
Carlouel hearing

From thomas novack <tdnov11@yahoo.com>
Date Mon 6/1/2026 3:58 PM
To Schmidt, Ava <Ava.Schmidt@MyClearwater.com>

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Dear Ava;

I am calling in response to the notice of hearing concerning Carlouel construction. I live directly across the street at 1076 Eldorado. I have expressed concerns as it relates to the overnight hotel units. Having a 24 hour operation and as I understand it, without 24 supervision seems very problematic. This changes the entire nature of the organization. I imagine it will only be a matter of time until the overnight units will be made available even on the days the club is closed.

Currently, when we see activity in the club area after the club is closed we notify the Clearwater Police. If this proceeds there will be no way of knowing if the people there are guests or just visiting without authorization. The club has existed for all of these years without hotel rooms and this would change the character of the facility and have an impact on a neighborhood already strained by the club traffic whenever an activity is scheduled.

I have expressed these views directly to the Club trustees.

Thank you, Thomas Novack, 1076 Eldorado Ave. My contact number is 201 417 7890. Unfortunately I am out of state and unable to attend the hearing. Sent from my iPad

Re: CBYC Accessory Request

From Schmidt, Ava <Ava.Schmidt@MyClearwater.com>
Date Mon 6/8/2026 11:18 AM
To Scott Miller <scott@lovettmiller.com>
Cc Matzke, Lauren <Lauren.Matzke@MyClearwater.com>; Kozak, Ted <Ted.Kozak@myclearwater.com>

Scott,

Thank you for your patience as I respond to each of your emails. Please see responses to each of your points below:

- Confirmed, accessory uses shall not cumulatively exceed 25 percent of the gross floor area of the principal use pursuant to CDC [Section 3-202.H](#).
- The calculation of floor area for the accessory use is limited to the overnight rooms only. Other parts of the building such as the spa and gym are considered part of the principal use - "social and community centers."
- Confirmed, if approved by the Community Development Board, the location of the proposed site improvements will be required to match the applicant's approved plans.

Thanks,

Ava Schmidt
Planner II - Development Review
Planning & Development, City of Clearwater
100 S Myrtle Ave
Clearwater, FL 33756
E: ava.schmidt@myclearwater.com
P: (727) 444-8028



From: Scott Miller <scott@lovettmiller.com>
Sent: Sunday, May 31, 2026 5:33 PM
To: Schmidt, Ava <Ava.Schmidt@MyClearwater.com>
Cc: Matzke, Lauren <Lauren.Matzke@MyClearwater.com>
Subject: CBYC Accessory Request

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Ava,

I spent some time today going through the many attachments to Planning FLD2026-05010 for 1091 Eldorado (Carlouel Yacht).

As Lauren knows, as an immediate, adjacent neighbor (1068 Eldorado) we are opposed to overnight accommodations (hotel rooms) on a property that has never had such since 1935. We purchased our property understanding this to be the case.

We have a hand-full of material, valid legal points as to why the City should not allow overnight accommodations to be approved.

Having said that, if the following things are accomplished, we are much less likely to fight a decision to let it move forward:

- The City officially opines that Accessory Use with Institutional Zoning with a primary use as a Yacht Club cannot be more than 25% of square footage of the Principal Use. Ava sent me an email stating such but the Zoning Interpretation Letter MIS2025-10007 seems to potentially leave the issue open (percentage-wise) at least from the perspective of a non-attorney.
- Per the attached CBYC submittal image, the Accessory Structure (one new building which includes the six overnight accommodations plus a new wellness center, etc.), measures approximately 36' x 130' = 4,680 square feet. The Club applied for accessory of 2,785 square feet which, best case, is some interior dimension of only the hotel rooms. Please require updating of the Accessory Structure to 4,680 square feet, which represents 18.8% of the 24,933 square feet (versus 11.2% claimed in the application). Doing so limits too many additional rooms (which all of the adjacent neighbors are against) added in the future, while still giving the Club a win.
- All of this assumes the hotel rooms (cabanas) are placed in more central location on the property as submitted by CBYC (as opposed to on the periphery closer to the neighbors), are limited to six units with the square footage submitted (with normal City limitations to number of guests per room), and two stories above grade, not three.

Thank you for your consideration.

Happy to discuss in person prior to the June 4 meeting. This is a very important issue to us and the other adjacent neighbors. See you then.

William Scott Miller

From: Scott Miller <wscottmiller@icloud.com>

Sent: Sunday, May 31, 2026 4:14 PM

To: Scott Miller <scott@lovettmiller.com>

Subject: CBYC Accessory Request

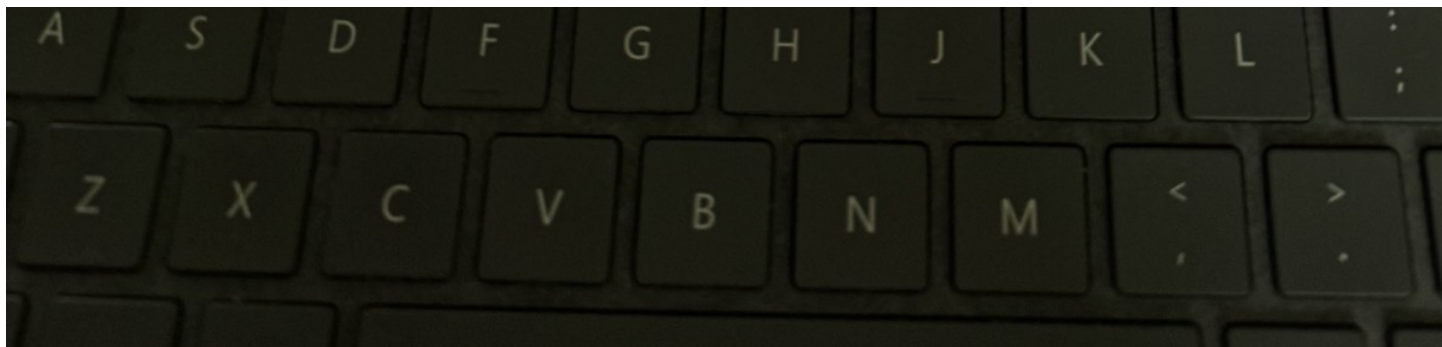
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April 22, 2020



83°F
Mostly cloudy





Sent from my iPhone

Re: Carlouel FLD2026-05010

From Scott Miller <scott@lovettmiller.com>

Date Fri 7/17/2026 7:44 AM

To Schmidt, Ava <Ava.Schmidt@MyClearwater.com>

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Ava,

Yesterday the club and adjacent neighbors signed an agreement that set limitations on certain things (some uses, noise, etc).

The neighbors, including myself, are now supporting the club's redevelopment as per the site plan submitted to the city for approval next Tuesday at the CDB meeting.

I ask the city to approve the club's proposed plan.

Scott Miller
1068 & 1070 Eldorado Ave 33767
(813) 205-5732

Sent from my iPhone

On Jul 15, 2026, at 11:17 AM, Schmidt, Ava <Ava.Schmidt@myclearwater.com> wrote:

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Hi Scott,

Thanks for reaching out. You are welcome to attend the meeting and request party status at that time. Please note that requests for party status must be made during the meeting and cannot be accepted via email.

Party status shall be granted by the Community Development Board or the hearing officer.

Also - here is a link to a helpful guide which outlines the difference between party status and public comment: <https://www.myclearwater.com/files/sharedassets/public/v/5/planning-and-development/documents/2025-citizens-guide-to-community-development-hearings.pdf>

Thanks,

Ava Schmidt
Planner II - Development Review
Planning & Development, City of Clearwater
100 S Myrtle Ave
Clearwater, FL 33756
E: ava.schmidt@myclearwater.com
P: (727) 444-8028

<Outlook-nlg5za4h.png>

From: Scott Miller <scott@lovettmiller.com>
Sent: Tuesday, July 14, 2026 7:39 PM
To: Schmidt, Ava <Ava.Schmidt@MyClearwater.com>
Subject: Carlouel FLD2026-05010

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Ava,

I have been noticed by the City re the case listed above for both properties I own directly across from Carlouel Yacht on the Gulf at 1068 Eldorado Avenue and 1070 Eldorado Avenue for the Tuesday, July 21, 2026 meeting at 1:00 pm for the Community Development Board of the City of Clearwater.

I am requesting party status.

Please confirm that you grant me party status for each of the properties.

William Scott Miller, Manager and Owner
1068 Eldorado Avenue LLC

William Scott Miller, Manager and Owner
INDEED LLC

Please contact me with any questions.

Scott Miller

MEMORANDUM OF SUPPORT

From Arnold, Lee <Lee.Arnold@colliers.com>

Date Sun 7/19/2026 3:23 PM

To Schmidt, Ava <Ava.Schmidt@MyClearwater.com>; Kozak, Ted <Ted.Kozak@myclearwater.com>

Cc Phillips Michael <mphillips.hoya@gmail.com>; Behar Jordan <jordan@architecturebp.com>; Arnold, Debbie <Debbie.Arnold@colliers.com>

CAUTION: This email originated from outside of the City of Clearwater. Do not click links or open attachments unless you recognize the sender and know the content is safe.

TO: The City of Clearwater Development Review Committee / City Council

FROM: Lee and Debbie Arnold

DATE: July 19, 2026

PROPERTY: 1049 Bay Esplanade, Clearwater Beach, FL 33767 (Parcel ID: 32-28-15-13464-271-0020)

SUBJECT: Formal Support for Carlouel Beach and Yacht Club Reconstruction & Operations Plans

Dear Members of the Committee and City Leadership,

Please accept this memorandum as our formal, heartfelt expression of complete and unequivocal support for the post-hurricane reconstruction plans and future operations of the Carlouel Beach and Yacht Club. As immediate neighbors and long-standing community members, we believe the proposed plans balance historical preservation with necessary structural modernization.

Our Deep Roots in the Community

I am a lifelong resident born here in Clearwater, Florida. My wife, Debbie, and I have lived on the bay side of Bay Esplanade on Clearwater Beach since the late 1970s. For decades, our home sat at 1049 Bay Esplanade—just two doors south of the club—until it was unfortunately destroyed by Hurricane Helene. Like many of our fellow residents along the beach, we are currently in the active process of rebuilding our family home.

Furthermore, our history with Carlouel runs incredibly deep; we have proudly been members of the club for 50 years and have witnessed its enduring value to generations of Clearwater families.

A Unified Vision Born of Compromise

As we are all painfully aware, Carlouel was significantly damaged during the 2024 storm season and urgently needs to be rebuilt. To ensure this process respects the surrounding residential landscape, the current and former leadership of the club have worked extensively, transparently, and diligently over the past several months with the neighbors who reached out to them to form an understanding of the new Club and its operations.

The site plan being presented to you today represents a true series of deliberate compromises by both the club and the neighbors. It successfully establishes necessary operational guidelines regarding noise thresholds, strict lighting cutoffs, and property buffers, while simultaneously allowing an iconic, historic institution to rebuild

sustainably. We are fully aligned with this vision, and we wholeheartedly support this plan as executed in our neighborhood agreements.

A Request for Flexibility and Assistance

Few places in the world possess a club and facilities that offer what Carlouel brings to the City of Clearwater and its citizens. It remains a historical and cultural cornerstone of our community. As you review their development applications, we strongly encourage you to offer regulatory flexibility and actively assist the club and the broader neighborhood in this vital rebuilding process.

Due to prior commitments, I am unable to attend this development meeting in person. However, I trust that this formal memorandum clearly communicates our absolute, meaningful support for the project. I am more than happy to meet in person with city staff, council members, or committee leadership at any time our schedules align to discuss this further.

Thank you for your time, your leadership, and your continued dedication to the resilient rebuilding of Clearwater Beach.

Respectfully submitted,
Lee E. Arnold Jr.
Lifelong Clearwater Resident
Executive Chairman, Colliers Florida
Debbie Arnold
1049 Bay Esplanade Resident
Lee.arnold@colliers.com
Cell 727 460 6666

FW: Carlouel Yacht re-build

From Kozak, Ted <Ted.Kozak@myclearwater.com>

Date Mon 7/20/2026 8:03 AM

To Schmidt, Ava <Ava.Schmidt@MyClearwater.com>

Cc Matzke, Lauren <Lauren.Matzke@MyClearwater.com>; Mulder, Rebecca <Rebecca.Mulder@MyClearwater.com>

FYI only

Ted Kozak, AICP
ISA Certified Arborist FL-6327A
Development Review Manager
100 S. Myrtle Avenue
Clearwater, FL 33756
(727) 444-8941

From: Scott Miller <scott@lovettmiller.com>

Sent: Sunday, July 19, 2026 8:46 AM

To: Kozak, Ted <Ted.Kozak@myclearwater.com>

Subject: Carlouel Yacht re-build

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Ted,

I own 1068 Eldorado Ave and 1070 Eldorado Ave, both single-family residences on the Gulf directly across the street from the club.

I support the club's redevelopment per the site plan that goes in front of the CDB this Tuesday. I am requesting the City approve their plan.

William "Scott" Miller, Manager & Owner
1068 Eldorado Avenue LLC, and
INDEED LLC

Feel free to call me with any questions.

(813) 205-5732