



**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**

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**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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**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



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TELEPHONE (727) 562-4567

**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

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

TELEPHONE (727) 562-4567

**9:20 AM**

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**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

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**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

**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



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

TELEPHONE (727) 562-4567

**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

**9:25 AM**

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

**Owner(s):** Wc Assets Llc, Glozal Village Llc, Rebus Salus Llc  
3030 N Rockey 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



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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@denhardtllaw.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**

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**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:** [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

**10:50 AM**

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**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

**11:10 AM**

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**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.

**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 Accomodations

**Neighborhood Association(s):**

**Presenter:** Mark Parry, Senior Planner

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**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.



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TELEPHONE (727) 562-4567

**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

**1:10 PM**

**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

**2:10 PM**

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**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



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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



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TELEPHONE (727) 562-4567

**11:10 PM**

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**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