
Fwd: Woody's Carwash Follow-up

From Michael Boutzoukas <mboutz64@gmail.com>

Date Mon 4/20/2026 9:14 PM

To Horanlli, Alba <Alba.Horanlli@MyClearwater.com>; Matzke, Lauren <Lauren.Matzke@MyClearwater.com>

 1 attachment (426 KB)

woodies-next-to-homes.jpg;

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

Good evening, I received the email below on a matter that does not appear to be on the April agenda. There appear to be multiple recipients with only one city recipients so I want to make sure this gets into the file for this matter. should it come before the CDB. I have not responded or interacted with the sender, and do not plan to.

If I should be saying this to anyone else at the city, please advise.

Michael

----- Forwarded message -----

From: Lisa Catarineau <graphicsandmusic@yahoo.com>

Date: Monday, April 20, 2026

Subject: Re: Woody's Carwash Follow-up

To: "Dole, Austen" <Austen.Dole@myclearwater.com>

Cc: "susandevlinresearch@yahoo.com" <susandevlinresearch@yahoo.com>, "danielhjeffery@gmail.com" <danielhjeffery@gmail.com>, "siskinj54@gmail.com" <siskinj54@gmail.com>, carote@cavhcorp.com, Ppensa@mcadamsc.com, mboutz64@gmail.com

Dear Austen,

I previously submitted initial feedback on Daniel's petition and wanted to provide more detailed reasons why I believe the proposed Woodie's car wash and drive-thru coffee shop are not a suitable fit for our residential neighborhood.

Of particular concern is the **projected 2,550 daily driveway trips** cited in *Woodie's Transportation Impact Analysis (Page 15)*. As a full-time work-from-home resident who is already attuned to the existing noise and traffic patterns in the area, I have conducted my own informal observations and research, which have reinforced my strong opposition to this project. *Link is below.*

My key concerns are as follows:

1. Noise Impact

This is a very quiet neighborhood. That is the appeal of this residential neighborhood. A car wash and drive thru coffee shop would negatively impact our quality of life. One reason is how the noise travels around here.

The church property in particular acts as a natural amplifier for sound. When the church operated playtime for children, their voices carried clearly and sounded as though they were right outside my front window although they were very far away. Even occasional music on Friday/Saturday nights from the church parking lot or the nearby restaurant are clearly heard inside my home, sometimes causing noticeable vibration from the bass sound.

The proposed car wash would introduce continuous industrial noise from vacuums, machinery, and equipment operating from approximately 7:30 a.m. to 7:30 p.m., just feet from my backyard. This would be compounded by car radios, conversations, beeping, and general activity associated with **2,550 daily vehicle trips**. Unlike the occasional sounds I currently experience (such as leaf blowers a few houses away), this would create relentless noise for 12 hours per day. I am particularly concerned about disruption during times when I or others may be sleeping due to a non-standard work schedule.

Landscaping elements such as mulch, crushed seashells, and a few trees are unlikely to provide meaningful mitigation for this level of sustained noise.

2. Traffic and Safety Concerns

The main entrance and exit are planned deep along a residential street with a lot of homes. This location poses risks to pedestrians, children on bikes, and vulnerable residents. Notably, a handicapped woman who frequently uses a wheelchair on this street lives immediately adjacent to the proposed exit, and young children are often playing in her front yard.

The right-turn access onto Route 60 is already challenging due to fast-turning vehicles from Keene Road. Introducing **2,550 additional daily trips** is likely to create backups, increased incidents, and unsafe conditions. Furthermore, because there is no convenient eastbound return onto the 60 from this location, a portion of drivers will likely seek alternate routes through our local residential streets. Combined with existing congestion at the Cleveland/Keene slow-as-molasses traffic light and the blocked Rainbow connection, this could lead to frustrated drivers speeding, honking, or cutting through neighborhoods—directly impacting families who walk and play in the area during operating hours.

Personal safety living so close to a high-traffic commercial business with a completely different character than a church is also a concern.

3. Trash and Debris

High-wind days already carry trash from locations south of my property directly into my front yard. With two high-traffic commercial facilities proposed immediately south, I am concerned that my yard and those of my neighbors will see a significant increase in litter, creating an ongoing maintenance burden and reducing neighborhood quality of life.

Additional Context

For broader perspective, I have compiled research on the impacts of introducing car washes and drive-thru businesses into quiet residential areas, along with better community-enhancing alternatives. This research is available here:

https://grok.com/share/bGVnYWN5_d1628a47-c7ee-4018-a3b4-c327d0451e6c

I have also attached an image showing the proximity of the closest individual residences to the proposed construction site. Please note this does not include the dozens of apartment units on Mars and Saturn Streets that directly face the site—many of which are renter-occupied and may not have received formal notice of this proposed construction.

I strongly urge the committee to reject this proposal in its current form and instead consider developments that would enhance rather than degrade our residential community—similar to the positive role a church plays in a neighborhood.

Thank you for your time and attention to these concerns. I am happy to discuss them further if needed.

Best regards,
Lisa Catarineau
306 S Mars Ave
Cell: 818-653-0077
Email: graphicsandmusic@yahoo.com

Dole, Austen

April 2, 2026 at 3:02 PM

Good afternoon,

Thank you for attending today's DRC meeting.

If you have any questions for the applicant, please contact Peter Pensa at Ppensa@mcadamsco.com or 727-234-8015.

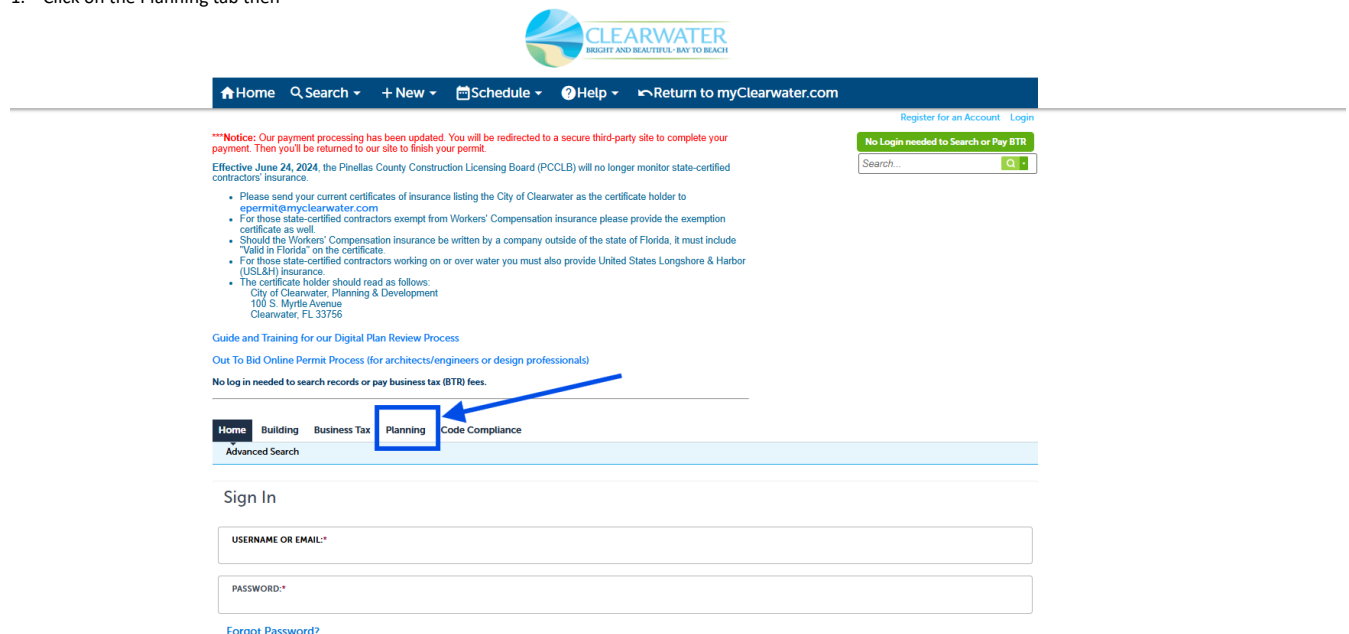
If you would like to provide comments or feedback to the Community Development Board (CDB), feel free to send them to me and I will forward them accordingly. You may also contact the chairperson directly at mboutz64@gmail.com.

Rather than sending multiple emails with attachments please follow the directions below to find all of the associated documents for this case.

Follow the link: <https://aca-prod.accela.com/clearwater/Welcome.aspx?TabName=Home&TabList=Home>

How To Research Planning Cases (FLS, FLD, LUP, REZ, DVA, ANX, etc.)

1. Click on the Planning tab then



***Notice: Our payment processing has been updated. You will be redirected to a secure third-party site to complete your payment. Then you'll be returned to our site to finish your permit.

Effective June 24, 2024, the Pinellas County Construction Licensing Board (PCCLB) will no longer monitor state-certified contractors' insurance.

- Please send your current certificates of insurance listing the City of Clearwater as the certificate holder to epermit@myclearwater.com
- For those state-certified contractors exempt from Workers' Compensation insurance please provide the exemption certificate as well.
- Should the Workers' Compensation insurance be written by a company outside of the state of Florida, it must include "Valid in Florida" on the certificate.
- For those state-certified contractors working on or over water you must also provide United States Longshore & Harbor (USL&H) insurance.
- The certificate holder should read as follows:
City of Clearwater, Planning & Development
100 S. Myrtle Avenue
Clearwater, FL 33756

Guide and Training for our Digital Plan Review Process

Out To Bid Online Permit Process (for architects/engineers or design professionals)

No log in needed to search records or pay business tax (BTR) fees.

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2. Enter the case number: ONLY then click submit. The case number is **FLD2026-02005**

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Case Number: Record Type: --Select--

Project Name:

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Street No.: Direction: --Select--

Street Name:

Parcel No.:

City: State: Zip:

Business License #:

Search Clear

3. Click on the Record Number link to open the permit, then scroll down to whatever section that you want to look at (Record Detail, Fees, Inspections, Processing Status, Attachment, Trust Account) If you don't have the case or permit number, you can search by contractor, or address by filling in either of those fields. The less information you fill in the better your result return will be.

Flexible Standard Development Applications

Home Building Business Tax **Planning** Code Compliance

Search Applications

Case FLD2026-02005:
Planning - Flexible Development
Record Status: Development Review Committee

Record Info Payments

Case Details
Processing Status the case.
Related Records
Attachments
Inspections

CLEARWATER FL 33755

Case Details

Applicant Info: Peter Pensa The John R. McAdams Company, Inc; DBA AVID / McAdams 4904 Eisenhower Boulevard, Suite 350 Tampa, FL 33634 United States Phone 1:727-234-8015 Phone 2:727-789-9500 ppensa@mcadamsco.com	Project Name & Description: WWS 407 Saturn	Property Owner Info: ST PAUL'S LUTHERAN CHURCH 407 S SATURN AVE CLEARWATER FL 33755-6551
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[More Details](#)

4. To print a Case Summary, click on the Reports link on the top right-hand corner of the record and click on Case Summary then follow the prompts to open the .pdf document up to print it.

LINK : <https://aca-prod.accela.com/CLEARWATER/Default.aspx>

Thank you for your patience and I hope the pictures help!

Best regards,

Austen Dole | City Planner
P: (727) 444-7351

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Lisa Catarineau Graphic Designer, Marketing Consultant and Motorcycle Enthusiast
graphicdesignbylisa.com

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Michael E. Boutzoukas
Lewis Brisbois Bisgaard & Smith, LLP

Fw: Woody's Carwash Follow-up

From Dole, Austen <Austen.Dole@MyClearwater.com>
Date Wed 4/29/2026 2:44 PM
To Horanlli, Alba <Alba.Horanlli@MyClearwater.com>
Cc Kozak, Ted <Ted.Kozak@myclearwater.com>

Alba,

This is another community email related to Woody's. Can you please forward to the CDB chair and upload to the file?

Thank you,

Austen Dole | City Planner
P: (727) 444-7351

From: Carolyn Arote <carote@cavhcorp.com>
Sent: Thursday, April 23, 2026 9:48 AM
To: Dole, Austen <Austen.Dole@MyClearwater.com>; Lisa Catarineau <graphicsandmusic@yahoo.com>
Cc: susandevlinresearch@yahoo.com <susandevlinresearch@yahoo.com>; danielhjeffery@gmail.com <danielhjeffery@gmail.com>; siskinj54@gmail.com <siskinj54@gmail.com>; Ppensa@mcadamsco.com <Ppensa@mcadamsco.com>; mboutz64@gmail.com <mboutz64@gmail.com>
Subject: Re: Woody's Carwash Follow-up

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

This message needs your attention

- This is their first email to your company.

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Austen:

I will send my own complaints as well. But do we know when this will be in the public hearing stage? This thing is a train wreck and I feel very upset that our concerns will be heard too late. You would be really letting a nice quiet neighborhood be destroyed, after all the millions you put into the community park nearby. It is like you want residents to leave.

Who can we actually speak to before it is too late?

Thank you,

Carolyn Arote | President
 Office: (813) 798-5628 | Mobile: (407) 375-6697

From: Dole, Austen <Austen.Dole@MyClearwater.com>
Sent: Thursday, April 23, 2026 9:07 AM
To: Lisa Catarineau <graphicsandmusic@yahoo.com>
Cc: susandevlinresearch@yahoo.com <susandevlinresearch@yahoo.com>; danielhjeffery@gmail.com <danielhjeffery@gmail.com>; siskinj54@gmail.com <siskinj54@gmail.com>; Carolyn Arote <carote@cavhcorp.com>; Ppensa@mcadamsco.com <Ppensa@mcadamsco.com>; mboutz64@gmail.com <mboutz64@gmail.com>
Subject: Re: Woody's Carwash Follow-up

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Lisa,

Thank you for this thoughtful email. I will make sure to forward this to the applicant, the Community Development Board, and any relevant staff members. It will also be logged as official communication and public comment under the file for this proposal.

Please feel free to send any additional feedback, questions, or commentary for the neighborhood.

Best,

Austen Dole | City Planner
P: (727) 444-7351

From: Lisa Catarineau <graphicsandmusic@yahoo.com>

Sent: Monday, April 20, 2026 6:42 PM

To: Dole, Austen <Austen.Dole@MyClearwater.com>

Cc: susandevlinresearch@yahoo.com <susandevlinresearch@yahoo.com>; danielhjeffery@gmail.com <danielhjeffery@gmail.com>; siskinj54@gmail.com <siskinj54@gmail.com>; carote@cavhcorp.com <carote@cavhcorp.com>; Ppensa@mcadamsco.com <Ppensa@mcadamsco.com>; mboutz64@gmail.com <mboutz64@gmail.com>

Subject: Re: Woody's Carwash Follow-up

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Best regards,
Lisa Catarineau
306 S Mars Ave
Cell: 818-653-0077
Email: graphicsandmusic@yahoo.com

Dole, Austen April 2, 2026 at 3:02 PM

Good afternoon,

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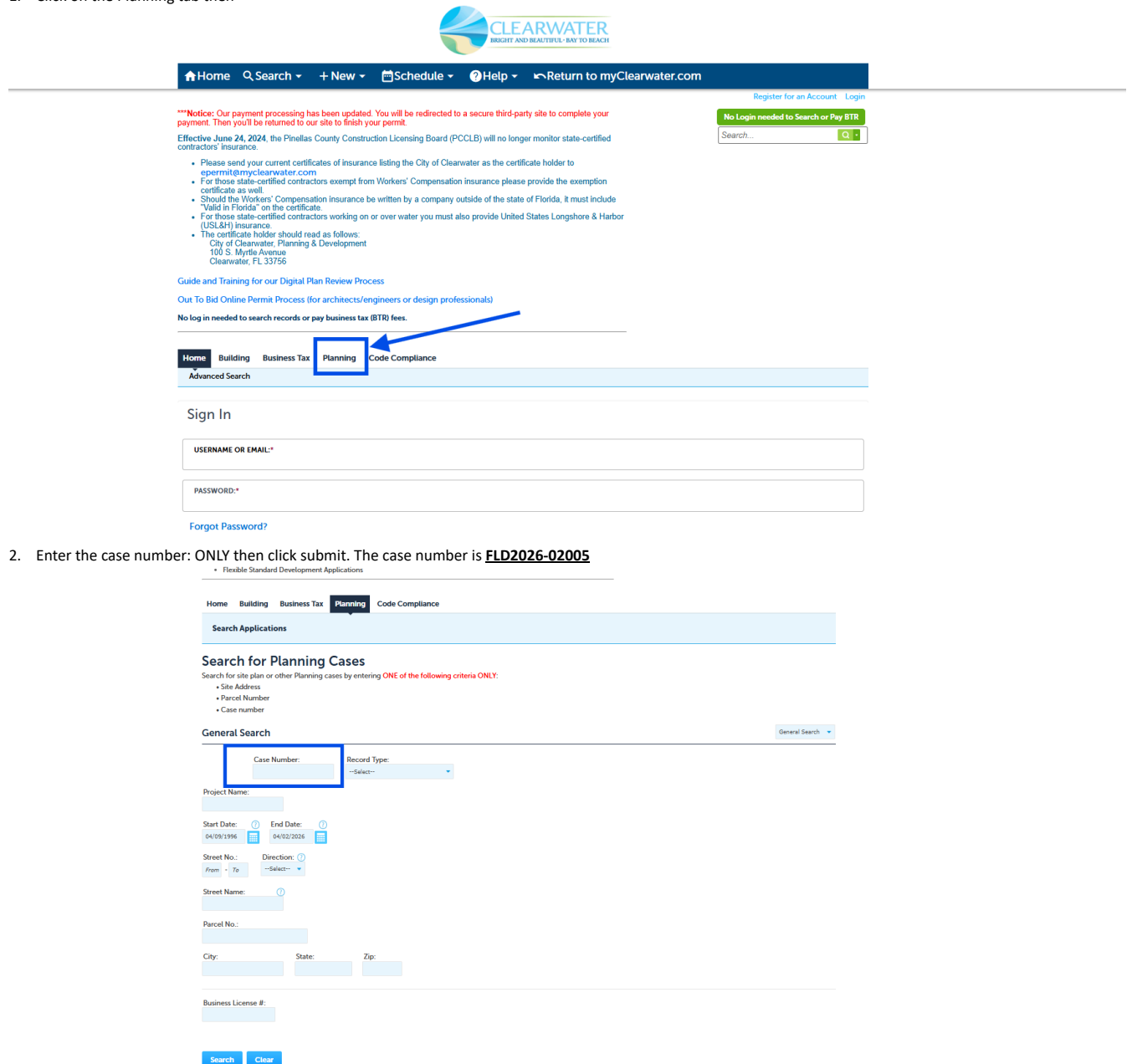
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How To Research Planning Cases (FLS, FLD, LUP, REZ, DVA, ANX, etc.)

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- The certificate holder should read as follows:
City of Clearwater, Planning & Development
100 S. Myrtle Avenue
Clearwater, FL 33756

Guide and Training for our Digital Plan Review Process

Out To Bid Online Permit Process (for architects/engineers or design professionals)

No log in needed to search records or pay business tax (BTR) fees.

Home Building Business Tax **Planning** Code Compliance

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2. Enter the case number: **ONLY** then click submit. The case number is **FLD2026-02005**

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Search for site plan or other Planning cases by entering **ONE** of the following criteria **ONLY**:

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- Parcel Number
- Case number

General Search

Case Number: Record Type: --Select--

Project Name:

Start Date: End Date:

Street No.: Direction:

From: To:

Street Name:

Parcel No.:

City: State: Zip:

Business License #:

Search Clear

3. Click on the Record Number link to open the permit, then scroll down to whatever section that you want to look at (Record Detail, Fees, Inspections, Processing Status, Attachment, Trust Account) If you don't have the case or permit number, you can search by contractor, or address by filling in either of those fields. The less information you fill in the better your result return will be.

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Case FLD2026-02005:
Planning - Flexible Development
Record Status: Development Review Committee

Record Info Payments

Case Details
Processing Status
Related Records
Attachments
Inspections

CLEARWATER FL 33755

Case Details

Applicant Info: Peter Pensa The John R. McAdams Company, Inc; DBA AVID / McAdams 4904 Eisenhower Boulevard, Suite 350 Tampa, FL 33634 United States Phone 1:727-234-8015 Phone 2:727-789-9500 ppensa@mcadamsco.com	Project Name & Description: WWS 407 Saturn	Property Owner Info: ST PAUL'S LUTHERAN CHURCH 407 S SATURN AVE CLEARWATER FL 33755-6551
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More Details

4. To print a Case Summary, click on the Reports link on the top right-hand corner of the record and click on Case Summary then follow the prompts to open the .pdf document up to print it.

LINK: : <https://aca-prod.accela.com/CLEARWATER/Default.aspx>

Thank you for your patience and I hope the pictures help!

Best regards,

Austen Dole | City Planner

P: (727) 444-7351

--

Lisa Catarineau Graphic Designer, Marketing Consultant and Motorcycle Enthusiast
graphicdesignbylisa.com

Fw: Formal objection to FLD2026-02005 — Woodie's Wash Shack at 407 S Saturn Ave

From Dole, Austen <Austen.Dole@MyClearwater.com>

Date Thu 5/21/2026 8:18 AM

To Horanlli, Alba <Alba.Horanlli@MyClearwater.com>

Hi,

Can this be added to the case file?

Thank you,

Austen Dole | City Planner

P: (727) 444-7351

From: Carolyn Arote <carote@cavhcorp.com>

Sent: Thursday, May 21, 2026 7:27 AM

To: Dole, Austen <Austen.Dole@MyClearwater.com>

Cc: mboutz64@gmail.com <mboutz64@gmail.com>; DAchinelli@mckimcreed.com <DAchinelli@mckimcreed.com>; ahupp@oneoakdev.com <ahupp@oneoakdev.com>; apark@parkpropertygroup.com <apark@parkpropertygroup.com>; AHaudricourt@mckimcreed.com <ahaudricourt@mckimcreed.com>; mike.mastruserio@proforma.com <mike.mastruserio@proforma.com>; michelle@chenaultgroup.com <michelle@chenaultgroup.com>; Matzke, Lauren <Lauren.Matzke@MyClearwater.com>

Subject: Formal objection to FLD2026-02005 — Woodie's Wash Shack at 407 S Saturn Ave

Dear Ms. Dole and Members of the Community Development Board,

I am writing as a resident at 304 S Mars Avenue, directly adjacent to the parcel proposed for development under Case # FLD2026-02005 (Woodie's Wash Shack, 407 S Saturn Ave). Please log this email as formal public comment in the case record.

I respectfully request that the Board DENY this Level Two Comprehensive Infill Redevelopment Project. The application fails to satisfy the General Applicability criteria, the CIRP flexibility criteria, and the Limited Vehicle Service use-specific criteria of the Clearwater Community Development Code. My specific objections, each tied to the applicant's own submitted materials, are below.

Before you read through, please understand that I am a resident, a property owner and a local business owner. I am all for growth of the community and would love to see a nice store front(dozens of opportunities befitting of the lot right there) but this car wash will recede any progress the city has

made in making this a nice family community. As you know, the specific neighborhood, called Skycrest, has hundreds of families, no known crimes and is peaceful. We are looking to continue building this neighborhood so people can raise families and go to local schools and churches or other more community type experiences.

1. The application fails General Applicability Criterion #1 (harmony with scale, bulk, and character of adjacent properties). The applicant compares the proposed two-story car wash to the 2-story church/school being demolished. A church and parochial school are not remotely comparable in use intensity to a car wash that the applicant's own Transportation Impact Analysis projects will generate 2,550 daily driveway trips (page 15). That is not harmony — that is replacement of a low-intensity community institution with a high-volume commercial operation directly abutting single-family residences on Mars Avenue.
2. The application fails General Applicability Criterion #3 (will not adversely affect health or safety). The applicant has placed the two driveways onto Saturn Avenue and Mars Avenue, by their own admission to "maximize separation from Gulf-to-Bay Boulevard." In plain English, the applicant deliberately routed industrial-volume vehicle traffic onto two residential streets where children, pedestrians, and at least one wheelchair-using resident travel daily. There is no analysis in the record of pedestrian or non-motorized safety on Mars or Saturn Avenues at the volumes proposed. (From what I understand the city may have said Gulf to Bay access was prohibited, which would make no sense for this volume of traffic.)
3. The application fails General Applicability Criterion #4 (designed to minimize traffic congestion). The applicant addresses only on-site queue length. It does not analyze the realistic cut-through pattern created by the right-turn-only exit onto Gulf-to-Bay Blvd, which will force a meaningful share of eastbound customers back through the residential grid via Mars, Saturn, and Rainbow. The traffic study should be required to model this cut-through scenario before any approval is considered. (if you pass by you will see many children on bicycles and adults walking. We have limited sidewalks as well)
4. The application fails General Applicability Criterion #6 (minimizes adverse acoustic effects). The Brooks Acoustics report dated May 14, 2026 reaches its "no significant impact" conclusion by comparing predicted car-wash noise (41.1 to 55.0 dBA) to ambient noise of 44.2 to 63.5 dBA measured along Gulf-to-Bay Boulevard and S Keene Road. The correct ambient baseline for a residential backyard on Mars Avenue is the RESIDENTIAL ambient — typically 35 to 45 dBA — not the noise of a six-lane state highway. The sound study uses the wrong baseline and therefore proves nothing about residential impact. I respectfully request that the Board require a corrected acoustic analysis measured at the residential property lines before this proceeds.
5. The application fails CIRP Flexibility Criterion #1 (deviation must be otherwise impractical without deviations). The applicant requests a height variance from the 25-foot Limited Vehicle Service cap to 35 feet. Their stated reason is that without the variance "the building would be forced into a single, monotonous massing profile." That is an aesthetic preference, not a hardship. The Code does not authorize deviations to allow a building to look more interesting; it authorizes them where development is otherwise impractical. A 25-foot car wash on this parcel is plainly practical — many car washes nationwide are built within that envelope.

6. The application fails CIRP Flexibility Criterion #5 (the proposed use shall not substantially alter the essential use characteristics of the neighborhood). Replacing a church and school with a 12-hours-per-day, 2,550-trips-per-day car wash plus a future drive-thru does substantially alter the essential use characteristics of this neighborhood. The applicant's argument that Gulf-to-Bay is a commercial corridor is irrelevant; the controlling consideration is the immediate vicinity, which is residential on Mars and Saturn Avenues.

7. The applicant's compatibility argument relies on a paper zoning label and ignores the actual residential character of the immediately adjacent properties. I want to be precise on this point so the Board is not misled. The parcels on Mars Avenue and Saturn Avenue immediately north and adjacent to 407 S Saturn — including my own parcel at 304 S Mars — are zoned Commercial in the Atlas, and as the owner I am required to hold an annual business license because of that zoning. However, every one of these parcels is USED as a residence and has been for many years. The buildings are homes occupied by owners and long-term tenants who use Mars and Saturn the way any residential street is used: children, pets, foot traffic, evening walks, garbage cans at the curb. The General Applicability Criteria #1 and #5 and the CIRP Flexibility Criterion #5 all turn on the actual character and essential use characteristics of the immediate vicinity, not on what the Zoning Atlas calls those parcels. The applicant's argument collapses a character analysis into a zoning analysis and asks the Board to ignore reality on the ground. I ask the Board to recognize the de facto residential character of the immediately abutting parcels and to apply the character criteria to the actual neighborhood, not to a paper label.

8. The cumulative impact of the planned drive-thru on the "future eastern parcel" is not analyzed in this application. Structuring the eastern half as a deferred future development allows the applicant to avoid cumulative traffic, noise, and stormwater analysis. I request that the Board not approve the western parcel in isolation and instead require the applicant to apply for the entire site as a single, fully-analyzed project.

9. Notice. I understand from the public file that one or more abutting property owners did not receive the required courtesy notices. I respectfully ask the City Clerk to publish the complete returned-notices list and to confirm in writing that all statutorily required noticing was properly completed before this application is heard. Should any owner have failed to receive notice, the hearing should be deferred until proper notice is provided.

Finally, on the merits beyond the criteria — this is a quiet residential pocket. The City has spent significant public funds reinvesting in the nearby community park. Approving this application would directly undercut that investment by surrounding park-going families with industrial-scale commercial traffic. I urge the Board to deny the application.

I am happy to provide any additional information the Board may require. I plan to attend the CDB hearing and intend to speak.

Respectfully,

Carolyn Arote | President



| Mobile: (407) 375-6697

Fw: Please weigh in on FLD2026-02005 — Woodie's Car Wash threatening Saturn/Mars residential neighborhood

From Dole, Austen <Austen.Dole@MyClearwater.com>

Date Thu 5/21/2026 8:21 AM

To Horanlli, Alba <Alba.Horanlli@MyClearwater.com>

Hi Alba,

Can you please add this to the case file and please forward to the CDB?

Thank you,

Austen Dole | City Planner

P: (727) 444-7351

From: Carolyn Arote <carote@cavhcorp.com>

Sent: Thursday, May 21, 2026 7:41 AM

To: Rector, Bruce <Bruce.Rector@MyClearwater.com>; Mark.Bunker@MyClearwater.com

<Mark.Bunker@MyClearwater.com>; Kathleen.Beckman@MyClearwater.com

<Kathleen.Beckman@MyClearwater.com>; Allbritton, David <David.Allbritton@MyClearwater.com>; Teixeira, Lina

<Lina.Teixeira@MyClearwater.com>; Poirrier, Jennifer <Jennifer.Poirrier@MyClearwater.com>; Dole, Austen

<Austen.Dole@MyClearwater.com>

Cc: Lisa Catarineau <graphicsandmusic@yahoo.com>

Subject: Please weigh in on FLD2026-02005 — Woodie's Car Wash threatening Saturn/Mars residential neighborhood

Dear Mayor Rector and Council Members,

I am a homeowner at 304 S Mars Avenue, directly adjacent to the parcel at 407 S Saturn Avenue where Woodie's Wash Shack has filed Case # FLD2026-02005, currently scheduled (per the applicant's own May 15 submittal) for the June 16, 2026 Community Development Board hearing.

I am writing not to ask Council to substitute its judgment for the CDB's, but to ask that each of you take three actions while there is still time:

1. Request a staff briefing on this application. The case file shows the applicant requesting a height variance for purely aesthetic reasons, deliberately routing two driveways onto residential streets, and

using a sound study that compares car-wash noise to highway noise rather than residential ambient. These are precisely the kinds of facts elected officials should be aware of before a quasi-judicial decision is made on the City's behalf.

2. Confirm that statutory notice was provided to every legally required abutting owner. The public record includes a Returned Notices document. If notice was deficient, the City exposes itself to a certiorari appeal if approval issues.

3. Speak publicly during Council Comments. The community on Mars and Saturn Avenues has organized a coalition of residents opposed to this project. Public acknowledgement that Council is aware of the application gives the CDB a meaningful signal.

Clearwater has spent significant public money reinvesting in the nearby community park. Approving a 2,550-trip-per-day car wash directly adjacent to that park and the homes that surround it would directly undercut that investment.

I am happy to meet with any of you in person, individually or as a group, to walk the site and the surrounding residential blocks before the June hearing. The "exit" driveway is within 6 feet of the next door neighbor who is wheelchair bound and one property away from me and my dogs and nieces who like to play outside and in the park directly across the street. From what I recall from the original property owner, Mrs. France, she sold that park property to keep this local community from being overdeveloped. This is exactly the kind of thing that would be going against that city decision twenty years ago.

Respectfully,

Carolyn Arote

304 S Mars Avenue, Clearwater, FL 33755

carote@cavhcorp.com | (407) 375-6697

RE: Public Comment + Interested Party Request — FLD2026-02005 / 407 S Saturn Ave

From Cembrale, Donald <Donald.Cembrale@MyClearwater.com>

Date Wed 7/8/2026 8:43 AM

To Afram Seryani <afram@sunshinewashes.com>; ePermit Notification Group <epermit@myclearwater.com>

Cc Horanlli, Alba <Alba.Horanlli@MyClearwater.com>

Alba are you able to assist?

Donny Cembrale
Development Review Technician II

ICC Certified Permit Technician

Planning and Development Department
Desk 727-444-8754
donald.cembrale@myclearwater.com
Office 727-562-4567

Customer Service Hours

Monday-Friday 8:00am - 4:30pm



From: Afram Seryani <afram@sunshinewashes.com>

Sent: Tuesday, July 7, 2026 4:56 PM

To: ePermit Notification Group <epermit@myclearwater.com>

Subject: Public Comment + Interested Party Request — FLD2026-02005 / 407 S Saturn Ave

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

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Hello,

My name is **Afram Seriani**, and I am writing regarding **FLD2026-02005 — WWS 407 Saturn**, involving the proposed car wash redevelopment at **407 S Saturn Ave**.

Please add me as an **interested party** for this case and include me on all future notices, Development Review Committee updates, staff comments, applicant responses, revised plans, staff reports, public hearing notices, Community Development Board information, and any deadlines for submitting public comments, technical reports, or evidence into the record.

I am also respectfully requesting that this email be placed into the official public record for this application.

I am writing with serious concerns about whether another car wash at this location is the right fit for Clearwater.

Sunshine Car Wash has been part of the Clearwater community for many years. We are a local business, and we currently support approximately **40 employees connected to our Clearwater operations**. These are not just numbers. They are real people, real families, and hardworking employees who depend on our business staying healthy in this community.

We respect redevelopment, and we understand that properties change over time. However, we believe this specific proposed use needs a much deeper review. The Clearwater area already has a significant number of existing car washes and auto-wash related facilities, including several very close to the proposed site.

Based on our preliminary review, there are at least **12 existing car washes / auto-wash facilities in or near the Clearwater area**, including one approximately **0.3–0.5 miles** from 407 S Saturn Ave.

#	Car wash / location	Address	Approx. distance from 407 S Saturn Ave
1	Mister Car Wash	1880 Gulf to Bay Blvd	~0.3–0.5 mi
2	Circle K / Shell Car Wash	1501 Gulf to Bay Blvd	~0.6–0.8 mi
3	Sunshine Car Wash – Court St	1175 Court St	~1.5–1.7 mi
4	Shell Car Wash	1277 S Missouri Ave	~1.5–2.0 mi
5	Sunshine Car Wash – Missouri Ave	1430 S Missouri Ave	~2.5 mi
6	Pelican / Havoline Car Wash & Lube	2620 Drew St	~2.2–2.7 mi
7	Bubble Down Clearwater	1951 N Belcher Rd	~2.4 mi
8	Coachman Car Wash & Detail Center	23331 US Hwy 19 N	~3.1 mi
9	Belleair Road Car Wash	2545 Belleair Rd	~4 mi
10	Main Street Xpress Wash / Detail	1735 N McMullen Booth Rd	~4–5 mi
11	ModWash	4700 E Bay Dr	~4–5 mi
12	Stage Stop Car Wash	5750 Roosevelt Blvd	~6–7 mi

This raises a serious land-use question: **does Clearwater truly need another car wash at this location, or would this property create more long-term value for the community as a different type of redevelopment?**

My concerns include:

1. Oversaturation of car washes in the Clearwater area

Clearwater already has many existing car wash options. Adding another one so close to existing facilities may not create meaningful new value for the city. Instead, it may divide the same customer base and place pressure on existing local jobs.

2. Impact on local employees and families

Sunshine Car Wash supports approximately **40 employees connected to our Clearwater operations**. We are concerned that another nearby car wash could directly affect our ability to protect these jobs and continue serving the community the way we have for years.

3. Traffic and stacking concerns

Car washes are not typical retail uses. They create sudden traffic surges, especially on weekends, after rain, during promotions, and during free-wash events. Vehicles can stack at pay stations, tunnel entrances, vacuum areas, and exit lanes. We are concerned this project has not fully proven that it can operate safely without creating stacking or congestion on Saturn Ave, Mars Ave, Rainbow Dr, Keene Rd, or Gulf to Bay Blvd.

4. High daily trip volume

The applicant's traffic materials estimate **2,550 daily driveway trips**, including **243 PM peak-hour driveway trips**. That level of activity deserves very careful review, especially given this location near Gulf to Bay Blvd and surrounding neighborhood streets.

5. Noise and quality-of-life concerns

A car wash creates constant noise from dryers, blowers, vacuums, compressors, prep activity, customer traffic, and possible speakers/menu boards. We believe the City should require a full third-party acoustic study before this application moves forward.

6. Water, sewer, and environmental impact

Car washes are water- and sewer-intensive uses. Before any approval, the City should require a full review of water demand, wastewater handling, chemical/wash-water controls, oil/grit separation, stormwater treatment, nutrient loading, and long-term maintenance obligations.

7. Better land-use opportunity for Clearwater

This site is currently a church/school property. Replacing a community-serving use with another car wash should be carefully reviewed. Clearwater should ask whether this site could support a redevelopment that creates more jobs, more tax value, less traffic pressure, and a stronger long-term benefit for the surrounding community.

8. Need for complete operational review

Before this application advances, I respectfully ask the City to require a complete review of the full project, including the car wash, vacuum areas, any drive-through/QSR component, the future outparcel, traffic circulation, noise, utilities, stormwater, signage, lighting, and hours of operation.

We are not asking the City to stop redevelopment. We are asking the City to make sure this is the right redevelopment for this location and for Clearwater.

We respectfully request that the City **not approve this application** unless and until the applicant provides clear evidence that the project is safe, compatible, needed, and beneficial to the surrounding area and the broader Clearwater community.

Please confirm:

1. That I have been added as an interested party.
2. That this email has been added to the official record for **FLD2026-02005**.
3. The assigned planner for this case.
4. The current status of the application.
5. The next DRC review date, if scheduled.
6. Whether a Community Development Board hearing has been scheduled.
7. The deadline for submitting public comments, technical reports, or evidence.
8. The process for requesting to speak at the hearing.

Thank you for your time and consideration.

Respectfully,

Afram Seriani

Sunshine Carwash, Owner

(813)863-6131

Clearwater, FL 33755

<https://www.sunshinewashes.com/>

