



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, January 2, 2025

8:30 AM - Staff Review

9:00 AM

Case number: [FLS2024-12036 -- 990 BAY ESPLANADE](#)

Owner(s): Jordan Behar
990 Bay Esplanade
Clearwater, FL 33767 100
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Jordan Behar
990 Bay Esplanade
Clearwater, FL 33767
PHONE: No phone, Fax: No fax, Email: Behardesign@gmail.Com

Representative: Jordan Behar
990 Bay Esplanade
Clearwater, FL 33767
PHONE: No phone, Fax: No fax, Email: Behardesign@gmail.Com

Location: West side of Bay Esplanade, approximately 279 feet south of Bruce Avenue and 214 feet north of Carlouel Drive. (0.180 acres)

Atlas Page: 238A

Zoning District: LMDR - Low Medium Density Residential

Request: Flexible Standard Development approval for a detached dwelling in the Low Medium Density Residential (LMDR) District for the property located at 990 Bay Esplanade. The project will not exceed 30 feet in height and includes two off-street parking spaces. Requested is flexibility from the front 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: Thea French, Planner



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Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	12/10/2024	French
Parks and Rec Review	No Comments	12/10/2024	Parry
Engineering Review	Comments	12/16/2024	Vaughan
Solid Waste Review	No Comments	12/17/2024	Portalatin
Traffic Eng Review	No Comments	12/19/2024	Dresch
Planning Review	Comments	12/19/2024	French
Stormwater Review	Comments	12/20/2024	Vo
Fire Review	No Comments	12/23/2024	Ramos
Land Resource Review	No Comments	12/23/2024	McDonnell

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 12/16/2024 12:48:27 PM

Issue created by Kyle Vaughan on 12/16/2024 12:48:27 PM
kyle.vaughan@myclearwater.com - 727-444-8232

General Comments:

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.

ENGINEERING - Prior to Building Permit

Set to DRAFT on 12/16/2024 12:51:43 PM

Issue created by Kyle Vaughan on 12/16/2024 12:51:43 PM
kyle.vaughan@myclearwater.com - 727-444-8232

Please acknowledge:

1. The utility easement at the rear of the property will need to be shown on plans when the building permit application is submitted.
2. All sod, sidewalk, curb, and sprinkler damage, if any, within the right-of-way shall be repaired/replaced prior to engineering final inspection.



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ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 12/16/2024 9:18:56 AM

Issue created by Sarah Kessler on 12/16/2024 9:18:56 AM
sarah.kessler@myclearwater.com - 727-444-8233

Provide erosion control measures on plans.

PLANNING - General comment (Acknowledgement)

Set to DRAFT on 12/20/2024 11:14:50 AM

Issue created by Thea French on 12/20/2024 11:14:50 AM
Issue is attached to page 7 in Application.pdf
thea.french@myclearwater.com - 727-444-8771

General Comments (please acknowledge):

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.

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."

PLANNING - Prior to DO: Cardinal Directions

Set to DRAFT on 12/10/2024 12:40:25 PM

Issue created by Thea French on 12/10/2024 12:40:25 PM
Issue is attached to Plans on sheet A5
thea.french@myclearwater.com - 727-444-8771

When providing architectural elevations please include the cardinal directions on all sheets the relate to elevation drawings.

PLANNING - Prior to DO: Community Character

Set to DRAFT on 12/19/2024 1:46:48 PM

Issue created by Thea French on 12/19/2024 1:46:48 PM
Issue is attached to Plans on sheet A11
thea.french@myclearwater.com - 727-444-8771

Please provide the addresses and approved FLS or FLD case numbers for the redevelopments with reduced front setback reductions.

This information should be included with page four of the application, You could use this page as a supporting document as well.

PLANNING - Prior to DO: Description of request

Set to DRAFT on 12/10/2024 12:34:08 PM

Issue created by Thea French on 12/10/2024 12:34:08 PM
Issue is attached to page 7 in Application.pdf
thea.french@myclearwater.com - 727-444-8771

The specific request front setback reduction as provided through code section 2-202.C needs to be included.

The following details ALSO need to be included in the description:

1. Requested flexibility (reduced front setback for detached dwelling Section 2-202.C.1.a-d)
2. not to exceed XX feet in height
3. provides xx off-street parking spaces

PLANNING - Prior to DO: PRIMARY STRUCTURE HEIGHT

Set to DRAFT on 12/19/2024 1:15:49 PM

Issue created by Thea French on 12/19/2024 1:15:49 PM
Issue is attached to Plans on sheet A5
thea.french@myclearwater.com - 727-444-8771

Please show height as measured to the midpoint of the peak of the roof from grade.

Pursuant Article 8. - Definitions

PLANNING - Prior to DO: Sight Visibility Triangle (SVT)

Set to DRAFT on 12/19/2024 2:38:14 PM

Issue created by Thea French on 12/19/2024 2:38:14 PM
Issue is attached to Plans on sheet C1
thea.french@myclearwater.com - 727-444-8771

The sight visibility triangles are shown in the wrong location and off-property. Please see CDC Division 9, Section 3-904.A for additional details.

PLANNING - Prior to DO: Specific Criterion

Set to DRAFT on 12/10/2024 12:38:15 PM

Issue created by Thea French on 12/10/2024 12:38:15 PM
Issue is attached to page 10 in Application.pdf
thea.french@myclearwater.com - 727-444-8771

The specific use criteria (page four) has not been addressed. This can be found in CDC Section 2-202.C.

https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART2ZODI_DIV2LOMEDEREDILM_S2-203FLSTDE

Specific applicability criterion Detached Dwelling 2-203.C.1.a-d Planning would be looking for in-depth responses.

STORMWATER - Prior to building permit (need acknowledge)

Set to DRAFT on 12/20/2024 4:00:06 PM

Issue created by Phuong Vo on 12/20/2024 4:00:06 PM
phuong.vo@myclearwater.com - 727-444-8228

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.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.