



# 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 FAX (727) 562-4865

## DRAFT ACTION AGENDA DEVELOPMENT REVIEW COMMITTEE

Thursday, July 07, 2016

### 8:30 - Staff Review

#### 9:00 AM

**Case number:** [FLD2016-05014 -- 860 ELDORADO AVE](#)

**Owner(s):** Sand Castle I Llc  
125 Beach Rd  
Glencoe, IL 60022 131  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Jeff Knight  
150 Commerce Dr N  
Largo, FL 33770  
PHONE: (727) 458-7065, Fax: (727) 584-5756, Email: Jk@curtisools.Com

**Representative:** Jeff Knight  
Curtis Pools  
150 Commerce Dr N  
Largo, FL 33770  
PHONE: (727) 458-7065, Fax: (727) 584-5756, Email: Jk@curtisools.Com

**Location:** 0.15 acres located on the west side of Eldorado Avenue approximately 140 feet north of Gardenia Street.

**Atlas Page:** 249A

**Zoning District:** Low Medium Density Residential

**Request:** The Community Development Board is reviewing accessory structures (pool, spa and deck) for an existing detached dwelling in the Low Medium Density Residential (LMDR) District for the property located at 860 Eldorado Avenue. The project requests allowable flexibility from Coastal Construction Control Line setback requirements (2-204.E and 3-905.C.3).

**Proposed Use:** Detached Dwelling

**Neighborhood Association(s):** Clearwater Beach Association  
Clearwater Neighborhood Coalition

**Presenter:** Matthew Jackson, Senior Planner



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**Workflow:**

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	06/09/2016	Jackson
Solid Waste Review	No Review Required	06/09/2016	Jackson
Harbor Master Review	No Review Required	06/09/2016	Jackson
Art Review	No Reveiw Required	06/09/2016	Jackson
Stormwater Review	Comments	06/21/2016	Simpson
Engineering Review	Comments	06/21/2016	Simpson
Traffic Eng Review	No Comments	06/21/2016	Elbo
Environmental Review	Comments	06/22/2016	Kessler
Parks and Rec Review	No Comments	06/22/2016	Reid
Land Resource Review	Comments	06/30/2016	Anderson
Fire Review	No Review Required	06/30/2016	Schultz

**The DRC reviewed this application with the following comments:**

Engineering Review

General Note:

Per the plat, a 5 ft. utility easement is located along the rear of the property line. Under no circumstances shall any structure(s) be constructed within the 5 ft. utility easement. The City of Clearwater has no utilities located within this area.

DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application. **\*\*SEE PAGE 0 ON DOCUMENT.**



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TELEPHONE (727) 562-4567 FAX (727) 562-4865

- Environmental Review** General Notes:  
DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application.
- Offsite discharge of produced groundwater from dewatering shall comply with dewatering guidelines from Florida Department of Environmental Protection (FDEP), F.A.C. 62-621.300(2).
- Additional permits from State agencies, such as the Southwest Florida Water Management District or Florida Department of Environmental Protection, may be required. Approval does not relieve the applicant from the requirements to obtain all other required permits and authorizations. \*\*SEE PAGE 0 ON DOCUMENT.
- Environmental Review** Prior to issuance of building permit:  
No light shall be visible or extend in areas identified as Sea Turtle Nesting Areas during the nesting season (May 1 to October 31). Those areas where security and public safety require lighting, alternative light management approaches shall be applied. Provide evidence of sea turtle-friendly lighting in accordance with City code and state laws. Additional information is found on Florida Fish and Wildlife Conservation Commission website including specific lighting guidelines ([http://myfwc.com/media/418417/SeaTurtle\\_LightingGuidelines.pdf](http://myfwc.com/media/418417/SeaTurtle_LightingGuidelines.pdf)). \*\*SEE PAGE 3 ON DOCUMENT.
- Environmental Review** Acknowledge prior to Community Development Board:  
The property owner shall be advised that Florida Statute (Subsection 161.053) prohibits construction of structures seaward of the Coastal Construction Control Line (CCCL), excavation and removal of beach material, alteration of existing ground elevations, damaging sand dunes or vegetation growing on them. Any alteration or removal of dunes and/or beach vegetation requires approval from the City and a permit from the Florida Department of Environmental Protection (FDEP). \*\*SEE PAGE 3 ON DOCUMENT.
- Land Resource Review** Prior to issuance of a building permit:  
Install tree barricades around the Palms in the City of Clearwater ROW as follows:  
"  
Install tree barricades to City of Clearwater standards, 2x2 post with 1x4 rails at two thirds of the trees drip line and/or parallel to the proposed construction. The purpose of the tree barricades is to protect the roots as well as the trunk of the tree. It is to prevent equipment from driving over the roots and to prevent storage of materials on top of the roots. The barricades must be placed to give the tree and roots the maximum amount of room. Once installed schedule a Tree Preservation 735 inspection. Please be aware the tree barricades must be installed and inspected prior to Land Resource approval of this permit.  
You can schedule the inspection one of two ways: (1) online at [epermit.myclearwater.com](http://epermit.myclearwater.com), or (2) Calling P&D main number at 727-562-4567. The inspection number for tree preservation is 735." \*\*SEE PAGE 1 ON DOCUMENT.



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TELEPHONE (727) 562-4567 FAX (727) 562-4865

- Land Resource Review General Comment:  
DRC review is a prerequisite for Building Permit Review, prior to issuance of a building permit any and all performance based erosion and sedimentation control measures must be approved by Environmental and or Stormwater Engineering, be installed properly, and inspected. \*\*SEE PAGE 1 ON DOCUMENT.
- Planning Review For the affidavit to authorize agent, for number three, provide "Level II application for a reduction in setback to the Coastal Construction Control Line." \*\*SEE PAGE 0 ON DOCUMENT.
- Planning Review On the site plan, show the required sight visibility triangles pursuant to CDC Section 3-904.B. No structure other than a four foot non-opaque fence may be installed in the waterfront sight visibility triangles. \*\*SEE PAGE 3 ON DOCUMENT.
- Planning Review On the site plan, clarify the structures with the six and 12 inch elevations. Are these steps above grade? If so, there is a large portion of the western part of the steps to occur within the required waterfront sight visibility triangles. \*\*SEE PAGE 3 ON DOCUMENT.
- Planning Review On the site plan, provide the setback dimension from the CCCL to the proposed pool and deck. Use the least setback dimension for both the pool and deck. \*\*SEE PAGE 3 ON DOCUMENT.
- Planning Review Pursuant to the Code definition of impervious, shell is included. As such, include the area of the site covered in shell as part of the impervious surface calculation. If the impervious surface turns out to be more than 65 percent of the property area, you will need to remove the appropriate amount of shell area and replace with organic mulch. \*\*SEE PAGE 3 ON DOCUMENT.
- Planning Review All Planning conditions are required to be addressed prior to CDB. \*\*SEE PAGE 1 ON DOCUMENT.
- Planning Review Portions of the survey submitted are cut off. The entire signed and sealed survey needs to be submitted to include the north arrow and scale. \*\*SEE PAGE 1 ON DOCUMENT.
- Planning Review On the site plan, clarify the nature of the drive end structure located immediately north of the pool and spa. \*\*SEE PAGE 3 ON DOCUMENT.
- Stormwater Review General Comments  
DRC review is a prerequisite for Building Permit Review. Additional comments may be forthcoming upon submittal of a Building Permit Application.  
  
Please refer to the City's Stormwater Drainage Design Criteria Manual as found at the City website:  
<http://www.myclearwater.com/gov/depts/pwa/engin/StormwaterMgt/StormDrainageDesignCriteria.asp>  
  
Sheets 3 and 4 were reviewed for Stormwater Engineering criteria. The additional details provided in the plan set may have been necessary for other departmental reviews. Further comments will be forthcoming upon submittal of a Flexible Development and/or Building Permit Application. \*\*SEE PAGE 2 ON DOCUMENT.



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TELEPHONE (727) 562-4567 FAX (727) 562-4865

Stormwater Review

Prior to Building Permit

Pool deck is to be graded as to not cause drainage issues to adjacent properties. \*\*SEE PAGE 2 ON DOCUMENT.

Stormwater Review

Prior to Building Permit

Please show sediment and erosion control measures on site plan. The silt fence should encompass the limits of construction. \*\*SEE PAGE 2 ON DOCUMENT.



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TELEPHONE (727) 562-4567 FAX (727) 562-4865

**9:15 AM**

**Case number:** [FLD2016-06016 -- 704 ELDORADO AVE](#)

**Owner(s):** Lawrence A Seigel  
3142 Harvest Moon Dr  
Palm Harbor, FL 34683 212  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Sean Hubner  
425 Cypress Creek Cir  
Oldsmar, FL 34677  
PHONE: No phone, Fax: No fax, Email: Seanhubner@gmail.Com

**Representative:** Sean Hubner  
Seacom Corp  
425 Cypress Creek Cir  
Oldsmar, FL 34677  
PHONE: No phone, Fax: No fax, Email: Seanhubner@gmail.Com

**Location:** 0.17 acre-property is located on the west side of Eldorado Avenue, approximately 79 feet south of Acacia Street.

**Atlas Page:** 258A

**Zoning District:** Low Medium Density Residential

**Request:** The Community Development Board (CDB) is reviewing a paver patio and retaining wall for a detached dwelling in the Low Medium Density Residential (LMDR) District for the property located at 704 Eldorado Avenue. The application requests allowable flexibility from setbacks and fence/wall requirements (Sections 2-204, 3-804.G, and 3-905.C).

**Proposed Use:**

**Neighborhood Association(s):** Clearwater Beach Association  
Clearwater Neighborhood Coalition

**Presenter:** Kevin Nurnberger, Senior Planner



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**Workflow:**

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	06/02/2016	Nurnberger
Stormwater Review	Comments	06/21/2016	Simpson
Traffic Eng Review	No Comments	06/21/2016	Elbo
Solid Waste Review	No Comments	06/21/2016	Pryor
Parks and Rec Review	No Comments	06/22/2016	Reid
Environmental Review	Comments	06/22/2016	Kessler
Engineering Review	Comments	06/23/2016	Gluski
Land Resource Review	Comments	06/28/2016	Crandall
Fire Review	No Review Required	06/30/2016	Schultz
Route to Meeting	Ready for DRC	07/01/2016	Nurnberger
Planning Review	Comments	07/01/2016	Nurnberger
Harbor Master Review	No Review Required	07/01/2016	Nurnberger
Art Review	No Comments	07/01/2016	Nurnberger

**The DRC reviewed this application with the following comments:**

Engineering Review

General Note:

Per the plat, a 5 ft. utility easement is located along the rear of the property line. Under no circumstances shall any structure(s) be constructed within the 5 ft. utility easement. The City of Clearwater has no utilities located within this area.

DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application. **\*\*SEE PAGE 3 ON DOCUMENT.**



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- Environmental Review    General Notes:  
DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application.
- Offsite discharge of produced groundwater from dewatering shall comply with dewatering guidelines from Florida Department of Environmental Protection (FDEP), F.A.C. 62-621.300(2).
- Additional permits from State agencies, such as the Southwest Florida Water Management District or Florida Department of Environmental Protection, may be required. Approval does not relieve the applicant from the requirements to obtain all other required permits and authorizations.   \*\*SEE PAGE 0 ON DOCUMENT.
- Environmental Review    Prior to issuance of building permit:  
No light shall be visible or extend in areas identified as Sea Turtle Nesting Areas during the nesting season (May 1 to October 31). Those areas where security and public safety require lighting, alternative light management approaches shall be applied. Provide evidence of sea turtle-friendly lighting in accordance with City code and state laws. Additional information is found on Florida Fish and Wildlife Conservation Commission website including specific lighting guidelines ([http://myfwc.com/media/418417/SeaTurtle\\_LightingGuidelines.pdf](http://myfwc.com/media/418417/SeaTurtle_LightingGuidelines.pdf)).   \*\*SEE PAGE 5 ON DOCUMENT.
- Environmental Review    Acknowledge prior to Community Development Board:  
The property owner shall be advised that Florida Statute (Subsection 161.053) prohibits construction of structures seaward of the Coastal Construction Control Line (CCCL), excavation and removal of beach material, alteration of existing ground elevations, damaging sand dunes or vegetation growing on them. Any alteration or removal of dunes and/or beach vegetation requires approval from the City and a permit from the Florida Department of Environmental Protection (FDEP).   \*\*SEE PAGE 5 ON DOCUMENT.
- Land Resource Review    Maintain erosion control and tree barricades. One replacement palm is required as per prior BCPs.   \*\*SEE PAGE 0 ON DOCUMENT.
- Planning Review    Based on the scale provided on the survey to obtain the square footage of proposed paver patio and the existing building footprint and existing parking area square footage the combined square footage has a impervious surface ratio (ISR) of 0.69. This ratio exceeds the maximum ISR of 0.65. You will need to reduce the square footage impervious area to comply the maximum ISR or the project cannot move forward to the CDB. There is no flexibility for the ISR in Code.   \*\*SEE PAGE 6 ON DOCUMENT.
- Planning Review    Provide the scale for the site plan.   \*\*SEE PAGE 6 ON DOCUMENT.
- Planning Review    Show location of seawall on site plan and survey.   \*\*SEE PAGE 5 ON DOCUMENT.



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## Planning Review

Retaining walls, not including those walls associated with a detention pond which are regulated may be located between the principal structure and any front, side or rear lot line, provided no portion of the wall that is located above grade exceeds 18 inches in height unless otherwise required to be of a greater height to satisfy and environmental or engineering need as determined by the City Engineer.

An equivalent combination of fence, wall, landscape berm or retaining wall may be utilized to achieve the maximum possible fence height; however in no case shall the combined height of the structures exceed the maximum height provisions.

No structure or landscaping may be installed, other than a non-opaque fence not exceeding 48 inches in height in the waterfront sight visibility triangle.  
\*\*SEE PAGE 6 ON DOCUMENT.

## Stormwater Review

### General Comments

DRC review is a prerequisite for Building Permit Review. Additional comments may be forthcoming upon submittal of a Building Permit Application.

Please refer to the City's Stormwater Drainage Design Criteria Manual as found at the City website:

<http://www.myclearwater.com/gov/depts/pwa/engin/StormwaterMgt/StormDrainageDesignCriteria.asp>

Sheets 6 and 7 were reviewed for Stormwater Engineering criteria. The additional details provided in the plan set may have been necessary for other departmental reviews. Further comments will be forthcoming upon submittal of a Flexible Development and/or Building Permit Application. \*\*SEE PAGE 6 ON DOCUMENT.

## Stormwater Review

### Prior to Community Development Board

It cannot be determined where the Retaining wall is located. Please indicate the footprint of the proposed retaining wall. The retaining wall shall not disrupt existing stormwater flow patterns. Further comments may be forthcoming. \*\*SEE PAGE 6 ON DOCUMENT.

## Stormwater Review

### Prior to Community Development Board

PDF sheet 6 and PDF sheet 7 seem to be inconsistent; Specifically, sheet 6 indicates the pavers will not be in the rear site visibility triangle, while PDF sheet 7 shows pavers in the site visibility triangle. Please clarify. Further comments may be forthcoming. \*\*SEE PAGE 6 ON DOCUMENT.

## Stormwater Review

### Prior to Building Permit

Please show sediment and erosion control measures on site plan. The silt fence should encompass the limits of construction. \*\*SEE PAGE 6 ON DOCUMENT.

## Stormwater Review

### Prior to Building Permit

Permeable deck should be graded as to not cause drainage issues to adjacent properties. \*\*SEE PAGE 6 ON DOCUMENT.



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TELEPHONE (727) 562-4567 FAX (727) 562-4865

**9:30 AM**

**Case number:** [FLS2016-06027 -- 1411 SUNSET DR](#)

**Owner(s):** Helen Nicajevsky  
1411 Sunset Dr  
Clearwater, FL 33755 245  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Helen Nicajevsky  
1411 Sunset Drive  
Clearwater, FL 33755  
PHONE: (727) 365-7931, Fax: No fax, Email: Fishaboveaverage@aol.Com

**Representative:** Helen Nicajevsky  
1411 Sunset Drive  
Clearwater, FL 33755  
PHONE: (727) 365-7931, Fax: No fax, Email: Fishaboveaverage@aol.Com

**Location:** The 0.21 acre-property is located on the east side of Sunset Drive approximate 244 feet south of Marshall Street.

**Atlas Page:** 268B

**Zoning District:** Low Medium Density Residential

**Request:** The Development Review Committee is reviewing a pool enclosure for a detached dwelling in the Low Medium Density Residential (LMDR) District located at 1411 Sunset Drive. The project is 17 feet in height (from grade), and requests allowable flexibility from setbacks and height requirements (CDC Section 2-203 and 3-201.B.9.)

**Proposed Use:** Detached Dwelling

**Neighborhood Association(s):** Clearwater Neighborhood Coalition  
Old Clearwater Bay

**Presenter:** Kevin Nurnberger, Senior Planner



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**Workflow:**

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	06/03/2016	Nurnberger
Stormwater Review	Comments	06/21/2016	Simpson
Traffic Eng Review	No Comments	06/21/2016	Elbo
Solid Waste Review	No Comments	06/21/2016	Pryor
Environmental Review	Comments	06/22/2016	Kessler
Parks and Rec Review	No Comments	06/22/2016	Reid
Engineering Review	Comments	06/23/2016	Gluski
Land Resource Review	No Comments	06/28/2016	Crandall
Fire Review	No Review Required	06/30/2016	Schultz
Planning Review	Comments	07/01/2016	Nurnberger
Harbor Master Review	No Review Required	07/01/2016	Nurnberger
Route to Meeting	Ready for DRC	07/01/2016	Nurnberger
Art Review	No Comments	07/01/2016	Nurnberger

**The DRC reviewed this application with the following comments:**

Engineering Review

General Note:

Per the plat, a 5 ft. drainage easement is located along the southern property line. Under no circumstances shall any structure(s) be constructed within the 5 ft. drainage easement. The City of Clearwater has utilities located within this area.

DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application. **\*\*SEE PAGE 4 ON DOCUMENT.**



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TELEPHONE (727) 562-4567 FAX (727) 562-4865

- Environmental Review    General Notes:  
DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application.
- Offsite discharge of produced groundwater from dewatering shall comply with dewatering guidelines from Florida Department of Environmental Protection (FDEP), F.A.C. 62-621.300(2).
- Additional permits from State agencies, such as the Southwest Florida Water Management District or Florida Department of Environmental Protection, may be required. Approval does not relieve the applicant from the requirements to obtain all other required permits and authorizations.   \*\*SEE PAGE 3 ON DOCUMENT.
- Planning Review    Prior to a development order: darken the line on pool deck which indicates the extent of the pool enclosure and provide the 5 foot setback dimension from the property line to the pool enclosure.   \*\*SEE PAGE 4 ON DOCUMENT.
- Planning Review    Prior to a development order: provide a elevation of the pool enclosure showing how it will connect with the building or product information that gives detail of the pool enclosure and its height.   \*\*SEE PAGE 4 ON DOCUMENT.
- Planning Review    Prior to issuance of a building permit: the last sheet which is showing dimensions of the enclosure is to light to read. Please darken the lines.   \*\*SEE PAGE 5 ON DOCUMENT.
- Planning Review    PROVIDE ON THE ELEVATION A SCALE AND THE HEIGHT OF THE POOL ENCLOSURE TO SCALE.   \*\*SEE PAGE 4 ON DOCUMENT.
- Planning Review    Provide on site plan/survey the exact proposed footprint of the enclosure. Use darken line with x and provide the rear setback dimension from property line to enclosure.   \*\*SEE PAGE 4 ON DOCUMENT.
- Planning Review    Not sure what information the sheet with the shed is conveying. clarify.   \*\*SEE PAGE 5 ON DOCUMENT.
- Planning Review    you need to provide pictures or evidence to show that a reduction to a rear setback is consistent with the character of the neighborhood and adjacent properties.   \*\*SEE PAGE 4 ON DOCUMENT.
- Planning Review    When you show footprint of pool enclosure be sure the side (north) setback to enclosure is 5 feet. If less than 5 feet the application will need to be reviewed as the request was for a rear setback.   \*\*SEE PAGE 4 ON DOCUMENT.
- Stormwater Review    Prior to Building Permit  
Pool cage is to be sloped to not cause drainage issues to adjacent properties.   \*\*SEE PAGE 4 ON DOCUMENT.



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TELEPHONE (727) 562-4567 FAX (727) 562-4865

## Stormwater Review

### General Comments

DRC review is a prerequisite for Building Permit Review. Additional comments may be forthcoming upon submittal of a Building Permit Application.

Please refer to the City's Stormwater Drainage Design Criteria Manual as found at the City website:

<http://www.myclearwater.com/gov/depts/pwa/engin/StormwaterMgt/StormDrainageDesignCriteria.asp>

Sheet 5 was reviewed for Stormwater Engineering criteria. The additional details provided in the plan set may have been necessary for other departmental reviews. Further comments will be forthcoming upon submittal of a Flexible Development and/or Building Permit Application. \*\*SEE PAGE 4 ON DOCUMENT.



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TELEPHONE (727) 562-4567 FAX (727) 562-4865

**9:45 AM**

**Case number:** [FLS2016-05025 -- 2725 BURNING TREE LN](#)

**Owner(s):** James H Nelson  
2725 Burning Tree Ln  
Clearwater, FL 33761 300  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Jim Nelson  
2725 Burning Tree Ln.  
Clearwater, FL 33761  
PHONE: (727) 596-7553, Fax: No fax, Email: Oldbuickjim@gmail.Com

**Representative:** Jim Nelson  
Home Owner  
2725 Burning Tree Ln.  
Clearwater, FL 33761  
PHONE: (727) 596-7553, Fax: No fax, Email: Oldbuickjim@gmail.Com

**Location:** 0.280 acre subject property located along the south side of Burning Tree Lane, approximately 400 feet west of the intersection with Westchester Drive North.

**Atlas Page:** 200A

**Zoning District:** Low Medium Density Residential

**Request:** The Development Review Committee (DRC) is reviewing a proposed pool cage enclosure within the Low Medium Density Residential (LMDR) District for property located at 2725 Burning Tree Lane. The project requests allowable flexibility of setbacks (Section 2-203.B).

**Proposed Use:** Detached Dwelling

**Neighborhood Association(s):** Clearwater Neighborhood Coalition  
Clubhouse Estates

**Presenter:** Melissa Hauck-Baker, Senior Planner



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 TELEPHONE (727) 562-4567 FAX (727) 562-4865

**Workflow:**

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	06/08/2016	Hauck-Baker
Stormwater Review	Comments	06/21/2016	Simpson
Traffic Eng Review	No Comments	06/21/2016	Elbo
Solid Waste Review	No Comments	06/21/2016	Pryor
Environmental Review	Comments	06/22/2016	Kessler
Parks and Rec Review	No Comments	06/22/2016	Reid
Engineering Review	Comments	06/23/2016	Gluski
Planning Review	Comments	06/29/2016	Hauck-Baker
Fire Review	No Review Required	06/30/2016	Schultz
Land Resource Review	No Comments	06/30/2016	Anderson
Harbor Master Review	No Review Required	07/01/2016	Hauck-Baker
Route to Meeting	Ready for DRC	07/01/2016	Hauck-Baker
Art Review	No Review Required	07/01/2016	Hauck-Baker

The DRC reviewed this application with the following comments:



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TELEPHONE (727) 562-4567 FAX (727) 562-4865

## Engineering Review

Prior to the issuance of a Development Order (D.O.):

Per the plat, a 10 ft. drainage and utility easement is located along the rear of the property line and 5 ft. drainage and utility easement located along the western property line. Under no circumstances shall any structure(s) be constructed within the 10 ft. drainage and utility easement and 5 ft. drainage and utility easement. The City of Clearwater has utilities located within this area.

It appears the pool and pool deck is encroaching within the 10 foot drainage and utility easement.

To allow the construction of the proposed new pool screen enclosure located within the drainage and utility easement, the easement could possibly be vacated, if no private and/or public utilities are located within the easement(s) and if approved by the private utilities and by the City Council. Contact Jim Benwell (727-562-4754) in Room #220 at the MSB (Municipal Services Building), to submit a complete application, including a fee, to vacate the easement(s).

General Note:

DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application. \*\*SEE PAGE 0 ON DOCUMENT.

## Environmental Review

General Notes:

DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application.

Offsite discharge of produced groundwater from dewatering shall comply with dewatering guidelines from Florida Department of Environmental Protection (FDEP), F.A.C. 62-621.300(2).

Additional permits from State agencies, such as the Southwest Florida Water Management District or Florida Department of Environmental Protection, may be required. Approval does not relieve the applicant from the requirements to obtain all other required permits and authorizations. \*\*SEE PAGE 0 ON DOCUMENT.



# 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 FAX (727) 562-4865

## Planning Review

### Planning Review

1. Requested flexibility is within permitted range for a rear yard setback.
2. Survey of 61 area properties results in 60 dwellings constructed prior to 1999.
3. Of the 61 properties, 42 feature pools constructed prior to 1999.
4. Of the 42 pools constructed, 35 feature pool enclosures constructed prior to 1999.
5. Of the 7 pool enclosures constructed post 1999, no planning applications were required.
6. Based on this analysis, the existing home and pool are consistent with the neighborhood and the proposed pool enclosure will be consistent with the development pattern.
7. The proposed enclosure may require the vacation of the existing utility easement through the Engineering Department.

## Stormwater Review

### General Comments

DRC review is a prerequisite for Building Permit Review. Additional comments may be forthcoming upon submittal of a Building Permit Application.

Please refer to the City's Stormwater Drainage Design Criteria Manual as found at the City website:

<http://www.myclearwater.com/gov/depts/pwa/engin/StormwaterMgt/StormDrainageDesignCriteria.asp>

Sheet 1 was reviewed for Stormwater Engineering criteria. The additional details provided in the plan set may have been necessary for other departmental reviews. Further comments will be forthcoming upon submittal of a Flexible Development and/or Building Permit Application. \*\*SEE PAGE 0 ON DOCUMENT.

## Stormwater Review

### Prior to Development Order:

The pool cage is located in a drainage easement. Please provide reasonable assurance that pool cage will not negatively impact flow or the proper functioning of this drainage system. \*\*SEE PAGE 0 ON DOCUMENT.



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TELEPHONE (727) 562-4567 FAX (727) 562-4865

**4:00 PM**

**Case number:** [ANX2016-06019 -- 2155 BELL CHEER DR](#)

**Owner(s):** Goetz, Nelda G  
2155 Bell Cheer Dr  
Clearwater, FL 33764-4800  
PHONE: (727) 442-4877, Fax: No fax, Email: No email

**Applicant:**  
2155 Bell Cheer Dr  
Clearwater, FL 33764-4800  
PHONE: (727) 442-4877, Fax: No fax, Email: No email

**Location:** 0.470 acres located generally south of Druid Road, east of South Hercules Avenue, north of Lakeview Road, and west of South Belcher Road.

**Atlas Page:** 308B

**Zoning District:**

**Request:** This case involves requests for voluntary annexation into the City of Clearwater. It is proposed that the properties be assigned an initial Future Land Use Map designation of Residential Low (RL) and an initial zoning category of Low Medium Density Residential (LMDR). The property addresses are 2155 Bell Cheer Drive and unaddressed (0) Bell Cheer Drive.

**Proposed Use:** Detached Dwelling

**Neighborhood Association(s):** Clearwater Neighborhood Coalition

**Presenter:** Kyle Brotherton, Planner



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 MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756  
 TELEPHONE (727) 562-4567 FAX (727) 562-4865

**Workflow:**

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	06/01/2016	Brotherton
Planning Review	No Comments	06/01/2016	Brotherton
Stormwater Review	No Comments	06/17/2016	Simpson
Engineering Review	Comments	06/17/2016	Simpson
Traffic Eng Review	No Comments	06/21/2016	Elbo
Solid Waste Review	No Comments	06/21/2016	Pryor
Parks and Rec Review	No Comments	06/22/2016	Reid
Environmental Review	No Comments	06/22/2016	Kessler
Land Resource Review	No Comments	06/30/2016	Anderson
Fire Review	No Comments	06/30/2016	Schultz

**The DRC reviewed this application with the following comments:**

Engineering Review

General Comments:

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.

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).



# CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567 FAX (727) 562-4865

**4:00 PM**

**Case number:** [FLD2016-05015 -- 45 CAUSEWAY BLVD](#)

**Owner(s):** City Of Clearwater  
Po Box 4748  
Clearwater, FL 33758 474  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Gordon  
25 Causeway Blvd  
Clearwater, FL 33767  
PHONE: (727) 462-6954, Fax: No fax, Email: Gordon.Wills@myclearwater.Com

**Representative:** Terri Skapik  
Woods Consulting  
1714 County Rd. 1 Suite 22  
Dunedin  
PHONE: (727) 786-5747, Fax: No fax, Email: Terriskapik@woodsconsulting.Org

**Location:** Clearwater Marina directly east of the intersection where South Gulfview Boulevard meets Coronado Drive.

**Atlas Page:** 267A

**Zoning District:** Institutional

**Request:** Addition of decking and pier to existing Slip #1 at the Clearwater Marina.

**Proposed Use:** Marina Facilities

**Neighborhood Association(s):** Clearwater Beach Association  
Clearwater Neighborhood Coalition

**Presenter:** Melissa Hauck-Baker, Senior Planner



# 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 FAX (727) 562-4865

**Workflow:**

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	06/06/2016	Hauck-Baker
Stormwater Review	Comments	06/21/2016	Simpson
Solid Waste Review	No Comments	06/21/2016	Pryor
Engineering Review	Comments	06/21/2016	Simpson
Environmental Review	Comments	06/22/2016	Kessler
Parks and Rec Review	No Comments	06/22/2016	Reid
Traffic Eng Review	No Comments	06/24/2016	Elbo
Planning Review	Comments	06/29/2016	Hauck-Baker
Fire Review	No Comments	06/29/2016	Schultz
Land Resource Review	Comments	06/30/2016	Anderson
Harbor Master Review	No Response	07/01/2016	Hauck-Baker
Art Review	No Review Required	07/01/2016	Hauck-Baker
Route to Meeting	Ready for DRC	07/01/2016	Hauck-Baker

**The DRC reviewed this application with the following comments:**

Engineering Review

General Conditions:

PDF sheets 9-11 were reviewed for General Engineering criteria. The additional details provided in the plan set may have been necessary for other departmental reviews. Further comments will be forthcoming upon submittal of a Flexible Development and/or Building Permit Application.

DRC review is a prerequisite for Building Permit review. Additional comments may be forthcoming upon submittal of a Building Permit Application. **\*\*SEE PAGE 9 ON DOCUMENT.**



# 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 FAX (727) 562-4865

- Environmental Review    General Notes:  
DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application.
- Additional permits from State agencies, such as the Southwest Florida Water Management District or Florida Department of Environmental Protection, may be required. Approval does not relieve the applicant from the requirements to obtain all other required permits and authorizations.   \*\*SEE PAGE 0 ON DOCUMENT.
- Environmental Review    Prior to issuance of building permit:  
Continue to provide erosion control measures on plan sheet.   \*\*SEE PAGE 19 ON DOCUMENT.
- Land Resource Review    General Notes:  
DRC review is a prerequisite for Building Permit Review, prior to issuance of a building permit any and all performance based erosion and sedimentation control measures must be approved by Environmental and or Stormwater Engineering, be installed properly, and inspected.   \*\*SEE PAGE 8 ON DOCUMENT.
- Planning Review    Planning Review  
1. Applicant has provided sufficient responses to required criteria and application is ready to move forward to CDB review.
- Stormwater Review    General Comments  
DRC review is a prerequisite for Building Permit Review. Additional comments may be forthcoming upon submittal of a Building Permit Application.
- PDF sheets 9-11 were reviewed for Stormwater Engineering criteria. The additional details provided in the plan set may have been necessary for other departmental reviews. Further comments will be forthcoming upon submittal of a Flexible Development and/or Building Permit application.   \*\*SEE PAGE 9 ON DOCUMENT.
- Stormwater Review    Prior to Development Order:  
A city stormwater drainage pipe is in the vicinity of the proposed improvements. Please acknowledge that the proposed dock and all of the related accoutrements will not adversely affect the normal functioning of the stormwater system.   \*\*SEE PAGE 9 ON DOCUMENT.



# CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567 FAX (727) 562-4865

**4:00 PM**

**Case number:** [LUP2016-06004 -- 25749 US HIGHWAY 19 N](#)

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

**Applicant:**  
100 S. Myrtle Ave  
Clearwater, FL 33756  
PHONE: No phone, Fax: No fax, Email: No email

**Location:** Those properties within the City of Clearwater along US 19: generally located within the city limits of Clearwater including properties east and west of U.S. Highway 19 North, south of S.R. 580, and north of Dimmitt Drive; and generally located within the city limits of Clearwater including properties east and west of U.S. Highway 19 North, south of a line 1900 feet more or less north of Drew Street, and north of a line 1300 feet more or less south of Druid Road; including properties to the East, on the north and south side of Gulf-to-Bay Boulevard to McMullen Booth Road (C.R. 611), and also south of Drew Street to Bayview Avenue.

**Atlas Page:** 233A

**Zoning District:** Commercial

**Request:** This case involves a City of Clearwater Initiated Amendment (per Section 4-603.B.1., CDC) to the City's Future Land Use Map from Residential Urban (RU), Residential Low Medium (RLM), Residential Medium (RM), Residential High (RH), Resort Facilities High (RFH), Residential/Office Limited (R/OL), Residential/Office General (R/OG), Residential/Office/Retail (R/O/R), Commercial General (CG), Industrial Limited (IL), Institutional (I), Transportation/Utility (T/U), Preservation (P) and Water/Drainage Feature categories to US 19 Regional Center and Preservation (P). (Associated with LUP2016-06005 and LUP2016-06006)

**Proposed Use:**

**Neighborhood Association(s):**

**Presenter:** Lauren Matzke, Long Range Planning Manager



# CITY OF CLEARWATER

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 TELEPHONE (727) 562-4567 FAX (727) 562-4865

**Workflow:**

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	06/21/2016	Matzke
Engineering Review	No Comments	06/21/2016	Simpson
Stormwater Review	No Comments	06/21/2016	Simpson
Environmental Review	No Comments	06/22/2016	Kessler
Parks and Rec Review	No Comments	06/23/2016	Reid
Traffic Eng Review	No Comments	06/24/2016	Elbo
Fire Review	No Comments	06/29/2016	Schultz
Planning Review	No Comments	06/30/2016	Matzke
Land Resource Review	No Comments	06/30/2016	Anderson
Harbor Master Review	No Response	06/30/2016	Matzke
Solid Waste Review	No Response	06/30/2016	Matzke
Route to Meeting	Ready for DRC	06/30/2016	Matzke



# CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567 FAX (727) 562-4865

**4:00 PM**

**Case number:** [LUP2016-06005 -- 24275 US HIGHWAY 19 N 19](#)

**Owner(s):** Mercer Clearwater Llc  
205 Orangewood Ln  
Largo, FL 33770-4076  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:**  
100 S. Myrtle Ave  
Clearwater, FL 33756  
PHONE: No phone, Fax: No fax, Email: Lauren.Matzke@myclearwater.Com

**Location:** Those properties within the City of Clearwater along US 19: generally located within the city limits of Clearwater including properties east and west of U.S. Highway 19 North, south of a line 250 feet more or less north of Blackburn Street, and north of a line 900 feet more or less north of the C.S.X. Rail Road; and generally located within the city limits of Clearwater including properties east and west of U.S. Highway 19 North, south of Nursery Road, to the Largo Inlet/Allen's Creek.

**Atlas Page:** 255A

**Zoning District:** Commercial

**Request:** This case involves a City of Clearwater Initiated Amendment (per Section 4-603.B.1., CDC) to the City's Future Land Use Map from Residential Urban (RU), Residential Low Medium (RLM), Residential Medium (RM), Residential High (RH), Resort Facilities High (RFH), Residential/Office Limited (R/OL), Residential/Office General (R/OG), Residential/Office/Retail (R/O/R), Commercial Limited (CL), Commercial General (CG), Recreation/Open Space (R/OS), Preservation (P), and Water/Drainage Feature categories to US 19 Neighborhood Center and Preservation (P). (Associated with LUP2016-06004 and LUP2016-06006)

**Proposed Use:**

**Neighborhood Association(s):**

**Presenter:** Lauren Matzke, Long Range Planning Manager



# 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 FAX (727) 562-4865

**Workflow:**

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	06/21/2016	Matzke
Engineering Review	No Comments	06/21/2016	Simpson
Stormwater Review	No Comments	06/21/2016	Simpson
Environmental Review	No Comments	06/22/2016	Kessler
Parks and Rec Review	No Comments	06/23/2016	Reid
Traffic Eng Review	No Comments	06/24/2016	Elbo
Fire Review	No Comments	06/29/2016	Schultz
Planning Review	No Comments	06/30/2016	Matzke
Land Resource Review	No Comments	06/30/2016	Anderson
Harbor Master Review	No Response	06/30/2016	Matzke
Solid Waste Review	No Response	06/30/2016	Matzke
Route to Meeting	Ready for DRC	06/30/2016	Matzke



# 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 FAX (727) 562-4865

**4:00 PM**

**Case number:** [LUP2016-06006 -- 24639 US HIGHWAY 19 N](#)

**Owner(s):** Platinum R E Holdings Llc  
24639 Us Highway 19 N  
Clearwater, FL 33763-4083  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:**  
100 S. Myrtle Ave  
Clearwater, FL 33756  
PHONE: No phone, Fax: No fax, Email: Lauren.Matzke@myclearwater.Com

**Location:** Those properties within the City of Clearwater along US 19: generally located within the city limits of Clearwater including properties east of U.S. Highway 19 North, 350 feet more or less north of Northside Drive, and 920 feet more or less south of Northside Drive; and generally located within the city limits of Clearwater including properties east and west of U.S. Highway 19 North, south of Dimmitt Drive, and north of a line 250 feet more or less north of Blackburn Street; and generally located within the city limits of Clearwater including properties east and west of U.S. Highway 19 North, south of Gulf-to-Bay Boulevard and north of Nursery Road.

**Atlas Page:** 255A

**Zoning District:** Commercial

**Request:** This case involves a City of Clearwater Initiated Amendment (per Section 4-603.B.1., CDC) to the City's Future Land Use Map from Residential Low (RL), Residential Low Medium (RLM), Residential Medium (RM), Residential High (RH), Residential/Office General (R/OG), Residential/Office/Retail (R/O/R), Commercial Limited (CL), Commercial General (CG), Preservation (P), and Water/Drainage Feature categories to US 19 Corridor and Preservation (P). (Associated with LUP2016-06004 and LUP2016-06005)

**Proposed Use:**

**Neighborhood Association(s):**

**Presenter:** Lauren Matzke, Long Range Planning Manager

**Workflow:**

<b><u>Review Name</u></b>	<b><u>Task Status</u></b>	<b><u>Status Date</u></b>	<b><u>Last Name</u></b>
<b>Determination of Completeness</b>	Complete	06/21/2016	Matzke
<b>Engineering Review</b>	No Comments	06/21/2016	Simpson
<b>Stormwater Review</b>	No Comments	06/21/2016	Simpson
<b>Environmental Review</b>	No Comments	06/22/2016	Kessler
<b>Parks and Rec Review</b>	No Comments	06/23/2016	Reid
<b>Traffic Eng Review</b>	No Comments	06/24/2016	Elbo
<b>Fire Review</b>	No Comments	06/29/2016	Schultz
<b>Planning Review</b>	No Comments	06/30/2016	Matzke
<b>Land Resource Review</b>	No Comments	06/30/2016	Anderson
<b>Harbor Master Review</b>	No Response	06/30/2016	Matzke
<b>Solid Waste Review</b>	No Response	06/30/2016	Matzke
<b>Route to Meeting</b>	Ready for DRC	06/30/2016	Matzke