet for the first 60 linear feet south of Somerset Street, will not exceed a maximum height of 65 feet elsewhere and 14 parking spaces are proposed. Requested is flexibility for height. (Community Development Code Section 2-803.L and *Beach by Design*)

The CDB **APPROVED** the application based on the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. The 0.313-acre site is located at the southwest corner of Bay Esplanade and Somerset Street.
2. The subject property is located within the Old Florida District of *Beach by Design* and the Tourist (T) District with the consistent Resort Facilities High (RFH) Future Land Use category.
3. The subject property is comprised of two parcels with a combined frontage of 124 feet along Bay Esplanade and 110 feet along Somerset Street.
4. The proposal is consistent with CDC Section 2-801.1, Maximum Development Potential where a maximum density of 30 units per acre and maximum ISR of 0.95 are permitted and the project is a 9-unit resort attached dwelling use development with an ISR of 0.70.
5. The proposal includes fourteen parking spaces where fourteen spaces are required pursuant to CDC Table 2-803.
6. The proposed height is 50 feet for the first sixty linear feet from Somerset Street and the remainder of the building with a height of 65 feet for the attached dwelling use consistent with the Old Florida District of *Beach by Design*.
7. The proposal includes front setbacks of 15 feet (West-Bay Esplanade) and 15 feet (North- Somerset Street) and 10-foot side yard setbacks along the east and south property lines consistent with the Old Florida District of *Beach by Design*.

8. The proposal includes a building setback of 9 feet where 6 feet is required along the Somerset Street frontage and a building setback of 14 feet where 12 feet is required along the Bay Esplanade frontage consistent with the Old Florida District of Beach by Design.
9. There are no active Code Compliance cases for the subject properties.

Conclusions of Law

1. The development is consistent with the Old Florida District provisions of *Beach by Design*.
2. The development proposal is consistent with the Design Guidelines of *Beach by Design*.
3. The development proposal is consistent with the Flexible Development Standards pursuant to CDC Tables 2-801.1 and 2-803.
4. The development proposal is consistent with the Flexibility Criteria pursuant to CDC Section 2-803.L.
5. The development proposal is consistent with the General Standards for Level One and Two Approvals pursuant to CDC Section 3-914.A.
6. The development proposal is consistent with applicable components of the City's Comprehensive Plan.

Conditions of Approval

General/Miscellaneous Conditions

1. An application for a building construction permit shall be submitted no later than October 15, 2025, unless time extensions are granted pursuant to CDC Section 4-407.
2. The project must remain generally consistent with the site plans and elevations approved by the Community Development Board, but shall be modified to meet the sight visibility triangle requirements.
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. Consolidate the existing parcels through a Unity of Title.

General Engineering

5. All irrigation systems shall be connected to the city reclaimed water system where available per Clearwater Code of Ordinances, Article IX., Reclaimed Water System, Section 32.376 to the satisfaction of Public Works (Engineering) Staff.
6. Right-of-way permits shall be obtained for all work within the City's right-of-way to the satisfaction of Public Works (Engineering) Staff.
7. A site plan indicating where sidewalks cross driveways treatments such as pavers or stamped paving are to be used along with the details of the proposed treatment including but not limited to pattern, type, and installation methodology be approved by Public Works (Engineering) Staff.

Timing Conditions - Prior to Issuance of Permit, Excluding Demolition and Clearing and Grubbing or the Provision of Fill

8. A written narrative shall be submitted that fully clarifies how each condition of approval is met with any applicable permit submittal subject to any applicable timing requirement to the satisfaction of City Staff.

Fire

9. A Water Study performed by a Fire Protection Engineer may be required to determine if adequate water supply is available and if any upgrades are required by the developer due to the impact of the project. The water supply must be able to support the needs of any required fire sprinkler,

standpipe, and/or fire pump. If a fire pump is required, then the water supply must be able to supply 150 percent of its rated capacity.

Planning

10. The method for screening the mechanical equipment shall be shown on the building permit plans to the satisfaction of Planning and Development (Development Review) Staff.
11. The location and visibility of electric equipment (electric panels, boxes, and meters) shall be reviewed and, if located exterior to the building where visible from any street frontage, be shown to be painted the same color as the portion of the building to which such features are attached to the satisfaction of Planning and Development (Development Review) Staff.

Public Works

12. 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 Public Works (Stormwater) Staff to ensure the project meets the City's specifications and design criteria.
13. All sub-standard sidewalks and sidewalk ramps adjacent to or a part of the project shall be shown on plans to be improved to meet the requirement of Local, State, and/or Federal standards including A.D.A. requirements (truncated domes per FDOT Index #304) to the satisfaction of Public Works (Traffic Engineering) Staff.
14. The existing elevations will be modified so that the building complies with the sight visibility triangle requirements consistent with CDC Section 3-904.A. to the satisfaction of Public Works (Traffic Engineering) Staff

Land Resources

15. Provide an updated tree inventory that clearly labels the ISA Certified Arborist, contact information, and ISA certification number on all plan sheets involving trees. This includes but is not limited to the tree inventory, tree preservation plans, and any demo sheets showing tree removal to the satisfaction of Planning and Development (Land Resources) Staff.
16. Amend the Inches Spreadsheet so that the inches to be removed are consistent with the tree inventory to the satisfaction Planning and Development (Land Resources) Staff.

Timing Conditions - Prior to Issuance of Certificate of Occupancy

Planning

17. All service lines onto the property and overhead utilities adjacent to the site shall be installed underground unless undergrounding is shown to be impracticable pursuant to CDC Section 3-912 to the satisfaction of Planning and Development (Development Review) Staff.
18. The project shall pass a landscape final to the satisfaction of Planning and Development (Development Review) Staff.

Parks and Recreation

19. Any applicable Parks and Recreation impact fees be paid.

Disclaimer: The issuance of a development permit or order by the City of Clearwater does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City of Clearwater for the issuance of a permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Pursuant to CDC Section 4-407, an application for a building permit or other approvals shall be made within one year of the date of Flexible Development approval (by October 15, 2025). All required certificates of occupancy shall be obtained within two years of the date of issuance of the initial building permit. The building permit must be obtained within six months of the initial permit application. This timeframe to obtain the initial building permit may be extended for an additional six months for cause by the Community Development Coordinator. Time frames do not change with successive owners. The Community Development Coordinator may grant an extension of time for the Flexible Development approval for a period not to exceed one year and only within the original period of validity.

The issuance of this Development Order does not relieve you of the necessity to obtain any building permits or pay any impact fees that may be required. To facilitate the issuance of any permit or license affected by this approval, please submit a copy of this letter when applying for any permits or licenses.

Additionally, an appeal of a Level Two approval (Flexible Development) may be initiated pursuant to CDC Section 4-502.B by the applicant or by any person granted party status within 14 days of the date of the CDB meeting. The filing of an application/notice of appeal shall stay the effect of the decision pending the final determination of the case.

If you have any questions, please contact Melissa Hauck-Baker, AICP, Planner III at 727-444-8769 or via email at melissa.hauckbaker@myclearwater.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gina L. Clayton".

Gina L. Clayton, Director
Planning and Development Department