



Gulf Coast Consulting, Inc.

Land Development Consulting

Engineering • Planning • Transportation • Permitting

ICOT Center

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July 9, 2026

Melissa Hauck-Baker
Senior Planner
City of Clearwater
Planning & Development Department
100 South Myrtle Ave.
Clearwater, FL 33756

Re: DRC Action Agenda Comments
Project Name: Advanced Urology Institute – Radiology
Case No.: FLD2009-02002B – 2650 Landmark Dr.
Location: West side of Landmark Drive, 465 feet south of S.R. 580. (4.68 acres)

Dear Ms. Hauck-Baker:

Pursuant to your request for additional information correspondence dated June 29, 2026, the following are our responses to each of the review comments:

PLAN ROOM ISSUES:

ENGINEERING – Prior to CDB (acknowledge) – General 6/23/26
raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledgment each condition in your response:

Comment :

- 1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.**

Response:

- 1. Acknowledged.**

Comment:

- 2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.**

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Response:

2. Acknowledged.

Comment:

- 3. Applicant shall be responsible for maintaining all landscaping, irrigation, hardscaping, and lighting located within Right of Way.**

Response:

3. Acknowledged.

Comment:

- 4. Work on right-of-way shall require a permit with the appropriate jurisdiction.**

Response:

4. Acknowledged.

Comment:

- 5. Per Sec. 47.181, bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including ADA.**

Response:

5. Acknowledged.

Comment:

- 6. Contractor shall request an easement inspection prior to any construction near an easement.**

Response:

6. Acknowledged.

Comment:

- 7. Vacation/Establishment of any easements will need to be completed prior to construction permit C of O.**

Response:

7. Acknowledged.

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ENVIRONMENTAL - Prior to issuance of Building Permit 6/22/26
sarah.kessler@myclearwater.com - 727-444-8233

Comment:

1. An Asbestos Survey is usually required prior to conducting any demolition or renovations. Contact Pinellas County Air Quality (727/464-4422) for more information.

Response:

1. Acknowledged. No demolition or renovation, this is a new building.

FIRE - Prior to CDB: Fire Review 6/23/26
walter.ramos@myclearwater.com - 727-444-7723

Comment:

1. Separate plans and permits will be required for Fire Alarm, Fire Sprinkler, Fire Line Underground work. Please acknowledge.

Response:

1. Acknowledged.

LAND RESOURCE - Prior to CDB: Landscape Materials 6/23/26
robert.robicheau@myclearwater.com - 727-444-7961

- Please acknowledge:
All landscaped areas must be covered with shrubs, ground cover, natural turf, three inches of organic mulch, artificial turf (where permissible), or other suitable material which permits percolation.
1. Where mulch is used, it must be protected from washing out of the planting bed.
 2. Landscape rock with a minimum size of ¾ inch to one inch in diameter shall be used to redirect stormwater from gutter systems to prevent erosion.
 3. Plastic sheets shall not be installed under mulches.
 4. Artificial turf shall be installed according to the standards in Section 3-1203.

Response:

- Acknowledged. Note added.

LAND RESOURCE - Prior to CDB: Mitigation 6/23/26
robert.robicheau@myclearwater.com - 727-444-7961

Comment:

1. The proposed construction will require the removal of 294 inches of trees that are all rated 3.0 or greater and the landscape plan shows 138 inches being replanted. The 156 inch deficit will have to be mitigated to the city's tree fund at the rate of \$48 per inch for a total of \$7,488 (156" X \$48 per inch). The mitigation total will be reduced according to the number of trees meeting city standards that are planted on site. The

applicant needs to call for a final 732 landscape inspection when the trees are installed. The final mitigation amount will be determined at that time. The mitigation fee must be paid to the city prior to receiving a CO for this site.

Response:

1. Calculations have been updated to only include the trees affected in this project area. Other trees were included in previous approval.

PLANNING - Prior to CDB – Acknowledge resubmittal process: 6/17/26

melissa.hauckbaker@myclearwater.com - 727-444-8769

Comment:

1. Provide a complete application which includes pages 1-5 to include the proposed use, requested flexibility section, and details of proposed off-street parking. Each resubmittal of the application must stand on its own merit. Updates or corrections submitted to the case file for the application shall deem the current application as insufficient, resulting in the previous version to be rejected. A complete application includes all 5 pages and supporting documents.

Response:

1. Acknowledged.

PLANNING - Prior to CDB - Affidavit to Authorize Agent/Representative 6/17/26

melissa.hauckbaker@myclearwater.com - 727-444-8769

Comment:

1. Application, Page 5; notarized affidavit required information confirmed and notarized. Be sure to confirm all documentation for signatures(s) are complete and have been notarized. This document needs the name spelled out along with the signature of the owner.

Response:

1. Acknowledged. See corrected affidavit.

PLANNING - Prior to CDB: Application; Description of request 6/17/26

melissa.hauckbaker@myclearwater.com - 727-444-8769

Comment:

1. Application, Page 1, Description of Request needs to include but may not be limited to; the use, the CDC section numbers for requested flexibility, parking, height, etc.

Response:

1. Acknowledged.

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PLANNING - Prior to CDB: Comprehensive Landscaping Program 6/17/26
melissa.hauckbaker@myclearwater.com - 727-444-8769

Comment:

1. Amendment to the previously approved Comprehensive Landscaping Program consistent with CDC Section 3-1202.

Response:

1. Acknowledged.

PLANNING - Prior to CDB: Dimensions 6/25/26
melissa.hauckbaker@myclearwater.com - 727-444-8769

Comment:

1. Add dimensions to the plans and elevations.

Response:

1. Acknowledged. Dimensions and elevations added.

PLANNING - Prior to CDB: Duplicate plan sheets and narratives 6/17/26
melissa.hauckbaker@myclearwater.com - 727-444-8769

Comment:

1. For consistency and clarity; remove all duplicates of plan sheets and narratives. Please contact the administrative assistant (alba.horanlli@myclearwater.com) if you need guidance on how to revise plan sheets in plan room.

Response:

1. Acknowledged.

PLANNING - Prior to CDB: New Parking Area 6/25/26
melissa.hauckbaker@myclearwater.com - 727-444-8769

Comment:

1. Pursuant to CDC Section 3-1402, parking areas and associated drive aisles must be designed to provide safe and adequate vehicular circulation, including a minimum 24-foot drive aisle width where required for two-way circulation and/or 90-degree parking configurations. Revise the plans to clarify the dimensions of the striped area and identify its intended use. Additionally, modify the driveway entrance to provide a minimum width of 24 feet in compliance with CDC Section 3-1402.

Response:

1. Acknowledged. Drive aisle has been adjusted to show minimum of 24 feet width.

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PLANNING - Prior to CDB: Property Background (Acknowledge) 6/17/26
melissa.hauckbaker@myclearwater.com - 727-444-8769

Comment:

1. The 4.68-acre subject property is an internal lot located on the west side of Landmark Drive approximately 465 feet south of the intersection of Landmark Drive with SR 580. The property features an existing medical clinic and the parcel features 271.6 feet of street frontage along Landmark Drive.

Response:

1. Acknowledged.

PLANNING - Prior to CDB: Proposed Project and Zoning 6/17/26
melissa.hauckbaker@myclearwater.com - 727-444-8769

Comment:

1. The property is in the Institutional (I) District with a future land use designation of Institutional (I), where the required front yard setback is 25 feet, a side yard setback is 10 feet and the rear yard setback is 20 feet, consistent with CDC Table 2-1202, Minimum standard development.

The proposed project requests a reduced side setback from 83 feet to 19 feet along the south property line where a minimum of ten feet is required for a side yard setback, the remainder of the setbacks will not be impacted by the project and remain compliant, with 25-foot front yard (east) setback, 10-foot side (north) setback and a 20-foot rear yard (west) setback. As a Level Two, Flexible development, a medical clinic as a Comprehensive Infill Redevelopment Project, flexibility for reduced off-street parking for the subject site based on a parking demand study may be reduced below the five spaces per 1,000 square feet of gross floor area consistent with CDC Table 2-1204 and CDC Section 2-1204.A., Flexibility Criteria.

Response:

1. Acknowledged.

PLANNING - Prior to DO or CDB – Acknowledge General Comments: 6/17/26
melissa.hauckbaker@myclearwater.com - 727-444-8769

Comment:

1. Please note that additional comments may be generated at or after the Development Review Committee (DRC) meeting based on responses to DRC comments. Substantial redesign or unresolved issues will delay the ability to receive a Development Order and another DRC meeting may be required.

All plans and supporting documents must match. Additionally, any changes to plans, elevations, and other supporting documents must be coordinated for consistency across all documentation to move forward.

Pursuant to Fla. Stat. § 166.033, "Within 120 days after the municipality has deemed the application complete, or 180 days for applications that require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance."

Revised applications that are not timely resubmitted to address DRC conditions, or for which a request for an extension of time is not received and agreed upon in a timeframe consistent with Florida Statutes, may be denied.

In order to be reviewed by the Community Development Board (CDB) on August 20, 2026, electronic copies of all updated materials must be submitted no later than 12:00 p.m. on July 10, 2026.

Response:

1. Acknowledged.

STORMWATER - Prior to CDB - General conditions (acknowledge) 6/22/26
viktorja.poniava@myclearwater.com -

Comment:

1. DRC review is a prerequisite for Building Permit Review. A comprehensive review of submitted site design related plans and calculations was not performed at this time; additional comments may be forthcoming upon submittal of a Building Permit Application. Submit SWFWMD ERP permit modification prior to CO issuance.

Response:

1. Acknowledged.

TRAFFIC ENG - Prior to CDB - Parking Lot Addition 6/29/26
raymond.dresch@myclearwater.com - 727-444-8775

Comment:

1. Bi-directional parking lot drive aisles should be a minimum of 24-ft in width. Please adjust and provide dimension on plans.

Response:

1. Acknowledged. Drive aisle adjusted and dimensioned.

Comment:

2. The maneuver gutter on dead-ends should be a minimum of 5-ft in depth. Please provide dimension on plans.

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Response:

2. Dimension has been added.

Comment:

3. Please clarify the use of the 12-ft wide hashed/impervious area located at the east end of the new parking area.

Response:

3. Hashed area used as turnaround should all spaces be occupied.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.

Please call if you have any questions or need any additional information to facilitate your review and approval of this project.

Sincerely,



Krikor Greg Kassarian
Principal

Encl.

cc: File 23-001.02

PARKING ASSESSMENT

Advanced Urology Institute (AUI) 2650 Landmark Drive Site - Addition of Radiology Building Medical Clinic/Office

This Parking Assessment is being prepared for the proposed addition of a radiology building to the previously approved FLD2009-02002A for the clinic/office for AUI. The existing 32,788 SF building is located centrally on the 4.68 acre parcel and is located at 2650 Landmark Drive which falls in the Institutional (I) zoning district. The addition of the new building requires a new FLD application as a Comprehensive Infill Redevelopment Project in accordance with the “I” zone minimum development standards. According to Table 2-1202 of the City of Clearwater Community Development Code “Medical Clinics” are required to have 5 parking spaces 1,000 SF. As such, the proposed 36,473 SF medical clinic including the new 3,675 SF radiology building would require 164 parking spaces per strict interpretation of the code.

The existing medical clinic has an agreement, from the previous approval, to share access and parking with the Heritage United Methodist Church’s parcel immediately to the north. The Heritage United Methodist Church parcel contains 155 parking spaces, the AUI parcel contains 140 parking spaces and will now add 8 more spaces for the physicians. Detailed specific data from ITE Parking Generation, 6th Edition shows a parking rate of 2.63 spaces per 1,000 SF for “Medical-Dental Office Buildings-Standalone.” The adjusted parking requirement is calculated below:

$$\underline{36,473 \text{ SF} * 2.63 \text{ spaces}/1,000 \text{ SF} = 96 \text{ spaces}}$$

The proposed 140 on-site parking spaces are therefore adequate to support the expected parking demand. As part of the proposed site modifications the site will be improved to have 140 parking spaces, and the site is within walking distance of PSTA bus stops on SR 580 @ Landmark Drive. The proposed medical clinic will be open on weekdays during normal business hours of 8AM – 5PM and closed on weekends, whereas the church uses parking spaces primarily on Sundays.

Medical-Dental Office Building - Standalone (720)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Number of Studies: 41

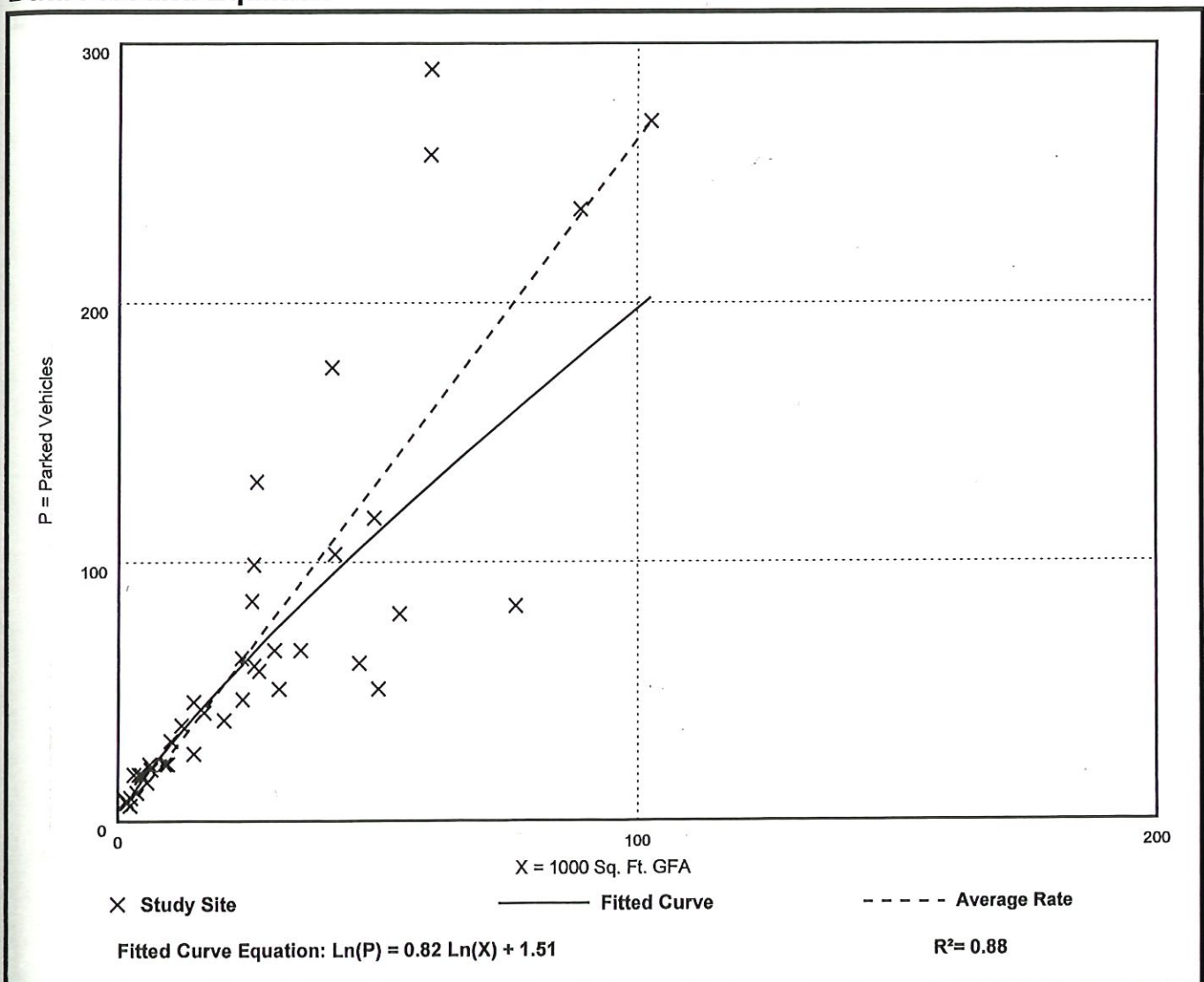
Avg. 1000 Sq. Ft. GFA: 27

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.63	1.02 - 5.97	2.38 / 4.28	2.28 - 2.98	1.15 (44%)

Data Plot and Equation

$$36,473 \text{ SF} \times 2.63 / 1000 = 96 \text{ spaces}$$





CONCEPT PLAN ONLY
SUBJECT TO CHANGE BASED ON FINAL DESIGN, BOUNDARY
& TOPOGRAPHIC SURVEY AND JURISDICTIONAL WETLAND
CONSTRAINTS. SUBJECT TO SITE PLAN APPROVAL

2680 Landmark Dr
Aerial Photograph



STORMWATER NARRATIVE

2650 Landmark Drive, Clearwater, FL
UPIP LLC (c/o AUI)

The subject property has an existing 17,488 sf building, with a detention area and parking lot containing 4.688 acres. The property is just south of S.R. 580 on the west side of Landmark Drive.

In its previously approved condition, the site, including the parking lot, discharges to a pond which outfalls to the Landmark Drive right-of-way. The pond provides treatment and attenuation for the site then outfalls to the stormwater system along Landmark Drive. The overall site with its previously approved design is 54.3% impervious. The pre-development discharge rate for the 25yr-1hr storm event is 6.52 cfs.

In the proposed amended condition, adding the new building and parking lot, the impervious surface will increase to 57.6% of the overall site. The stormwater runoff from the proposed expanded parking area will continue to discharge to the same pond. The pond has sufficient volume, as it was sized and permitted with SWFWMD for future development to include and accommodate the additional impervious areas. The proposed post-development discharge rate for the 25yr-1hr storm event will remain at 4.09 cfs.

In addition to the required ½" water quality treatment with attenuation for the 25yr/1hr storm event per the City of Clearwater guidelines, the pond will also provide additional treatment using the best management practices (BMP).

Existing Conditions Summary

Project: 2650 Landmark Drive

Date: March 11, 2024

Proj. No: 23-001

By: KGK

Green Numbers = Information taken from another spreadsheet

Site

Basin	Area (Acres)	CN	TOC
PreNorth	4.688	90.3	15.8

Existing CN Calculations:

PROJECT: 2650 Landmark Drive

DATE: March 11, 2024

JOB NO: 23-001

BY: KGK

All 4.688 Ac

	Area	CN
Pervious - Grass Fair Condition - Type D	2.660	84
Impervious- Roofs, Driveways, Patio,etc.	1.567	98
Ponds	0.461	100
TOTAL	4.689	90.3 ← CN

Existing Conditions Rational C Calculations

Basin: All

Area: 4.688 Ac

Rational C

Land-Use	Area	Coef	
Open Space; Good	2.660	0.20	0.53
Building/Pavements	1.567	0.50	0.78
Open Water	0.461	1.00	0.46
Total	4.689		1.78

C= 0.379

Existing Conditions Time of Concentration Calculations

Existing Conditions Time of Concentration Calculations

PROJECT: 2650 Landmark Drive

DATE: November 14, 2023

JOB NO: 23-001

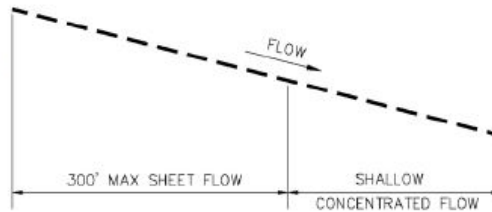
BY: KGK

Overland Flow:
Mannings Kinematic Equation

$$T_{c1} = \frac{.007 (nL)^{0.8}}{P_2^{0.5} S^{0.4}}$$

Where:

L = Flow Length
n = Manning's Roughness Coefficient
S = Average Watershed Slope
P₂ = 2-Year 24-Hour Storm



Concentrated Flow:

$$T_c = \frac{L}{V}$$

Where:

L = Flow Length
V = Velocity (See FDOT Figure 5-20)

Basin	PreNorth	
	Woods	Grass
Total Flow Le 3.49	0 ft	
Overland Flow Length (300' Max)	0 ft	200 ft
Shallow Concentrated Flow Length	0 ft	0 ft
Mannings Roughness Coefficient	0.40	0.24
2-Year 24-Hour Storm	4.40 in.	4.40 in.
Overland Flow Average Slope	1.23%	4.18%
Concentrated Flow Avg. Slope	1.30%	0.85%
(Shallow) V	1.80 ft/sec	1.55 ft/sec
Overland Flow T _c =	0.00 min.	15.79 min.
Shallow Concentrated T _c =	0.00 min.	0.00 min.
Total T _c =	0.0 min	15.8 min
	Total = 15.8 min	

Existing Conditions
Rational Method 25 Year Calculations

PROJECT: 2650 Landmark Drive

DATE: March 11, 2024

JOB NO: 23-001

BY: KGK

Blue Numbers	= Input
Red Numbers	= Calculations
Green Numbers	= Input from spreadsheet

NORTH

DRAINAGE AREA = 4.688 ac
'C' PRE-DEVELOPMENT = 0.379
CONCENTRATION TIME = 1.00 Hours
'I' FOR CT = 3.70 in/hr
'Q' PRE-DEVELOPMENT = 6.52 cfs

Proposed Conditions Summary

Project: 2650 Landmark Drive

Date: May 26, 2026

Proj. No: 23-001

By: KGK

Green Numbers = Information taken from another spreadsheet

Site

Basin	Area (Acres)	CN	TOC
All	4.688	93.6	10

Proposed CN Calculations:

PROJECT: 2650 Landmark Drive

DATE: May 28, 2026

JOB NO: 23-001

BY: KGK

PostNorth 4.688 Ac

	Area	CN
Pervious - Lawns, Open Space, etc.	1.526	84
Lot Impervious Areas (per setback; 5,323 sf lot max)	2.702	98
Pond at NWL	0.461	100
TOTAL	4.688	93.6 ← CN

Proposed Conditions Rational C Calculations

Basin: PostNorth

Area: 4.688 Ac

Green Numbers = Info from another spreadsheet

Red Numbers = Calculations

Rational C

Land-Use	Area	Coef	
Open Space; Good	1.526	0.20	0.31
Homes/Roadway,etc	2.702	0.95	2.57
Open Water	0.461	1.00	0.46
Total	4.688		3.33

C= 0.711

REQUIRED TREATMENT AND POND VOLUME CALCULATIONS

PROJECT: 2650 Landmark Drive

DATE: May 28, 2026

JOB NO: 23-001

BY: KGK

TOTAL TREATMENT STORAGE

Watershed Area*	Required Treatment (in)	Required Volume (Ac Ft)	Available Volume (Ac Ft)	Top of Treatment Elevation
4.69 Ac	0.500 in.	0.1953	0.2895	70.97

POND

	Elev	Area (Ac)	Volume (Ac Ft)
NWL/SHW	69.00	0.1100	0.0000
	69.56	0.1310	0.0675
NWL +10"	69.83	0.1411	0.1042
	70.00	0.1500	0.1300
DLW	70.97	0.1839	0.2895
DHW25-1	71.89	0.2201	0.4802
	72.00	0.2200	0.4960
TOB	73.00	0.2600	0.7450

NWL/SHW=69.00

*Volumes obtained from SWFWMD permit #1514.001 of original pond.

**Pre/Post Volumetric Difference
Drainage Calculations - City of Clearwater**

PROJECT: 2650 Landmark Drive

DATE: May 28, 2026

JOB NO: 23-001

BY: KGK

Basin: North

Area: 4.688 Ac

$\Delta Q = \Delta CIA$ where I equals the 25 year - 1 hour intensity of 3.7 in / hr

$C_{pre} = 0.379$ $C_{post} = 0.711$ $A = 4.688$ Ac.

$Q = \{(0.711 - 0.379)(3.7)(4.688 \text{ Ac.})\} = 5.76 \text{ cfs} \times 3600 \text{ sec/hr} = 20,731 \text{ cf}$

The Detention Volume of 20,731 CF is detained at elevation 71.89
Therefore, the DHW-25 Elevation is attained at Elevation 71.89

**THE 25-YEAR 1-HR POST-DEVELOPMENT PEAK
DISCHARGE RATE FOR NORTH BASIN WITH 4.09 CFS DOES
NOT EXCEED THE 25-YEAR 1-HR PRE-DEVELOPMENT
PEAK DISCHARGE RATE OF 6.52 CFS**

Proposed Conditions Weir Size Calculations

PROJECT: 2650 Landmark Drive

DATE: May 28, 2026

JOB NO: 23-001

BY: KGK

Blue Numbers = Input data

Bold Red Numbers = Answers

Rectangular Weir

Horizontal Broad Crested Weir Equation

$$Q = C L H^{3/2}$$

Pond - 25yr flow



Weir Coefficient (C) = 3.33

	Find the	
	Length	
Discharge (Q)	=	4.09 cfs
Height above Weir (H)	=	0.79 Ft.
Weir Crest Length (L)	=	1.75 Ft.

Find the	
Q	
4.09	cfs
0.79	Ft.
1.75	Ft.

Find the	
Height	
4.09	cfs
0.79	Ft.
1.75	Ft.

Note: 71.89 DHW
70.97 DLW
11.30 in. 0.92 Weir Ht.

Pre Dev = 6.52 cfs
Post Dev = 4.09 cfs

City of Clearwater Results Summary

PROJECT: **2650 Landmark Drive**

DATE: **May 28, 2026**

JOB NO: **23-001**

BY: **KGK**

	Pre-Dev		Post-Dev
25Yr-1Hr	6.52	25Yr-1Hr	4.09

Design High Water Table Summary			
Pond	Pond DHW Post-Development		Freeboard 0.5' req'd
	25Yr-1Hr	71.89	73.00
			1.11