

The logo for Sivyer Barlow & Watson (SBW) is centered within a white hexagonal shape. The logo consists of the letters "SBW" in a large, bold, blue font, followed by the full name "SIVYER BARLOW WATSON" in a smaller, blue, all-caps font. The hexagon is set against a background image of a modern building's glass facade, viewed from a low angle looking up, with a blue sky and white clouds visible through the glass.

Opposition to the Proposed Development at 850 Bayway Blvd.

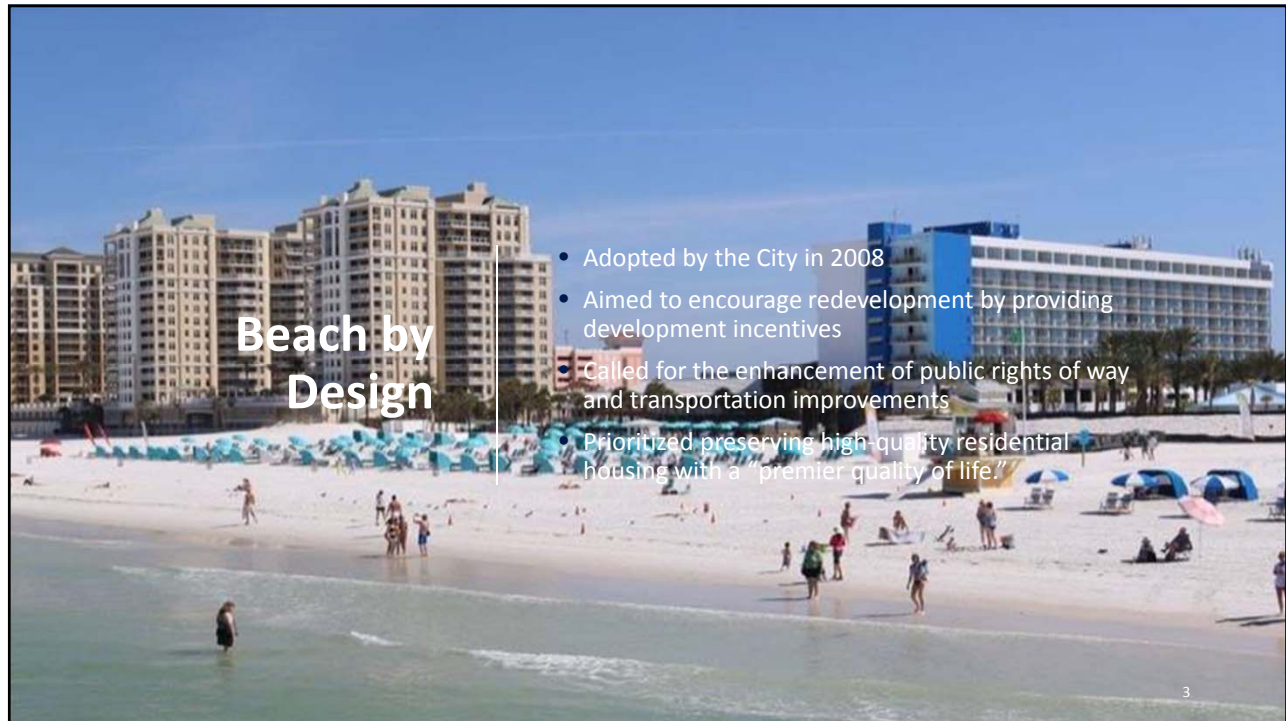
Robert L. Chapman, Esq.
Ali V. Mirghahari, Esq.
Sivyer Barlow & Watson, P.A.

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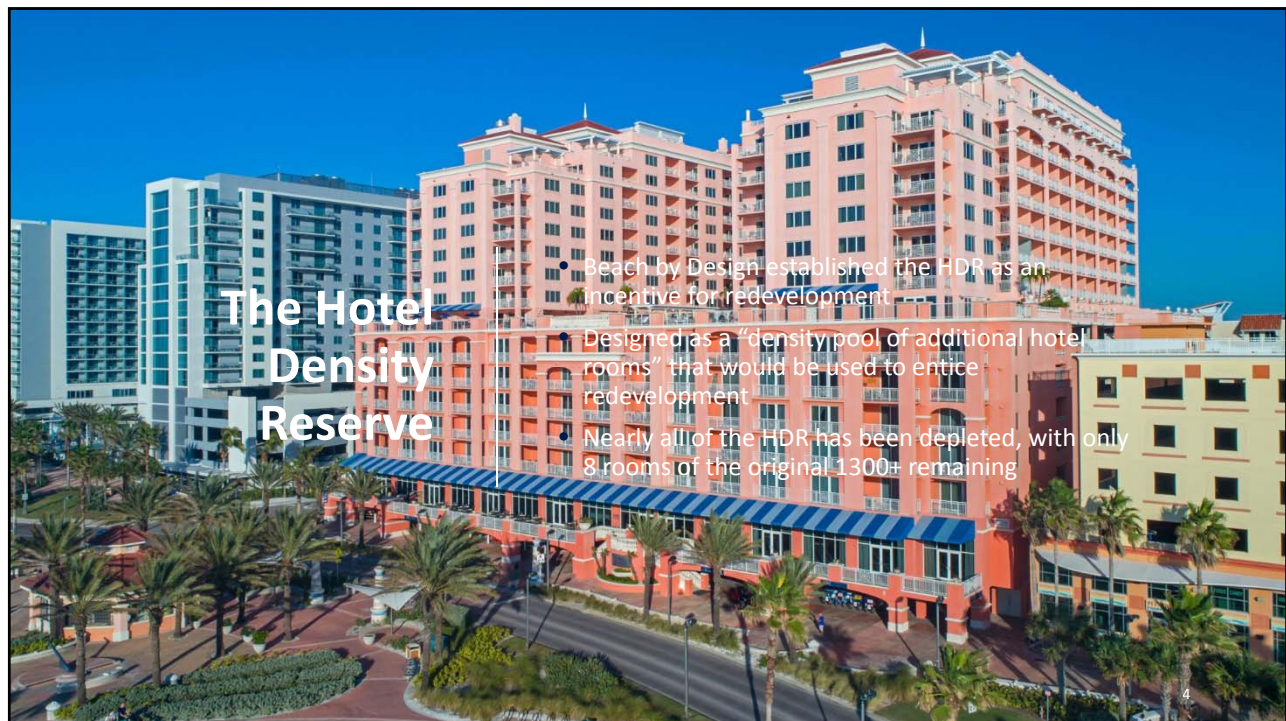
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The Development Does Not Lie in the Area Designated to Draw from the Hotel Density Reserve

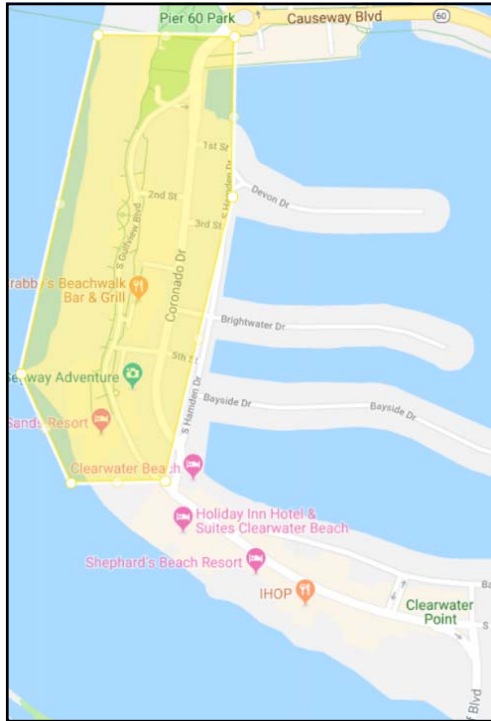
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The HDR Applies to a Set Area SBW

- Comprehensive Plan A.6.1.4 limits the use of the HDR to:
 - 1. The land located between Mandalay Avenue and the Gulf of Mexico between Rockaway Street and Papaya Street; and
 - 2. The land located south of the Pier 60 parking lot and north of the southerly lot lines of Lots 77 and 126 of the Lloyd-White-Skinner Subdivision between South Gulfview Boulevard and Coronado Drive.

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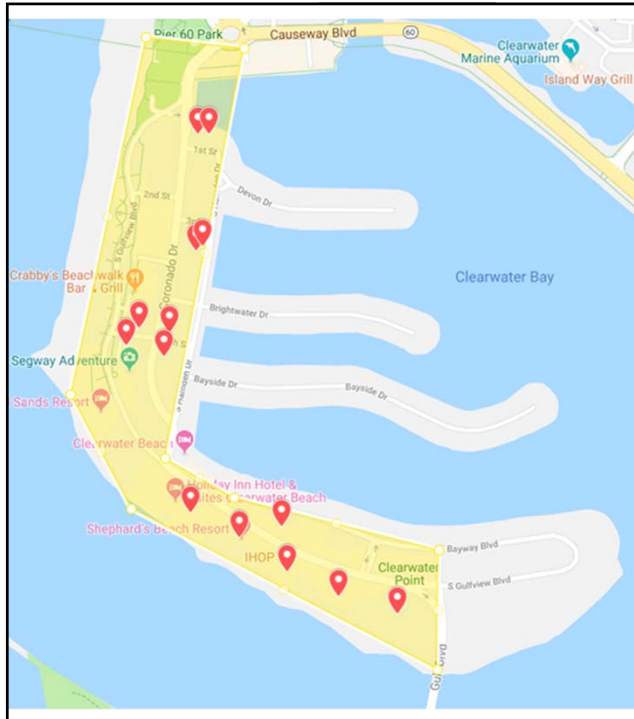


Alternative Reading of the HDR

- While the plain language of A.6.1.4 is clear, if read differently, one may determine that the southern boundary runs to Gulf Boulevard, following a theoretical extension of Coronado Drive.

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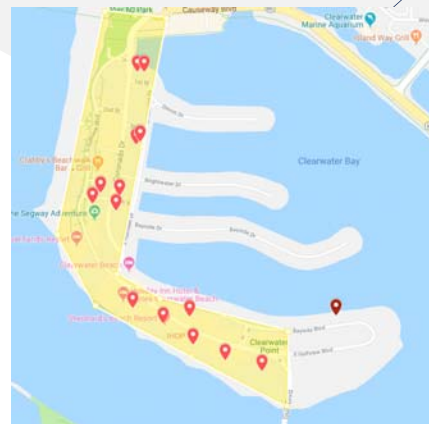
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- The use of the HDR to date follows the second reading
- Almost all of the HDR rooms have been assigned to hotels.
- Less than 1% of HDR rooms remain outstanding
- ***EACH AND EVERY USE OF THE HDR FALLS INTO THE SECOND READING***

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The Proposed Development Falls Outside of the Area of Either Reading



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The HDR Should Not Be Used Here

- This Council has never approved a development that fell outside of the “Extended Coronado Drive” reading.
- It has consistently stayed within the confines of the Comprehensive Plan that the City developed in order to ensure the character of Clearwater Point remains the same.
- Such was outlined in the Beach by Design plan itself.
- This Council should not take this opportunity, practically the last of the HDR rooms, to grant a development that would contravene the law and this Council’s practice.

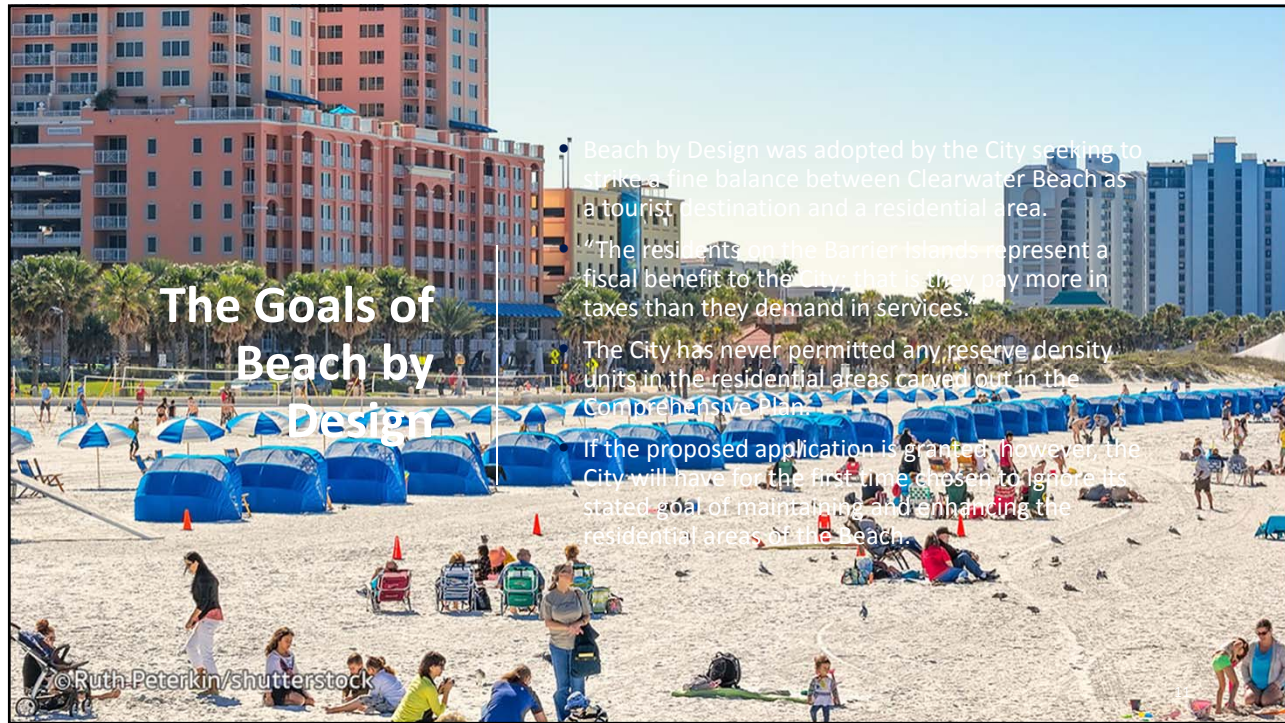
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SBW SIVYER BARLOW WATSON

The Development Would Drastically Alter the Character of Clearwater Point

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The Goals of Beach by Design


Beach by Design was adopted by the City seeking to strike a fine balance between Clearwater Beach as a tourist destination and a residential area.


"The residents on the Barrier Islands represent a fiscal benefit to the City, that is they pay more in taxes than they demand in services."

The City has never permitted any reserve density units in the residential areas carved out in the Comprehensive Plan.

If the proposed application is granted, however, the City will have for the first time chosen to ignore its stated goal of maintaining and enhancing the residential areas of the beach.

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Clearwater Point

- Make no mistake, the peninsula to the east of the Sand Key Bridge (commonly "Clearwater Point") is residential in nature.
- Clearwater Point was developed in the 1970s to establish a residential condominium community of quiet and peaceful enjoyment.
- The Clearwater Yacht Club and The Chart House are no exceptions. The Chart House was not only originally created to support the condominium residents on Clearwater Point, but it has operated to support the residential setting by offering suites in a quiet, laid back setting commonly utilized by residents to house visiting family and guests.
- Indeed, The Chart House is marketed by the applicant as "pleasantly removed from the hustle and bustle of popular tourist areas."
- For the past 45 years, the City has preserved Clearwater Point as a residential area and has maintained the residents' quality of life by discouraging major traffic, limiting excessive noise and lighting, and preserving the green space enjoyed by the residents and their families.

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Impact on Clearwater Point

- 485+ Families
- Safety and Security will be impacted
- Harsh Traffic Impact
- Value of the Properties will decrease
- Blocking of Bayway Boulevard
- *BAYWAY BOULEVARD CANNOT HANDLE THE DEMAND*



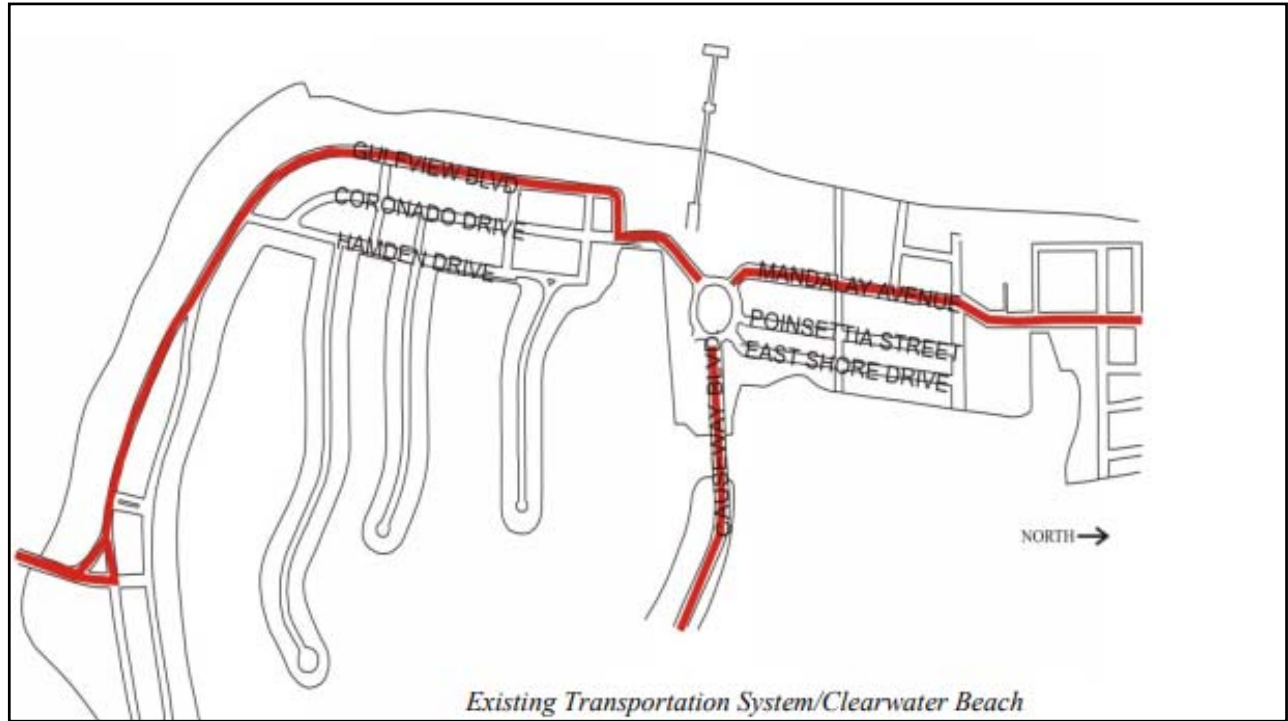
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SBW

Deny the Application

01 The people of Clearwater Point do not want this development to move forward	02 The City Council has received numerous objections	03 Approval would require going against the Council's own precedent	04 Approval would go against the mandate of the Comprehensive Plan and Beach by Design	05 Approval would radically alter Clearwater Point	06 A Yes vote is a vote against the citizens of Clearwater
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VOTE NO.

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