



CITY OF CLEARWATER
PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4567

**DRAFT ACTION AGENDA
DEVELOPMENT REVIEW COMMITTEE**

Thursday, May 5, 2022

8:30 AM - Staff Review

9:00 AM

Case number: [LUP2022-04004 -- 1885 COUNTY ROAD 193](#)

Owner(s): Father Mina Ghaly
2930 County Road 193
Clearwater, FL 33759
PHONE: (813) 523-3263, Fax: No fax, Email: No email

Applicant: Todd Pressman
200 2nd Ave South
Unit 451
St.Petersburg, FL 33701
PHONE: No phone, Fax: No fax, Email: Todd@pressmaninc.Com

Representative: Todd Pressman
Pressman & Assoc., Inc
200 2nd Ave South
Unit 451
St.Petersburg, FL 33701
PHONE: No phone, Fax: No fax, Email: Todd@pressmaninc.Com

Location: 2.61 acres located on the east side of CR 193 approximately 500 feet south of Sunset Point Road.

Atlas Page: 264B

Zoning District: I - Institutional

Request: This case involves a request to amend the Future Land Use Map designation from Residential Low (RL) to Institutional (I).

Proposed Use: Places of Worship

Neighborhood Association(s): Board of County Commissioners
Clearwater Neighborhood Coalition

Presenter: Kyle Brotherton, Senior Planner



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TELEPHONE (727) 562-4567

9:20 AM

Case number: [LUP2022-03003 -- 905 S HIGHLAND AVE](#)

Owner(s): Ymca Of The Suncoast Inc
2469 Enterprise Rd
Clearwater, FL 33763-1702
PHONE: (727) 467-9622, Fax: No fax, Email: No email

Applicant: Brian Aungst
625 Court Street
Suite 200
Clearwater, FL 33756
PHONE: (727) 444-1403, Fax: No fax, Email: Bja@macfar.Com

Representative: Brian Aungst
625 Court Street
Suite 200
Clearwater, FL 33756
PHONE: (727) 444-1403, Fax: No fax, Email: Bja@macfar.Com

Location: 1.86 acres located on the east side of S Highland Avenue approximately 450 feet south of Druid Road.

Atlas Page: 297A

Zoning District: Office

Request: This case involves a request to amend the Future Land Use Map from Residential/Office General (R/OG) to Institutional (I).

Proposed Use: Social and Community Centers

Neighborhood Association(s): Board of County Commissioners
Clearwater Neighborhood Coalition

Presenter: Dylan Prins, Long Range Planner

Case number: [REZ2022-04004 -- 1885 COUNTY ROAD 193](#)

Owner(s): Father Mina Ghaly
2903 County Road 193
Clearwater, FL 33759
PHONE: (813) 523-3263, Fax: No fax, Email: No email

Applicant: Todd Pressman
200 2nd Ave South
Unit 451
St.Petersburg, FL 33701
PHONE: (727) 804-1760, Fax: No fax, Email: Todd@pressmaninc.Com

Representative: Todd Pressman
Pressman & Assoc., Inc
200 2nd Ave South
Unit 451
St.Petersburg, FL 33701
PHONE: (727) 804-1760, Fax: No fax, Email: Todd@pressmaninc.Com

Location: 2.61 acres located on the east side of CR 193 approximately 500 feet south of Sunset Point Road.

Atlas Page: 264B



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TELEPHONE (727) 562-4567

Zoning District: I - Institutional

Request: This case proposes to amend the zoning atlas designation from Low Medium Density Residential (LMDR) to Institutional (I).

Proposed Use: Places of Worship

Neighborhood Association(s): Board of County Commissioners
Clearwater Neighborhood Coalition

Presenter: Kyle Brotherton, Senior Planner



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TELEPHONE (727) 562-4567

9:25 AM

Case number: [FLD2022-02008 -- 1510 BARRY RD # I](#)

Owner(s): Wc Assets Llc, Glozal Village Llc, Rebus Salus Llc
3030 N Rocky Point Dr
Suite 150
Tampa, FL 33607
PHONE: (813) 404-6916, Fax: No fax, Email: No email

Applicant: Robert Pergolizzi
13825 Icot Blvd., Suite 605
Clearwater, FL 33760
PHONE: (727) 644-2695, Fax: (727) 524-6090, Email:
Pergo@gulfcoastconsultinginc.Com

Representative: Robert Pergolizzi
Gulf Coast Consulting
13825 Icot Blvd., Suite 605
Clearwater, FL 33760
PHONE: (727) 644-2695, Fax: (727) 524-6090, Email:
Pergo@gulfcoastconsultinginc.Com

Location: 1510 Barry Road; consisting of two parcels on the north side of Barry Road
approximately 330 feet east of Highland Avenue

Atlas Page: 307A

Zoning District: O - Office

Request: The Community Development Board is reviewing a 43-unit attached dwelling use including a minimum of 11 affordable units in the Office (O) District and associated non-residential off-street parking in the Low Medium Density Residential District for the property located at 1510 Barry Road and an unaddressed parcel. The project will be 22 feet in height from grade or 13 feet from Base Flood Elevation, proposes 69 off-street parking spaces and requests allowable flexibility for use, setbacks, parking and landscaping. (Community Development Code Sections 2-1004.A, 2-204.E, 3-920 and 3-1202.G.)

Proposed Use: Attached Dwellings

Neighborhood Association(s): Board of County Commissioners
Clearwater Neighborhood Coalition

Presenter: Mark Parry, Senior Planner

Case number: [REZ2022-03003 -- 905 S HIGHLAND AVE](#)

Owner(s): Ymca Of The Suncoast Inc
2469 Enterprise Rd
Clearwater, FL 33763-1702
PHONE: (727) 467-9622, Fax: No fax, Email: No email

Applicant: Brian Aungst
625 Court Street
Suite 200
Clearwater, FL 33756
PHONE: (727) 444-1403, Fax: No fax, Email: Bja@macfar.Com



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TELEPHONE (727) 562-4567

Representative: Brian Aungst
625 Court Street
Suite 200
Clearwater, FL 33756
PHONE: (727) 444-1403, Fax: No fax, Email: Bja@macfar.Com

Location: 1.86 acres located on the east side of S Highland Ave approximately 450 feet south of Druid Road.

Atlas Page: 297A

Zoning District: Office

Request: This case involves a request to amend the Zoning Atlas from the Office (O) District to the Institutional (I) District.

Proposed Use: Social and Community Centers

Neighborhood Association(s): Board of County Commissioners
Clearwater Neighborhood Coalition

Presenter: Dylan Prins, Long Range Planner



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TELEPHONE (727) 562-4567

9:55 AM

Case number: [FLD2022-03011 -- 1000 ELDORADO AVE](#)

Owner(s): Eldorado Beach Llc
4411 W Tampa Bay Blvd
Tampa, FL 33614-7803
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Nick Friedman
1000 Eldorado Avenue
Clearwater, FL 33767
PHONE: (813) 523-9003, Fax: No fax, Email: Nick.Friedman@chhj.Com

Representative: Lauren Rubenstein
Denhardt And Rubenstein
2700 1st Ave N
St. Petersburg, FL 33713
PHONE: No phone, Fax: No fax, Email: Lauren@denhardtlaw.Com

Location: west side of Eldorado Avenue at the western terminus of Island Drive

Atlas Page: 238A

Zoning District: LMDR - Low Medium Density Residential

Request: The Community Development Board is reviewing a proposed non-opaque four-foot fence seaward of the Coastal Construction Control Line (CCCL) in the Low Medium Density Residential (LMDR) Districts for the property located at 1000 Eldorado Avenue. The project requests flexibility for construction seaward of the CCCL (Community Development Code Section 3-905).

Proposed Use: Detached Dwellings

Neighborhood Association(s): Board of County Commissioners
Clearwater Neighborhood Coalition

Presenter: Mark Parry, Senior Planner



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TELEPHONE (727) 562-4567

10:10 AM

Case number: [FLS2022-03017 -- 2963 GULF TO BAY BLVD COMMON](#)

Owner(s): 2963 Gulf To Bay Llc
18167 Us Highway 19 N Ste 450
Clearwater, FL 33764-6574
PHONE: (727) 410-2800, Fax: No fax, Email: No email

Applicant: David Mccomas
18167 Us Hwy 19
Suite 450
Clearwater, FL 33764
PHONE: (727) 254-6692, Fax: No fax, Email: Dmccomas@europeanequities.Com

Representative: David Mccomas
European Equities Corp
18167 Us Hwy 19
Suite 450
Clearwater, FL 33764
PHONE: (727) 254-6692, Fax: No fax, Email: Dmccomas@europeanequities.Com

Location: south side of Gulf to Bay Boulevard, approximately 770 feet west of South Bayview Avenue.

Atlas Page: 300B

Zoning District: Commercial

Request: The Development Review Committee (DRC) is reviewing a proposed fence for an existing office development in the US 19 District, Regional Center subdistrict, for the property located at 2963 Gulf to Bay Boulevard. The fence is approximately 365 feet in length (inclusive of a sliding gate), six feet in height, and requests allowable flexibility for the location of fences along street frontages. (Community Development Code Section B-703.I.)

Proposed Use: Offices

Neighborhood Association(s): Board of County Commissioners
Clearwater Neighborhood Coalition

Presenter: Lauren Matzke, Long Range Planning Manager



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TELEPHONE (727) 562-4567

10:30 AM

Case number: [FLS2021-12047 -- 1271 SANTA ROSA ST](#)

Owner(s): D J Court Llc
1245 Jackson Rd
Clearwater, FL 337554714
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Michael Hoffman
2651 Narnia Way Unit 102
Land O' Lakes, FL 34638
PHONE: (321) 794-6465, Fax: No fax, Email: Mhoffman@advanced-engineers.Com

Representative: Michael Hoffman
Advanced Engineering Consultants Llc
2651 Narnia Way Unit 102
Land O' Lakes, FL 34638
PHONE: (321) 794-6465, Fax: No fax, Email: Mhoffman@advanced-engineers.Com

Location: 0.409 acres bound by Court Street (south) and Santa Rosa Street (north).

Atlas Page: 287B

Zoning District: D - Downtown

Request: The Development Review Committee (DRC) is reviewing a proposed Attached Dwelling development with 14 units in the Downtown (D) District and the Downtown Gateway Character District for the property located at 1271 Santa Rosa Street. The proposal includes a building height of 36 feet (from grade), a minimum of 14 off-street parking spaces, and requests allowable flexibility from front building façade orientation, side setbacks, location of parking and fences along street frontages, finished floor elevations, and façade design and articulation standards. (Community Development Code Sections C-803.A, C-803.B.4, C-803.C, C-803.D.3, C-803.E.2, and C-803.H).

Proposed Use: Attached Dwellings

Neighborhood Association(s): Board of County Commissioners
Clearwater Neighborhood Coalition
Clearwater Beach Association

Presenter: Mark Parry, Senior Planner



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TELEPHONE (727) 562-4567

11:30 AM

Case number: [FLS2022-03019 -- 1766 SUNSET DR](#)

Owner(s): PHONE: No phone, Fax: No fax, Email: No email

Applicant: Matias Lenk
1766 Sunset Dr
Clearwater, FL 33755
PHONE: (727) 481-5511, Fax: No fax, Email: Mlenk@tampabay.Rr.Com

Representative: Matias Lenk
1766 Sunset Dr
Clearwater, FL 33755
PHONE: (727) 481-5511, Fax: No fax, Email: Mlenk@tampabay.Rr.Com

Location: southwest corner of Sunset Drive and LeBeau Street.

Atlas Page: 259B

Zoning District: LMDR - Low Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing a front setback reduction for a proposed detached dwelling in the Low Medium Density Residential (LMDR) District for the property located at 1766 Sunset Drive. The building is 30 feet in height, provides two-off street parking spaces, and requests allowable flexibility from setback requirements in Community Development Code Section 2-203.B.

Proposed Use: Detached Dwellings

Neighborhood Association(s): Board of County Commissioners
Clearwater Neighborhood Coalition
Old Clearwater Bay

Presenter: Mark Parry, Senior Planner



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TELEPHONE (727) 562-4567

11:50 AM

Case number: [FLD2014-11028A -- 521 S GULFVIEW BLVD](#)

Owner(s): Decade Gulfcoast Hotel Ptnrs
13555 Bishops Ct Ste 345
Brookfield, WI 53005-6218
PHONE: (262) 646-8785, Fax: No fax, Email: No email

Applicant: Terri Skapik
Clearwater, FL
PHONE: (727) 786-5747, Fax: No fax, Email: Terriskapik@woodsconsulting.Org

Representative: Terri Skapik
Woods Consulting
Clearwater, FL
PHONE: (727) 786-5747, Fax: No fax, Email: Terriskapik@woodsconsulting.Org

Location: south side of South Gulfview Boulevard, between Hamden Drive and Bayway Boulevard

Atlas Page: 285A

Zoning District: Tourist

Request: The Community Development Board is reviewing an amendment to an approved Flexible Development application for a commercial dock serving as an accessory use/structure to an existing overnight accommodations use. The proposal consists of two new separate docks and an addition to an existing dock. The new dock area adds 6,430.55 square feet to the existing area of 4,400 square feet totaling 10,830.55 square feet in the Tourist (T) District and the South Beach/Clearwater Pass District of Beach by Design for the property located at 521 South Gulfview Boulevard (Community Development Code Sections 3-601.C.3).

Proposed Use: Overnight Accommodations

Neighborhood Association(s): Board of County Commissioners
Clearwater Neighborhood Coalition

Presenter: Mark Parry, Senior Planner



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TELEPHONE (727) 562-4567

1:25 PM

Case number: [FLD2020-05012A -- 405 EAST SHORE DR](#)

Owner(s): 411 E S
2753 State Road 580 Ste 110
Clearwater, FL 33761-3351
PHONE: (727) 444-1403, Fax: No fax, Email: No email

Applicant: 411 E S
2753 State Road 580 Ste 110
Clearwater, FL 33761-3351
PHONE: (727) 444-1403, Fax: No fax, Email: Bja@macfar.Com

Representative: Brian Aungst
Macfarlane Ferguson & McMullen
625 Court Street
Clearwater, FL 33756
PHONE: (727) 441-8966, Fax: No fax, Email: No email

Location: The 1.115-acre site is located on the east and west sides of East Shore Drive approximately 250 feet north of the Memorial Causeway.

Atlas Page: 267A

Zoning District: Tourist

Request: The Community Development Board is reviewing a proposed 91-room hotel, 38 slip commercial dock and a 8-slip marina facility in the Tourist (T) District and the Marina District of Beach by Design for the property located at 400/405/408/409/411 East Shore Drive. The project is 80 feet in height, includes a minimum of 113 parking spaces and requests allowable flexibility from setbacks, height and dock length requirements (Community Development Code Sections 2-803.G and K and Sections 3-601.C.3 and 3-603); a Transfer of Development Rights (17 hotel units) (CDC Section 4-1403) and a two-year Development Order (CDC Section 4-407).

Proposed Use: Overnight Accomodations

Neighborhood Association(s): Board of County Commissioners
Clearwater Neighborhood Coalition

Presenter: Mark Parry, Senior Planner



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TELEPHONE (727) 562-4567

2:10 PM

Case number: [FLD2021-09018 -- 117 N McMullen Booth RD](#)

Owner(s): Dabiri, Massoud Tre
3024 Haverford Dr
Clearwater, FL 33761-4023
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Farhod Nikjeh
4114 Woodlands Parkway; Suite 401
Palm Harbor, FL 34685
PHONE: (727) 460-3500, Fax: No fax, Email: Farhod.Nikjeh@gmail.Com

Representative: Peter Pensa
Avid Group
2300 Curlew Road, Suite 201
Palm Harbor, FL 34683
PHONE: (727) 789-9500, Fax: No fax, Email: Peter.Pensa@avidgroup.Com

Location: 117 North McMullen Booth Road; consisting of one parcel on the on the east side of McMullen Booth Road bound by Drew Street (north) and Bay Lane (south).

Atlas Page: 292A

Zoning District: O - Office

Request: The Community Development Board is reviewing an 11,628 square foot office in the Office (O) District for the property located at 117 North McMullen Booth Road. The project will consist of one building 35 feet in height, includes a minimum of 35 parking spaces (3.0 spaces per 1,000 square feet gross floor area), requests allowable flexibility regarding setbacks, height and the provision of a loading space (Community Development Code Sections 2-1004.A and 3-1406.A.3) and requests allowable flexibility with regard to buffer width (Community Development Code Section 3-1202.G).

Proposed Use: Offices

Neighborhood Association(s): Board of County Commissioners
Clearwater Neighborhood Coalition

Presenter: Mark Parry, Senior Planner

Case number: [TDR2020-07002A -- 410 HAMDEN DR](#)

Owner(s): A P Beach Properties Llc
345 Hamden Dr
Clearwater, FL 33767-2450
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Brian Aungst, Jr., Esq.
Clearwater, FL
PHONE: No phone, Fax: No fax, Email: No email

Representative: Brian Aungst
Mac Farlane Ferguson & McMullen, P.A.
625 Court Street
Clearwater, FL 33756
PHONE: (727) 441-8966, Fax: No fax, Email: Bja@macfar.Com

Location: The subject properties are located on the west side of Hamden Drive at the Hamden Drive and Bayside Drive intersection.



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TELEPHONE (727) 562-4567

Atlas Page: 276A

Zoning District: Tourist

Request: Transfer of Development Rights of 7 dwelling units from 410 Hamden and 420 Hamden Drive to a proposed overnight accommodation development located at 411 Mandalay Avenue located in the Tourist (T) District.

Proposed Use: Overnight Accommodations

Neighborhood Association(s):

Presenter: Mark Parry, Senior Planner

Case number: [TDR2022-01001 -- 188 BRIGHTWATER DR 1](#)

Owner(s): Brightwater Blue Resort Llc
2551 Drew St Ste 301
Clearwater, FL 33765-2852
PHONE: (727) 444-1403, Fax: No fax, Email: No email

Applicant: Brightwater Blue Resort L
2551 Drew St Ste 301
Clearwater, FL 33765-2852
PHONE: (727) 444-1403, Fax: No fax, Email: Bja@macfar.Com

Representative: Brian Aungst
Mac Farlane Ferguson & McMullen, P.A.
625 Court Street
Clearwater, FL 33756
PHONE: (727) 444-1403, Fax: No fax, Email: Bja@macfar.Com

Location: The subject property is located on the north side of Brightwater Drive approximately 1,100 feet from the Hamden Drive and Brightwater Drive intersection.

Atlas Page: 276A

Zoning District: Tourist

Request: Transfer of Development Rights of 10 dwelling units from 170 Brightwater Drive to a proposed overnight accommodation development located at 411 Mandalay Avenue located in the Tourist (T) District.

Proposed Use: Attached Dwellings

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

Presenter: Mark Parry, Senior Planner



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TELEPHONE (727) 562-4567

2:40 PM

Case number: [HIS2022-03003 -- 315 MAGNOLIA DR](#)

Owner(s): Brook A Zimmatore
315 Magnolia Dr
Clearwater, FL 33756-3835
PHONE: (813) 751-7153, Fax: No fax, Email: No email

Applicant: Brook Zimmatore
315 Magnolia Dr
Clearwater, FL 33756-3835
PHONE: (813) 751-7153, Fax: No fax, Email: No email

Representative: Brook Zimmatore
315 Magnolia Dr
Clearwater, FL 33756-3835
PHONE: (813) 751-7153, Fax: No fax, Email: No email

Location:

Atlas Page: 295B

Zoning District: Low Medium Density Residential

Request:

Proposed Use: Detached Dwellings

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

Presenter: Dylan Prins, Long Range Planner