



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, December 7, 2023

8:30 AM - Staff Review

Case number: [ANX2023-11011 -- 317 ELIZABETH AVE](#)

Owner(s): New Avita Homes Inc
1609 Levern St
Clearwater, FL 33755
PHONE: (727) 638-0464, Fax: No fax, Email: No email

Applicant: 1609 Levern St
Clearwater, FL 33755
PHONE: (727) 638-0464, Fax: No fax, Email: Jesusptl_85@yahoo.Com

Location: 0.241 acres located on the east side of Elizabeth Avenue approximately 590 feet north of Gulf to Bay Boulevard.

Atlas Page: 291B

Zoning District: US 19 - US 19 Corridor Zoning

Request: This voluntary annexation petition involves one parcel of land occupied by a detached dwelling. It is proposed that the property be assigned an initial Future Land Use Map category of US 19 - Regional Center (US 19-RC) and an initial Zoning Atlas category of US 19.

Proposed Use: Detached Dwellings

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

Assigned Planner: Kyle Brotherton, Senior Planner



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Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	11/06/2023	Brotherton
Engineering Review	Comments	11/13/2023	Vaughan
Parks and Rec Review	No Comments	11/13/2023	Parry
Environmental Review	No Comments	11/15/2023	Kessler
Planning Review	Comments	11/15/2023	Brotherton
Public Utilities Review	No Comments	11/20/2023	Vacca
no comment's			
Stormwater Review	No Comments	11/22/2023	Vo
Solid Waste Review	No Comments	11/27/2023	Portalatin



The DRC reviewed this application with the following comments:

Engineering Review **Kyle Vaughan** **kyle.vaughan@myclearwater.com** **727-444-8232**

Engineering Review - Please acknowledge

1. Any infrastructure (Utilities, roadways, and others) improvements or upgrades necessary to satisfy any future project-specific requirements at this site, shall be completed by the developer at their expense and, to the satisfaction of the City.
2. Annexation into the City of Clearwater will generate monthly stormwater utility fees on your City Utility bill. In contrast, properties in Unincorporated Pinellas County are typically assessed a yearly stormwater utility fee as part of the property tax bill.
3. Please note, any changes to the site and/or building shall require bringing all sub-standard sidewalks and sidewalk ramps adjacent to or a part of the project up to standard, including A.D.A. standards (truncated domes per FDOT Index #304).
4. Applicant shall acknowledge that the City will maintain the existing right of way infrastructure and rural cross section in the manner it was built or annexed into the City and has no immediate plans to improve said infrastructure.

Planning Review **Kyle Brotherton** **kyle.brotherton@myclearwater.com** **727-444-8778**

Planning Review:

1. Per Thomas "Tom" Mahony, Geographic Technology Division Manager, property owner will need to submit a utility easement over the west approximate 15 feet of the property as city utilities exist in this area. Please contact Tom at 727-444-8217 or by email at thomas.mahony@myclearwater.com, or Robert Kasmer, Real Estate Services Coordinator at 727-444-8219 or by email at robert.kasmer@myclearwater.com, for more information regarding this easement.

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

Case number: [ANX2023-11012 -- 1485 GROVE CIRCLE CT](#)

Owner(s): Phuoc Cao Thanh Nguyen
1485 Grove Circle Ct
Clearwater, FL 33755
PHONE: (727) 220-9751, Fax: No fax, Email: No email

Applicant: Phuoc Nguyen
1485 Grove Circle Ct
Clearwater, FL 33755
PHONE: (727) 220-9751, Fax: No fax, Email: Phuoc22012@gmail.Com

Representative: Phuoc Nguyen
1485 Grove Circle Ct
Clearwater, FL 33755
PHONE: (727) 220-9751, Fax: No fax, Email: Phuoc22012@gmail.Com

Location: 0.234 acres located on the south side of Grove Circle Court approximately 210 feet west of North Highland Avenue.

Atlas Page: 261A

Zoning District: LMDR - Low Medium Density Residential

Request: This voluntary annexation petition involves one parcel of land occupied by a detached dwelling. It is proposed that the initial Future Land Use Map category assigned be Residential Low (RL) and the initial Zoning Atlas category assigned by the Low Medium Density Residential (LMDR) District.

Proposed Use: Detached Dwellings

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

Assigned Planner: Kyle Brotherton, Senior Planner



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Workflow:

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Parks and Rec Review	No Comments	11/13/2023	Parry
Environmental Review	No Comments	11/15/2023	Kessler
Public Utilities Review	No Comments	11/20/2023	Vacca
No Comment's			
Stormwater Review	No Comments	11/22/2023	Vo
See Engineering standard comments.			
Solid Waste Review	No Comments	11/27/2023	Portalatin

The DRC reviewed this application with the following comments:

Engineering Review Kyle Vaughan kyle.vaughan@myclearwater.com 727-444-8232

Engineering Review - Please acknowledge

1. Any infrastructure (Utilities, roadways, and others) improvements or upgrades necessary to satisfy any future project-specific requirements at this site, shall be completed by the developer at their expense and, to the satisfaction of the City.
2. Annexation into the City of Clearwater will generate monthly stormwater utility fees on your City Utility bill. In contrast, properties in Unincorporated Pinellas County are typically assessed a yearly stormwater utility fee as part of the property tax bill.
3. Please note, any changes to the site and/or building shall require bringing all sub-standard sidewalks and sidewalk ramps adjacent to or a part of the project up to standard, including A.D.A. standards (truncated domes per FDOT Index #304).
4. Applicant shall acknowledge that the City will maintain the existing right of way infrastructure and rural cross section in the manner it was built or annexed into the City and has no immediate plans to improve said infrastructure.



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Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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Case number: [ANX2023-11013 -- 3076 GRAND VIEW AVE](#)

Owner(s): Alfred H Gornbein
 983 Hillwood Dr
 Dunedin, FL 34698-7212
 PHONE: (727) 686-1965, Fax: No fax, Email: No email

Applicant:
 PHONE: No phone, Fax: No fax, Email: No email

Location: 0.172 acres located on the northwest corner of Grand View Avenue and North McMullen Booth Road.

Atlas Page: 283A

Zoning District: LMDR - Low Medium Density Residential

Request: This voluntary annexation petition involves one parcel of land occupied by a detached dwelling. It is proposed that the initial Future Land Use Map category assigned be Residential Low (RL) and the initial Zoning Atlas category assigned by Low Medium Density Residential (LMDR).

Proposed Use: Detached Dwellings

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

Assigned Planner: Kyle Brotherton, Senior Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
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Parks and Rec Review	No Comments	11/13/2023	Parry
Environmental Review	No Comments	11/15/2023	Kessler
Public Utilities Review	No Comments	11/20/2023	Vacca
no Comments			
Stormwater Review	No Comments	11/22/2023	Vo
See Engineering standard comments.			
Solid Waste Review	No Comments	11/27/2023	Portalatin



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TELEPHONE (727) 562-4567

The DRC reviewed this application with the following comments:

Engineering Review **Kyle Vaughan** **kyle.vaughan@myclearwater.com** **727-444-8232**

Engineering Review - Please acknowledge

1. Any infrastructure (Utilities, roadways, and others) improvements or upgrades necessary to satisfy any future project-specific requirements at this site, shall be completed by the developer at their expense and, to the satisfaction of the City.
2. Annexation into the City of Clearwater will generate monthly stormwater utility fees on your City Utility bill. In contrast, properties in Unincorporated Pinellas County are typically assessed a yearly stormwater utility fee as part of the property tax bill.
3. Please note, any changes to the site and/or building shall require bringing all sub-standard sidewalks and sidewalk ramps adjacent to or a part of the project up to standard, including A.D.A. standards (truncated domes per FDOT Index #304).
4. Applicant shall acknowledge that the City will maintain the existing right of way infrastructure and cross section in the manner it was built or annexed into the City and has no immediate plans to improve said infrastructure.

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

9:15 AM

Case number: [FLS2023-09038 -- 905 MANDALAY AVE](#)

Owner(s): 905 Eldorado Land Trust
422 Paterson Ave
E Rutherford, NJ 07073 137
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Donata Misiuta
324 Midway Island
Clearwater, FL 33767
PHONE: (973) 493-1468, Fax: No fax, Email: 905eldoradoproject@gmail.Com

Representative: Donata Misiuta
324 Midway Island
Clearwater, FL 33767
PHONE: (973) 493-1468, Fax: No fax, Email: 905eldoradoproject@gmail.Com

Location: 0.117-acres located on the east side of Mandalay Avenue approximately 80 feet south of the intersection of Mandalay Avenue with Jessamine Circle.

Atlas Page: 249A

Zoning District: LMDR - Low Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing a proposed detached dwelling use, as a Residential Infill Project, in the Low Medium Density Residential (LMDR) District for the property located at 905 Mandalay Avenue. The project will be 30 feet in height, provides a minimum of two parking spaces and requests allowable flexibility from setback requirements (Community Development Code Section 2-203.C).

Proposed Use: Detached Dwellings

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

Assigned Planner: Melissa Hauck-Baker, Senior Planner



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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Engineering Review	Comments	11/13/2023	Vaughan
Parks and Rec Review	Comments	11/13/2023	Parry
Fire Review	No Comments	11/14/2023	Hatten
Environmental Review	No Comments	11/15/2023	Kessler
Public Utilities Review	No Comments	11/20/2023	Vacca
No Comments			
Land Resource Review	Comments	11/22/2023	McDonnell
Stormwater Review	Comments	11/22/2023	Vo
Traffic Eng Review	Comments	11/27/2023	Jordi
Solid Waste Review	No Comments	11/27/2023	Portalatin
Planning Review	Comments	11/28/2023	Hauck-Baker
Harbor Master Review	No Response	11/30/2023	Hauck-Baker
Determination of Completeness	Complete	12/07/2023	Hauck-Baker

The DRC reviewed this application with the following comments:

Plan Room Issues:



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ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 11/13/2023 2:09:47 PM

Issue created by Kyle Vaughan on 11/13/2023 2:09:47 PM
kyle.vaughan@myclearwater.com - 727-444-8232

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
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.
3. Bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including A.D.A. (Per Sec.47.181).
4. Work on right-of-way shall require a permit with the appropriate entity.
5. Applicant shall be responsible for maintaining all landscaping, hardscaping and lighting located within Right of Way.
6. Contractor shall request an easement inspection prior to any construction near an easement.
7. If the proposed project necessitates infrastructure modifications to satisfy the site-specific water capacity and pressure requirements and/or wastewater capacity requirements, the modifications shall be completed by the applicant and at their expense. If underground water mains and hydrants are to be installed, the installation shall be completed and in service prior to construction in accordance with Fire Department requirements.

ENGINEERING - Prior to Building Permit

Set to DRAFT on 11/13/2023 2:11:34 PM

Issue created by Kyle Vaughan on 11/13/2023 2:11:34 PM
kyle.vaughan@myclearwater.com - 727-444-8232

Please Acknowledge:

- 1) Any new concrete driveway apron(s) constructed within the right-of-way shall be a minimum 6" thick fibrous concrete, and a minimum 3000 psi with 6" x 6" / 10 x 10 w.w.f. [sidewalks shall not be constructed within this apron area(s)]. Expansion joint will be required along the existing curb where applicable.
- 2) The existing sidewalk within the right-of-way is to be removed to the nearest joint beyond the proposed drive apron/driveway and replaced per City standards by the applicant.
- 3) The City of Clearwater, at the applicant's expense, will remove/relocate any/all water and/or gas meters that have to be relocated as part of this permit, including reclaim water meters. (No meters shall be located within any impervious areas.)
- 4) 3' X 5' drive apron flares required where driveway connects to roadway or install an approved equal. Driveway apron shall not extend beyond extended side property line(s) per City of Clearwater Contract Specifications and Standards Index #103, page 2/2.
- 5) All sod, sidewalk, curb and sprinkler damage, if any, within the right-of-way shall be repaired/replaced prior to engineering final inspection.

LAND RESOURCE - Prior to C of O: Required Trees

Set to DRAFT on 11/22/2023 10:39:13 AM

Issue created by Danny McDonnell on 11/22/2023 10:39:13 AM
danny.mcdonnell@myclearwater.com - 727-444-8765

Please acknowledge:

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.



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PARKS AND REC - Parks and Recreation Comment Acknowledge Timing – FLS application

Set to WITHDRAWN on 11/13/2023 12:26:43 PM

Issue created by Mark Parry on 11/13/2023 12:26:43 PM
Issue is attached to Plans on sheet 0A
mark.parry@myclearwater.com - 727-444-8768

Please acknowledge all Parks and Recreation comments prior to the issuance of a Development Order.

PARKS AND REC - Parks and Recreation Impact Fee; Detached Dwelling equal to or greater than 2,500 SF

Set to WITHDRAWN on 11/13/2023 12:26:00 PM

Issue created by Mark Parry on 11/13/2023 12:26:00 PM
Issue is attached to Plans on sheet 0A
mark.parry@myclearwater.com - 727-444-8768

It appears that the subject site is vacant and was not previously developed, and the proposal is for one new detached dwelling unit equal to or greater than 2,500 SF GFA. Attached garages do not count towards the GFA.

A Parks and Recreation Impact Fee of \$3,762 per dwelling unit (estimate of \$3,762 total) will be due prior to the issuance of any Certificate of Occupancy.

If the site was previously developed, please provide evidence of the number of dwelling units and date of demolition.

Please coordinate with Parks and Recreation Staff to determine the final amount due.

PLANNING - Disclaimer

Set to DRAFT on 11/28/2023 1:05:16 PM

Issue created by Melissa Hauck-Baker on 11/28/2023 1:05:16 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

Please note that additional comments may be generated at or after the DRC meeting based on responses to DRC comments.

Please carefully review the listed request. It is the responsibility of the applicant to ensure that the request reflects what is wanted.

Depending on the nature of the resubmittal Staff reserves the right to bring the submittal to another DRC meeting.

Failure to completely address all Planning comments will delay your application.

Failure to coordinate narratives, plans, elevations and all documents with all submittal elements will delay your application.

Failure to meet deadlines will delay your application.

PLANNING - Fence

Set to DRAFT on 11/28/2023 1:08:16 PM

Issue created by Melissa Hauck-Baker on 11/28/2023 1:08:16 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

11. The plans include a proposed 6-foot wall/fence along both the Mandalay (west) and Bruce (east) frontages. As the wall/fence will be forward of the leading edge of the home and neither right-of-way is classified as either a collector or arterial the maximum height permitted for a wall/fence to 4 feet for a solid fence or 6 feet for a picket style fence.

12. The 20-foot sight visibility triangles are not noted on the plan where the driveway intersects with the public right-of-way, where 30 inches is the maximum fence height.



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TELEPHONE (727) 562-4567

PLANNING - Impervious Surface Ratio

Set to DRAFT on 11/28/2023 1:17:15 PM

Issue created by Melissa Hauck-Baker on 11/28/2023 1:17:15 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

15. The proposed Impervious Surface Ratio has been provided at 0.63 where 0.65 is the maximum permitted, consistent with CDC Section 2-201.1, and the applicant shall confirm that the percentage includes all proposed paver areas of the pool deck, existing driveway and walkway areas.

PLANNING - Maximum Building Height

Set to DRAFT on 11/28/2023 1:08:43 PM

Issue created by Melissa Hauck-Baker on 11/28/2023 1:08:43 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

13. The maximum permitted height is 30 feet, consistent with CDC Table 2-203, and the proposed maximum height shown on the plans exceeds this as solar equipment is not included in the definition of mechanical equipment and must be removed from the plans.

14. The revised drawings must comply with the maximum building height of 30 feet to the flat portion of the roof with a parapet of no more than 42 inches in height from the flat portion of the roof and elevator mechanical access of no more than 16 feet from the flat portion of the roof.

PLANNING - Pool Height above Grade

Set to DRAFT on 11/28/2023 1:07:52 PM

Issue created by Melissa Hauck-Baker on 11/28/2023 1:07:52 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

6. CDC Section 3-204.H, provides that: Swimming pools and their associated decks that are 12 inches or less above grade shall be classified as an accessory structure. Swimming pools and their associated decks that are greater than 12 inches above grade shall be classified as a principal structure.

7. The proposed pool and deck elevation is not provided on the plans, this must be provided for the project to move forward.

8. If the proposed pool and deck elevation is greater than 12 inches, then the design of the proposed swimming pool and deck needs to be an integral part of the architectural design of the principal structure and subject to a reduced front yard setback in a range of 10 feet to 25 feet, including the same materials, colors, and other architectural details shall be incorporated into the design of the pool and deck.

9. If the proposed pool and deck elevation is less than 12 inches, then the required setback is zero feet to 15 feet.

10. Details regarding the proposed pool and deck design being incorporated into the detached dwelling have not been provided, please provide detailed information regarding the proposed method of finishes and architecture for the pool and deck.

PLANNING - Property Background

Set to DRAFT on 11/28/2023 1:06:18 PM

Issue created by Melissa Hauck-Baker on 11/28/2023 1:06:18 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

1. The subject property is an irregular shaped lot located on the east side of Mandalay Avenue approximately 80 feet south of the intersection of Mandalay Avenue with Jessamine Circle. The vacant parcel features 54.2 feet of street frontage along Mandalay Avenue (west) and 50.8 feet of street frontage along Bruce Avenue (east).

2. The existing lot configuration results in two front yard setbacks of 25 feet along both the Mandalay (west) and Bruce (east) property lines with the north and south property lines subject to a 5-foot side yard setback.



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TELEPHONE (727) 562-4567

PLANNING - Proposed Project and Zoning

Set to DRAFT on 11/28/2023 1:07:17 PM

Issue created by Melissa Hauck-Baker on 11/28/2023 1:07:17 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

3. The property is in the Low Medium Density Residential District (LMDR) and features a future land use designation of Residential Urban (RU), where the required front yard setback is 25 feet, a side yard setback is 5 feet and the rear yard setback is 10 feet, consistent with CDC Table 2-202, Minimum standard development.
4. The proposed project requests a reduced front setback of 15 feet along the Mandalay (west) frontage to detached dwelling and a reduced front setback of 6 feet along the Bruce (east) frontage for the installation of a pool and deck, the remaining setbacks will be compliant with five feet along both the north and south property lines.
5. As a Level One, Flexible standard development, a detached dwelling as a Residential Infill Project, may request flexibility for a front yard setback in the range of 10 feet to 25 feet consistent with CDC Table 2-203 and CDC Section 2-203.C, Flexibility Criteria.

PLANNING - Substantial Competent Evidence

Set to DRAFT on 11/28/2023 1:17:41 PM

Issue created by Melissa Hauck-Baker on 11/28/2023 1:17:41 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

16. The applicant has provided a list of 15 properties where the front yard setback is 15 feet including the following: 928 Bay Esplanade, 1050 Bay Esplanade, 829 Bruce, 749 Eldorado, 946 Eldorado, 974 Eldorado, 907 Lantana, 960 Lantana, 934 Narcissus, 961 Narcissus, 801 Mandalay, 909 Mandalay, 920 Mandalay, 1000 Mandalay, and 1024 Mandalay.
17. While the applicant has provided a list of properties with reduced front yard setback, the information is lacking substantial competent evidence of the existing, surrounding development pattern supporting the request of a 15-foot front yard setback (west) and 6-foot front yard setback (east). Such information should include map measurements or surveys found within the property records. Without such information, staff is not able to recommend approval of the application in the current design and layout.

STORMWATER - Prior to building permit (please acknowledge)

Set to DRAFT on 11/22/2023 12:41:47 PM

Issue created by Phuong Vo on 11/22/2023 12:41:47 PM
phuong.vo@myclearwater.com - 727-444-8228

- 1) Per City of Clearwater Stormwater Drainage Criteria, construction plans to show proposed lot grading including directing runoff to the designed destination, said grading plan when implemented shall not adversely impact adjoining properties.
- 2) The lowest finished floor elevation shall be 1 foot minimum above the crown of the abutting roads.

TRAFFIC ENG - Prior to building permit- Sight visibility triangles

Set to DRAFT on 11/27/2023 10:17:05 AM

Issue created by Gus Jordi on 11/27/2023 10:17:05 AM
gus.jordi@myclearwater.com - 919-421-8370

Please follow section 3-904 of the community development code. The sight visibility triangles need to be added to the plan along both sides of each driveway and the FRONT property line (not the edge of the street pavement). No structure or landscaping may be present or installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within the sight visibility triangle. Link:
https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR



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TELEPHONE (727) 562-4567

TRAFFIC ENG - Prior to CO- Multi-modal Impact Fee (Acknowledge)

Set to DRAFT on 11/27/2023 10:28:17 AM

Issue created by Gus Jordi on 11/27/2023 10:28:17 AM
gus.jordi@myclearwater.com - 919-421-8370

Please acknowledge that you will be responsible for a multi-modal impact fee in the amount of \$ 2066.00. Please see the calculation sheet named "Multi-modal Impact Fee" in the Accela system under "Documents". This fee will need to be collected by the City prior to issuance of building permit or CO.

The fee rate is based on Chapter 150 - IMPACT FEES | Code of Ordinances | Pinellas County, FL | Municode Library , link:

https://library.municode.com/fl/pinellas_county/codes/code_of_ordinances?nodeId=PTIILADECO_CH150IMFE_ARTIIMUIMFE

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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

9:45 AM

Case number: [FLS2023-09039 -- 1711 N WASHINGTON AVE](#)

Owner(s): Emarketing Ninja Llc
1708 Azalea Ct Apt A
Oldsmar, FL 34677 279
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Anton Berezovskiy
1708 Azalea Ct., Apt. A
Oldsmar, FL 34677
PHONE: (813) 812-4459, Fax: No fax, Email: Anton@berezovskiy.Net

Representative: Anton Berezovskiy
Emarketing Ninja Llc
1708 Azalea Ct., Apt. A
Oldsmar, FL 34677
PHONE: (813) 812-4459, Fax: No fax, Email: Anton@berezovskiy.Net

Location: 0.136-acres located on the east side of North Washington Avenue approximately 108 feet north of the intersection of North Washington Avenue with Fairmont Street.

Atlas Page: 260A

Zoning District: LMDR - Low Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing a proposed addition to an existing detached dwelling use, as a Residential Infill Project, in the Low Medium Density Residential (LMDR) District for the property located at 1711 North Washington Avenue. The project will be 12 feet in height, includes two parking spaces and requests allowable flexibility from setback requirements (Community Development Code Section 2-203.C).

Proposed Use: Detached Dwellings

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

Assigned Planner: Melissa Hauck-Baker, Senior Planner



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Workflow:

Review Name	Task Status	Status Date	Last Name
Parks and Rec Review	No Comments	11/13/2023	Parry
Fire Review	No Comments	11/14/2023	Hatten
Engineering Review	Comments	11/27/2023	Vaughan
Land Resource Review	Comments	11/27/2023	Quinzi
Traffic Eng Review	Comments	11/27/2023	Jordi
Solid Waste Review	No Comments	11/27/2023	Portalatin
Stormwater Review	Comments	11/28/2023	Vo
Planning Review	Comments	11/28/2023	Hauck-Baker
Environmental Review	Comments	11/29/2023	Kessler
Harbor Master Review	No Response	11/30/2023	Hauck-Baker
Determination of Completeness	Complete	12/07/2023	Hauck-Baker

The DRC reviewed this application with the following comments:

Plan Room Issues:



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ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 11/27/2023 2:15:26 PM

Issue created by Kyle Vaughan on 11/27/2023 2:15:26 PM
kyle.vaughan@myclearwater.com - 727-444-8232

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
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.
3. Bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including A.D.A. (Per Sec.47.181).
4. Work on right-of-way shall require a permit with the appropriate entity.
5. Applicant shall be responsible for maintaining all landscaping, hardscaping and lighting located within Right of Way.
6. Contractor shall request an easement inspection prior to any construction near an easement.
7. If the proposed project necessitates infrastructure modifications to satisfy the site-specific water capacity and pressure requirements and/or wastewater capacity requirements, the modifications shall be completed by the applicant and at their expense. If underground water mains and hydrants are to be installed, the installation shall be completed and in service prior to construction in accordance with Fire Department requirements.

ENGINEERING - Prior to Building Permit

Set to DRAFT on 11/27/2023 2:16:13 PM

Issue created by Kyle Vaughan on 11/27/2023 2:16:13 PM
kyle.vaughan@myclearwater.com - 727-444-8232

Please acknowledge:

- 1) Any new concrete driveway apron(s) constructed within the right-of-way shall be a minimum 6" thick fibrous concrete, and a minimum 3000 psi with 6" x 6" / 10 x 10 w.w.f. [sidewalks shall not be constructed within this apron area(s)]. Expansion joint will be required along the existing curb where applicable.
- 2) The existing sidewalk within the right-of-way is to be removed to the nearest joint beyond the proposed drive apron/driveway and replaced per City standards by the applicant.
- 3) The City of Clearwater, at the applicant's expense, will remove/relocate any/all water and/or gas meters that have to be relocated as part of this permit, including reclaim water meters. (No meters shall be located within any impervious areas.)
- 4) 3' X 5' drive apron flares required where driveway connects to roadway or install an approved equal. Driveway apron shall not extend beyond extended side property line(s) per City of Clearwater Contract Specifications and Standards Index #103, page 2/2.
- 5) All sod, sidewalk, curb and sprinkler damage, if any, within the right-of-way shall be repaired/replaced prior to engineering final inspection.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 11/29/2023 10:11:14 AM

Issue created by Sarah Kessler on 11/29/2023 10:11:14 AM
sarah.kessler@myclearwater.com - 727-444-8233

Provide erosion control measure and details on the plans.

LAND RESOURCE - Replacement Tree Prior to C of O

Set to DRAFT on 11/27/2023 11:25:16 AM

Issue created by Michael Quinzi on 11/27/2023 11:25:16 AM
michael.quinzi@myclearwater.com - 727-444-8770

Prior to issuance of a certificate of occupancy you are required to install 1 code sized native shade tree or equivalent. This tree must meet the minimum code requirements and be installed.



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TELEPHONE (727) 562-4567

PLANNING - Disclaimer

Set to DRAFT on 11/28/2023 3:13:19 PM

Issue created by Melissa Hauck-Baker on 11/28/2023 3:13:19 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

Please note that additional comments may be generated at or after the DRC meeting based on responses to DRC comments.

Depending on the nature of the resubmittal Staff reserves the right to bring the submittal to another DRC meeting.

All the Planning Comments need to be fully addressed in Plan Room. Failure to fully and completely address all Planning comments will delay your application. Failure to coordinate narratives, plans, elevations and all documents with each other will delay your application.

Failure to meet deadlines will delay your application.

Finally, please be aware that city Staff will not organize, collate or otherwise piece together this or any other application. The responsibility of providing a complete, collated and organized submittal rests solely with the applicant.

PLANNING - Impervious Surface Ratio

Set to DRAFT on 11/28/2023 3:17:24 PM

Issue created by Melissa Hauck-Baker on 11/28/2023 3:17:24 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

8. The proposed Impervious Surface Ratio has been provided at 0.39 where 0.65 is the maximum permitted, consistent with CDC Section 2-201.1, and the applicant shall confirm that the percentage includes all proposed areas of the deck, existing driveway and walkway areas.

PLANNING - Maximum Building Height

Set to DRAFT on 11/28/2023 3:16:19 PM

Issue created by Melissa Hauck-Baker on 11/28/2023 3:16:19 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

7. The maximum permitted height is 30 feet, consistent with CDC Table 2-203, and the proposed maximum height shown on the plans will be 11 feet to the midpoint of the roof of the new construction which is within the maximum permitted height.

PLANNING - Property Background

Set to DRAFT on 11/28/2023 3:13:48 PM

Issue created by Melissa Hauck-Baker on 11/28/2023 3:13:48 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

1. The subject property is an irregular shaped, internal lot located on the east side of Washington Avenue approximately 108 feet north of the intersection of Washington Avenue with Fairmont Street. The property features a detached dwelling constructed in 1950 and the parcel features 58 feet of street frontage along Washington Avenue (west).
2. A Stop Work Order, SWO2023-06015 was issued on June 15, 2023, for construction of an addition to the existing detached dwelling, with a portion of the new construction being located within the required setbacks has necessitated the current Flexible Standard Development application.



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TELEPHONE (727) 562-4567

PLANNING - Proposed Project and Zoning

Set to DRAFT on 11/28/2023 3:14:28 PM

Issue created by Melissa Hauck-Baker on 11/28/2023 3:14:28 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

3. The property is in the Low Medium Density Residential District (LMDR) and features a future land use designation of Residential Urban (RU), where the required front yard setback is 25 feet, a side yard setback is 5 feet and the rear yard setback is 10 feet, consistent with CDC Table 2-202, Minimum standard development.

4. The proposed project requests a reduced side setback of two feet along the north property line where a minimum of five feet is required for a side yard setback, the remainder of the setbacks will be compliant, with 25-foot front yard (west) setback, 8-foot side (south) setback and a greater than 10-foot rear yard (east) setback.

5. As a Level One, Flexible standard development, a detached dwelling as a Residential Infill Project, may request flexibility for a side yard setback in the range of zero feet to five feet consistent with CDC Table 2-203 and CDC Section 2-203.C, Flexibility Criteria.

PLANNING - Sight Visibility Triangles

Set to DRAFT on 11/28/2023 3:15:51 PM

Issue created by Melissa Hauck-Baker on 11/28/2023 3:15:51 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

6. The 20-foot sight visibility triangles are not noted on the plan where the driveway intersects with the public right-of-way, consistent with CDC Section 3-904A and must be added to the plan.

PLANNING - Substantial Competent Evidence

Set to DRAFT on 11/28/2023 3:18:31 PM

Issue created by Melissa Hauck-Baker on 11/28/2023 3:18:31 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

9. The applicant has not provided substantial competent evidence of the existing, surrounding development pattern supporting the request and without such information, staff will be recommending Denial of the application in the current design and layout.

STORMWATER - Prior to building permit (please acknowledge)

Set to DRAFT on 11/28/2023 9:49:28 AM

Issue created by Phuong Vo on 11/28/2023 9:49:28 AM
phuong.vo@myclearwater.com - 727-444-8228

The privately owned and maintained existing driveway in the r-o-w creates a low spot in the City's roadway system allowing drainage to pool and seep through the pavement undermining the underneath road base. Please acknowledge that construction plan at building permit submittal phase shall show the existing driveway apron be reconstructed at proper grades and/or incorporation of pervious concrete/pavers to address the observed issue.

TRAFFIC ENG - Prior to DO- Multi modal Impact Fee

Set to DRAFT on 11/27/2023 10:56:22 AM

Issue created by Gus Jordi on 11/27/2023 10:56:22 AM
gus.jordi@myclearwater.com - 919-421-8370

Please provide the total existing living space's square footage and the total proposed Living square footage including the proposed addition. This information will be used to determine the multi-modal impact fee that may be assessed.



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TELEPHONE (727) 562-4567

TRAFFIC ENG - Prior to Building Permit- Sight visibility triangles

Set to DRAFT on 11/27/2023 10:49:39 AM

Issue created by Gus Jordi on 11/27/2023 10:49:39 AM
gus.jordi@myclearwater.com - 919-421-8370

Please follow section 3-904 of the community development code. The sight visibility triangles need to be added to the plan along both sides of each driveway and the FRONT property line (not the edge of the street pavement). No structure or landscaping may be present or installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within the sight visibility triangle. Link:

https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

10:15 AM

Case number: [FLS2023-10045 -- 701 MANDALAY AVE](#)

Owner(s): Adam J Taylor
5095 Riverside Park Dr
Roswell, GA 30076
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Kayla Avila
609 2nd Ave Nw
Largo, FL 33770
PHONE: (727) 272-9629, Fax: No fax, Email: Kayla@pcs-pools.Com

Representative: Kayla Avila
Pinellas Construction Services
609 2nd Ave Nw
Largo, FL 33770
PHONE: (727) 272-9629, Fax: No fax, Email: Kayla@pcs-pools.Com

Location: 0.153-acre property located at the northeast corner of Mandalay Avenue and Acacia Street.

Atlas Page: 258A

Zoning District: LMDR - Low Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing a proposed pool/spa and deck as a principal structure addition (30.5" above grade; pursuant to Section 3-204.H) to an existing detached dwelling use in the Low Medium Density Residential (LMDR) zoning district for the property located at 701 Mandalay Avenue. The project requests flexibility from front setback requirements under Community Development Code Section 2-203.B.

Proposed Use: Detached Dwellings

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

Assigned Planner: Melissa Hauck-Baker, Senior Planner



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 TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Engineering Review	Comments	11/13/2023	Vaughan
Fire Review	No Comments	11/14/2023	Hatten
Environmental Review	No Comments	11/15/2023	Kessler
Land Resource Review	No Comments	11/16/2023	McDonnell
Public Utilities Review	No Comments	11/20/2023	Vacca
no comments			
Stormwater Review	No Comments	11/22/2023	Vo
Traffic Eng Review	No Comments	11/27/2023	Jordi
Planning Review	Comments	11/28/2023	Hauck-Baker
Parks and Rec Review	No Response	11/29/2023	Hauck-Baker
Harbor Master Review	No Response	11/29/2023	Hauck-Baker
Solid Waste Review	No Response	11/29/2023	Hauck-Baker
Art Review	No Response	11/29/2023	Hauck-Baker
Determination of Completeness	Complete	12/07/2023	Hauck-Baker

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 11/13/2023 1:46:27 PM

Issue created by Kyle Vaughan on 11/13/2023 1:46:27 PM
 kyle.vaughan@myclearwater.com - 727-444-8232

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
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.



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TELEPHONE (727) 562-4567

ENGINEERING - Prior to Building Permit

Set to DRAFT on 11/13/2023 1:48:40 PM

Issue created by Kyle Vaughan on 11/13/2023 1:48:40 PM
kyle.vaughan@myclearwater.com - 727-444-8232

Acknowledge:

All sod, sidewalk, curb and sprinkler damage, if any, within the right-of-way shall be repaired/replaced prior to engineering final inspection.

PLANNING - Architectural Design

Set to DRAFT on 11/28/2023 8:53:15 AM

Issue created by Melissa Hauck-Baker on 11/28/2023 8:53:15 AM
melissa.hauck-baker@myclearwater.com - 727-444-8769

Architectural Design

8. The design of the proposed swimming pool and deck needs to be an integral part of the architectural design of the principal structure, including the same materials, colors, and other architectural details shall be incorporated into the design of the pool and deck.

9. Details regarding the proposed pool and deck design being incorporated into the detached dwelling have not been provided, please provide detailed information regarding the proposed method of finishes and architecture for the pool and deck.

PLANNING - Disclaimer

Set to DRAFT on 11/28/2023 8:51:33 AM

Issue created by Melissa Hauck-Baker on 11/28/2023 8:51:33 AM
melissa.hauck-baker@myclearwater.com - 727-444-8769

Please note that additional comments may be generated at or after the DRC meeting based on responses to DRC comments.

Please carefully review the listed request. It is the responsibility of the applicant to ensure that the request reflects what is wanted.

Depending on the nature of the resubmittal Staff reserves the right to bring the submittal to another DRC meeting.

Failure to completely address all Planning comments will delay your application.

Failure to coordinate narratives, plans, elevations and all documents with all submittal elements will delay your application.

Failure to meet deadlines will delay your application.

PLANNING - Fence

Set to DRAFT on 11/28/2023 8:54:10 AM

Issue created by Melissa Hauck-Baker on 11/28/2023 8:54:10 AM
melissa.hauck-baker@myclearwater.com - 727-444-8769

14. The plans do not include a proposed fence around the pool. Because the fence will be forward of the leading edge of the home and Acacia Street is not either a collector or arterial, the maximum height of the fence around the pool is limited to 4 feet as a solid fence or 6 feet as an open picket style fence.

PLANNING - Impervious Surface Ratio

Set to DRAFT on 11/28/2023 8:54:34 AM

Issue created by Melissa Hauck-Baker on 11/28/2023 8:54:34 AM
melissa.hauck-baker@myclearwater.com - 727-444-8769

15. The proposed Impervious Surface Ratio has been provided at 0.41 where 0.65 is the maximum permitted, consistent with CDC Section 2-201.1, and the applicant shall confirm that the percentage includes all proposed paver areas of the pool deck, existing driveway and walkway areas.



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TELEPHONE (727) 562-4567

PLANNING - Property Background

Set to DRAFT on 11/28/2023 8:52:16 AM

Issue created by Melissa Hauck-Baker on 11/28/2023 8:52:16 AM
melissa.hauck-baker@myclearwater.com - 727-444-8769

1. The subject property is an irregular shaped lot located at the northeast intersection of Mandalay Avenue and Acacia Street, resulting in approximately 150 linear feet of property frontage along the west, southwest and south property lines which is considered a front yard for purposes of setbacks; the remaining north and east property lines are subject to side yard setbacks.
2. The existing detached dwelling was constructed in 1958 and features a nonconforming front yard setback of 24.6 feet at the southeast corner of the structure, the remainder of the setbacks are 39.4 feet front yard (south), 7.5 feet side yard (east) and 5.6 feet side yard (north) which comply with the setback requirements for a corner lot.

PLANNING - Proposed Project and Zoning

Set to DRAFT on 11/28/2023 8:52:46 AM

Issue created by Melissa Hauck-Baker on 11/28/2023 8:52:46 AM
melissa.hauck-baker@myclearwater.com - 727-444-8769

3. The property is in the Low Medium Density Residential District (LMDR) and features a future land use designation of Residential Urban (RU), where the required front yard setback is 25 feet, a side yard setback is 5 feet and the rear yard setback is 10 feet, consistent with CDC Table 2-202, Minimum standard development.
4. The proposed project requests a reduced front setback of 22 feet along the Acacia Street (south) frontage for the installation of a pool and deck.
5. As a Level One, Flexible standard development, a detached dwelling may request flexibility for a front yard setback in the range of 15 feet to 25 feet consistent with CDC Table 2-203 and CDC Section 2-203.B, Flexibility Criteria.
6. CDC Section 3-204.H, provides that: Swimming pools and their associated decks that are 12 inches or less above grade shall be classified as an accessory structure. Swimming pools and their associated decks that are greater than 12 inches above grade shall be classified as a principal structure.
7. The proposed pool and deck be at an elevation of 12.5 inches above grade which classifies the use as a principal structure and is subject to the front yard setback of 25 feet.

PLANNING - Relocation of Pool

Set to DRAFT on 11/28/2023 8:53:46 AM

Issue created by Melissa Hauck-Baker on 11/28/2023 8:53:46 AM
melissa.hauck-baker@myclearwater.com - 727-444-8769

10. The decking will extend along the east side of the house, measuring 9 feet (or 10 feet, as listed on Sheet 2) in width by 53 feet in length, leaving a 10-foot setback (or 9-foot setback) from edge of patio to the side (east) property line.
11. The existing side yard (east) dimension is 19.1 feet in width and the width of the pool and decking is approximately 13 feet in width and the length of the rear yard area is 53.1 feet and the length of the pool and decking is approximately 37 feet, leaving approximately 16 feet for an open patio area.
12. The application identifies that the pool and deck may not be relocated into the side (east) yard area due to an existing screened porch, however, the plans show that the patio decking will be removed and replaced where the screened porch is listed. Additionally, the pool mechanical equipment is proposed to be located along the north side of the house, over 50 feet away from the pool.
13. The relocation of the pool and decking into the side (east) yard area would leave a compliant side yard setback of 6 feet, would eliminate the need to relocate all of the existing utilities along the southern wall of the house, and would provide additional privacy as the pool could be enclosed by a 6-foot fence extending from the southeast corner of the house to the side (east) property line.

PLANNING - Substantial Competent Evidence

Set to DRAFT on 11/28/2023 8:55:26 AM

Issue created by Melissa Hauck-Baker on 11/28/2023 8:55:26 AM
melissa.hauck-baker@myclearwater.com - 727-444-8769

16. The applicant has not provided substantial competent evidence of the existing, surrounding development pattern supporting the request and without such information, staff will be recommending Denial of the application in the current design and layout.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.