



**PLANNING & DEVELOPMENT DEPARTMENT COMMUNITY  
DEVELOPMENT BOARD STAFF REPORT**

**MEETING DATE:** June 16, 2026  
**AGENDA ITEM:** ID#26-0657  
**CASE:** FLD2026-01003  
**REQUEST:** Flexible Development approval for light assembly and retail sales and services as a Comprehensive Infill Redevelopment Project in the Commercial (C) District for the properties located at 1425, 1429, 1433 and 1447 S. Ft. Harrison Avenue and the conversion to non-residential off-street parking in the Medium Density Residential (MDR) District for the properties located at 514 Belleview Boulevard. The existing buildings do not exceed 25 feet in height and include 43 off-street parking spaces. Requested is flexibility from front setback requirements, the use, and reduced interior landscaping and landscape buffers along the property lines through a Comprehensive Landscaping Program. (Community Development Code Section 2-304.D, 2-704.F, and Sections 3-1202.D., E. and G.)

**GENERAL DATA:**

*Agent*..... Griffeth Whitehurst, Whitehurst and Co, LLC  
*Owners*..... GRW Holding LLC, Whitehurst Corporation, Whitehurst, Gareth R Rev Liv Trust, and Whitehurst & Co, LLC  
*Location*..... Southeast corner of S. Ft. Harrison Avenue and McLennan Street and northeast corner of S. Ft. Harrison Avenue and Belleview Boulevard, approximately 250 feet west of the intersection of Hamlet Avenue and Belleview Boulevard.  
*Property Size*..... 1.22 acres  
*Future Land Use*..... Commercial General (CG); Residential Urban (RU)  
*Zoning*..... Commercial (C) District; Medium Density Residential (MDR) District  
*Special Area Plan*..... N/A  
*Adjacent Zoning...* *North:* Commercial (C) District; Medium Density Residential (MDR) District  
*South:* Commercial (C) District; Medium Density Residential (MDR) District  
*East:* Medium Density Residential (MDR) District  
*West:* Commercial (C) District  
*Existing Land Use*..... Retail plaza and non-residential off-street parking  
*Proposed Land Use*..... Retail plaza, light assembly, and non-residential off-street parking

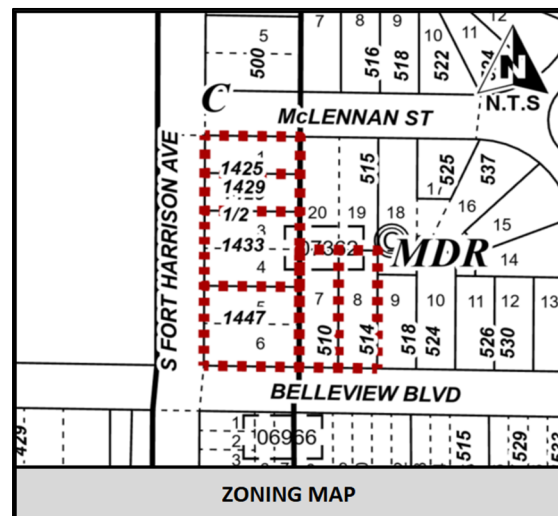
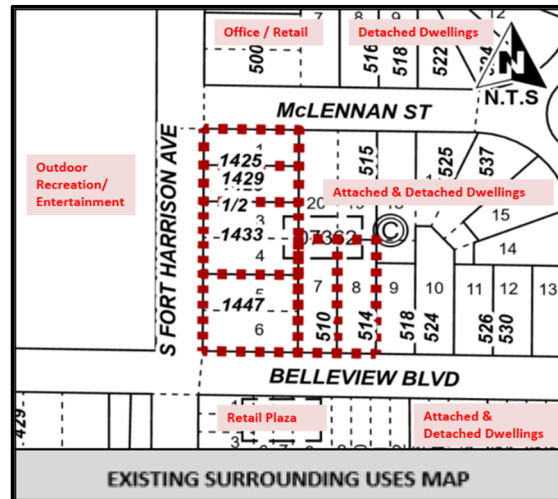
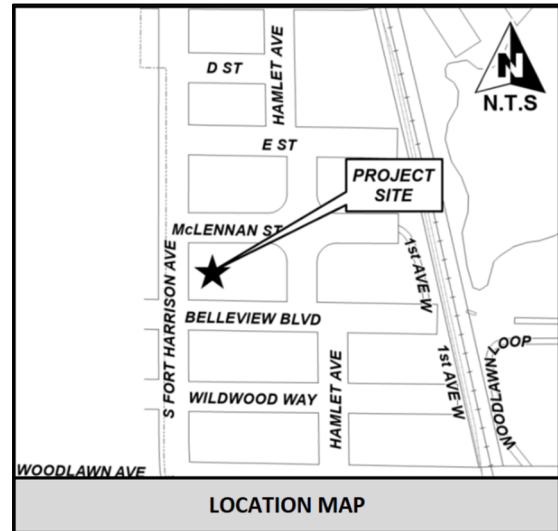
**BACKGROUND:**

**Location and Existing Conditions:**

The 1.22-acre project site is located on the southeast corner of S. Ft. Harrison Avenue and McLennan Street and northeast corner of S. Ft. Harrison Avenue and Belleview Boulevard, approximately 250 feet west of the intersection of Hamlet Avenue and Belleview Boulevard. The project site is comprised of six parcels with a frontage of approximately 306 feet along S. Ft. Harrison Avenue, 222 feet along Belleview Boulevard, and 122 feet along McLennan Street. The parcels facing S. Ft. Harrison Avenue consist of various retail and office uses, making up a retail plaza under common ownership with shared parking located at 1425 S. Ft. Harrison Avenue.

The northwest portion of the site currently addressed as 1425 S. Ft. Harrison Avenue is developed with a 1,533 square foot building approximately 15 feet in height constructed in 1946 and 12 parking spaces. No changes are proposed to this area. The portion of the site currently addressed as 1429 S. Ft. Harrison Avenue, proposed for change of use to light assembly, is developed with a 1,541 square foot building 15 feet in height constructed in 1956. The building is currently vacant although the most recent use was a dental clinic. The portion of the site, currently addressed as 1433 S. Ft. Harrison Avenue, is developed with two buildings, totaling 5,978 square feet approximately 25 feet in height. The portion of the site currently addressed as 1447 S. Ft. Harrison Avenue, proposed for building expansion and renovation, is developed with a 2,815 square foot building 15 feet in height constructed in 1949. These parcels are located within the Commercial (C) District with a Commercial General (CG) future land use designation.

An unaddressed property on Belleview Boulevard behind 1447 S. Ft. Harrison Avenue contains additional parking for the existing development. The remaining parcel at 514 Belleview Boulevard currently is developed with a two-unit attached dwelling. These parcels are located within the Medium Density Residential (MDR) District with a Residential Urban (RU) future land use designation. Vehicular access is provided via McLennan Street, S. Ft. Harrison Avenue, and Belleview Boulevard.



**Site History:**

- In 2005, an application was approved, FLS2005-02008, to include pet grooming as an accessory use to the existing retail sales and service use at 1447 S. Ft. Harrison Avenue.
- There is ongoing coordination with the property owner and the State of Florida to assess potential site contamination resulting from a previous use at 1429 S. Ft. Harrison Avenue.

**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 on the site currently addressed as 1429 S. Ft. Harrison Avenue to light assembly use, renovate the existing building addressed as 1447 S. Ft. Harrison Avenue, and install 31 new off-street parking spaces on the two residential district parcels along Belleview Boulevard. To accommodate the proposed parking lot, the existing residential building at 514 Belleview Boulevard will be demolished. The proposal retains the existing commercial buildings and includes interior and exterior renovations to 1447 S. Ft. Harrison Avenue, where the existing pet store is proposed to be converted to a jewelry store, both classified as retail sales and services uses. The proposal also includes reconfiguration of the building footprint by squaring off the irregular southwest corner to expand floor area and improve building form and functionality. The existing southwest corner encroaches into the required front setback along Belleview Boulevard, with an existing setback of approximately 14 feet from the front property line. As a result, the proposed building expansion will maintain the same 14-foot front setback, requiring flexibility from the code.

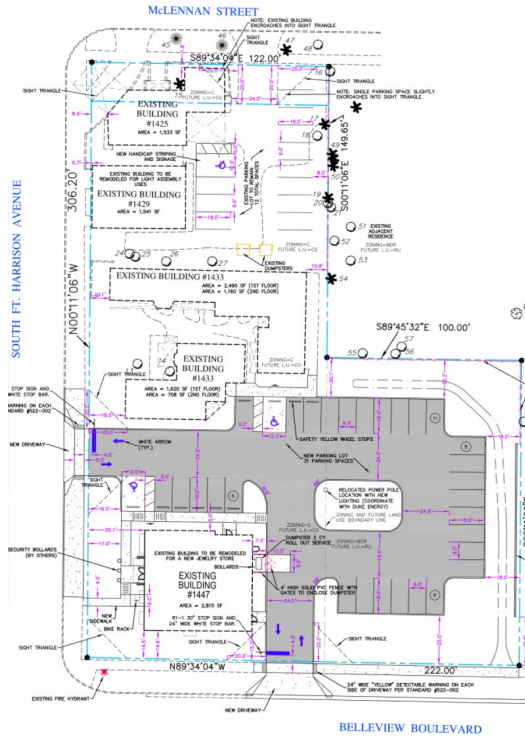
The project site is located within both the Commercial (C) and Medium Density Residential (MDR) zoning districts. The 14-foot front setback along Belleview Boulevard is considered a Comprehensive Infill Redevelopment Project because of the requested setback less than 15-feet for retail sales and services in the Commercial (C) District. Therefore, the development proposal is reviewed as a Level Two application and meet the specific flexibility criteria for Community Development Code (CDC) Section 2-704.F. Light assembly within the Commercial (C) District is an otherwise permitted use through a Level Two Flexible Development application. Additionally, pursuant to CDC Section 2-304. Non-residential off-street parking requires Flexible Development Approval within the MDR District. Therefore, the development proposal must meet the specific flexibility criteria for CDC Section 2-304.D.

The combined light assembly, office, and retail plaza uses require 42 off-street parking spaces at a ratio of three parking spaces per 1,000 GFA for the office use and four parking spaces per 1,000 GFA for the retail plaza and light assembly uses. An existing lot along McLennan Street provides 12 spaces, including one ADA-compliant space, and the proposed expanded lot along Belleview Boulevard provides 31 spaces, including two ADA-compliant spaces, for a total of 43 spaces, exceeding the typical minimum requirement. A six-foot-high solid wall and fence is proposed along the eastern and northern boundaries of the expanded parking lot to screen adjacent residential uses. The wall and fence will be consistent in color and design. The wall will be set a minimum of two feet inside the property line to allow for maintenance access.

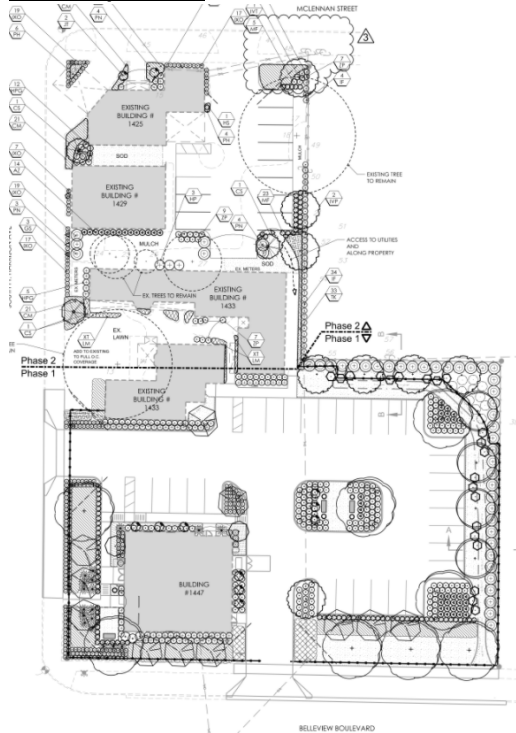
In lieu of installing foundation planting and landscape buffers across the entire site due to existing structures and site constraints, the proposed 39 trees and 986 shrubs offer enhanced landscape buffers along the east, west, and south boundaries of the site through a Comprehensive Landscaping Program. Ten existing trees are to be preserved. The proposed landscaping will improve the parking area, define site boundaries, and enhance the building entrances along S. Ft. Harrison Avenue. These improvements

will significantly upgrade the site's appearance and contribute positively to the surrounding neighborhood. Landscaping is divided into Phase 1 and Phase 2, as shown on the Planting Plan (Sheet L1), due to soil contamination in the northern portion of the site. No ground disturbance is proposed until the Florida Department of Environmental Protection (FDEP) approves a Remedial Action Plan.

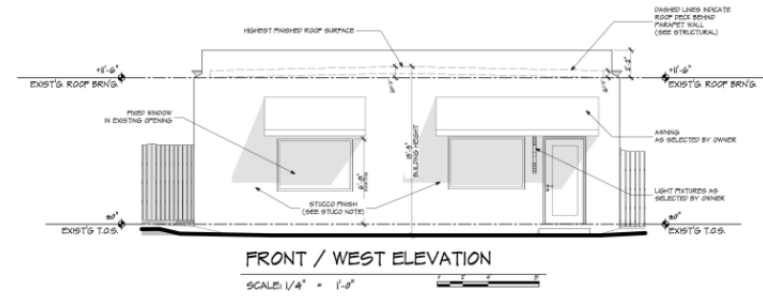
**Site Plan:**



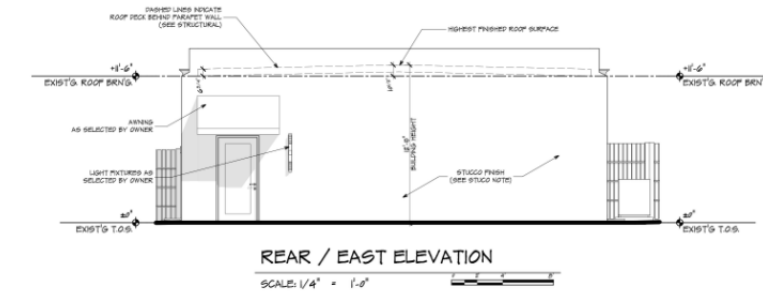
**Landscaping Plan:**



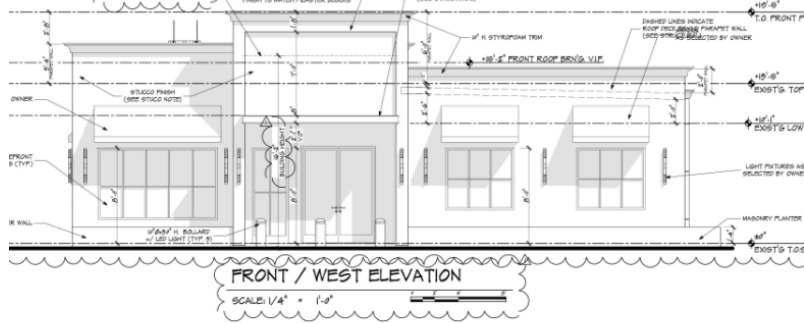
**Proposed East/West Elevations: 1429 S. Ft. Harrison Avenue**



- STUCCO NOTES:**
- 1- STUCCO OVER MASONRY WALLS TO BE MIN 5/8" THICK. (2) COATS
  - 2- PROVIDE CONTROL JOINTS PER ASTM C-1108-03, 78.4.1 (AREAS WITH NO MORE THAN 144 SQ.FT. BETWEEN CONTROL JOINTS)
  - 3- FOR EXISTING FINISH TO MATCH NEW STUCCO: FEATHER NEW INTO EXISTING OR ADD VENEER COAT TO EXISTING TO ENSURE UNIFORM APPEARANCE. (TYP)

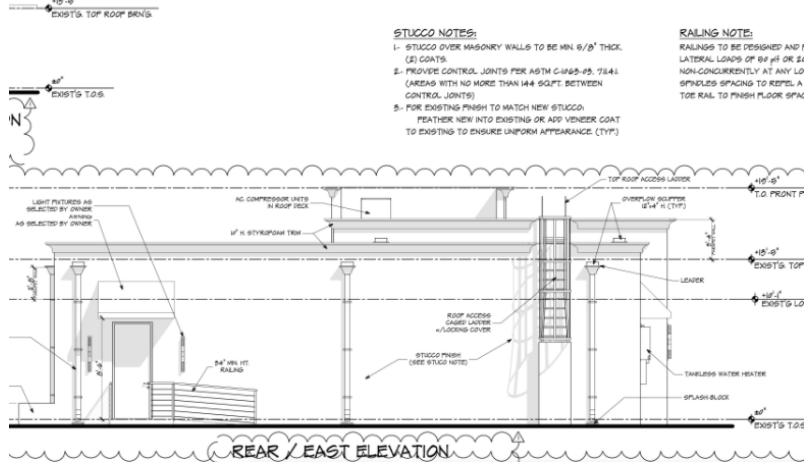


**Proposed East/West Elevations: 1447 S. Ft. Harrison Avenue**



- STUCCO NOTES:**
- 1- STUCCO OVER MASONRY WALLS TO BE MIN 5/8" THICK. (2) COATS
  - 2- PROVIDE CONTROL JOINTS PER ASTM C-1108-03, 78.4.1 (AREAS WITH NO MORE THAN 144 SQ.FT. BETWEEN CONTROL JOINTS)
  - 3- FOR EXISTING FINISH TO MATCH NEW STUCCO: FEATHER NEW INTO EXISTING OR ADD VENEER COAT TO EXISTING TO ENSURE UNIFORM APPEARANCE. (TYP)

- RALING NOTE:**
- RALINGS TO BE DESIGNED AND P LATERAL LOADS OF 80 PF OR 24 NON-CONCURRENTLY AT ANY LG SPINDLES SPACING TO REPEL A TOE RAIL TO FINISH FLOOR SPAC



**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:**

<i>Objective QP 5.3</i>	Continue to promote redevelopment and infill development that is consistent and compatible with the surrounding properties.
<i>Objective QP 1.1</i>	Ensure programs and investments are designed to support the long-term livability, sustainability, attractiveness, and safety of existing neighborhoods.
<i>Objective QP 1.2</i>	Guide development and public investment in neighborhoods to preserve community character and promote strategic infill development and redevelopment.
<i>Objective QP 2.3</i>	Protect and preserve the character of the neighborhoods and corridors.

**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 Plan as follows:

<i>Section 1-103.B.1.</i>	Allowing property owners to enhance the value of their property through innovative and creative redevelopment.
<i>Section 1-103.B.2.</i>	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.
<i>Section 1-103.B.3.</i>	Strengthening the city's economy and increasing its tax base as a whole.
<i>Section 1-103.C.</i>	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.
<i>Section 1-103.D.</i>	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 2-701.1 and 2-301.1– Maximum Development Potential**

This property has a future land use designation of Commercial General (CG) and Residential Urban (RU). The CG designation allows a maximum Impervious Surface Ratio (ISR) of 0.90 and Floor Area Ratio (FAR) of 0.55. The proposal includes an ISR of 0.70 and a FAR of 0.32 on the commercially zoned portion of the site, consistent with the maximum development potential. The RU future land use designation allows a maximum ISR of 0.65, where 0.46 is proposed. The ISR across the entire project site is 0.63.

**Community Development Code Section 2-704 and 2-304 Flexible Development Standards**

A Comprehensive Infill Redevelopment Project in the Commercial (C) and Medium Density Residential (MDR) 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 4 spaces per 1,000 square-feet of retail plaza gross floor area in the Commercial District. The site conditions are as follows:

<b>DEVELOPMENT STANDARDS</b>	<b>LEVEL TWO COMPREHENSIVE INFILL REDEVELOPMENT PROJECT CDC Table 2-704 &amp; TYPICAL RETAIL PLAZA AND LIGHT ASSEMBLY STANDARDS</b>	<b>LEVEL TWO NON-RES. OFF-STREET PARKING Table 2-304</b>	<b>PROPOSED/EXISTING</b>
<b>Minimum Lot Area</b>	Retail Plaza: 15,000 sf Light Assembly: 5,000 – 10,000	N/A	1.22 acres
<b>Minimum Lot Width</b>	Retail Plaza: 100 feet Light Assembly: 50 – 100 feet	N/A	Approx. 306 feet along S. Ft. Harrison Avenue and approx. 222 feet along Belleview Boulevard
<b>Maximum Height</b>	Retail Plaza: 25 feet Light Assembly: 25 feet	N/A	25 feet
<b>Minimum Off-Street Parking</b>	Determined by the Community Development Coordinator based on specific use and/or ITE manual.	N/A	43 off-street parking spaces
<b>Setbacks (in feet)</b>	Retail Plaza: Front: 25 feet Side: 10 feet Rear: 20 feet  Light Assembly: Front: 15 – 25 feet Side: 0 – 10 feet Rear: 10 – 20 feet	Front: 25 feet  Side: 5 feet  Rear: 10 feet	Front: one foot (north - existing), zero feet (west - existing), 14 feet (south) to building, 25 feet to parking lot (south)  Side: 10 feet to building, zero feet to existing parking lot and 18 feet to proposed parking lot (east)

**Community Development Code Section 2-704.F – Comprehensive Infill Redevelopment Project**  
**Flexibility Criteria**

DEVELOPMENT STANDARD	COMPLIANCE WITH STANDARD
<p><i>Section 2-704.F.1</i> <i>The development or redevelopment is otherwise impractical without deviations from the use and/or development standards set forth in this zoning district;</i></p>	<p>The development would otherwise be impractical without deviations from the standards of the Commercial (C) District, as the reduced setbacks are consistent with the existing building setbacks. The proposed building addition requires setback flexibility to avoid demolition and reconstruction of the existing structure.</p>
<p><i>Section 2-704.F.2</i> <i>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></p>	<p>The development or redevelopment is 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. The proposed development promotes redevelopment consistent with compatible properties. The immediate surrounding area along S. Ft. Harrison Avenue consists of various retail and office uses to the east and a golf course to the west. Further, the proposed new businesses will contribute to the local economy and create jobs. The project aligns with the Commercial General (CG) designation by providing neighborhood-scale retail and parking within allowable intensity limits. Enhancements along S. Ft. Harrison Avenue and Belleview Boulevard will create a pedestrian-friendly streetscape that supports nearby properties. Overall, the development advances Comprehensive Plan goals by promoting redevelopment, business growth, and community-oriented economic activity.</p>
<p><i>Section 2-704.F.3</i> <i>The development or redevelopment will not impede the normal and orderly development and improvement of surrounding properties;</i></p>	<p>The proposed development will not impede development of surrounding properties, as the area is already developed with a mix of commercial and residential uses, including non-residential uses to the north, south, and west, and attached and detached dwellings to the east. The site complies with applicable development standards and impervious surface limits, and the enhanced streetscape along S. Ft. Harrison Avenue will create a more attractive, vibrant corridor that benefits and supports the continued improvement of nearby properties.</p>
<p><i>Section 2-704.F.4</i> <i>Adjoining properties will not suffer substantial detriment as a result of the proposed development;</i></p>	<p>Adjoining properties will not suffer substantial detriment as a result of the proposed development. The proposed uses are similar to the existing uses in the neighborhood. The light assembly use prohibits exterior storage or processing of equipment or</p>

	<p>materials of any kind. Noise, odor, smoke, heat, glare, vibration, hazardous chemicals, and other impacts should be entirely contained within an enclosed building. Further, a combination of a six-foot-high solid wall and fence is proposed along the eastern and northern boundaries of the expanded parking lot to screen adjacent residential uses.</p>
<p><i>Section 2-704.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. Light assembly within the Commercial (C) District is an otherwise permitted use through a Level Two Flexible Development application. Retail sales and services, offices, and retail plazas are permitted within the Commercial (C) District as a minimum standard development.</p> <p>b. The proposed light assembly use will contribute to the city's economic base by diversifying the local economy or by creating jobs.</p> <p>c. The proposal promotes the expansion of existing economic contributors, including additional square footage and a new, improved parking area.</p> <p>d. N/A</p> <p>e. The area includes similar uses such as retail sales and services and offices along with other uses including attached dwellings, detached dwellings, and outdoor recreation and entertainment. The development will not require a land use plan amendment nor rezoning.</p> <p>f. N/A</p>
<p><i>Section 2-704.F.6 Flexibility with regard to use, lot width, required setbacks, height and off-street parking are justified based on demonstrated compliance with all of the following design objectives:</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><i>c. The design, scale and intensity of the proposed development supports the established or emerging character of an area;</i></p> <p><i>d. 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"> <li>• <i>Changes in horizontal building planes;</i></li> <li>• <i>Use of architectural details such as columns, cornices, stringcourses pilasters, porticos, balconies, railings, awnings, etc.;</i></li> <li>• <i>Variety in materials, colors and textures;</i></li> <li>• <i>Distinctive fenestration patterns;</i></li> <li>• <i>Building setbacks; and</i></li> <li>• <i>Distinctive roof forms.</i></li> </ul> <p><i>e. The proposed development provides for appropriate buffers, enhanced landscape design and appropriate distances between buildings.</i></p>	<p>a. The proposed development will not impede the normal and orderly development and improvement of the surrounding properties for uses permitted in this zoning district. The surrounding properties are already developed with similar uses.</p> <p>b. There are no design guidelines at this location.</p> <p>c. The design, scale and intensity of the proposed development is consistent with the established character of the area.</p> <p>d. The existing buildings are cohesive with the existing character of the neighborhood and the proposed building renovations at 1429 and 1447 S. Ft. Harrison Avenue add architectural elements to enhance the overall design of the existing buildings. The renovations include changes in horizontal and vertical building planes, cornices, railings, and awnings.</p> <p>e. The proposed development provides appropriate distances between buildings, landscape buffers along the east, south, and west property boundaries, and improved landscape design within the landscape buffers as well as trees throughout the site.</p>
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**Community Development Code Section 2-304.D – Non-Residential Off-Street Parking**

DEVELOPMENT STANDARD	COMPLIANCE WITH STANDARD
<p><i>Section 2-304.D.1</i></p> <p><i>The parcel proposed for development is contiguous to the parcel on which the non-residential use which will be served by the off-street parking spaces, is located and has a common boundary of at least 25 feet, or the parcel proposed for development is located immediately across a public road from the non-residential use which will be served by the off-street parking spaces, provided that access to the off-street parking does not</i></p>	<p>The parcels proposed for development are contiguous to the parcels on which the non-residential use to be served by the off-street parking spaces is located.</p>

<i>involve the use of local streets which have residential units on both sides of the street.</i>	
<b>Section 2-304.D.2</b> <i>No off-street parking spaces are located in the required front setback for detached dwellings in the MDR District or within ten feet, whichever is greater, or within ten feet of a side or rear lot line, except along the common boundary of the parcel proposed for development and the parcel on which the non-residential use which will be served by the off-street parking spaces.</i>	There will be no off-street parking spaces located in the required 25 feet front setback for detached dwellings in the MDR District, nor within ten feet of a side or rear lot line, except along the common boundary of the parcels proposed for development and the parcels on which the non-residential use which will be served by the off-street parking spaces.
<b>Section 2-304.D.3</b> <i>Off-street parking spaces are screened by a wall or fence of at least four feet in height which is landscaped on the external side with a continuous hedge or non-deciduous vine.</i>	A combination of a six-foot-high solid wall and fence will be installed along the eastern and northern boundaries of the expanded parking lot to screen adjacent residential uses. The wall and fence will be consistent in color and design with shrubs. The wall will be set a minimum of two feet inside the property line to allow for maintenance access.
<b>Section 2-304.D.4</b> All outdoor lighting is automatically switched to turn off at 9:00 p.m.	As conditioned, all outdoor lighting shall be automatically switched to turn off at 9:00 p.m. within the residential portion of the parking lot.
<b>Section 2-304.D.5</b> <i>All parking spaces shall be surface parking</i>	All proposed parking spaces are surface parking as shown on the approved site plan.

**Community Development Code Section 3-1202.G.– Comprehensive Landscaping Program Criteria**

<b>DEVELOPMENT STANDARD</b>	<b>COMPLIANCE WITH STANDARD</b>
<b>Section 3-1202.G.1.a. or b. Architectural Theme.</b> <i>a. The landscaping in a comprehensive landscaping program shall be designed as a part of the architectural theme of the principal buildings proposed or developed on the parcel proposed for development; or b. The design, character, location and/or materials of the landscape treatment proposed in the comprehensive landscaping program shall be demonstrably more attractive than landscaping otherwise permitted on the parcel proposed for development under the minimum landscape standards.</i>	a. N/A  b. In the landscape planting plan the proposed landscape buffers along the east and south site boundary are demonstrably more attractive than the minimum landscape buffers required by planting 39 trees and 986 shrubs. This area has been maximized with additional landscaping, including shade and accent trees, shrubs, and a wall/fence provided along the eastern boundary to enhance screening and visual quality.
<b>Section 3-1202.G.2. Lighting.</b> <i>Any lighting proposed as a part of a comprehensive landscaping program is</i>	No changes to the existing lighting are proposed. Any future landscape lighting will be designed to automatically turn off when the businesses are closed within the commercial portion of the site, and at 9:00

<p><i>automatically controlled so that the lighting is turned off when the business is closed.</i></p>	<p>p.m. within the residential portion of the parking lot, as conditioned.</p>
<p><i>Section 3-1202.G.3. Community Character. The landscape treatment proposed in the comprehensive landscaping program will enhance the community character of the City of Clearwater.</i></p>	<p>The proposed landscaping will enhance the visual aesthetics of the surrounding area and provide buffering along the east, west, and south boundaries. Shade trees are proposed along the rights-of-way to improve the streetscape along S. Ft. Harrison Avenue and Belleview Boulevard. along with the addition of internal canopy trees.</p>
<p><i>Section 3-1202.G.4. Property Values. The landscape treatment proposed in the comprehensive landscaping program will have a beneficial impact on the value of property in the immediate vicinity of the parcel proposed for development.</i></p>	<p>The proposed improvements will enhance the overall appearance and value of the project area and contribute positively to the surrounding neighborhood.</p>
<p><i>Section 3-1202.G.5. Special Area or Scenic Corridor Plan. The landscape treatment proposed in the comprehensive landscaping program is consistent with any special area or scenic corridor plan which the City of Clearwater has prepared and adopted for the area in which the parcel proposed for development is located.</i></p>	<p>Not applicable.</p>

**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
<p><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></p>	<p>The scale and bulk of the existing development is not changing with this proposal as the existing buildings will remain. The exterior changes, landscaping, and site improvements are in harmony with the character of adjacent properties.</p>
<p><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></p>	<p>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 landscaping and buildings.</p>
<p><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></p>	<p>The conversion of an existing vacant building to light assembly in an area characterized by commercial uses such as retail plazas and offices will not materially affect the health or safety of persons in the area. Light assembly use must occur entirely within enclosed buildings. This use shall not include or allow for any exterior storage or processing of equipment or materials of any kind.</p>

<p><i>Section 3-914.A.4.</i> <i>The proposed development is designed to minimize traffic congestion.</i></p>	<p>The design has been reviewed by Public Works staff and determined that the reduction in number of driveways along Belleview Boulevard and relocation of the driveway on S. Ft. Harrison Avenue further north away from the signalized intersection effectively reduces points of conflicts improving the overall traffic flow near the signalized intersection.</p>
<p><i>Section 3-914.A.5.</i> <i>The proposed development is consistent with the community character of the immediate vicinity.</i></p>	<p>The proposal is consistent with the community character of surrounding uses, including non-residential parking lots, retail sales and services, and offices. Further, the proposed landscape and site improvements will provide positive changes to the property and the immediate area with the provision of 39 trees and 986 shrubs.</p>
<p><i>Section 3-914.A.6.</i> <i>The design of the proposed development minimizes adverse effects, including visual, acoustic and olfactory and hours of operation impacts on adjacent properties.</i></p>	<p>The proposed site improvements will have a positive impact on the site's visual appearance. The existing buildings are cohesive with the existing character of the neighborhood and the proposed building renovations at 1429 and 1447 S. Ft. Harrison Avenue add architectural elements to enhance the overall design of the existing buildings. The renovations include changes in horizontal and vertical building planes, cornices, railings, and awnings. All noise levels and hours of operation will comply with the limits set forth in the City Code. Light assembly use will occur entirely within enclosed buildings and will not include or allow for any exterior storage or processing of equipment or materials of any kind.</p>

## RECOMMENDATION

The Development Review Committee (DRC) reviewed the application and supporting materials at the DRC meeting of March 5 and May 7, 2026. 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 1.22-acre project site is located on the southeast corner of S. Ft. Harrison Avenue and McLennan Street and northeast corner of S. Ft. Harrison Avenue and Belleview Boulevard, approximately 250 feet west of the intersection of Hamlet Avenue and Belleview Boulevard.
2. The development is within the Commercial (C) and Medium Density Residential (MDR) Districts with a Commercial General (CG) and Residential Urban (RU) future land use designation.
3. The project site is comprised of six parcels with a frontage of approximately 306 feet along S. Ft. Harrison Avenue, 222 feet along Belleview Boulevard, and 122 feet along McLennan Street.
4. The proposal includes front setbacks of one foot (north, existing), zero feet (west, existing), 14 feet (south, existing and proposed) to building, 25 feet to parking lot (south, proposed). The proposal includes side (east) setbacks of 10 feet to building, zero feet to existing parking lot and 18 feet to proposed parking lot.
5. The proposal includes a retail plaza, light assembly, and non-residential off-street parking lot with an Impervious Surface Ratio (ISR) of 0.63.

6. The proposal includes 43 off-street parking spaces.
7. The proposed site landscaping includes the preservation of existing vegetation and the installation of trees and shrubs for the Comprehensive Landscaping Program.
8. The existing building materials and design of the proposed project creates a form which maintains community character of the surrounding vicinity.
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 is consistent with the Flexible Development Standards pursuant to CDC Table 2-704 and 2-304.
3. The development is consistent with the Flexibility Criteria pursuant to Section 2-704.F and 2-304.D.
4. The development is consistent with the Flexibility Criteria pursuant to Sections 3-1202.G. for a Comprehensive Landscaping Program.
5. The development proposal is consistent with the General Standards for Level One and Two Approvals pursuant to CDC Section 3-914.A.

Based on the above recommended findings of fact and conclusions of law, the Planning and Development Department recommends **APPROVAL** of application FLD2026-01003, 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 June 16, 2027, unless time extensions are granted pursuant to CDC Section 4-407.
2. A business tax receipt shall be obtained and maintained in order for any 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. The project shall remain generally consistent with the site plans and elevations approved by the Community Development Board.
5. Acknowledge that each condition of approval will be met with any applicable permit submittal subject to any applicable timing requirement to the satisfaction of City Staff.
6. All outdoor lighting shall be automatically switched to turn off at 9:00 p.m. within the residential portion of the parking lot, pursuant to CDC Section 3-1202.G.2.
7. A combination of a six-foot-high solid wall and fence consistent in color and design with the buildings shall be installed along the eastern and northern boundaries of the expanded parking lot to screen adjacent residential uses. The wall shall be set a minimum of two feet inside the property line to allow for maintenance access.
8. The development shall have no outdoor storage of goods, materials and products.
9. The development shall have no process carried on within the building which causes any external negative impact with regard to noise, fumes, or odors.
10. Prior to issuance of a building permit, evidence of the combination of parcels or the recording of a Unity of Title declaration in the public records of Pinellas County that joins the subject parcels shall be submitted to the satisfaction of Planning and Development Staff.

### General Engineering

11. 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.
12. 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

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

#### Stormwater

15. 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.
16. At building permit application, 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

17. 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

18. 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.
19. 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.

#### Land Resources

20. All landscape plan(s) shall provide a statement that shell, rock, gravel, and any similar materials are not acceptable landscape materials per CDC Section 3-1204.B.
21. 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, landscape rock with a minimum size of ¾ inch to one inch in diameter shall be used to redirect stormwater gutter systems to prevent erosion. Plastic sheets / weed barrier shall not be installed under mulches.

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**Public Utilities**

22. 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.
23. The contractor shall exercise extreme caution when excavating in proximity to all utilities, existing utilities' locations shown on the plans are not exact or guaranteed.

***Timing Conditions - Prior to Issuance of Certificate of Occupancy***

**Engineering**

24. 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:



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Ava Schmidt, Planner II

ATTACHMENTS: Resume, Photographs

**Ava Schmidt**  
**100 S. Myrtle Avenue**  
**Clearwater, Florida 33756**  
**727-444-8028**  
[ava.schmidt@myclearwater.com](mailto:ava.schmidt@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 trained 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 northwest, 514 Belleview Boulevard**



**Facing north, from Belleview Boulevard**



**Facing east, 1447 S. Ft. Harrison Avenue**



**Facing north, 1433 S. Ft. Harrison Avenue**



**Facing south, 1429 S. Ft. Harrison Avenue**



**Facing south towards 1425 S. Ft. Harrison Avenue**

**1425, 1429, 1433, and 1447 S. Ft. Harrison Avenue  
and 514 Belleview Boulevard  
FLD2026-01003**