



PLANNING & DEVELOPMENT DEPARTMENT COMMUNITY DEVELOPMENT BOARD STAFF REPORT

MEETING DATE: October 21, 2025
AGENDA ITEM: ID#25-0967
CASE: FLD2025-08020
REQUEST: Flexible Development approval for the conversion to a bar in the Tourist (T) District and the South Beach/ Clearwater Pass Character District of Beach by Design as a Comprehensive Infill Redevelopment Project for the property located at 696 S. Gulfview Boulevard. The existing building does not exceed 15 feet in height and includes four off-street parking spaces. Requested is flexibility for reduced off-street parking for the site based on a parking demand study. (Community Development Code Section 2-803.D and Section 3-1401.C)

GENERAL DATA:

Agent..... Lauren Rubenstein, Hill Ward Henderson.
Owners..... 696 Gulfview Blvd, LLC
Location..... Northwest corner of S. Gulfview Boulevard and Parkway Drive, approximately 117 feet south of the intersection of Parkway Drive and Bayway Boulevard.
Property Size..... 0.23 acres
Future Land Use..... Resort Facility High (RFH)
Zoning..... Tourist (T)
Special Area Plan..... *Beach by Design (South Beach/Clearwater Pass)*
Adjacent Zoning... *North:* Tourist (T)
South: Tourist (T)
East: Tourist (T)
West: Tourist (T)
Existing Land Use..... Vacant, Retail Sales and Services
Proposed Land Use..... Bar

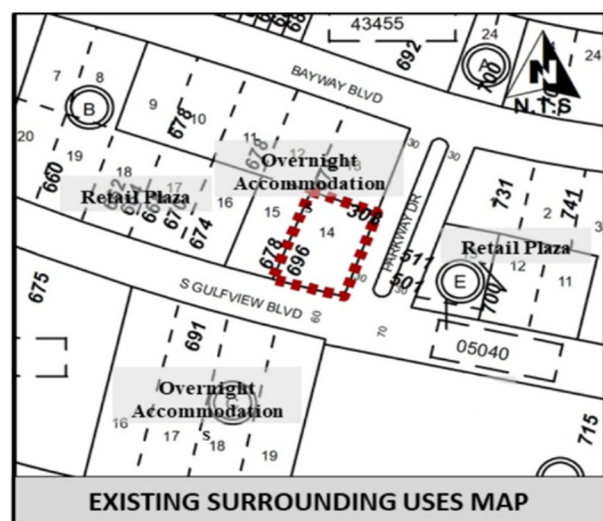
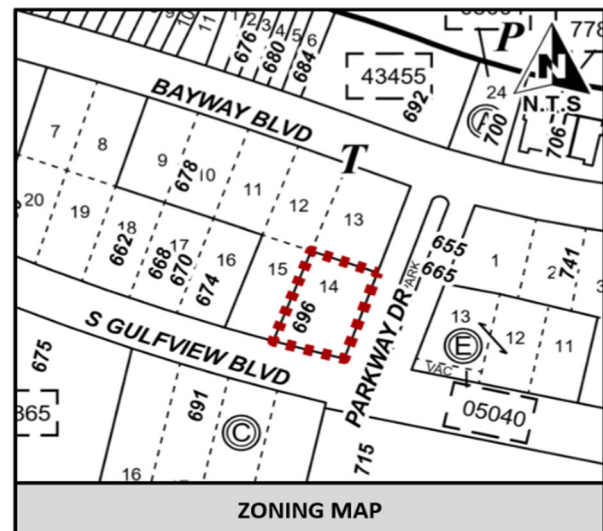
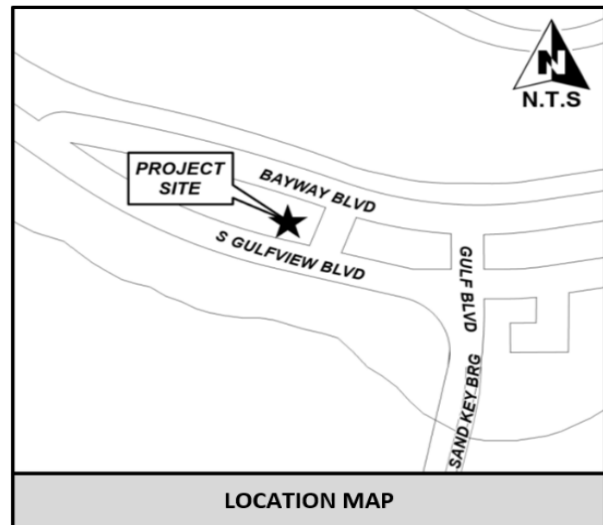
BACKGROUND:**Location and Existing Conditions:**

The 0.23-acre project site, located on the north side of S. Gulfview Boulevard at the northwest corner of S. Gulfview Boulevard and Parkway Drive, has 87 feet of frontage along S. Gulfview Boulevard and 117 feet of frontage along Parkway Drive. The property is developed with a 3,476 square foot building constructed in 1971. The building is currently vacant although the most recent use was retail sales and services. There are six existing off-street parking spaces which are located to the front and side of the building with access to S. Gulfview Boulevard and Parkway Drive.

The project is located within the Tourist (T) District and the South Beach/Clearwater Pass 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 mixed use, including high rise condominiums, resort hotels, recreation, and tourist and neighborhood serving retail uses. Beach by Design contemplates that the Clearwater Pass District will be an area of strategic revitalization and renovation in response to improving conditions on the balance of Clearwater Beach. The immediate vicinity is characterized by overnight accommodations and retail plazas.

Site History:

- On September 15, 2020, the Community Development Board approved FLD2020-05013, a change of use from retail sales and services (Subway restaurant and convenience store) to restaurant with the provision of zero off-street parking spaces.
- On May 5, 2023, the Community Development Coordinator approved a minor revision to FLD2020-05013 which included a change of use to retail sales and services, nine off-street parking spaces, and landscape modifications. In 2023 a Business Tax Receipt, BTR-0044197, was obtained for a retail store. Although the approved minor revision included the provision of nine off-street parking spaces, in 2023 the



building permit for site improvements, BCP2023-080961, was obtained with the provision of six off-street parking spaces for unknown reasons.

Code Compliance Analysis:

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

Development Proposal:

The proposal is to convert the existing vacant building most recently utilized for retail sales and services to a bar and to add an outdoor patio, substantial landscape improvements, and four off-street parking spaces. The proposal will maintain the existing one-story building, which does not exceed 13 feet 6 inches in height. The project proposes 127 seats – 66 seats inside and 61 seats outside. Two existing off-street parking spaces will be removed from along the south portion of the site adjacent to S. Gulfview to allow for the installation of the outdoor seating area, reducing the number of off-street parking spaces provided to four. Although no new building area is proposed, renovation will include updated lighting, exterior roll-down coil doors and two outdoor seating locations. The applicant will install a new concrete sidewalk and curb along S. Gulfview Boulevard, removing the existing curb cut. Vehicular and pedestrian access will be provided to the east from Parkway Drive. A walkway will be provided directly to the building from the sidewalk along Parkway Drive. Bicycle parking will also be provided adjacent to Parkway Drive.

Although the site was previously approved for restaurant use with zero off-street parking in 2020, and retail sales and services use with nine off-street parking spaces in 2023, pursuant to the CDC Section 4-406, there is an intensification of the usage of the building. Therefore, a new Level Two application is required to allow and memorialize the change of use and reduction in parking through a Comprehensive Infill Redevelopment Project, consistent with CDC Section 2-803.D.

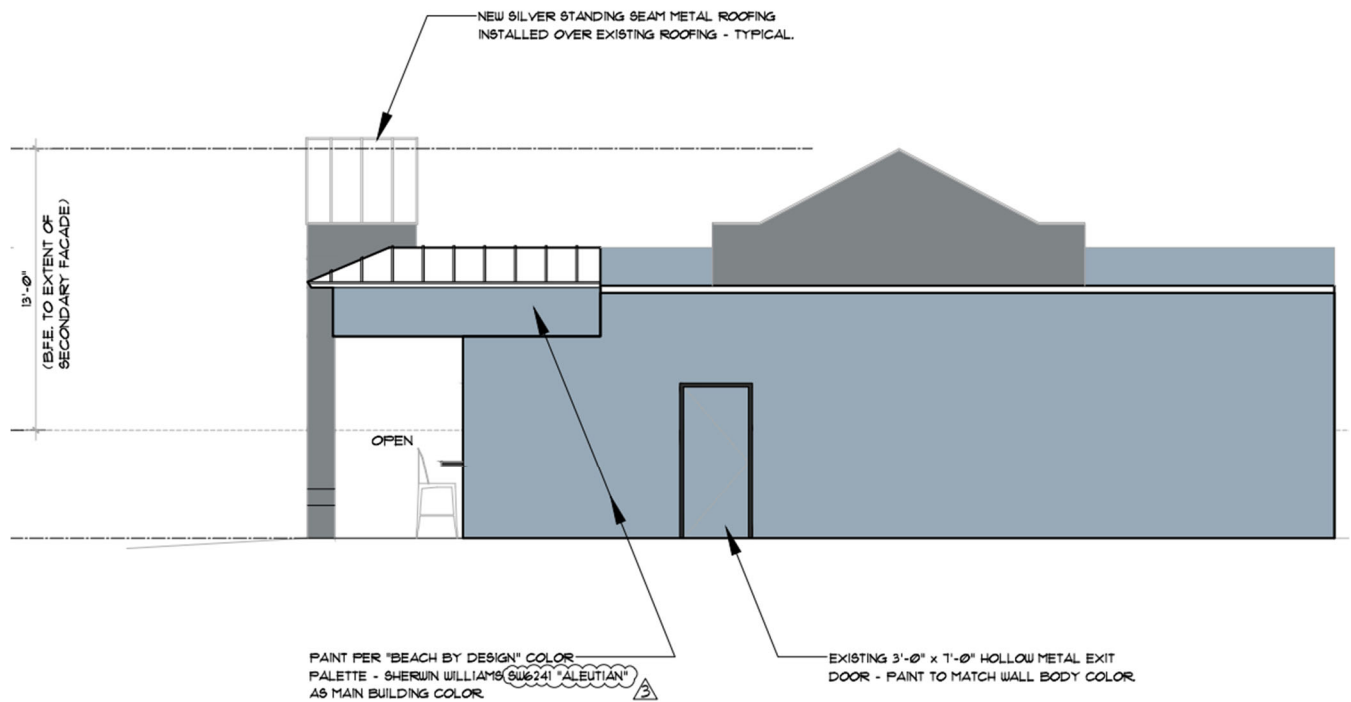
Requested is flexibility for reduced off-street parking for the site based on a parking demand study. The parking study concluded that four off-street parking spaces will accommodate anticipated parking demand without adverse impacts to the surrounding areas.

In lieu of installing foundation planting due to existing walkways and site constraints, the proposed landscaping offers enhanced landscape buffers along the eastern and southern boundaries of the site to provide screening and support the intent of *Beach by Design* guidelines. The new landscape areas will separate the outdoor seating area from the public sidewalk and right-of-way. The proposed ground cover, palms along the sidewalk, landscaped beds, and required decorative wall as conditioned will separate the surface parking from the sidewalk along Parkway Drive, complement the building, and enhance the visual appeal of the site. Further, the wall will create a well-defined street level façade presence by screening the parking area from S. Gulfview Boulevard, consistent with *Beach by Design Section VII Design Guidelines E and F*. The existing trash enclosure will be screened by landscaping with three different varieties of shrubs installed at 24 – 60 inches high every two to three feet, depending on the shrub species as detailed in the provided landscape plan. As conditioned, revisions to the canopy and exterior paint colors will be required to demonstrate compliance with the City's *Beach by Design* standards to ensure a cohesive streetscape aesthetic.

[illegible]

Architectural elevation drawing of a building facade. The drawing includes the following annotations and callouts:

- PAINT PER "BEACH BY DESIGN" COLOR PALETTE - SHERWIN WILLIAMS SW7074 "SOFTWARE" AS ACCENT COLOR** (Pointing to the upper gable and roofline)
- NEW SILVER STANDING SEAM METAL ROOFING INSTALLED OVER EXISTING ROOFING - TYPICAL** (Pointing to the roof structure)
- SECONDARY FACADE HEIGHT** (Indicated by a dashed line and a circle symbol)
- LOWER ROOF HEIGHT** (Indicated by a dashed line and a circle symbol)
- UNDERSIDE OF COVERED WALK** (Indicated by a dashed line and a circle symbol)
- BASE FLOOD ELEVATION ELEV. = +11.0'** (Indicated by a dashed line and a circle symbol)
- FIRST FINISHED FLOOR ELEV. = +6.0'** (Indicated by a dashed line and a circle symbol)
- PAINT PER "BEACH BY DESIGN" COLOR PALETTE - SHERWIN WILLIAMS SW7074 "SOFTWARE" AT DECORATIVE BAND.** (Pointing to a horizontal band on the wall)
- PAINT PER "BEACH BY DESIGN" COLOR PALETTE - SHERWIN WILLIAMS SW6241 "ALEUTIAN" AS MAIN BUILDING COLOR.** (Pointing to the main wall area)
- NEW 3'-0" x 8'-0" IMPACT RATED STEEL/GLASS DOOR PAINTED TO MATCH BUILDING COLOR.** (Pointing to a door)
- 16'-0" WIDE OPENING WITH NEW STEEL ROLL-DOWN DOOR (16'-0" WIDE) BEYOND.** (Pointing to a large opening)
- (VERIFY LIMITS OF PRE-ENGINEERED ALUMINUM SHADE CANOPY "BY OTHERS")** (Pointing to a shaded area under the roof)
- OPEN** (Label next to a door handle)

East Elevation:**North Elevation:**

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:*Goal QP 3*

Support the on-going transformation of the Downtown and Clearwater Beach Activity Centers as high intensity, walkable, and attractive regional centers for living, working, shopping, and entertainment.

Objective QP 3.3

Continue to use *Beach by Design: A Preliminary Design for Clearwater Beach and Design Guidelines (Beach by Design)* to guide development, redevelopment, and placemaking on Clearwater Beach.

Objective QP 5.3

Continue to promote redevelopment and infill development that is consistent and compatible with the surrounding properties.

Policy QP 5.10.1

Continue to recognize tourism as a substantial economic base and support the enhancement of tourism throughout the city.

Beach by Design: Special Area Plan Governing Clearwater Beach:

In 2001, the city demonstrated through the creation of the special area plan, Beach by Design, that it recognizes the need for pedestrian-friendly development to create a vibrant active resort and waterfront destination serving tourists and locals alike. It is understood that a broad range of uses including hotels and motels, condominiums, retail sales and service, bars, and restaurants contribute to the creation of the unique character and atmosphere that is Clearwater Beach. As indicated above, the site is in the South Beach/Clearwater Pass Character District of *Beach by Design* which is envisioned a distinctive area of mixed use -- high rise condominiums, resort hotels, recreation and tourist and neighborhood serving retail uses.

Beach by Design contemplates that the Clearwater Pass District will be an area of strategic revitalization and renovation in response to improving conditions on the balance of Clearwater Beach. The project will not involve any new building square feet, and the proposed off-street parking area is supported through the applicant's Parking Demand Study. The exterior façade treatment and improvements to the site are subject to the Design Guidelines of *Beach by Design*. Furthermore, the Design Guidelines of Beach by Design provide that "Any issue not addressed in [the] Design Guidelines shall be governed by the requirements of the Community Development Code." Therefore, the hierarchy of applicability is as follows:

- The Design Guidelines supersede the requirements of the Community Development Code.
- The Community Development Code applies to development within the Destination Resort District when not in conflict with either the development parameters of the Destination Resort District and/or the Design Guidelines of Beach by Design.

Overall, the proposal will further the trend of quality redevelopment and/or improvements of properties along S. Gulfview Boulevard and supports the envisioned character of the South Beach/Clearwater Pass Character District.

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.C.* It is the further purpose of this Development Code to promote economic development, neighborhood revitalization, and regional cooperation to sustain efforts through which development will protect regionally significant water and other environmental resources.
- 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.

Community Development Code Section 2-801.1 – Maximum Development Potential

This property has a future land use designation of Resort Facilities High (RFH). This designation allows 30 dwelling units or resort attached dwelling units per acre or 50 units of overnight accommodations per acre, a Floor Area Ratio (FAR) of 1.0 and an Impervious Surface Ratio (ISR) of 0.95. The existing 3,476 square foot building on the 0.23-acre site has an approximate 0.34 FAR and no change is proposed. After the proposed improvements are installed, the ISR will be 0.77 which is consistent with the maximum permitted ISR of 0.95.

Community Development Code Section 2-803 Flexible Development Standards

A Comprehensive Infill Development Project in the Tourist District is requested. The Comprehensive Infill Redevelopment Project does not provide specific development standards e.g. lot area, width, setbacks and height, and specifies that the minimum off-street parking is determined by the Community Development Coordinator based on the specific use and/ or the ITE manual. For comparison, the CDC requires a minimum of 10 spaces per 1,000 square feet of bar area in the Tourist District. Based on these ratios, 35 parking spaces would be required. However, based on the provided parking study, the proposed four off-street parking spaces onsite meet actual parking demand. The study concluded that of out the total 766 available parking spaces in the study area, a minimum of 250 spaces remained available, during peak hours, within reasonable walking distance consistent with CDC Section 3-1401.C. For context, bars in the Tourist District would be permitted as a Level One, Flexible Standard Development, and where applicable, those standards are included as a point of reference. The site conditions are as follows:

DEVELOPMENT STANDARDS	Level Two Comprehensive Infill Redevelopment Project CDC Sec 2-803	Proposed/Existing
<i>Minimum Lot Area</i>	Not Specified	10,284 square feet
<i>Minimum Lot Width</i>	Not Specified	87.4 feet (south)
<i>Maximum Height</i>	Not Specified	13 feet and 6 inches
<i>Minimum Off-Street Parking</i>	Determined by the Community Development Coordinator based on specific use and/or ITE manual. The ITE manual	Four off-street parking spaces, including one ADA compliant space.
<i>Setbacks (in feet)</i>	Not Specified	Front: 10 feet (S. Gulfview Boulevard - south), Front: 39.3 feet (Parkway Drive - east), Side: 4 feet (west), Side: 2.8 feet (north)

Community Development Code Section 2-803.D – Comprehensive Infill Redevelopment Project Flexibility Criteria

DEVELOPMENT STANDARD	COMPLIANCE WITH STANDARD
<i>Section 2-803.D.1. The development or redevelopment is otherwise impractical without deviations from the use and/or development standards set forth in this zoning district.</i>	The project is impractical without the approval of the Comprehensive Infill Redevelopment project since the developable area of the property precludes the provision of the number of off-street parking spaces to meet requirements.
<i>Section 2-803.D.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.</i>	The proposal is consistent with the goals and policies of the Comprehensive Plan and is consistent with the general purpose and objectives of the Code, and with the intent and purpose of the Tourist District, as previously shown.
<i>Section 2-803.D.3. The development or redevelopment will not impede the normal and orderly development and improvement of surrounding properties.</i>	The conversion of the existing building to a bar will have no impact on the normal and orderly development of surrounding properties, as no new building area is proposed and improvements to the landscaping will enhance the area. The property has existed with reduced parking since 2020, and the anticipated demands of the project will be satisfied as assessed by the approved parking demand study.
<i>Section 2-803.D.4. Adjoining properties will not suffer substantial detriment as a result of the proposed development.</i>	Adjacent properties include businesses such as overnight accommodations and retail plazas, which will benefit from the renovation of an existing vacant building. The proposal will have no effect on the ability of surrounding properties to be redeveloped or otherwise improved in a manner consistent with and limited by Beach by Design.

<p><i>Section 2-803.D.5.a.-f. 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:</i></p> <p><i>a. The proposed use is permitted in this zoning district as a minimum standard, flexible standard or flexible development use;</i></p> <p><i>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;</i></p> <p><i>c. The development proposal accommodates the expansion or redevelopment of an existing economic contributor;</i></p> <p><i>d. The proposed use provides for the provision of affordable housing;</i></p> <p><i>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</i></p> <p><i>f. The proposed use provides for the development of a new, and/or preservation of a working waterfront use.</i></p>	<p>a. The proposed bar is permitted in the Tourist zoning district as a flexible standard use.</p> <p>b./c. The conversion of an existing vacant building into a bar will create jobs and contribute to the city's economic base.</p> <p>d. The project does not include affordable housing.</p> <p>e. The project does not require a land use plan amendment or a rezoning.</p> <p>f. The property is not a waterfront parcel.</p>
<p><i>Section 2-803.D.6.a.-e. 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:</i></p> <p><i>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;</i></p> <p><i>b. The proposed development complies with applicable design guidelines adopted by the city;</i></p>	<p>a. Flexibility to the parking demand is justified based on compliance with the applicable design objectives. The submitted parking demand study was reviewed and approved by traffic engineering staff. The proposed bar redevelopment will support and complement surrounding uses regarding form and function. The proposal will not impede the ability of surrounding properties to be redeveloped or otherwise improved.</p> <p>b. As conditioned, the proposed redevelopment will comply with applicable design requirements of <i>Beach by Design</i>, including the installation of a decorative wall to create a well-defined street level façade presence by screening the parking area from</p>

<p>c. <i>The design, scale and intensity of the proposed development supports the established or emerging character of an area;</i></p> <p>d. <i>In order to form a cohesive, visually interesting and attractive appearance, the proposed development incorporates a substantial number of the following design elements:</i></p> <ul style="list-style-type: none"> • <i>Changes in horizontal building planes;</i> • <i>Use of architectural details such as columns, cornices, stringcourses pilasters, porticos, balconies, railings, awnings, etc.;</i> • <i>Variety in materials, colors and textures;</i> • <i>Distinctive fenestration patterns;</i> • <i>Building setbacks; and</i> • <i>Distinctive roof forms.</i> <p>e. <i>The proposed development provides for appropriate buffers, enhanced landscape design and appropriate distances between buildings.</i></p>	<p>S. Gulfview Boulevard, consistent with <i>Beach by Design Section VII Design Guidelines E and F</i>, with exterior paint colors in compliance with the City's <i>Beach by Design Section VII Design Guidelines L</i>.</p> <p>c. The subject property contains an existing building that is consistent with the scale and intensity of the surrounding area. The proposed design improvements along with the change of use are consistent with the established character of the area.</p> <p>d. The exterior improvements and outdoor seating area form a cohesive and attractive appearance, consisting of the use of canopies, overhangs and distinctive roof forms.</p> <p>e. The proposed redevelopment provides appropriate landscape buffers and improvements throughout the property with the provision of additional shrubs and trees.</p>
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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 3-914.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 scale and bulk of the existing development is not changing with this proposal as the building will remain. The exterior changes to landscape, site improvements, outdoor seating areas, façade paint color, and roof improvements are 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>	The surrounding properties are developed, and the proposed development will not hinder or significantly impair the use or value of adjacent properties. Further, the proposed exterior modifications will enhance the adjacent land and buildings.
<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 conversion of an existing vacant building into a bar in an area characterized by tourist supported uses such as restaurants, retail sales and service uses, bars, and overnight accommodations will not

	materially affect the health or safety of persons in the area.
<i>Section 3-914.A.4. The proposed development is designed to minimize traffic congestion.</i>	The proposed development will provide four off-street parking spaces and remove an existing curb cut to S. Gulfview Boulevard. The parking demand study and the traffic analysis have been reviewed and approved by City staff. The parking study detailed how the number of parking spaces proposed will support the building area utilized by proposed mix of uses and the traffic assessment concluded that there was minimal impact.
<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 community character of surrounding overnight accommodations, retail plazas, and other commercial uses in the immediate vicinity. Further, the proposed outdoor seating area and site improvements will provide positive changes to the property and the immediate area.
<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 site improvements will have a positive impact on the site's visual appearance. All noise levels and hours of operation will comply with the limits set forth in the City Code.

RECOMMENDATION

The Development Review Committee (DRC) reviewed the application and supporting materials at the DRC meeting of September 4, 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 0.23-acre site is located at the northwest corner of S. Gulfview Boulevard and Parkway Drive, approximately 117 feet south of the intersection of Parkway Drive and Bayway Boulevard.
2. The property is within the Tourist (T) District with a Resort Facilities High (RFH) future land use designation.
3. The project site is comprised of one parcel of 10,284 square feet in area, with a frontage of 87.4 feet along S. Gulfview Boulevard and a frontage of 117.2 feet along Parkway Drive.
4. The proposal includes a building with front setbacks of 10 feet to the south adjacent to S. Gulfview Boulevard, and 39.3 feet to the east adjacent to Parkway Drive, and side setbacks of 2.8 feet to the north and four feet to the west.
5. The proposal includes a bar with an Impervious Surface Ratio (ISR) of 0.77.
6. The proposal includes four onsite off-street parking spaces, which have been determined to be in compliance with ITE Manual standards for a bar in the Tourist zoning district.
7. The existing and proposed building materials and design creates a form which enhances the community character of the surrounding vicinity and is consistent with the South Beach/Clearwater Pass District of *Beach by Design*.

8. The materials and design of the proposed project creates a form which enhances the community character of the surrounding vicinity within the South Beach/Clearwater Pass District of *Beach by Design*, which primarily consists of high-rise condominiums, resort hotels, recreation and tourist and neighborhood serving retail uses, restaurants, and bars.
9. 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 South Beach/Clearwater Pass Character District provisions 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.
5. The development proposal is consistent with the Flexibility Criteria pursuant to CDC Section 2-803.D for a Comprehensive Infill Redevelopment Project.
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 FLD2025-08020, subject to the following conditions:

Conditions of Approval

General/Miscellaneous Conditions

1. An application for a building construction permit shall be submitted no later than October 21, 2026, unless time extensions are granted pursuant to CDC Section 4-407.
2. A business tax receipt shall be obtained and maintained in order for the business to operate.
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. At building permit application, revisions to the submitted canopy and exterior paint colors will be required to be submitted and demonstrate compliance with the City's *Beach by Design* standards. The final design and materials shall be consistent with the conceptual design approved by the Community Development Board to the satisfaction of Planning & Development (Development Review) staff.
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.

General Engineering

6. 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.
7. 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.

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

Traffic Engineering

8. 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 Engineering Staff.

9. The provision of fill, the fit, finish, materials, installation methodology of any sidewalks to be placed in any right-of-way be coordinated with and approved by Engineering Staff.

Stormwater

10. Per City of Clearwater Stormwater Drainage Criteria, construction plans shall shown 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.
11. At building permit application, revisions to the submitted drainage narrative/calculations/plans as well as additional supporting data will be required to be submitted and demonstrated complying with the City's specifications and drainage design criteria.

Environmental

12. 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.

Planning

13. The method for screening any mechanical equipment pursuant to CDC Section 3-204.D. 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 buildings where visible from any street frontage, be shown on the plans 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. A minimum three-foot-high 36 feet in length decorative wall consistent with the material, color, and design of the principal structure shall be provided along the existing 5-foot-wide concrete walkway located at the southeastern portion of the site to provide parking lot screening from S. Gulfview Boulevard, consistent with *Beach by Design*.
16. There shall be no amplified sound generated from the outdoor area after 11:00pm and any outdoor speakers shall be installed in a manner that faces the building walls.

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 Occupancy
Engineering***

21. 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:



Ava Schmidt, Planner II

ATTACHMENTS: Resume, Photographs

Ava Schmidt
100 S. Myrtle Avenue
Clearwater, Florida 33756
727-444-8028
Ryan.green@myclearwater.com

PROFESSIONAL EXPERIENCE

- **Planning and Development Planner II**
City of Clearwater

April 2025 – Present

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. Specific areas of expertise include: architectural design review, comprehensive planning, green space planning, affordable housing, economic development, geographic information systems(GIS), community engagement, historic prevention, tax credits and grant funding. Conduct zoning reviews and provide follow up on building permits and business tax receipts.

- **Neighborhood Development Planner**
Famicos Foundation, Cleveland, OH

September 2021 – March 2025

Responsible for managing projects related to neighborhood revitalization, historic preservation as an expert in research, funding applications and Secretary of the Interior's standards. Also served on the city's historic design review committee to uphold the integrity of the districts in service area. Provide technical assistance and design review to private developers and Cleveland/Cuyahoga County land bank applications in accordance with city requirements, zoning, and existing neighborhood plans. Secured competitive public and private funding, including tax credits, to strengthen planning and affordable housing development. Use GIS to visualize current neighborhood trends and inform projects. Manage community engagement meetings for proposed development and planning initiatives.

- **Community Surveyor**
Cleveland City Planning – Landmarks Department, Cleveland, OH

September 2020 – August 2021

Responsible for completing over 80 historic property surveys (OHI FORMS) under the direction of Senior Planners with a focus on architectural and community significance. Collaborated with Cleveland Landmarks Commission, the City Planning Department, and the Ohio History Connection on effective ways to engage the community in historic preservation. Received training from the State Historic Preservation Office on historic research, surveys and the National Register.

- **Creating Healthy Communities Intern**
Mid-Ohio Regional Planning Commission, New Lexington, OH

August 2019 – December 2019

Responsible for supporting the creation of a country-wide Active Transportation Plan to make transportation more accessible to all (implemented DEC 2019). Consulted with city officials, public stakeholders and the private planning firm Toole Design. Developed relationships with community members through involvement in board meetings, public engagement and research.

EDUCATION

Bachelor of Science: Geography – Urban Planning & Sustainability, Ohio University, Athens, OH – 2020

PROFESSIONAL EXPERIENCE, ACTIVITIES & AWARDS

Environmental Studies Certificate, May 2020-Present



Facing north towards subject property from Gulfview Boulevard



Facing northwest towards subject property



Facing west towards the subject property



Facing east from the subject property along S. Gulfview Boulevard



Facing west along S. Gulfview Boulevard



Facing north along Parkway Drive

**696 S. Gulfview Boulevard
FLD2025-08020**