

Parcel Summary (as of 15-Apr-2025)

Parcel Number

12-29-15-82638-003-0050

Owner Name

EQUITIES HOLDINGS GROUP INC

Property Use

1121 Strip Store - (2 or more stores)

Site Address

2006 DREW ST
CLEARWATER, FL 33765

Mailing Address

18167 US HIGHWAY 19 N STE 450
CLEARWATER, FL 33764-6574

Legal Description

SKYCREST TERRACE BLK C, LOTS 5 & 6

Current Tax District

CLEARWATER (CW)

Year Built

2003

Heated SF

4,087

Gross SF

4,120

Living Units

0

Buildings

1

Parcel Map

An aerial photograph of a commercial area in Clearwater, Florida. The subject property, located at 2006 Drew St, is highlighted with a red rectangle. It is a large, rectangular building with a flat roof. Surrounding properties are also visible, some with lot numbers like 129, 125, 80, 60, 140, 126, 763, 52.3, 81.2, 100, 50, and 219.9. Street names 'PATRICIA' and 'DREW' are visible. A blue arrow points to a specific location on the subject property.

Exemptions			
Year	Homestead	Use %	Status
2026	No	0%	
2025	No	0%	
2024	No	0%	


Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info							
Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
12072/0418	Find Comps	267.03	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	33/47

2024 Final Values					
Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$610,000	\$610,000	\$610,000	\$610,000	\$610,000

Value History (yellow indicates corrected value)						
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$570,000	\$570,000	\$570,000	\$570,000	\$570,000
2022	N	\$546,000	\$546,000	\$546,000	\$546,000	\$546,000
2021	N	\$535,000	\$535,000	\$535,000	\$535,000	\$535,000
2020	N	\$545,000	\$545,000	\$545,000	\$545,000	\$545,000
2019	N	\$510,000	\$510,000	\$510,000	\$510,000	\$510,000



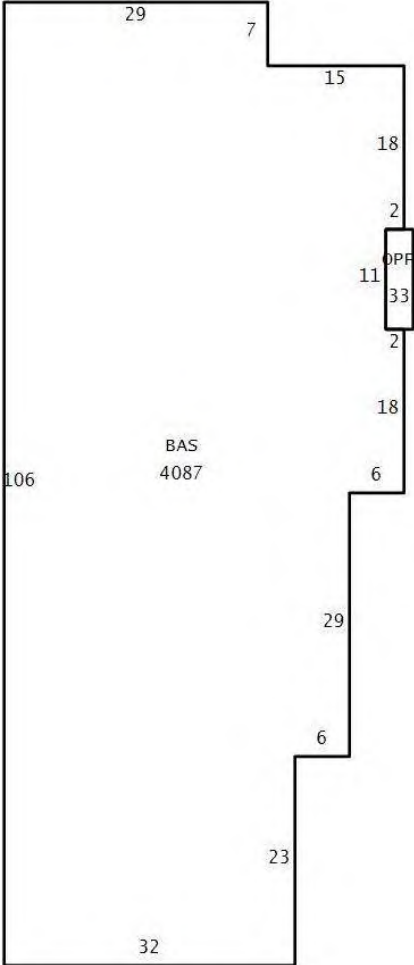
Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2024 Millage Rate	Tax District
View 2024 Tax Bill	18.9481	(CW)

Sales History						
Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
24-Jun-2002	\$100	U	V	EQUITY HOLDINGS INC	EQUITIES HOLDINGS GROUP INC	12072/0418
14-Dec-2001	\$155,000	U	V	PURSLEY INC	EQUITY HOLDINGS INC	11733/2164
26-Oct-2000	\$136,100	U	I	VLAMAKIS MICHAEL	PURSLEY INC	11099/2621
13-Jun-1990	\$160,000	U	I	PURSLEY INC	VLAMAKIS, MICHAEL	07301/2097

2024 Land Information						
Land Area: \cong 18,077 sf \cong 0.41 acres			Frontage and/or View: None			Seawall: No
Property Use		Land Dimensions	Unit Value	Units	Method	Total Adjustments
Stores, 1 Story		129x140	\$16	18,060	SF	1.0000
						\$288,960

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation	Continuous Footing	Base (BAS)	4,087	4,087
Floor System	Slab On Grade	Open Porch (OPF)	0	33
Exterior Walls	Concrete Blk/Stucco	Total Area SF	4,087	4,120
Unit Stories	1			
Roof Frame	Bar Joint/Rigid Frame			
Living Units	0			
Roof Cover	Blt Up Metal/Gypsum			
Year Built	2003			
Building Type	Shopping Centers			
Quality	Above Average			
Floor Finish	Hard Tile			
Interior Finish	Dry Wall			
Cooling	Heat & Cooling Pkg			
Fixtures	12			
Effective Age	22			

2024 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	\$4.00	7,500.0	\$30,000	\$30,000	0
FENCE	\$24.00	120.0	\$2,880	\$1,325	2003
PATIO/DECK	\$29.00	635.0	\$18,415	\$8,471	2003

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
SGN2020-01005	TPP USE	01/23/2020	\$4,900
BCP2001-02093	DEMOLITION	06/01/2001	\$3,650
BCP2001-02128	DEMOLITION	03/12/2001	\$0

PAGES	1
ACCT	100
REC	
DR2	70
DO	
INT	
FEE	
MTF	
PAC	141
REV	
TOTAL	8.70
CH. B.	
CH. A.	

N3016489 06-24-2002 17:00:34 GAM
51 DEE-EQUITY HOLDINGS INC
001048
IH:02236785 BK:12072 SPG:0418 EPG:0418
RECORDING 001 PAGES 1 \$6.00
DOC STAMP - DR219 3 \$.70
OFFICIAL COPIES 5 \$1.00
CERTIFICATION 6 \$1.00

TOTAL:	\$8.70
CHECK AMT. TENDERED:	\$8.70
CHANGE:	\$0.00

02-236785 JUN-24-2002 5:00PM
PINELLAS CO BK 12072 PG 418

Ang De B/0
ANGELA DE BERNARDO

2024 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P01000121480

Entity Name: EQUITIES HOLDINGS GROUP, INC.

Current Principal Place of Business:

18167 US HIGHWAY 19 N
SUITE 450
CLEARWATER, FL 33764

Current Mailing Address:

18167 US HIGHWAY 19 N
SUITE 450
CLEARWATER, FL 33764 US

FEI Number: 80-0002845

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

HUBBART, KEVIN
18167 US HIGHWAY 19 N
SUITE 450
CLEARWATER, FL 33764 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: KEVIN HUBBART

04/05/2024

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title P, D
Name MCCOMAS, DAVID
Address 18167 US HIGHWAY 19 N
SUITE 450
City-State-Zip: CLEARWATER FL 33764

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: DAVID MCCOMAS

PRESIDENT

04/05/2024

Electronic Signature of Signing Officer/Director Detail

Date

ELIZABETH RODRIGUEZ & ASSOCIATES, INC.

18156 Sandy Pointe Drive, Tampa, Florida 33647 813.545.3316

April 2025

2006-2010 DREW STREET - SUBWAY/ICE CREAM SHOP

PARKING STUDY

April 2025

1.0 INTRODUCTION

A “Subway” restaurant currently exists and is operational at 2006 Drew Street, Clearwater, Florida. Adjacent to the Subway, at 2010 Drew Street is a store front that is currently vacant, but which is being redeveloped as an ice cream shop. The purpose of this study is to document the EXISTING Subway parking demand and to add to that the ANTICIPATED ice cream parking demand and to see whether the sum of the two exceeds the supply of parking spaces at the site.

Because this is a unique new land use (ice cream shop), the Clearwater Land Development Code (LDC) and/or Institute of Transportation Engineers (ITE) parking rates are not the best indicators of parking demand for this site. Instead, ice cream store parking has been tabulated at other sites, and an average rate developed, as documented herein.

2.0 DATA COLLECTION

Friday is the highest-activity weekday at restaurants. Thus, to establish peak parking demand, counts of occupied and unoccupied parking spaces were conducted on Friday, April 25, 2025, during the peak midday/lunch hour of 11:00 – 2:00 PM, as discussed and agreed upon with staff. These counts were conducted at the subject Subway, and at three ice cream shops.

3.0 DATA ANALYSIS

3.1 Subway - In the existing condition, parking for Subway is shown in **Table 1**, below. Photographs of these parking areas are included on the next pages.

Table 1: Subway (2006 Drew Street) – Parking Tabulation

	12:00-1:30 Tabulation
Parking Lot	22* Total/9 Occupied

***21 + 1 WC = 22 spaces**



Subway (2006 Drew Street) Photograph – taken before lunch rush April 25, 2025

3.2 La Reyna de Michoacan Ice Cream, 1949 Drew Street, Clearwater, Florida – It was very important that this ice cream shop, in particular, be included in the development of the ice cream shop parking rate development because this is the actual business that will be moving from 1949 Drew Street to 2010 Drew Street. The tabulation is included in **Table 2**, below:

Table 2: La Reyna de Michoacan – Parking Tabulation

	12:00-1:00 PM Tabulation
Parking Lot	6* Total/1 Occupied

***5 spaces + 1 WC = 6 spaces**

The information from the property appraiser on the following page shows that the square footage of this building is 2,388 SF. Thus, the parking rate during the peak period of the Subway is **0.42 parking spaces/1,000 SF**.

Property Summary
Parcel: 13-29-15-00000-210-0200
Last Transfer: 03/22 | \$100(U) | OR 22024/0742

[Parcel Detail](#) | [Tax Estimator](#) | [Comp Sales](#)
[Sunbiz](#) | [Flood Map](#) | [Zoning Map](#)
[Street View](#) | [Angled Aerial Views](#)

First Owner	1947 Drew St Trust
Second Owner	MANHATTAN SERVICES TR ...
Property Address	1947 Drew St
Subdivision	NONE
Living Units	0
Current Tax District	Clearwater
Heated SF Gross Area	2,388 sf 2,580 sf
Land Area	0.224 acres 9,750 sf
Year Built	1960
Property Use	1121 Strip Store - ...
Plat or Condo Bk/Pg	Not Available
Value Year	2024
Just Value	\$255,000
Assessed Value	\$255,000
Taxable Value	\$255,000

[Zoom to](#)

La Reyna de Michoacan - Property Appraiser square footage.



Observed parking - La Reyna de Michoacan

3.3 Strachan's Ice Cream & Desserts, 105 Alt. 19, Palm Harbor, Florida – This is another independent ice cream shop. The tabulation is included in **Table 3**, below:

Table 3: Strachan's Ice Cream & Desserts – Parking Tabulation

	12:00-1:00 PM Tabulation
Parking Lot	7* Total/1 Occupied

***6 spaces + 1 WC = 7 spaces**

The information from the property appraiser on the following page shows that the square footage of this building is 939 SF. Thus, the parking rate during the peak period of the Subway is **1.06 parking spaces/1,000 SF**.



Strachan's Ice Cream & Desserts – during parking assessment

Website screenshot of the Pinellas County Property Appraiser's website. The browser address bar shows the URL: <https://www.pcpao.gov/property-details?s=152811000001201300&xmin=-9213885.273344306&ymin=3257533.39578856168&xmax=-92...>

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Website Search [] Select Language []

Home Search Exemptions Tools | Forms | Data How Do I... Learn About Contact Us

Site Address
105 ALT 19
PALM HARBOR, FL 34683 (Unincorporated)

Mailing Address
491 RIVERSIDE DR
TARPON SPRINGS, FL 34689-2565

Legal Description
BEG AT NW COR OF INT OF SR 584 & US 19A TH NW 65 FT (S) TO E/R/W DEMPSEY RD TH N ALONG R/W 180 FT(S) TO N LN OF DRAINAGE EASEMENT TH NE 141 FT TO ...
[More]

Current Tax District
PALM HARBOR COM SVC (PHMT)

Year Built
1989

Heated SF
939

Gross SF
1,089

Living Units
0

Buildings
1

Quick Pick Tool
[Print] [Email] [Custom Report] [Contact Us]
[Tax Estimator] [Comparable Sales]
[Large Map] [Property Record Card]
[Apply for Exemptions] [Check Exemption Status]
[TRIM Notice] [Link to Tax Bills]
[Change Mailing Address] [Request Property Review]
[FEMA/WLM Letter] [Radius Search/Mailing Labels]

Exemptions []

90°F Sunny 4:36 PM 4/26/2025

Strachan's Ice Cream & Desserts – Property Appraiser Information

3.4 Hello Sweetness, 10018 Cross Creek Boulevard, Tampa, Florida – – This is another independent ice cream shop. The tabulation is included in **Table 4**, below:

Table 4: Hello Sweetness – Parking Tabulation

	2:00-3:00 PM ** Tabulation
Parking Lot	*1 Occupied

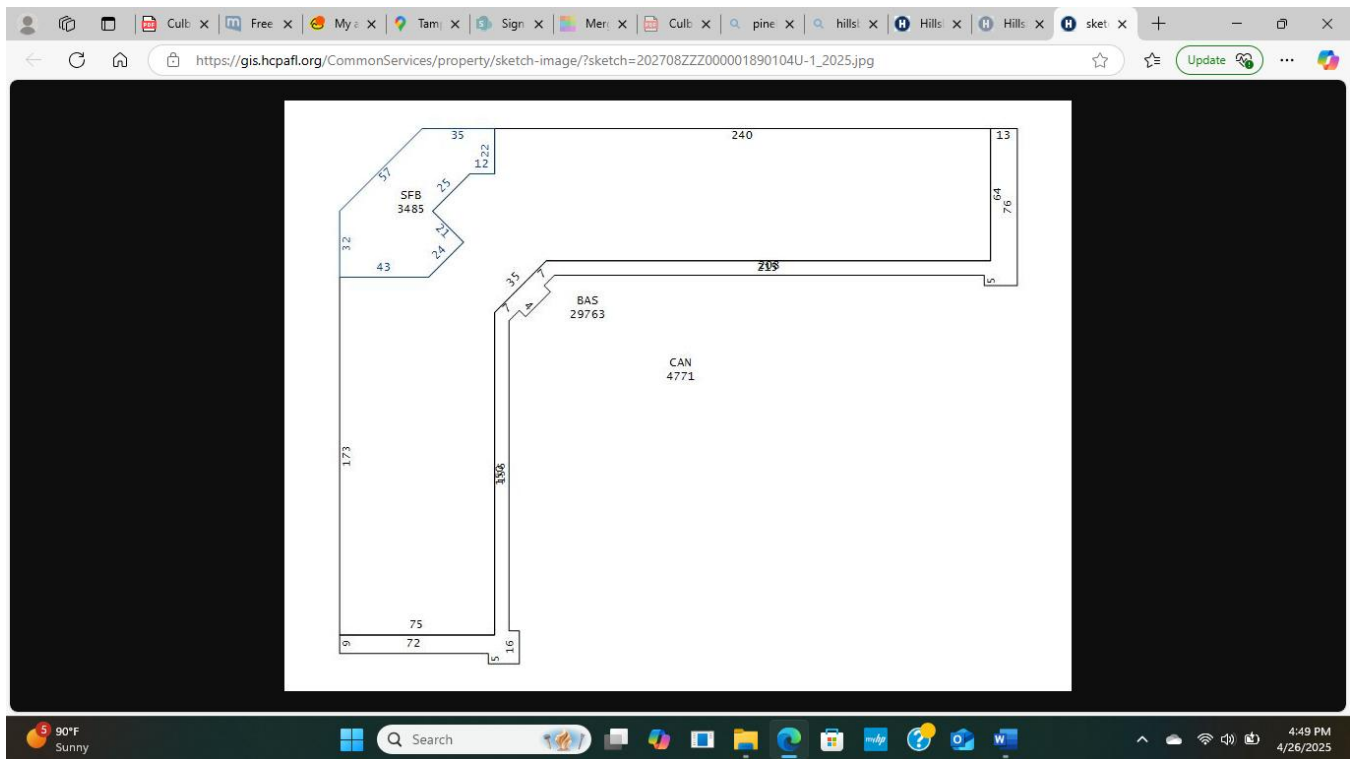
***This is a shared parking lot. So, the counting staff observed people coming and going to the store over a period of time to assess which spaces were used for this particular store.**

****The store opens at 2:00 PM; the counts were conducted as close to the peak hour of Subway as possible. The team waiting until about 45 minutes after the store opened to allow for customers to come. But, only the one employee came to the store, and zero (0) customers were observed.**

The information from the property appraiser on the following page shows that the square footage of this building is 2,163 SF. Thus, the parking rate during the peak period of the Subway is **0.46 parking spaces/1,000 SF**.



Hello Sweetness



Hello Sweetness - The property appraiser did not have information regarding the square footage of the individual units. However, there are 6 units along the western portion, which is 173x75 feet, or 12,975 SF, divided by 6 units equals 2,163 SF/unit.

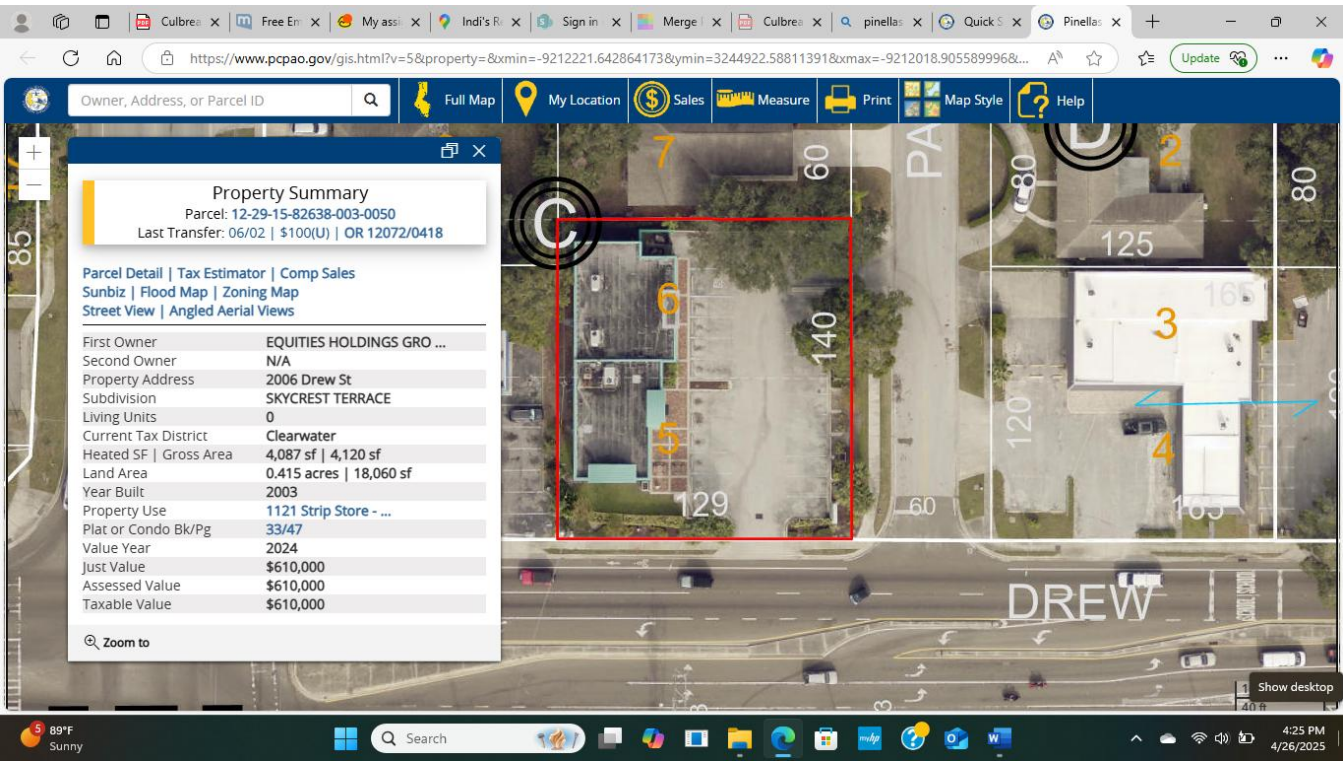
3.5 Average Ice Cream Parking Rate – A parking rate was computed for each of the ice cream shops that were observed. These are averaged below.

La Reyna de Michoacan Ice Cream	0.42 parking spaces/1,000 SF
Strachan's Ice Cream & Desserts	1.06 parking spaces/1,000 SF
Hello Sweetness	0.46 parking spaces/1,000 SF
<hr/>	
AVERAGE	0.65 parking spaces/1,000 SF

3.6 Parking Demand at 2006/2010 Drew Street – As Section of this report documents, there are 22 spaces available for these two addresses and the peak demand for Subway is 9 spaces, leaving 13 available.

The property appraiser information on the following page shows that the new ice cream store is 2,044 SF. The computed new parking rate is 0.65 spaces/1,000 SF. Thus, the parking demand is expected to be 1.33 spaces, round up to 2 occupied parking spaces during the peak hour of the Subway.

Thus, 9 (Subway) plus 2 (ice cream store) spaces equals 11 occupied spaces, out of the 22 available. There is adequate parking for both the Subway and the ice cream store.



New ice cream shop building is $4,087/2=2,044$ SF, per Property Appraiser.

4.0 CONCLUSIONS

This is a parking study for a planned ice cream store at 2006/2010 Drew Street, Clearwater, Florida. Counts were conducted at three ice cream store locations, and an average ice cream store parking rate was calculated. The study determined that – using this new parking rate – there is adequate existing parking at the site to accommodate both the existing Subway and the proposed ice cream store.



CITY OF CLEARWATER

PLANNING DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4567

FAX (727) 562-4576

LONG RANGE PLANNING
DEVELOPMENT REVIEW
HOUSING DIVISION
NEIGHBORHOOD SERVICES

March 20, 2002

Mr. Kevin Scherer
2815 Kavalier Drive
Palm Harbor, FL 34684

RE: Development Order regarding case FL 01-12-36 at 2004-2010 Drew Street (Subway and Fritz's Skate Shop)

Dear Mr. Scherer:

This letter constitutes a Development Order pursuant to Section 4-206.D.6 of the Community Development Code. On March 19, 2002, the Community Development Board reviewed your application for Flexible Development approval to reduce the required front (east) setback along Patricia Avenue from 25 feet to 12 feet to pavement, reduce the required front (south) setback along Drew Street from 25 feet to 10 feet to pavement, reduce the required side (west) setback from 10 feet to five feet to building, reduce the required side (north) setback from 10 feet to five feet to a dumpster enclosure and pavement, reduce the required parking from 11 spaces (five spaces per 1,000 square feet of gross floor area) to nine spaces (four spaces per 1,000 square feet of gross floor area) for a proposed retail sales and services establishment and reduce the required parking from 27 spaces (15 spaces per 1,000 square feet of gross floor area) to 13 spaces (seven spaces per 1,000 square feet of gross floor area) for a proposed restaurant, as a Comprehensive Infill Redevelopment Project under the provisions of Section 2-704, with a Comprehensive Landscape Program. The proposal includes a 4,068 square-foot building with restaurant and retail sales tenants. Based on the application and the staff recommendation, the Community Development Board (CDB) APPROVED the application with the following bases and conditions:

Bases for approval:

1. The proposal complies with the Flexible Development criteria as a Comprehensive Infill Redevelopment Project per Section 2-704.B.
2. The proposal complies with the Flexible Development criteria as a Comprehensive Landscape Program under the provisions of Section 3-1202.G.
3. The proposal is in compliance with other standards in the Code including the General Applicability Criteria per Section 3-913.
4. The development is compatible with the surrounding area and will enhance other redevelopment efforts.

Conditions of approval:

1. That any change in tenant mix be evaluated for complementary operational characteristics and parking demand, and may require approval by the Community Development Board;

BRIAN J. AUNGST, MAYOR-COMMISSIONER

ED HART, VICE MAYOR-COMMISSIONER
HOYT HAMILTON, COMMISSIONER

WHITNEY GRAY, COMMISSIONER
BILL JONSON, COMMISSIONER



2. That the color of the building be earth tones acceptable to the Community Development Coordinator, consistent with the conceptual elevations submitted to, or as modified by, the CDB;
3. That the site be limited to one monument sign oriented towards Drew Street, with a solid base coordinated with the design and color of the building and at a maximum height of six feet, to the satisfaction of Staff;
4. That the landscape buffer along the north side include a six-foot masonry-type wall, with a stucco finish and painted consistent with the building design and color, reduced to a maximum height of three feet within the front setback and constructed with a pier and lintel foundation in the vicinity of the adjacent oak tree to preserve the root system; and
5. That the landscape plan be amended to include coordinated and additional plant materials, to the satisfaction of Staff, prior to the issuance of any permits.

Pursuant to Section 4-407, an application for a building permit shall be made within one year of Flexible Development approval (March 19, 2003). All required certificates of occupancy shall be obtained within one year of the date of issuance of the building permit. Time frames do not change with successive owners. The Community Development Board may grant an extension of time for a period not to exceed one year and only within the original period of validity.

Please be aware that the issuance of this Development Order does not relieve you of the necessity to obtain any building permits or pay any impact fees that may be required. In order to facilitate the issuance of any permit or license affected by this approval, please bring a copy of this letter with you when applying for any permits or licenses that require this prior development approval.

In addition, please be aware that an appeal of a Level Two approval (Flexible Development) may be initiated by a property owner abutting the property which is the subject of the approval within 14 days of the date of the CDB decision. The filing of an application/notice of appeal shall stay the effect of the decision pending the final determination of the case. The appeal period for your case will expire on April 2, 2002.

If you have any questions, please do not hesitate to call Wayne M. Wells, AICP, Senior Planner, at 727-562-4504.

Very truly yours,



Gerald Figurski, Chairman
Community Development Board

cc. Gregory Politis, Equity Holdings, Inc.
Robert Gregg, Architect
Surrounding property owners

Issues for record FLD2025-05008**Job Address: 2010 DREW ST, CLEARWATER FL 33765****Job Description: Request is to reduce parking from 7 per 1,000s.f. to 4.14 parking spaces per 1,000s.f. for a Ice Cream Shop.**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Land Resource	Open	Prior to CDB: Parking Lot Repairs Will any repairs be made to the parking lot or curbs, especially near the Live oak trees on the north side of the property? If so, a tree preservation plan will be required: Tree Preservation Plan Required - Provide a Tree Preservation Plan prepared by an ISA Certified Arborist. This plan must show how the proposed building, parking, stormwater, irrigation and utilities impact the critical root zones (drip lines) of trees to be preserved and how you propose to address these impacts i.e.; crown elevating, root pruning and/or root aeration systems. Other data required on this plan must show the trees canopy line, actual tree barricade limits (2/3 of the drip line and/or in the root prune lines if required), and the tree barricade detail. And any other pertinent information relating to tree preservation.		Danny McDonnell	Alba Horanlli	Yes
		Response: The Building, parking, stormwater, irrigation and utilities are existing. We do not believe there will be any work on to be done near the trees other than additional landscaping.				
Planning	Open	Prior to CDB: Landscaping The property currently includes existing landscaping; however, the prior development order requires enhancements to the landscape plan and the addition of plant materials. Please provide a proposed plan detailing how the existing landscaping will be built upon and improved.		Austen Dole	Alba Horanlli	Yes
Response: Please see included Landscape Plans, to show existing and proposed.						
Planning	Open	Prior to CDB - Acknowledge - General Comments 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		Austen Dole	Alba Horanlli	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		<p>final action through a quasijudicial 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.”</p> <p>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</p> <p>In order to be reviewed by the Community Development Board (CDB) on July 15, 2025, electronic version of all updated materials must be submitted no later than 12:00pm on June 13, 2025.</p> <p>Response: Acknowledged.</p>				
Stormwater	Open	<p>General comment (Acknowledge)</p> <p>DRC is prerequisite to building permit; additional comments may be forthcoming upon submittal of building permit application. Response: Acknowledged.</p>		Phuong Vo	Alba Horanlli	No
Environmental	Open	<p>Prior to Building Permit</p> <p>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: Acknowledged.</p>		Sarah Kessler	Alba Horanlli	Yes
Traffic Eng	Open	<p>Prior to DO (Acknowledge) - Parking Study</p> <p>A Parking Study is required. A study was performed in accordance with the approved methodology concluding that there is sufficient parking on the site for both Subway and the Ice Cream Parlor. -RD Response: Parking Study has been provided.</p>		Raymond Dresch	Alba Horanlli	Yes