

WATERFRONT SITE FOR UP TO 18 CONDOMINIUMS



rare opportunity to purchase a condominium development site on Brightwater Dr. with about 200 feet of waterfrontage and in highly desirable world famous Clearwater Beach

previously approved for 18 units, the planned development was a victim of the late 2000's recession, and the current owner had elected to wait some time before putting this wonderful parcel back on the market

Brightwater Dr. is a finger of land just a few blocks from the beach, and consists mostly of condominiums and townhomes with docks and boat slips; it is a very short distance to the open Gulf waters

An added bonus to this location is that while there are many year round residents on Brightwater, it is in the "T" or Tourist zoning district that allows for either long or short term rentals

the proposed development from 2006 had four stories above parking, and included 6 docks and 12 boat slips; the unit mix was for 2 penthouses, 2 three level villas, and 14 2br/2ba units

Any previous approvals will have expired, and a potential buyer will need to have all plans submitted and approved by the City; dock plans will also have to be resubmitted to the County and State

this is a .51 acre site, zoned for 30 units per acre, which results in 15 units, but the owners acquired 3 density transfer units that may be applied to this property, resulting in the total of 18

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RARE CLEARWATER BEACH DEVELOPMENT
SITE FOR SALE \$ 4,199,000

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