



BeharPeteranecz

DRC Lee Residence Report -Comments Responses

Sep 12th, 2025

To: **City of Clearwater, FL**

Representative: Jordan Behar
Behar Peteranecz 2430 Terminal Drive S
St Petersburg, FL 33712
PHONE: (727) 488-9490, Fax: No fax, Email: Jordan@architecturebp.Com

Case #: **FLD2025-07018 -- 1035 BAY ESPLANADE**

Owner(s): Legacy Real Estate DI Llc 815 Eldorado Avenue
Clearwater, FL 33767-1006
PHONE: (813) 830-1034, Fax: No fax, Email: No email

Applicant: Tom Lee
815 Eldorado Ave Clearwater
PHONE: No phone, Fax: No fax, Email: Tom@jctdevelopment.Com

Location: Southeast corner of Bay Esplanade and Palmer Street. (0.15 acres)

Atlas Page: 238A

Zoning District: LMDR - Low Medium Density Residential

Request: Flexible Development approval for a detached dwelling in the Low Medium Density Residential (LMDR) District as a Residential Infill Project for the property located at 1035 Bay Esplanade. The building will not exceed 30 feet in height and includes two off-street parking spaces. Requested is flexibility from front setback requirements. (Community Development Code Section 2-204.E)

Proposed Use: Detached Dwellings

Neighborhood Association(s): Board of County Commissioners
Clearwater Neighborhoods Coalition Pinellas County School Board Carlouel HOA

Assigned Planner: Melissa Hauck-Baker, Senior Planner

Re: DRC Report Responses

The DRC reviewed this application with the following comments:
All review comments are noted in ***bold italic font***.



ENGINEERING - Prior to CDB (Acknowledge) - General Comments

Issue created by Raymond Dresch on 8/25/2025 5:07:11 PM

Please acknowledge each condition in your response:

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
Response: *Acknowledged*
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.
Response: *Acknowledged*
3. Applicant shall be responsible for maintaining all landscaping, hardscaping, and lighting located within Right of Way.
Response: *Acknowledged*
4. Work on right-of-way shall require a permit with the appropriate entity.
Response: *Acknowledged*
5. Per Sec. 47.181, bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including ADA.
Response: *Acknowledged*

ENVIRONMENTAL - Prior to issuance of Building Permit

Issue created by Sarah Kessler on 8/22/2025 11:47:06 AM

1. Provide erosion control measures on plan sheet and provide notes detailing erosion control methods. Note: all silt fencing and other erosion control measures will be installed prior to the commencement of site work and maintained throughout the project.
Response: *Acknowledged, refer to Exhibit A, drawing A-003 Site plan notes Erosion control notes as per city of clearwater requirements.*

LAND RESOURCE - Prior to CDB: Landscape Acknowledgement

Issue created by Danny McDonnell on 8/27/2025 9:39:17 AM 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
3. redirect stormwater from gutter systems to prevent erosion.
4. Plastic sheets shall not be installed under mulches.
5. Artificial turf shall be installed according to the standards in Section 3-1203.

Response: *Acknowledged*



LAND RESOURCE - Prior to CDB: Landscape Plan

Issue created by Danny McDonnell on 8/27/2025 9:56:56 AM Issue is attached to Plans on sheet A-005

Prior to issuance of a certificate of occupancy you are required to install 4 code sized native shade trees or equivalents. These trees must meet the minimum code requirements and be installed.

On Island Estates and the beach, palms may be used for up to but no more than 75% of the required shade trees and accent trees may be used for up to but no more than 25% of the required shade trees.

Two seagrapes, which we consider accent trees, can be used toward the required tree count. I counted 6 Sabal palms to be preserved, which equals 2 shade trees (50% of the required trees). This means one additional shade tree (or 3 palm trees) needs to be shown on the landscape plan.

Response: *Acknowledged, refer to Exhibit A, drawing A-005 landscape plan showing 3 additional Plam trees on the pool side, equal to 1 shade tree to satisfy the remaining 25% tree requirements*

PLANNING - Prior to CDB: Findings of Fact (Applicant to Verify)

Issue created by Melissa Hauck-Baker on 8/27/2025 10:46:52 AM

1. The 0.15-acre subject property is located on the eastern side of Bay Esplanade and the southeast corner of Bay Esplanade and Palmer Street.

Response: *Verified*

2. The subject property is located within the Low Medium Density Residential (LMDR) District and the compatible Residential Urban (RU) future land use category.

Response: *Verified*

3. The subject property features 60 feet of frontage along Bay Esplanade and 110 feet of frontage along the unimproved right-of-way for Palmer Street along with 60 feet of water frontage.

Response: *Verified*

4. The existing detached dwelling was constructed in 1941 and features a front (Bay Esplanade) setback of 20 feet, a front (Palmer Street) setback of 2.87 feet, a rear/side (waterfront) setback of 12 feet and a side (1031 Bay Esplanade) setback of five feet.

Response: *Verified*

5. The LMDR District permits a detached dwelling as a Residential Infill Project consistent with Table 2-204 and CDC Section 2-204.E.1-7, where the following may be requested: a front setback in a range of 10 feet to 25 feet, a side setback in a range of zero feet to five feet, a rear setback of zero feet to 10 feet, a maximum building height of 30 feet and two off-street parking spaces.

Response: *Verified*

6. The proposed project includes the recent demolition of the existing detached dwelling and construction of a detached dwelling as a Residential Infill Project with a front (Bay Esplanade) setback of 10 feet, a front (Palmer Street) setback of 5 feet, a rear/side (waterfront) setback of five feet, a side (1031 Bay Esplanade) setback of five feet, a maximum building height of 30 feet to midpoint of the pitched roof, and a minimum of two off-street parking spaces, consistent with CDC Table 2-204 and Section 2-204.E.1-7.

Response: *Verified*

7. The proposed project includes a 0.63 Impervious Surface Ratio (ISR) where the maximum permitted ISR of 0.65 is consistent with CDC Section 2-201.1., Maximum development potential.

Response: *Verified*

8. The proposed project is a companion application to a Level Three, Text Amendment application case TA2025-08001.

Response: *Revised to exclude companion application, deemed unnecessary by Planning staff.*



PLANNING - Prior to CDB: Flood Zone (Acknowledge)

Issue created by Melissa Hauck-Baker on 8/27/2025 10:43:31 AM

It has been determined that your proposed project is in a flood zone and will be required to be designed accordingly. The city has adopted higher standards which will impact your final building design flood elevations. Please verify the base flood elevation for your property as established on a Flood Insurance Rate Map (FIRM) and confirm if locally determined data from the Pinellas County Sea Level Rise and Storm Surge Vulnerability Assessment was used to establish more restrictive flood elevations. For properties that are affected by multiple flood zones the design should be based on the most stringent base flood elevation (FIRM or County Vulnerability Assessment) that intersects the proposed structure and include the required two (2') feet of additional elevation (i.e. freeboard) to determine your final design flood elevation.

Flood related reference material may include, but is not limited to ASCE 24-14, FBC 1612, FBCR 322, the city's Flood Ordinance (i.e. Community Development Code Chapter 51 Flood damage prevention. Please contact our Floodplain Administrator or a Plans Examiner if you have any questions at 727-562-4567.

Response: *Acknowledged. The design complies with the most restrictive base flood elevation (FIRM or County Vulnerability Assessment), and takes into consideration including the required two feet of freeboard.*

PLANNING - Prior to CDB: General Comments (Acknowledge)

Issue created by Melissa Hauck-Baker on 8/27/2025 10:42:36 AM

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 prior to proceeding to the Community Development Board (CDB).

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."

In order to be reviewed by the Community Development Board (CDB) on October 21, 2025, electronic version of all updated materials must be submitted no later than 12:00pm on September 12, 2025.

Response: *Acknowledged.*

PLANNING - Prior to CDB: Pool Deck Height

Issue created by Melissa Hauck-Baker on 8/28/2025 12:36:08 PM

In order to classify the pool as an accessory use, the maximum height from grade to the pool must remain at 12 inches or less.

Response: *Acknowledged the pool is designed to be 12 Inches or less form grade.*

STORMWATER - Prior to CDB (acknowledge) - General comment

Issue created by Phuong Vo on 8/23/2025 6:52:16 PM Issue is attached to Plans on sheet A-004

Per City of Clearwater Stormwater Drainage Criteria, construction plans to be submitted at the building permit application shall show proposed lot grading including directing runoff to the designed destination, said grading plan when implemented shall not adversely impact adjoining properties.

Response: *Acknowledged*

TRAFFIC ENG - Prior to CDB - SVT Corner Clip

Issue created by Raymond Dresch on 8/25/2025 4:59:16 PM Issue is attached to Plans on sheet A-003

The corner of the garage has a 1-foot corner clip encroachment into the SVT. This can be addressed by reducing the driveway width to 12 feet (a 1-foot reduction away from the structure).

Response: *The 1-foot corner clip encroachment into the SVT was discussed at DRC and determined to be an acceptable, minor mathematical encroachment.*

No Plan Room Conditions on this case.

No Plan Room Notes on this case.

Aug 1st, 2025 (revised August 8th, 2025)

EXHIBIT "B"

Address : 1035 Bay Esplanade

Description of request:

REQUEST FOR FRONT YARD SETBACK REDUCTIONS TO THE PRIMARY AND SECONDARY RIGHT OF WAY UNDER RESIDENTIAL INFILL FOR A DETACHED DWELLING PER SECTION 2-204.E.1

Summary:

The applicant seeks approval for front yard setback reductions pursuant to the Residential Infill provisions for a detached dwelling under the City of Clearwater's zoning code. The subject property is located within the Carlouel neighborhood on North Clearwater Beach, situated on the east side of Bay Esplanade. The property is zoned Low Medium Density Residential (LMDR) with a Residential Urban (RU) Future Land Use designation.

The proposed development includes the demolition of an existing single-family residence that sustained significant damage during the 2024 storms, and the construction of a new detached dwelling that will comply with all applicable zoning and floodplain regulations, including the maximum permitted building height of 30 feet.

The parcel is a corner lot, bounded by Bay Esplanade to the southwest and Palmer Street to the northwest. Palmer Street is a platted but unimproved right-of-way that terminates at the Intracoastal Waterway. The lot measures approximately 6,691 square feet (per the Pinellas County Property Appraiser), with an approximate width of 60 feet and depth of 110 feet, and meets all LMDR dimensional standards for minimum lot width, depth, and area.

The Carlouel neighborhood, originally developed in the 1930s and 1940s, is an architecturally diverse enclave characterized by a blend of historic beach cottages and larger, modern homes on compact lots. Many existing homes along Bay Esplanade predate current zoning and include a wide variety of nonconforming front setbacks, resulting in an eclectic but established pattern of development.

The applicant is requesting front yard setback reductions to allow a 10-foot setback along Bay Esplanade and a 5-foot setback along Palmer Street. These setbacks are consistent with the prevailing pattern of development throughout the Carlouel neighborhood and help reinforce the historical relationship between structures and the surrounding rights-of-way. Notably, the existing home on the property was set back only 2.87 feet from Palmer Street, and existing improvements such as walkways and sidewalks currently encroach beyond the property line into the public right-of-way.

In contrast, the proposed 5-foot front setback along Palmer represents a significant improvement in both spatial separation and conformance, while maintaining compatibility with the established built environment. This setback reduction provides sufficient relief for a context-sensitive infill project on a constrained lot while meaningfully improving upon previous conditions. Although the property functions as a single-frontage lot, its dual frontage along an unimproved right-of-way qualifies it as a corner lot under the zoning code.

With the exception of the requested front yard setback reductions, the proposed development will conform with all other applicable LMDR zoning regulations and FEMA/Pinellas County Floodplain requirements.

PROJECT DATA:

- i. a Lot Area of 6,691 +/- square feet;
- ii. a Lot Width of ~60 feet, a length of ~110 ft per the survey.
- iii. a front setback from Bay Esplanade of 10'-0" to structure, 0' - 0" to Pavers (driveway)
- iv. a front setback from Palmer Street of 5'-0" to structure, 1' - 0" pavers
- iv. a side setback 5 feet to structure (rear), 10' - 0" to pavers/pool coping
- v. a side setback 5 feet to structure, 1' - 0" to pavers
- vi. a maximum height from the Design Flood Elevation to the midpoint of the highest peak roof of 30" as per code requirements.
- vii. a setback of 10 feet to the pool/pool deck, consistent with the minimum standard for accessory structure



EXHIBIT D

Utility Services Narrative

Property Address: 1035 Bay Esplanade, Clearwater, FL

Zoning: LMDR | Future Land Use: RU

This project involves the construction of a new single-family detached residence at the above address. The proposed utility strategy is to retain and reuse the existing utility connections that previously served the former residence on the lot. The following utility services will be managed as described:

- **Water:**
The existing potable water connection and meter serving the former residence will remain in place and are intended to be reused to serve the new dwelling, pending final coordination and inspection.
- **Electricity:**
The existing electrical service infrastructure and meter location will be reused, subject to inspection and coordination with Duke Energy.
- **Natural Gas:**
The existing gas line and service will be reused for the new dwelling. All connections will comply with applicable codes and be inspected as required.
- **Reclaimed Water:**
The existing reclaimed water connection is to be reused for irrigation purposes, in accordance with City of Clearwater standards.
- **Solid Waste (Trash & Recycling):**
Trash and recycling receptacles will be stored within the garage when not in use. On collection days, receptacles will be placed curbside for pick-up and returned to the garage afterward.

The existing utility locations are indicated on the Site Plan – Sheet A-003, submitted under Exhibit A, and are based on the survey prepared by Bill H. Hyatt, LS 4636, dated March 5, 2025.

This narrative outlines the preliminary utility strategy for the proposed infill residence. All existing utility connections are intended to be reused, subject to verification and coordination with the appropriate utility providers. Final connection details will be confirmed during the permitting process in accordance with City of Clearwater requirements.

EXHIBIT E

Stormwater Management Narrative – Type B Lot Drainage

Property Address: 1035 Bay Esplanade, Clearwater, FL

Zoning: LMDR | Future Land Use: RU

This narrative supports the proposed construction of an infill detached dwelling located at 1035 Bay Esplanade, Clearwater, Florida. The project is designed to utilize a Type B lot drainage approach, consistent with the City of Clearwater's residential drainage standards.

The conceptual grading and drainage strategy is intended to direct stormwater runoff from impervious surfaces (such as roof areas, driveways, and walkways) away from the building foundation and toward pervious landscaped areas or shallow surface swales. This encourages natural infiltration and reduces the potential for water accumulation near structures.

Key elements of the schematic drainage strategy include:

- Positive drainage: positive drainage away from the structure shall be provided, where feasible, to prevent water accumulation near the foundation.
- Swale design: swales will be designed in accordance with city of clearwater standards.
- Protection of adjacent properties: stormwater will not be directed toward adjacent private properties.
- Site restoration: all disturbed areas will be restored to original condition or better upon project completion.

This stormwater management design approach provides a compliant, low-impact drainage solution appropriate for the project scale. The preliminary drainage concept is illustrated on Drainage Plan – Sheet A-004, submitted under Exhibit A.

Alan Mayberry Tree Consulting

Tree Inventory
1035 Bay Esplanade
Clearwater, Florida

August 6, 2025

Prepared For: Behar Peteranecz, Architecture

Attn: Mr. Jordan Behar

Prepared By: Alan Mayberry, Consulting Arborist

ISA Certified Arborist #SO-0305

Signed: Alan Mayberry

The following report is submitted by Alan Mayberry, Consulting Arborist, and includes findings I believe are accurate based on my education, experience, and knowledge in the field of Arboriculture. My findings are based on scientific research in the field of Arboriculture. In addition, my findings are based on personal observations of over 40 years of experience in the broad field of Arboriculture. I have no interest personally or financially in this property and I believe my report is factual and unbiased.

Tree Inventory Overview

The following tree inventory provides an overall condition rating for all site trees and palms protected by the provisions of the City of Clearwater code. The overall condition ratings range from 0 (a dead tree) to 6 (a specimen quality tree). Increments of 0.5 are used for accuracy. A tree rated 3.0 is an average tree that has sufficient health and structure to warrant consideration for preservation. A tree rated 2.5 is slightly below average but may improve with minor remedial maintenance if noted in the tree inventory. Trees that are rated 2.0 or less are recommended for removal and the City of Clearwater generally requires their removal as a condition of development. Trees rated 4.0 and above are high quality trees with good health and structural attributes. The tree inventory includes specific arboricultural terminology in the **Comment** section following each tree rated 2.5 or below. The **Notes** following the tree Inventory provide important information regarding recommendations made in the inventory. The **Tree Data Section** that follows the notes provides a more thorough explanation of the rating system and how individual trees are scored and evaluated.

The tree inventory field work was conducted on August 6, 2025.

NOTE #1: In the following tree inventory, tree size references the trunk diameter of a tree in **inches**, measured at 4.5' above grade unless the tree forks below that point; then the diameter is measured at the narrowest area between grade and the fork. Palm species are measured in

feet of clear trunk, the distance in feet from grade to where the first live frond emanates from the trunk and is noted as **CT**. **Palms with less than 10' of CT are exempt from permit requirements.**

NOTE #2: Trees/palms located off-site and within 25' of the property lines for this site are included in the tree inventory to meet the City of Clearwater's code provision requiring all trees and palms located within 25' of the property lines to be shown in the tree inventory and located on the site plan. Off-site trees are located but not assessed due to the legal ramifications of assessing a tree without the property owner's permission or knowledge.

Tree Inventory

Tree #	Size	Species	Rating
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- | | | | |
|---|-------------------|--|-----|
| 1. | 5", 10", 13", 14" | sea grape (<i>Coccoloba uvifera</i>) | 3.5 |
| Comments: Healthy multi-trunked tree located in the right of way of Bay Esplanade. | | | |
| 2. | 22' CT | sabal palm (<i>Sabal palmetto</i>) | 4.0 |
| Comments: Healthy palm located in the right of way of Bay Esplanade. | | | |
| 3. | 18' CT | sabal palm (<i>Sabal palmetto</i>) | 4.0 |
| Comments: This palm has sufficient health and structure for preservation consideration. | | | |
| 4. | 20' CT | sabal palm (<i>Sabal palmetto</i>) | 4.0 |
| Comments: This palm has sufficient health and structure for preservation consideration. | | | |

NOTE: This site has numerous native sea grape trees that have branches that were sheared by the winds of two hurricanes or multiple trunks that are rubbing and creating wounds with associated decay. While these and other factors downgrade the overall condition rating of individual trees to below 3.0; the sea grape as a species is tough and resilient and can comeback from damage if pruned properly. Moreover, the sea grape does not attain heights and proportions that make failure of branches a significant concern. The property owner may want to preserve individual trees rated 2.0 – 2.5 and have them maintained to improve structure.

- | | | | |
|---|--------|--|-----|
| 5. | 17" | sea grape (<i>Coccoloba uvifera</i>) | 3.5 |
| Comments: Wound on the south trunk 7' above grade. Good overall health. | | | |
| 6. | 18" | sea grape (<i>Coccoloba uvifera</i>) | 3.0 |
| Comments: This tree has sufficient health and structure for preservation consideration. | | | |
| 7. | 19' CT | sabal palm (<i>Sabal palmetto</i>) | 4.5 |
| Comments: Healthy palm with a full crown. | | | |

- | | | | |
|---|-------------|--|-----|
| 8. | 12" | sea grape (<i>Coccoloba uvifera</i>) | 2.5 |
| Comments: If preserved remove dead trunk. This tree has two sheared branches (apparent wind damage) and small wounds on the scaffold branches. Good health. If preserved, prune out sheared branches. | | | |
| 9. | 18' CT | sabal palm (<i>Sabal palmetto</i>) | 4.5 |
| Comments: Healthy palm with a full crown. | | | |
| 10. | 6" | sea grape (<i>Coccoloba uvifera</i>) | 2.0 |
| Comments: Two leaders have been sheared off due to high winds leaving tattered branches. Wounds on scaffold branches. Sea grapes are a tough species, and this tree can be preserved if pruning repairs damaged branches. | | | |
| 11. | 5", 5", 9" | sea grape (<i>Coccoloba uvifera</i>) | 2.5 |
| Comments: This tree has rubbing branches with decay at 4.5' above grade. The health is good. | | | |
| 12. | 8" | sea grape (<i>Coccoloba uvifera</i>) | 2.5 |
| Comments: Low crown density with wounds on the trunk and scaffold branches. | | | |
| 13. | 5" | sea grape (<i>Coccoloba uvifera</i>) | 2.0 |
| Comments: Wounds on the trunk and scaffold branches. | | | |
| 14. | 18' CT | sabal palm (<i>Sabal palmetto</i>) | 4.0 |
| Comments: Healthy native palm. | | | |
| 15. | 5" | sea grape (<i>Coccoloba uvifera</i>) | 3.0 |
| Comments: Average health and structure. | | | |
| 16. | 10" | sea grape (<i>Coccoloba uvifera</i>) | 2.0 |
| Comments: Leader broke off, also broken branches | | | |
| 17. | 17" | sea grape (<i>Coccoloba uvifera</i>) | 2.5 |
| Comments: This tree is located in the right of way of Bay Esplanade. The tree develops a grafted trunk 5.5' above grade with minor decay in the graft. Minor decay present on branches and trunk. If preserved remove dead branch at top. | | | |
| 18. | 6", 6", 21" | sea grape (<i>Coccoloba uvifera</i>) | 2.5 |
| Comments: This tree is healthy but has been topped 7' above grade. A second trunk on the southwest side has been topped and has decay present. If preserved, remove trunk with decay. | | | |
| 19. | 21' CT | foxtail palm (<i>Wodyetia bifurcata</i>) | 4.0 |

Comments: Very attractive healthy palm.

20.	17' CT	sabal palm (<i>Sabal palmetto</i>)	4.0
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Comments: Healthy palm with a full crown.

21.	19' CT	sabal palm (<i>Sabal palmetto</i>)	N/A
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Comments: Off-site palm with a healthy full crown.

22.	18' CT	sabal palm (<i>Sabal palmetto</i>)	N/A
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Comments: Off-site palm with a healthy full crown.

23.	21' CT	sabal palm (<i>Sabal palmetto</i>)	N/A
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Comments: Off-site palm with a healthy full crown.

24.	22' CT	sabal palm (<i>Sabal palmetto</i>)	3.5
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Comments: Healthy palm with Cereus vine on trunk.

25.	6", 6", 7"	sea grape (<i>Coccoloba uvifera</i>)	2.5
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Comments: Multi-trunk tree with wounds where trunks are rubbing. Also, wounds on scaffold branches.

26.	5"	sea grape (<i>Coccoloba uvifera</i>)	2.0
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Comments: Decay in trunk 4' above grade downgrade the condition of this tree. If preserved monitor wound for decay progression.

27.	4", 6", 9"	sea grape (<i>Coccoloba uvifera</i>)	2.0
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Comments: This tree has been topped resulting in epicormic growth. In addition, the tree has wind sheared leaders. It is a multi-trunked tree with included bark in one union. The health is good.

28.	3", 3", 9"	sea grape (<i>Coccoloba uvifera</i>)	3.0
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Comments: Average health and structure.

29.	16' CT	sabal palm (<i>Sabal palmetto</i>)	3.5
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Comments: Located in the right of way of Bay Esplanade. Healthy palm with a trunk constriction from grade up to 5'.

30.	7"	sea grape (<i>Coccoloba uvifera</i>)	2.0
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Comments: This single trunk tree has a very suppressed canopy as it is growing directly into the canopy of adjacent trees.

31.	22' CT	sabal palm (<i>Sabal palmetto</i>)	N/A
Comments: This palm is located off-site on property to the south.			
32.	5"	sea grape (<i>Coccoloba uvifera</i>)	2.0
Comments: This multi-trunked tree has been topped for clearance over the sidewalk and also had a trunk wind sheared.			
33.	8"	silver buttonwood (<i>Conocarpus erectus</i> var. <i>sericeus</i>)	2.5
Comments: Basal tri-dominant structure with included bark in the northwest trunks. The tree has small basal wounds but has very good overall health.			
34.	20' CT	sabal palm (<i>Sabal palmetto</i>)	N/A
Comments: Off-site very healthy palm.			
35.	24' CT	sabal palm (<i>Sabal palmetto</i>)	N/A
Comments: Off-site very healthy palm.			
36.	14' CT	sabal palm (<i>Sabal palmetto</i>)	4.0
Comments: Healthy palm with a full crown.			
37.	4", 6", 8"	sea grape (<i>Coccoloba uvifera</i>)	N/A
Comments: Off-site tree.			
38.	2", 4"	sea grape (<i>Coccoloba uvifera</i>)	N/A
Comments: Off-site tree.			
39.	20' CT	sabal palm (<i>Sabal palmetto</i>)	N/A
Comments: Off-site healthy palm.			
40.	4", 6"	sea grape (<i>Coccoloba uvifera</i>)	N/A
Comments: Off-site tree with dead branch.			
41.	22' CT	sabal palm (<i>Sabal palmetto</i>)	4.0
Comments: Healthy palm with a full crown.			
42.	14' CT	sabal palm (<i>Sabal palmetto</i>)	4.0
Comments: Healthy palm with a full crown.			

This concludes the tree inventory.

NOTES

NOTE: A tree inventory is typically valid for 3-5 years. However, events such as drought, lightning, mechanical root damage, freeze, improper maintenance, and severe storms can downgrade the rated value of a tree. Conversely, remedial maintenance can upgrade the value. If you suspect that a tree has been adversely affected, have the tree inspected by a qualified International Society of Arboriculture (ISA) Certified Arborist.

NOTE: Any reference in the tree inventory to future monitoring of trees or further inspections of trees should only be performed by an ISA Certified Arborist with the Tree Risk Assessment Qualification (TRAQ).

NOTE: Any references in the following tree inventory recommending tree pruning should only be performed by International Society of Arboriculture (ISA) Certified Arborists skilled in pruning to the standards defined in the American National Standards Institute (ANSI) publication, *ANSI-A300 Part 1: Tree, Shrub and Other Woody Plant Maintenance – standards Practices, Pruning* and the International Society of Arboriculture’s companion publication: *Best Management Practices, Tree Pruning* (Revised 2008).

NOTE: Any recommendations in this tree inventory for structural pruning should only be performed by ISA Certified Arborists skilled in this type of pruning and in conformance with the methodology as defined within the International Society of Arboriculture’s publication: *Best Management Practices, Tree Pruning* (Revised 2008).

Tree Rating System

A tree inventory is a record of a tree’s condition at the time of inspection. It is a valuable tool to identify trees that have sufficient health and structure to warrant preservation considerations or identify trees with health and/or structural issues that could lead to failure and cause personal injury or property damage. The tree inventory can also be useful in prescribing maintenance needs of individual trees. The tree inventory data includes the tree number, trunk diameter, tree species, and overall condition rating. It also includes a comment section for the tree assessor to note information that supports a condition rating or identifies a defect that may not be obvious.

The overall condition rating is the result of the tree assessor’s valuation of a tree’s health, structure, species characteristics, and to a lesser degree, aesthetic qualities. The tree assessor must evaluate trees with an eye on public safety as a tree inventory is typically performed for trees that are on an existing site or that will be left on a site after site work. In any case, trees may be close to people, structures, or vehicles. The assessor should identify trees that will be an asset to a property and distinguish them from trees that pose a liability. Due to the connection saving trees will have on public safety, the tree assessor must possess a comprehensive knowledge of tree biology, tree biomechanics and tree species characteristics.

NOTE: *In cases involving new construction, it is sometimes prudent to plant new trees that will not suffer construction impacts and will be able to acclimate to the new site characteristics.*

The methodology for conducting this tree assessment is defined by the International Society of Arboriculture (ISA) as a Visual Tree Assessment (VTA). Trees are assessed by conducting a 360-degree visual observation of the foliage, twigs, secondary branches, major scaffold branches, trunk, and portions of the root system that are visible. Arboricultural diagnostic tools such as probes, rubber mallets for resonance testing and binoculars are used to increase accuracy.

The following is an explanation of the data used in the tree inventory.

Tree Inventory Data

Tree# - location - Each tree is assigned a tree identification number for reference in the inventory that corresponds with a number on the site plan that identifies the location of the tree in the field. In some cases, tree identification numbers may be GPS coordinates.

Size – Tree size is a measure of the tree's trunk diameter at 4.5' above grade. If the trunk forks at 4.5' above grade the diameter is measured at the narrowest trunk diameter between the fork and grade. Palm species are measured in trunk diameter or feet of clear trunk (C.T.), depending on local code requirements.

Species – Each tree is listed by its common and botanical name.

Condition Rating – The condition rating is an assessment of the tree's overall structure and systemic health.

Elements of structure include: **1) *soundness of the tree's wood*:** presence of cavities; decay; fungal fruiting bodies; discolored wood; split, cracked; rubbing branches; bows; trunk seams; reaction wood; presence of tension wood/roots, etc., **2) *branch arrangement and attachments*:** well-spaced scaffold branches vs. clustered branches emanating from the same area on the trunk; codominant stems vs. single leader trunk; presence of a branch bark ridge in the branch union vs. included bark in the union; basal codominant association with adjacent trees. **3) *root stability*:** presence of root barriers; girdling roots; root decay; mounding; fill; lack of trunk flare; evidence of trenching or grubbing.

Elements of systemic health relate to the tree's overall energy system measured by net photosynthesis (food made) vs. respiration (food used). A tree with good systemic health will have a vascular system that moves water, nutrients and photosynthate within the tree as needed. Indicators of a healthy systemic system used in the overall condition rating include: **1) *live crown ratio*** (the percentage live crown a tree has relative to its height, **2) *crown density*** (density of the foliage), **3) *tip growth*** (foliated branch tips and shoot elongation), **4) lack of debilitating disease or insect attack.**

The rating scale is 0-6 with 0 being a dead tree and 6 a specimen tree. Increments of 0.5 are used to increase accuracy. Examples of the tree rating system are as follows:

0- A dead tree.

1- A tree that has one or more of the following problems: tree is in severe decline (in a mortality spiral); tree has over 50% crown dieback; tree is deemed to be hazardous by the assessor; tree harbors a communicable debilitating disease; tree is designated by the State of Florida's Exotic Pest Plant Council as a category #1 or #2 invasive species e.g., Brazilian pepper tree (*Schinus terebinthifolius*). A tree with a rating of 1 should be removed as it is beyond treatment and is a threat to cause personal injury or property damage or is an invasive species.

2 – A tree that has one or more of the following problems: tree exhibits the structural defect of codominant stems with included bark in the unions when located in the trunk or large scaffold branches; tree is a basal codominant with an adjacent tree; tree has large cavities; tree has large areas of decayed wood; tree has torsional cracks, ribs, seams in the trunk; tree has pathogenic fungal fruiting structures e.g., conks, mushrooms, tree has cracked/split, rubbing scaffold branches; tree is uprooted; tree has 30% or greater crown dieback; tree has a live crown ratio less than 25%; tree has debilitating disease or insect problems; tree has severe nutritional deficiencies. A tree with a rating of 2 should be removed.

2.5 – A tree that has one or more of the following problems: tree has a thinning canopy with below average crown density; tree has 15% or greater crown dieback; tree has a suppressed canopy; tree has low crown density and poor form due to competition from adjacent trees; tree has a phototropic lean without appropriate response growth; root barriers are present that adversely affect stability; tree has restricted branching; tree has acute doglegs in scaffold branches; tree has been severely lion-tailed; tree has multiple flush cuts; tree has been previously topped; tree with a codominant trunk that is becoming included in the union; tree has mistletoe infestation; tree is an exotic species with undesirable characteristics. A tree with a 2.5 rating is recommended for removal as trees in this classification have been downgraded due to health or structural conditions that will prevent them from being a viable element in the future landscape unless the assessor prescribes arboricultural treatments that will reverse the conditions and the property owner is committed to implementing the treatments. The treatments should be in accordance with industry standards (ISA) and the assessor should provide specific instructions for the treatments in the "comments" section including the requisite qualifications of the person performing the treatment.

3- A tree with the following attributes: tree exhibits average crown density; tree has a live crown ratio of 45% or greater (30% for *Pinus* spp.); tree has foliated branch tips with less than 10% branch dieback; Tree has a codominant trunk but has U-shaped unions with a branch bark ridge present in the union; tree has a phototropic lean compensated with tension root development; root barriers are minor affecting less than 20% of the tree's root development; tree lacks debilitating disease or insect attack; tree has minor nutritional deficiencies; tree has minor wounds that are being mitigated by response growth; tree with average form. A tree rated a 3 has sufficient health, structure, and form to warrant preservation considerations.

4- A tree with the following attributes: tree has above average crown density; tree has a live crown ratio of 55% or greater; branch tips are foliated with less than 5% tip dieback; tree is free

of debilitating disease or insect problems; trunk develops a codominant, but unions are U-shaped with a branch bark ridge present; wounds are closed or in the process of closure; scaffold branches and primary branches have strong attachments; root barriers are minor affecting less than 15% of the tree's root development; tree has a balanced crown with few irregularities. A tree with a rating of 4 is valuable to the property and should be preserved if possible.

5 – A tree with the following attributes: tree has high crown density indicating stored energy reserves; tree has branch tips exhibiting vigorous shoot growth; tree has a live crown ratio of 65% or greater, tree has single leader structure - live oak (*Quercus virginiana*) trees can have codominant structure if branch angles are wide and free of included bark; tree has well-spaced scaffold branches; tree is free of debilitating disease or insect problems; tree lacks nutritional deficiencies; root barriers are minor affecting less than 5% of the tree's root development; tree has a crown that is symmetrical and full imparting high aesthetic amenities. A tree in this category should be of a species that possesses characteristics inherent to longevity and should be a strong compartmentalizing species. A tree with a #5 rating lends considerable value to the site and is worthy of site plan modification considerations to achieve preservation.

6 – A specimen tree. A specimen tree possesses a combination of superior qualities regarding systemic health, structural integrity, and form surpassing the attributes of a tree rated a 5. A specimen tree may also have unique qualities regarding its size, species, age, or form. A great effort should be made to preserve a specimen tree including shifting structures that would adversely impact the tree. A specimen tree should have a minimum undisturbed rooting area equal to a one-foot radius from the trunk for each inch of trunk diameter measured at 4.5' above grade. All work performed on a specimen tree should only be performed by an International Society of Arboriculture (I.S.A.) Certified Arborist with references of previous tree maintenance.

Comments: The comment section serves to note observations relative to the tree but not covered in the inventory data or expands on information in the inventory data. It may include maintenance recommendations to improve the tree's overall condition rating and may also have **recommendations** on whether to remove or preserve a tree.



Parcel Summary (as of 01-Aug-2025)				Parcel Map
Parcel Number 32-28-15-13464-273-0010				
Owner Name LEGACY REAL ESTATE DL LLC				
Property Use 0110 Single Family Home				
Site Address 1035 BAY ESPLANADE CLEARWATER, FL 33767				
Mailing Address 815 ELDORADO AVE CLEARWATER, FL 33767-1310				
Legal Description CARLOUEL SUB BLK 273, LOT 1				
Current Tax District CLEARWATER (CW)				
Year Built 1941				
Living SF 2,350	Gross SF 3,164	Living Units 1	Buildings 1	

Exemptions

Year	Homestead	Use %	Status	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).
2026	No	100%	New application needed.	
2025	Yes	100%	The current homestead will expire Dec. 31, 2025.	
2024	Yes	100%		

Miscellaneous Parcel Info


Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
23091/2347	\$1,541,500	260.04	A	Current FEMA Maps	Check for EC	Zoning Map	20/60

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$1,320,172	\$561,714	\$511,714	\$536,714	\$511,714

Value History (yellow indicates corrected value)

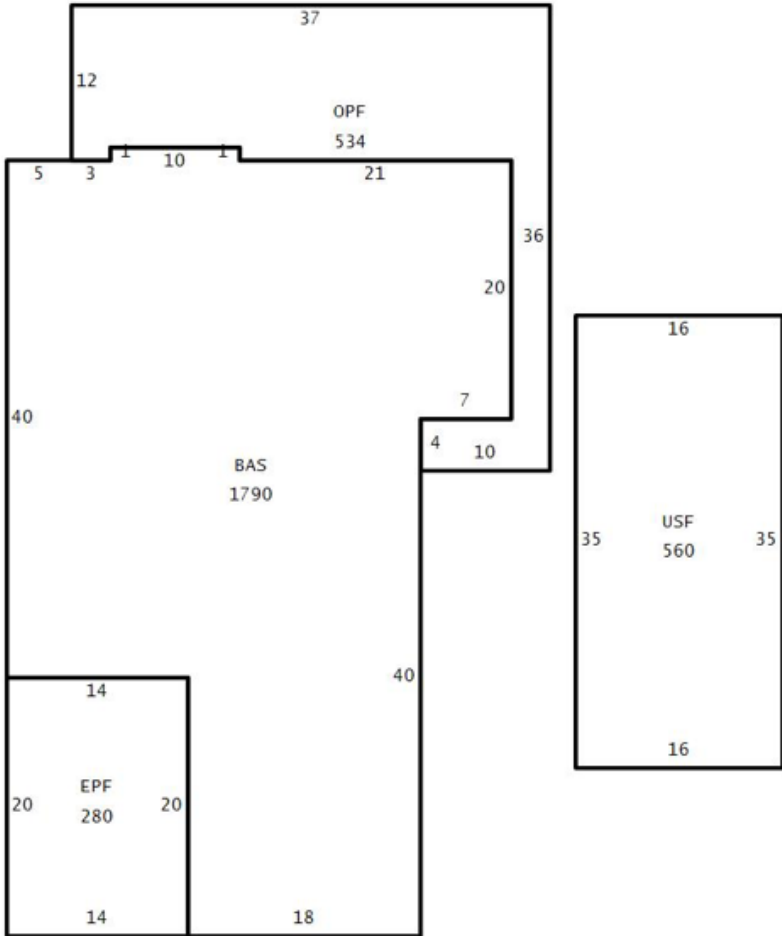
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	Y	\$1,434,629	\$545,353	\$495,353	\$520,353	\$495,353
2022	Y	\$1,548,810	\$530,450	\$480,450	\$505,450	\$480,450
2021	Y	\$998,323	\$515,000	\$465,000	\$490,000	\$465,000
2020	Y	\$950,576	\$507,890	\$457,890	\$482,890	\$457,890
2019	Y	\$876,237	\$496,471	\$446,471	\$471,471	\$446,471

2024 Tax Information		
 <p>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.</p>		
	Tax Bill View 2024 Tax Bill	2024 Millage Rate 18.9481
		Tax District (CW)

Sales History						
Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
09-Mar-2025	\$1,875,000	Q	I	ROWAN CAREY T	LEGACY REAL ESTATE DL LLC	23091/2347
17-Dec-2002	\$950,000	Q	I	LEATHERMAN SUZANNE K	ROWAN, CAREY T	12416/2478
31-Dec-1972	\$42,800	Q				03757/0577

2024 Land Information						
Land Area: ≈ 6,691 sf ≈ 0.15 acres			Frontage and/or View: Intracoastal		Seawall: Yes	
Property Use		Land Dimensions	Unit Value	Units	Method	Adjusted Value
Single Family		60x110	\$21,500	60.00	FF	\$1,381,848

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation	Continuous Footing Poured	Base (BAS)	1,790	1,790
Floor System	Wood	Upper Story (USF)	560	560
Exterior Walls	Frame Siding	Enclosed Porch (EPF)	0	280
Unit Stories	2	Open Porch (OPF)	0	534
Living Units	1	Total Area SF	2,350	3,164
Roof Frame	Gable Or Hip			
Roof Cover	Shingle Composition			
Year Built	1941			
Building Type	Single Family			
Quality	Average			
Floor Finish	Carpet/Hardtile/Hardwood			
Interior Finish	Drywall/Plaster			
Heating	Central Duct			
Cooling	Cooling (Central)			
Fixtures	10			
Effective Age	36			

2024 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	\$16,000.00	1	\$16,000	\$8,000	2005
BT LFT/DAV	\$12,000.00	1	\$12,000	\$6,000	2005
DOCK	\$48.00	498.0	\$23,904	\$16,972	2005
FIREPLACE	\$8,000.00	1	\$8,000	\$3,520	1941

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

BCP2024-100777	DEMOLITION	10/28/2024	\$500
BCP2023-090605	ROOF	09/21/2023	\$22,925
BCP2023-040755	SEA WALL	05/16/2023	\$34,950
WND-22-00449	BOATHS/COV	02/10/2023	\$0
P3500704	DOCK	01/26/2005	\$0