



PLANNING & DEVELOPMENT DEPARTMENT COMMUNITY DEVELOPMENT BOARD STAFF REPORT

MEETING DATE: June 17, 2025
AGENDA ITEM: ID#25-0487
CASE: FLD2025-03006
REQUEST: Flexible Development approval for 135 overnight accommodation units, 20,000 square feet of retail space, 6,825 square feet of restaurant area and an approximately 160,795 square foot parking garage within the Tourist (T) District and the Small Motel Character District of *Beach by Design* for the property located at 405 Coronado Drive. The building will not exceed 100 feet in height and includes 400 off-street parking spaces. Requested is flexibility from height and a two-year Development Order. (Community Development Code Sections 2-803.K, 4-407 and Beach by Design).

GENERAL DATA:

Agent/Representative..... Brian J. Aungst, MacFarlane Ferguson & McMullen, P.A.
Owner..... AP Beach Properties, LLC.
Location..... 405 Coronado Drive; east side of Coronado Drive, west side of S. Hamden Drive, and south side of 5th Street.
Property Size..... 1.75 acres
Future Land Use Plan..... Resort Facilities High (RFH)
Zoning..... Tourist (T) District
Special Area Plan..... *Beach by Design (Small Motel District)*
Adjacent Zoning *North:* Tourist (T) District
South: Tourist (T) District
East: Tourist (T) District
West: Tourist (T) District
Existing Land Use..... Vacant/ Parking Lot
Proposed Land Use..... Overnight Accommodations (135 units).

BACKGROUND:

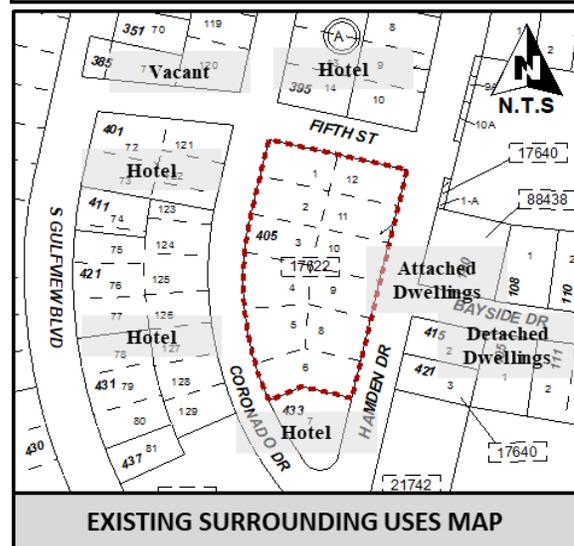
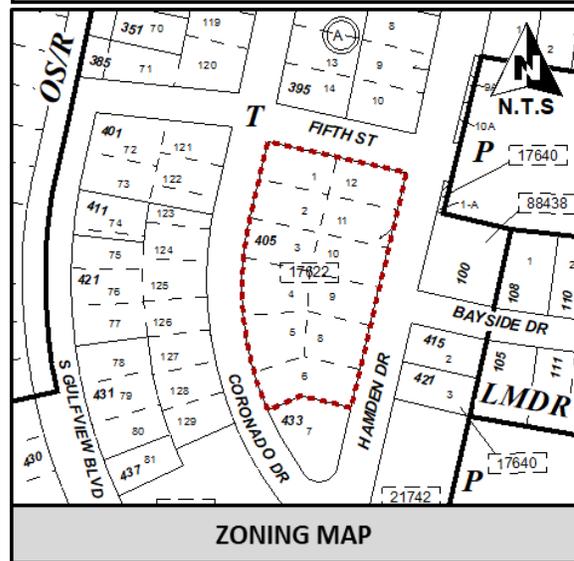
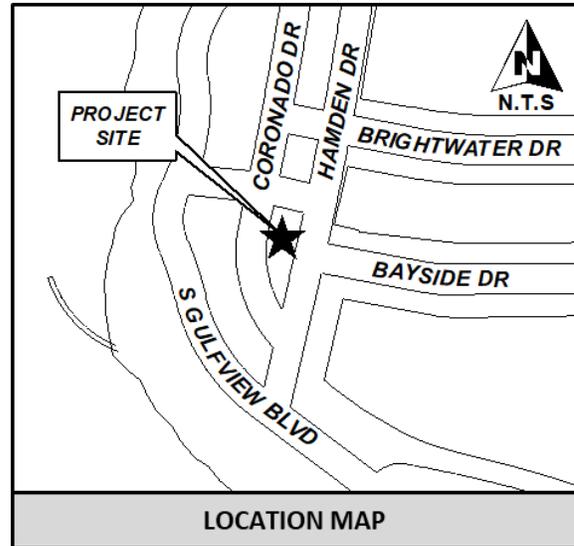
Location and Existing Conditions:

The 1.75-acre project site is located on the east side of Coronado Drive, the west side of S. Hamden Drive, and the south side of 5th Street. The frontage of the parcel is 420 feet along Coronado Drive, 370 feet of frontage along S. Hamden Drive and 220 feet of frontage along 5th Street. The site currently contains a surface parking lot. The project is within the Tourist (T) District and the Small Motel Character District of *Beach by Design* with a Resort Facilities High (RFH) future land use designation. The *Beach by Design* special area plan envisions the redevelopment of this area primarily with overnight accommodations and attached dwelling with retail/ commercial and mixed-use developments. The larger area is characterized by a mix of uses including overnight accommodation, retail, outdoor recreation and entertainment, restaurant and attached dwelling uses with heights ranging from one to 15 stories. The City’s Beach Walk project, to the west, has been constructed transforming S. Gulfview Boulevard to the north of this site into a winding beachside promenade with landscaping, art, and clear views to Clearwater Beach and the water beyond. Coronado Drive has largely been improved according to *Beach by Design*.

Site History:

Historically the property included five parcels, now consolidated into one parcel, which had the former addresses of 401/405/415/419 Coronado Drive and 406/410/420 S. Hamden Drive.

- On April 19, 2011, the Community Development Board (CDB) approved FLD2011-02005, for the request to install a surface parking lot on the portion of the property previously addressed as 401/405/415/419 Coronado Drive and 406 S. Hamden Drive. This surface parking lot was developed.
- On September 18, 2014, the City Council approved HDA2013-08006, for the allocation of up to 100 units from the Hotel Density Reserve under Beach by Design and adopted a Resolution 14-25. The proposal included 166-unit overnight accommodations with associated accessory/amenity uses on the portion of the property previously addressed as 401/405/415/419 Coronado Drive and 406 S. Hamden Drive. This approval expired.



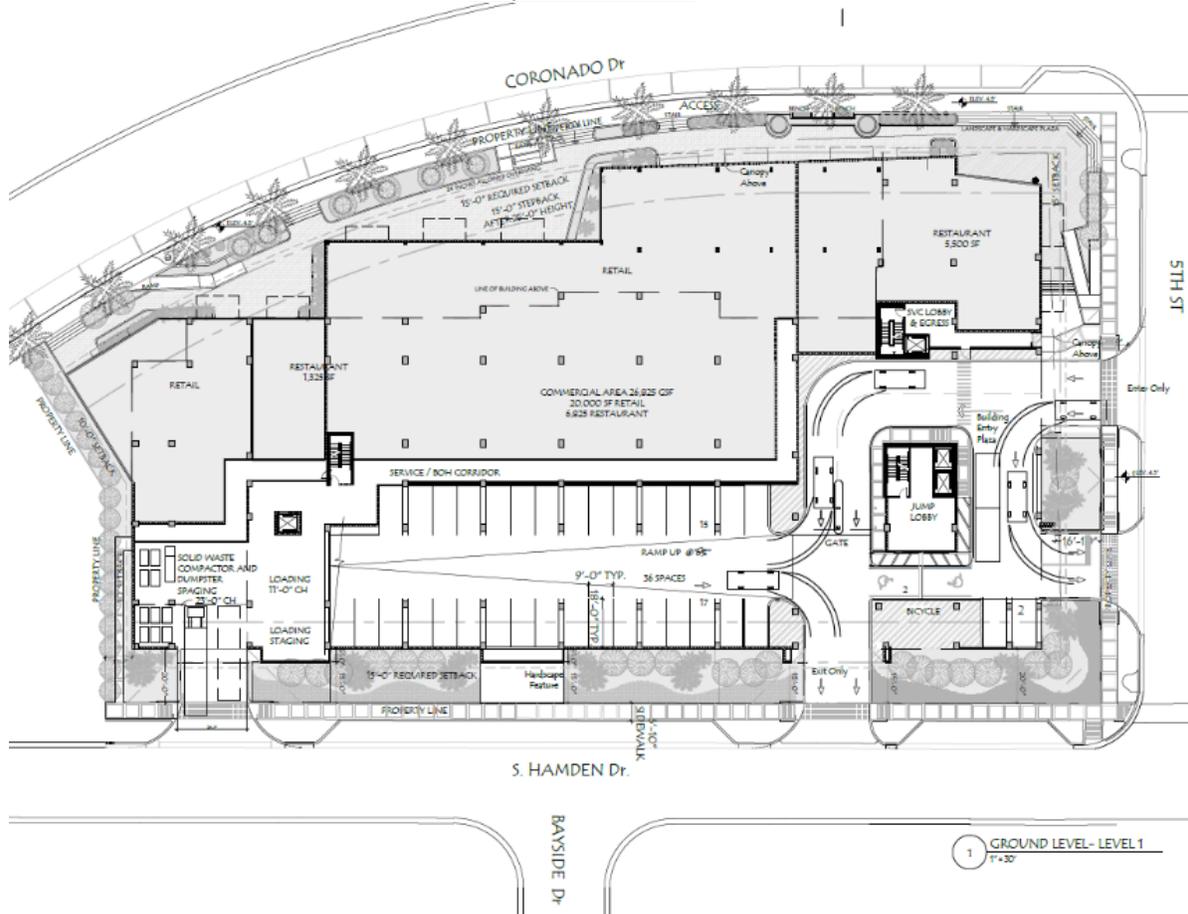
- On July 21, 2015, the CDB approved FLD2015-05016, which included a request for the construction of 166-unit overnight accommodations in the Tourist (T) District on the portion of the property previously addressed as 401/405/415/419 Coronado Drive and 406 S. Hamden Drive. This approval expired.
- On December 28, 2018, approved FLS2018-05024 through the Development Review Committee (DRC) process, which included for the expansion of the surface parking lot at 410/420 S. Hamden Drive on the portion of the property previously addressed as 401/405/415/419 Coronado Drive and 406 S. Hamden Drive. This approval expired.
- On November 17, 2020, the CDB approved TDR2020-07002/ FLD2020-05012 for the transfer of development rights of four hotel units from 410 S. Hamden Drive and seven hotel units from 420 S. Hamden Drive to 400/ 405/ 408/ 409/ 411 East Shore Drive.
- On October 19, 2021, the CDB approved TDR2021-08004 for the transfer of development rights of two dwelling units from 410 S. Hamden Drive.
- On February 3, 2022, the City Council approved HDA2013-08006A and adopted Resolution 22-01, the first amendment to HDA2013-08006, for the allocation of up to 100 units from the Hotel Density Reserve under Beach by Design. The proposal included 166-unit overnight accommodations with associated accessory/amenity uses on the current property. This approval expired.
- On May 28, 2022, the CDB approved FLD2015-05016A, which included a similar request for the construction of 166-unit overnight accommodations in the Tourist (T) District, but it now included three additional properties on the southeast portion of the site. This approval expired.
- On June 21, 2022, the CDB approved TDR2020-07002A/ FLD2020-05012A for the amendment to the transfer of only seven hotel units from 420 S. Hamden Drive.
- On February 20, 2025, the City Council approved HDA2024-09001 and adopted Resolution 25-01 which for the allocation of up to 100 units from the Hotel Density Reserve through Beach by Design. This matches the subject proposal, which includes a total of 135 hotel units, 20,000 square feet of retail space and 6,825 square feet of restaurant area.

Code Compliance Analysis:

There are no active Code Compliance cases for the subject property.

Development Proposal:

The proposal is to remove the existing surface parking lot from the site for the construction of a 135-unit overnight accommodation at 77 rooms per acre, consistent with the site plan approved as part of the recently approved HDA2024-09001. The 135 proposed units include 35 units otherwise permitted by the Resort Facilities High future land use designation and 100 units allocated from the Hotel Density Reserve through *Beach by Design*. The building will be 100 feet in height, which is consistent with the maximum height allowed by *Beach by Design*. The first four floors of the building will contain a parking garage as well as miscellaneous components such as maintenance rooms and laundry facilities. The fifth floor will include a pool and pool deck over parking centrally located along west side of the building. Floors six through nine will be dedicated almost entirely to hotel rooms. The proposal includes a tropical modern architectural design, which is consistent with and complements the tropical vernacular envisioned in *Beach by Design*. The primary pedestrian entrance is located at the northwest corner of the site, facing Coronado Drive and 5th Street since the northwest corner of the building on the ground floor contains the lobby.

Proposed Site Plan

The CDC requires a minimum of 1.2 parking spaces per hotel unit, 7 to 12 parking spaces for every 1,000 square feet of restaurant area and 4 to 5 parking spaces for every 1,000 square feet of retail sales and services area. Proposed are 400 onsite parking garage spaces, of which 330 spaces will be provided to meet code requirements, and the excess parking will be made available to the general public, which is consistent with the recently approved HDA. There will also be approximately 30 on street parking spaces available along the adjacent streets of Coronado Drive, S. Hamden Drive and 5th Street. Solid waste will be located within the loading area located at the southeast portion of the building. The site will be accessed via a two-way driveway from S. Hamden Drive at the southeast corner of the property which will provide access to the parking garage component of the development. A one-way ingress is provided centrally along the north side of the site along 5th Street which also provides access to the parking garage as well as an underbuilding drop off area. The egress point for the drop off area is also located along 5th Street. A one-way egress is provided at the northeast quadrant of the side along S. Hamden Drive.

Proposed are 15-foot front setbacks along Coronado Drive to the west and along S. Hamden Drive to the east, a 22-foot front setback along 5th Street to the north and a 10-foot side setback to the south. Stepbacks at the building height over 25 feet will be provided along all the street frontages. All other provisions of *Beach by Design* and the CDC are met, with the exception of the requested flexibility for building height pursuant to CDC Section 2-803 and the requested two-year development order pursuant to CDC Section 4-407 due to market conditions. Proposed is a mix of ground cover, shrubs and trees to

be installed along the three rights-of-way that will provide an overall attractive appearance, consistent with the CDC and as envisioned by *Beach by Design*. Similar landscaping material will be provided in the side setback to the south. The pedestrian scale along Coronado and S. Hamden Drives and 5th Street will be enhanced with palms, accent shrubs and dense groundcover beds. Consistent with *Beach by Design*, the site designed to be pedestrian friendly with proposed 10-foot sidewalks along S. Hamden Drive and 5th Street, and with the existing 6-foot sidewalks along Coronado Drive.

5th Street Elevation



Coronado Drive Elevation



sustained over time. Although the existing improvements in the area may not represent the theoretical “highest and best” use of this area, the relatively good condition of most buildings and the economic value of the existing improvements make it difficult, if not impossible, to anticipate significant land assembly, demolition, and new development. This development would constitute a consolidation of land with new construction and will further the trend of quality redevelopment and/or improvements of properties along S. Gulfview Boulevard within the area.

The relationship between the Community Development Code and *Beach by Design* is as follows:

- The Design Guidelines supersede the requirements of the Community Development Code.
- The Community Development Code is applicable to development within the Small Motel District when not in conflict with either the development parameters of the Small Motel District and/or the Design Guidelines of *Beach by Design*.

The Design Guidelines are intended to be administered in a flexible manner to achieve the highest quality-built environment for Clearwater Beach.

Section VII. Design Guidelines:

Beach by Design provides that the implementation of the document involves more than community redevelopment initiatives, it also involves private development and redevelopment that conforms to design objectives and principles established in *Beach by Design*. These objectives and principles will help the City promote safety, encourage cleanliness, and provide a comfortable environment.

Section A specifically addresses the issue of density. In short, *Beach by Design* supports an increase in density through Transfer of Development Rights (TDR) and/or allocation of units from the Hotel Density Reserve. The otherwise maximum permitted density is 35 hotel units per acre where the proposal includes a density of 77 hotel units per acre (135 units total). This proposed density constitutes a reduction from the 125.75 units per acre that was originally approved in 2013. As noted, 100 units have been allocated from the Reserve as part of HDA2024-09001.

The proposal is consistent with the rest of the development standards and requirements of *Beach by Design* as follows:

DEVELOPMENT STANDARDS	PROPOSED SITE CONDITIONS
<p><i>Section VII.B. Maximum Building Heights</i></p> <p>2. Portion of structures over 100 feet</p> <p>3.a. Between 45 feet and 100 feet, floorplate no greater than 25,000 square feet</p> <p>3.b. Between 100 feet and 150 feet, floorplate no greater than 10,000 square feet</p> <p>3.c. Deviations to floorplate maximums</p>	<p>2. N/A</p> <p>3.a. Range between 16,500 square feet and 23,500 square feet</p> <p>3.b. N/A</p> <p>3.c. N/A</p>
<p><i>Section VII.C. Design, Scale and Mass of Buildings</i></p> <p>1. Footprint greater than 5,000 square feet or single dimension of greater than 100 feet – no more than two of the three dimensions are equal</p> <p>2. No plane greater than 100 linear feet uninterrupted</p> <p>3. At least 60% of any elevation will be covered with</p>	<p>1. No dimensions are equal</p> <p>2. 65 feet maximum uninterrupted</p> <p>3. Approximately 68% minimum per elevation</p>

<p>windows or decoration</p> <p>4. No more than 75% of maximum building envelope above 45 feet may be building occupied</p> <p>5. Height and massing correlated to (1) dimensional aspects (2) adjacent public streets</p> <p>6. Buildings designed for a vertical/ horizontal mix</p>	<p>provided</p> <p>4. Approximately 56% maximum provided</p> <p>5. Pedestrian plaza areas adjacent to Coronado Drive, S. Hamden Drive and 5th Street range from 15 to 50 feet</p> <p>6. Proposed includes overnight accommodations, restaurant and retail uses</p>
<p>Section VII.D. Setbacks and Stepbacks</p> <p>1. Rights-of-way distance from structures</p> <p>a. 15 feet along arterials</p> <p>b. 12 feet along local streets</p> <p>2. 10 side and rear setbacks, Tourist District</p> <p>3. Coronado Drive and S. Hamden Drive Setbacks and Stepbacks</p> <p>a. Front setback 15 feet: stepback to be provided over 25 feet in building height</p> <p>b. Front setback 10 to 15 feet: stepback ratio 1.5</p> <p>c. Front setback less than 10 feet: stepback ratio 2.5</p> <p>d. Avoid monotonous streetscape with additional stepbacks</p> <p>e. Stepbacks a minimum of 75% of building frontage width</p>	<p>1.a. 15 feet, Coronado Drive and S. Hamden Drive</p> <p>1.b. 15 feet, 5th Street</p> <p>2. 10 feet (South)</p> <p>3.a. Greater than 15-foot stepbacks provided along Coronado Drive and S. Hamden Drive</p> <p>3.b. N/A</p> <p>3.c. N/A</p> <p>3.d. N/A</p> <p>3.e. Minimum of 76% provided</p>
<p>Section VII.E. Street-Level Facades</p> <p>1.a. At least 60% of non-residential street level facades abutting public street be transparent</p> <p>1.b. Transparent street level facades setback 15 feet</p> <p>2-4. Window Coverings, maximum 10% non-opaque; Building entrances inviting; Provision of awnings</p>	<p>1.a. Over 60 percent transparency</p> <p>1.b. 15 feet along all street frontages</p> <p>2. Not more than 10 percent non-opaque</p> <p>3. Meets entrances</p> <p>4. Meets awnings</p>
<p>Section VII.G. through L. Signage, Sidewalks, Street Furniture, Street Lighting, Fountains, Materials & Colors</p>	<p>G. Signage per code</p> <p>H. Sidewalks 10 feet, unobstructed except existing 6 foot along Coronado Drive</p> <p>I. Street Furniture along Coronado Drive</p> <p>J. Street Lighting as required</p> <p>K. Fountains proposed along Coronado Drive</p> <p>L. Materials & Colors of design elements per Beach by Design color palates</p>
<p>CDC Section 3-1202.D. Landscape Buffers (not required in Tourist District)</p> <p>a. Landscaping front setbacks; N/A</p> <p>b. Landscaping side setback; N/A</p>	<p>a. up to 15 feet (East, West, North)</p> <p>b. 10 feet (South)</p>

Community Development Code (CDC) Section 1-103. Purpose, Intent, Objectives:

The proposal is supported by the general purpose, intent and basic planning objectives of this 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.D.* It is the further purpose of this Development Code to make the beautification of the city a matter of the highest priority and to require that existing and future uses and structures in the city are attractive and well-maintained to the maximum extent permitted by law.
- 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 proposal is to redevelop an under-used property with the construction of a hotel containing a mix of uses in one of the more valuable areas of the City pertaining to tourism with a 135-unit hotel with restaurant and retail amenities. The new hotel is expected to positively contribute to the City's economy and its tax base. Surrounding properties will be enhanced through the addition of uses which will contribute to an active and vibrant street life. The proposal is consistent with the desired form and function of the Small Motel District of *Beach by Design* and meets the Design Guidelines of that document and is a targeted desired use.

Community Development Code Table 2-801.1 – Maximum Development Potential

This property has a future land use designation of Resort Facilities High (RFH) and limited to a maximum density of 50 units per acre on the 1.75-acre site. The available density is based upon 1.32 acres remaining after deduction of the prior transfer of development rights as previously noted. Therefore, there is a remaining density of a maximum of 35 hotel units, plus the approved HDA allowing for an additional 100 hotel units from the Reserve, along with the provision of 20,000 square feet of restaurant area and 6,825 square feet of retail sales and services area. The site is also limited to a maximum Impervious Surface Ratio (ISR) of 0.95. The proposal includes 135 hotel units, and a maximum ISR of 0.868, both consistent with this section.

Community Development Code Table 2-803 and Section 2-803.K – Flexible Development

CDC Table 2-803 establishes development standards for overnight accommodations (e.g., lot area, width, setbacks, heights, and minimum off-street parking). All of these, except minimum lot area, lot width and parking, are covered within the provisions of Section VII. requirements of *Beach by Design*. CDC Section 2-803.K provides the Flexibility Criteria for the height of overnight accommodations which results in an improved site plan, more efficient parking layout and an improved design and appearance. Further, the provided number of parking spaces and the building height is consistent with the requirements of the Small Motel District.

Community Development Code Section 4-407. – Two-Year Development Order

CDC Section 4-407 establishes the expiration of a Level Two approval. Unless otherwise specified in the approval, an application for a building permit shall be made within one year of the date of the Level Two approval, and all required certificates of occupancy shall be obtained within two years of the date of issuance of the initial building permit. However, the Community Development Board may approve one

additional extension of time to initiate a building permit application. Requested is an initial two-year development order for the consideration of the CDB.

DEVELOPMENT STANDARDS – Table 2-803	DIMENSIONAL REQUIREMENTS	PROPOSED
<i>Minimum Lot Area</i>	5,000 – 10,000 square feet	76,622 square feet
<i>Minimum Lot Width</i>	50 feet – 100 feet	419 feet (West – Coronado Drive) 370 feet (East – S. Hamden Drive) 220 feet (North – 5th Street)
<i>Maximum Height</i>	35 feet – 100 feet	100 feet
<i>Maximum ISR</i>	0.95	0.868
<i>Min. Off-Street Parking</i>	1.2 spaces per hotel unit or 162 spaces 7 to 12 spaces per 1,000 square feet per restaurant area or 140 spaces 4 to 5 spaces per 1,000 square feet of retail sales and services or 28 spaces	400 off-street parking garage spaces

Community Development Code Article 3 – Development Standards

The following development standards are applicable from various subsections of Article 3 as outlined below.

DEVELOPMENT STANDARD	COMPLIANCE WITH STANDARD
<i><u>Mechanical Equipment – 3-204.D. & 3-903.I</u> All outside mechanical equipment must be screened so as not to be visible from public streets and/or abutting properties.</i>	Mechanical equipment will be located on top of the roof and will be hidden by screening.
<i><u>Sight Visibility Triangles – 3-904.A</u> No structures or landscaping may be installed that will obstruct views at a level between 30 inches above grade or landscaping may be installed that will not obstruct views at a level between 30 inches above grade and eight feet above grade within the 20-foot sight visibility triangles.</i>	Proposed structures meet requirements of Site Visibility Triangles. Any proposed landscaping within the triangle will be on a landscaping maintenance schedule.
<i><u>Utilities – 3-912</u> For development that does not involve a subdivision, all utilities including individual distribution lines must be installed underground unless such undergrounding is not practicable.</i>	To be determined at the time of permitting.
<i><u>Solid Waste – 3-204.G</u> Solid waste containers/handling area shall be completely screened from public streets and abutting properties and of a size sufficient to serve the use.</i>	Solid waste/ trash areas will be provided via garbage compactors located within the building at the southeast corner of the property.

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 is the Small Motel District which includes a variety of commercial uses, overnight accommodations and resort attached dwellings. The area has many older developments constructed with significant lot coverage and nonconforming with current FEMA requirements. The proposal will be in harmony with the 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>	The proposed development complies with all setbacks, landscaping, and design requirements and will not hinder or discourage the development of 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>	The overnight accommodations use will likely have no effect, negative or otherwise, on the health or safety of persons residing or working in the neighborhood.
<i>Section 3-914.A.4. The proposed development is designed to minimize traffic congestion.</i>	As provided in the submitted traffic study, the intensity of the development will generate traffic at study area links at acceptable levels of service. Vehicular access to the site is located from secondary streets, consistent with the provisions of <i>Beach by Design</i> . Further, the project will provide 400 parking spaces where 330 spaces are the minimum required number of parking spaces.
<i>Section 3-914.A.5. The proposed development is consistent with the community character of the immediate vicinity.</i>	The proposed overnight accommodations and related mixed-use development is allowed and complies with the requirements of <i>Beach by Design</i> . It is consistent with the community character of this area of Clearwater Beach.
<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 design of the proposed development minimizes adverse visual and acoustic impacts on adjacent properties by locating solid waste and parking facilities within the building. Structured parking is provided to limit visual impacts on adjacent properties.

RECOMMENDATION

The Development Review Committee (DRC) reviewed the application and supporting materials at the DRC meeting of May 1, 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 1.75 acre is located on the east side of Coronado Drive, west side of S. Hamden Drive, and south side of 5th Street.
2. The property is within the Small Motel District of *Beach by Design* and the Tourist (T) District with a Resort Facilities High future land use designation.
3. The site proposed for development is 76,478 square feet in area, is comprised of one vacant parcel with frontage of approximately 420 feet along Coronado Drive, 370 feet along S. Hamden Drive, and 220 feet along 5th Street.
4. The proposal includes 135 overnight accommodation units with front setbacks of 15 feet along Coronado Drive to the west, 15 feet along S. Hamden Drive to the east, and 22 feet along 5th Street to the north, and a side setback of 10 feet along the south property line.
5. The proposal includes an Impervious Surface Ratio (ISR) of 0.868.
6. The proposal includes 400 parking spaces which exceeds the requirement of 1.2 spaces per hotel unit for 135 overnight accommodation units, 7 spaces per 1,000 square feet of restaurant area and 4 spaces per 1,000 square feet of retail sales and services area.
7. The materials and design of the proposed project creates a form which enhances the community character of the surrounding vicinity within the Small Motel District of *Beach by Design*, which primarily consists of overnight accommodations, retail sales and services, restaurants, bars, and resort attached dwellings.
8. The current proposal is consistent with HDA2024-09001 approved by City Council on February 20, 2025.
9. There are no active Code Compliance cases for the subject property.

Recommended Conclusions of Law:

1. The development proposal is consistent with applicable components of the City's Comprehensive Plan.
2. The development is consistent with the Small Motel District of *Beach by Design*.
3. The development proposal is consistent with the Design Guidelines of *Beach by Design*.
4. The development proposal is consistent with the Flexible Development Standards pursuant to CDC Tables 2-801.1 and 2-803.K.
5. The development proposal is consistent with the Flexibility criteria pursuant to CDC Section 2-803.
6. 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 FLD2025-03006, subject to the following conditions:

Conditions of Approval:***General/Miscellaneous Conditions***

1. An application for building construction permit be submitted by June 17, 2027, 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.
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. The books and records pertaining to use of each hotel room be open for inspection by authorized representatives of the City, upon reasonable notice, in order to confirm compliance with the Hotel Density Reserve criteria of *Beach by Design* as allowed by general law.

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 shall be submitted that indicates 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 to the satisfaction of Public Works (Engineering) Staff.

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

8. 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.

Stormwater

9. Per City of Clearwater Stormwater Drainage Criteria, construction plans shall show proposed lot grading including directing runoff to the designed destination to the satisfaction of Public Works (Stormwater Engineering) Staff, and said grading plan, when implemented, shall not adversely impact the adjoining properties.
10. 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 which are not limited to water quality and attenuation requirements.

Environmental

11. Erosion control measures shall be shown on plan sheet(s) and provide notes detailing erosion control methods to the satisfaction of Public Works (Environmental) Staff. All silt fencing and other erosion control measures will be installed prior to commencement of site work and maintained throughout the project.
12. Provide stormwater vault specifications showing the vault provides water quality benefits, and provide a vault maintenance schedule that has been signed and accepted by the owner, to the satisfaction of Public Works (Environmental) Staff.

Planning

13. 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.
14. 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.
15. Prior to the issuance of any permits for construction, a Hurricane Evacuation Plan be submitted to and approved by Planning and Development (Development Review) Staff.

Public Works

16. 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.

Land Resources

17. All landscape plan(s) shall provide a statement that shell, rock, gravel, and any similar materials are not acceptable landscape materials per CDC 3-1204.B.
18. 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.

Public Utilities

19. The contractor is to verify location of existing sanitary sewer laterals and inspect condition of pipes. If a new pipe is warranted, coordinate with the City regarding new connections and lateral abandonment processes.
20. The contractor shall exercise extreme caution when excavating in proximity to all utilities, existing utility's locations shown on the plans are not exact or guaranteed.

Timing Conditions - Prior to Issuance of Certificate of OccupancyPlanning

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

Engineering

23. All sod, sidewalk, curb and sprinkler damage, if any, within the right-of-way shall be repaired/replaced prior to Engineering final inspection.

Prepared by Planning and Development Department Staff:



Ted Kozak, AICP, Development Review Manager

ATTACHMENTS: Resume, Photographs

Edward T. Kozak, AICP
100 South Myrtle Avenue
Clearwater, Florida 3375
727-444-8941
ted.kozak@myclearwater.com

PROFESSIONAL EXPERIENCE

- **Development Review Planning Manager** July 2024 – to present
City of Clearwater, FL

Responsible for Direct Development Review activities for the City. Supervising professional planners, land resource specialists and administrative staff. Conduct performance reviews. Serve as staff to the Community Development Board.

- **Chief Planner, Zoning Division** 2020 – July 2024
Orange County, Florida

Section Chief to Board of Zoning Adjustment and the Board of County Commissioners. Responsible for presenting projects to Boards, Committees and other public agencies, meetings and groups. Chief arborist, providing determinations and interpretation of Orange County Arbor Code. Provide zoning determinations and interpretation of Orange County Arbor Code, Provided zoning determinations interpretations of Orange County Zoning Code. Supervised 5 zoning planner, arborists and additional support staff and coordinate workload.

- **Principal Planner, Land Development** 2018 – 2020
Citrus County, Florida

Responsible for reviewing plats, site plans, building plans and landscape plans for compliance with codes. Provided zoning and arborist expertise to internal staff including City Attorney and public interests including homeowners and corporate clients. Supervised three planners and two additional support staff and coordinate workload. Presented projects to planning boards, and other committees.

- **Senior Planner, Zoning – Development Services** 2016 – 2018
City of Coral Springs, Florida

Responsible for reviewing site plans, building plans and landscape plans for compliance with codes. Providing zoning and arborist expertise to internal staff including homeowners and corporate clients. Conducted inspections for compliance with codes, permits, projects and other requests. Presented projects to Code Magistrate, Planning Boards and other committees.

- **Associate Planner, Community Development** 2015-2016
Douglas County, Nevada

Responsible for reviewing site plans, building plans and landscape plans for compliance with codes. Presenting projects to the County Manager, County Board, Planning Boards, and Citizen Committees and Commercial associations.

- **Zoning Administrator** 2008 – 2015
City of Greenacres, Florida

Responsible for managing 4-6 planning and engineering staff and up to 20 consultant engineers. Preparing and implementing department budget of approximately \$450,000. Reviewing site plans, building plans, engineering permits and landscape plans for compliance with regional interlocal agreements with Palm Tran (transit), Palm Beach County (PBC) Traffic, PCB Water Utility District, the City Code and the City Comprehensive Plan. Presenting projects to the City Manager, the City Council, Planning Boards, and Code Enforcement Board and liaison. Citizen Committees and Commercial associations. Chaired Planning & Zoning hearings such as Commission and Board of Adjustments. Preparing and implementing Comprehensive Plan Amendments and Coning Code Amendments. Preparing compliant Site Plans, Landscape Plans for City Agencies, groups, and citizens. Performing site inspections for Zoning, Engineering, Building and Code Enforcement. Preparing Grant application: CDBG Block Grants , Florida Communities Trust, Historic Trust.

- **President & Owner, TPK, LLC** 2007-2008
Orlando, Florida

Responsible for managing an office of up to five employees with a budget of \$100,000. Managing pre-application materials for local planning projects on a consulting basis.

- **Planner** 2006 – 2007
City of St. Cloud, Florida

Responsible for managing advanced single-family and mixed-use residential, commercial, industrial and institutional planning projects requiring multiple entitlements and environmental review. Reviewing building permits for compliance and the calculation of impact fees. Presenting projects to the City Manager and City Council, Planning Board and Citizens Advisory Committees on City projects and programs.

- **Project Management** 2005 – 2006
Dunmore Communities (Home Builder, Sacramento, CA)

Responsible for managing personnel of at least 20 internal and contract employees. Managing projects from due diligence through tentative map and improvement plan. Reviewing and approving internal budgets between \$1 and \$10 million. Participating in local and regional intercompany development studies and improvements. Hiring and managing consultants for project (environmental) studies. Assembling application materials (tentative maps) and studies for project submittal. Submitted appropriate applications and coordinate with local, state and federal agencies. Attended and presented to the public and at community meetings representing the company. Networking with local charities, organizations and businesses for Planning outreach.

- **Associate Planner** 1999 – 2005
City of Sacramento Development Services

Responsible for reviewing highly complex, office, residential, industrial projects. Recommended necessary revisions to satisfy City Code, City Policy, Regional Plan, and Environmental (NEPA and CEQA) requirements. Preparing and implementing amendments to the General Plan, Community Plans and zoning Code and act as technical advisor, and provide research for various development committees.

EDUCATION

Bachelor of Arts Degree (Geography/Urban Planning) University of Alberta, 19??

PROFESSIONAL MEMBERSHIPS & QUALIFICATION HIGHLIGHTS

Chief Planner, Zoning Division, Orange county, Orland, Fl
Principal Planner, Land Development, Citrus County, Lecanto, Fl
Senior Planner, Zoning – Development Services, City of Coral Springs, FL
Zoning Administrator & Engineering Coordinator, City of Greenacres, Fl
Planning and Human Resources Consultant, TPK, Orland, Fl
City Planner, City of Saint Cloud, Fl
Project Manager, Land Development, Dunmore Communities
Associate Planner, City of Sacramento, Development Services Department
American Institute of Certified Planners (AIXP) distinction, 2012
International Society of Arboriculture Certified Arborist (ISA) distinction, 2011



Facing southwest from 5th St. and Hamden Dr.



Facing south from 5th St. towards property



Facing south along Hamden Dr., parcel on right



Southeast corner of property from Hamden Dr.



Facing southeast from 5th St. and Coronado Dr.



Facing northeast towards property from Coronado Dr.

**405 Coronado Drive
FLD2025-03006**