



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, March 03, 2022

8:30 AM - Staff Review

9:00 AM

Case number: [FLS2022-01001 -- 3386 HUNT CLUB DR](#)

Owner(s): Chris Demas
3386 Hunt Club Dr
Clearwater, FL 33761-1706
PHONE: (727) 786-4929, Fax: No fax, Email: No email

Applicant: Chris Demas
3386 Hunt Club Dr
Clearwater, FL 33761-1706
PHONE: (727) 786-4929, Fax: No fax, Email: Cjdemas@tampabay.Rr.Com

Representative: Chris Demas
3386 Hunt Club Dr
Clearwater, FL 33761-1706
PHONE: (727) 786-4929, Fax: No fax, Email: Cjdemas@tampabay.Rr.Com

Location: 0.217-acre property located at the southwest corner of Hunt Club Drive with Meadow Wood Drive.

Atlas Page: 178A

Zoning District: Low Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing a proposed accessory use shed to an existing detached dwelling use in the Low Medium Density Residential (LMDR) District for the property located at 3386 Hunt Club Drive. The project is 7 feet in height and requests allowable flexibility from setbacks (Community Development Code Section 2-203.C).

Proposed Use: Detached Dwellings

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

Presenter: Melissa Hauck-Baker, Senior Planner



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TELEPHONE (727) 562-4567

9:15 AM

Case number: [FLS2022-01005 -- 949 BRUCE AVE](#)

Owner(s): Craig & Tracy Thiese
949 Bruce Avenue
Clearwater, FL
PHONE: (813) 431-8545, Fax: No fax, Email: No email

Applicant: Craig Thiese
975 Bruce Ave
Clearwater, FL 33767
PHONE: (813) 431-8545, Fax: No fax, Email: Cthiese@gmail.Com

Representative: Craig Thiese
975 Bruce Ave
Clearwater, FL 33767
PHONE: (813) 431-8545, Fax: No fax, Email: Cthiese@gmail.Com

Location: 0.149-acre property located on the east side of Bruce Avenue approximately 116 feet north of the intersection with Laurel Street.

Atlas Page: 238A

Zoning District: LMDR - Low Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing a proposed accessory use pool with deck to an existing detached dwelling use in the Low Medium Density Residential (LMDR) District for the property located at 949 Bruce Avenue. The project requests allowable flexibility from setbacks (Community Development Code Section 2-203.B).

Proposed Use: Detached Dwellings

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

Presenter: Melissa Hauck-Baker, Senior Planner



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TELEPHONE (727) 562-4567

9:30 AM

Case number: [FLS2022-01008 -- 832 ELDORADO AVE](#)

Owner(s): Nomathemba li Llc
832 Eldorado Ave
Clearwater, FL 33767
PHONE: No phone, Fax: No fax, Email: No email

Applicant: David Herrmann
1004 Indiana Ave.
Palm Harbor
PHONE: (727) 781-7525, Fax: No fax, Email: Scott@oliveriarchitects.Com

Representative: David Herrmann
Oliveri Architects
1004 Indiana Ave.
Palm Harbor
PHONE: (727) 781-7525, Fax: No fax, Email: Scott@oliveriarchitects.Com

Location: 0.159-acre property located at the northwest corner of Eldorado Avenue with Bohemia Circle North.

Atlas Page: 249A

Zoning District: LMDR - Low Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing a proposed expansion and reconstruction of the pool and decking accessory to an existing detached dwelling use in the Low Medium Density Residential (LMDR) District for the property located at 832 Eldorado Avenue. The proposed pool and deck will be 12 inches or less in height from grade 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 Neighborhood Coalition

Presenter: Melissa Hauck-Baker, Senior Planner



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TELEPHONE (727) 562-4567

10:00 AM

Case number: [FLS2022-01009 -- 1295 S MISSOURI AVE](#)

Owner(s): Publix Super Markets Inc
3300 Publix Corporate Pkwy
Lakeland, FL 338113311
PHONE: No phone, Fax: No fax, Email: No email

Applicant: William Hanks
1012 Avon Ave.
Lakeland, FL 33801
PHONE: (863) 608-4046, Fax: No fax, Email: William@cwhrealestateservices.Com

Representative: William Hanks
Cwh Real Estate Services
1012 Avon Ave.
Lakeland, FL 33801
PHONE: (863) 608-4046, Fax: No fax, Email: William@cwhrealestateservices.Com

Location: 6.785-acre property located on the east side of Missouri Avenue approximately 162 feet north of the intersection with Lakeview Road.

Atlas Page: 306B

Zoning District: C - Commercial

Request: The Development Review Committee (DRC) is reviewing a proposed rebuild of an existing retail sales and service and alcoholic beverage sales uses within an existing retail plaza use in the Commercial (C) District for the property located at 1295 South Missouri Avenue. The project is 32 feet in height, will provide a minimum 247 off-street parking spaces and requests allowable flexibility for use and height (Community Development Code Section 2-703.B and 2-703.T).

Proposed Use: Retail Plaza

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

Presenter: Melissa Hauck-Baker, Senior Planner



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TELEPHONE (727) 562-4567

10:30 AM

Case number: [FLD2021-11020 -- 19709 US HIGHWAY 19 N](#)

Owner(s): Cpi Japanese Garden Owner Llc
1001 Pennsylvania Ave Nw Ste 200
Washington, DC 20004-2505
PHONE: No phone, Fax: No fax, Email: No email

Applicant: David D'onofrio
1001 Pennsylvania Ave Nw St 200
20004
PHONE: No phone, Fax: No fax, Email: Ddonofrio@rockcreekcos.Com

Representative: David D'onofrio
Cpi Japanese Garden Owner Llc
1001 Pennsylvania Ave Nw St 200
20004
PHONE: No phone, Fax: No fax, Email: Ddonofrio@rockcreekcos.Com

Location: west side of US Hwy 19 N approximately 2,600 feet south of Gulf to Bay Boulevard

Atlas Page: 310A

Zoning District: US 19 - US 19 Corridor Zoning

Request: The Community Development Board (CDB) is reviewing a 1,376 square foot pier in the US 19 District for the property located at 19709 US Highway 19 North. The project is 130 feet in length, and requests allowable flexibility for square footage of a commercial dock/pier greater than 500 square feet in deck area (Sections 3-601.C.3).

Proposed Use: Mobile Home Parks

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

Presenter: Kevin Nurnberger, Senior Planner



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TELEPHONE (727) 562-4567

10:45 AM

Case number: [FLD2022-02007 -- 873 HARBOR ISL](#)

Owner(s): Loan Tran
806 Wilmington Island Rd
Savannah, GA 31410-4503
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Aaron Snider
873 Harbor Island
Clearwater, FL
PHONE: No phone, Fax: No fax, Email: Aaronjsnider@msn.Com

Representative: Greg Presby
Deuel & Associates
565 S. Hercules Avenue
Clearwater, FL 33764
PHONE: (727) 822-4151, Fax: No fax, Email: Greg@deuelengineering.Com

Location: east side of Harbor Island approximately 200 feet south of northern terminus of Harbor Island

Atlas Page: 249B

Zoning District: IENCD - Island Estates Neighborhood Conservation Overlay District

Request: The Community Development Board (CDB) is reviewing a 484 square foot dock in the Low Medium Density Residential/Island Estates Neighborhood Conservation Overlay (LMDR/IENCOD) District for the property located at 873 Harbor Island. The project is 82 feet in length, and requests allowable flexibility for length of a dock serving a single-family dwelling greater than 62 feet in length (Section 3-601.C.1).

Proposed Use: Detached Dwellings

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

Presenter: Kevin Nurnberger, Senior Planner



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TELEPHONE (727) 562-4567

11:00 AM

Case number: [FLS2022-01003 -- 1641 SAND KEY ESTATES CT](#)

Owner(s): Matthew Phillips
1641 Sand Key Estates Ct
Clearwater, FL 337672959
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Matthew Phillips
1641 Sand Key Estates
Clearwater
PHONE: No phone, Fax: No fax, Email: Toulaphillips@verizon.Net

Representative: Terri Skapik
Woods Consulting Inc
1714 Country Road 1 Suite 22
Dunedin, FL 34698
PHONE: (727) 919-0848, Fax: (727) 786-7479, Email:
Terriskapik@woodsconsulting.Org

Location: The property is located on the south side of Sand Key Estates Court approximately 700 feet south of the Sand Key Estate Court and Sand Key Estate Drive intersection.

Atlas Page: 319B

Zoning District: HDR - High Density Residential

Request: The Development Review Committee is reviewing a proposed 45-foot long dock as accessory to an existing detached dwelling located in the High Density Residential (HDR) District for the property located at 1641 Sand Key Estates Court and requests allowable flexibility from length requirements from the Community Development Code Section 3-601.C.

Proposed Use: Detached Dwellings

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

Presenter: Kevin Nurnberger, Senior Planner



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TELEPHONE (727) 562-4567

11:15 AM

Case number: [FLD2022-01001 -- 207 VINE AVE](#)

Owner(s): Christopher G Coleman
207 Vine Ave
Clearwater, FL 33755-4451
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Chris Coleman
207 Vine Ave
Clearwater, FL 33755
PHONE: (949) 637-1163, Fax: No fax, Email: Cgc.Mbs@gmail.Com

Representative: K.C. Coleman
207 Vine Ave
Clearwater, FL 33755
PHONE: No phone, Fax: No fax, Email: Tuesdaynightcompany@gmail.Com

Location: consisting of one parcel at the southeast corner of Vine Avenue and Jones Street.

Atlas Page: 278A

Zoning District: MDR - Medium Density Residential

Request: The Community Development Board is reviewing a proposed addition to an existing detached dwelling in the Medium Density Residential (MDR) District for the property located at 207 Vine Avenue. The project will be approximately 13 feet in height, and requests allowable flexibility regarding setback (Section 2-304.G).

Proposed Use:

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

Presenter: Kevin Nurnberger, Senior Planner



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TELEPHONE (727) 562-4567

12:40 PM

Case number: [FLS2022-01004 -- 1050 SUNSET POINT RD](#)

Owner(s): Abid Ralman Dilber Chaudry
2209 Brookhaven Cres
Oakville On L6m 5b9
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Sandra Bradbury
300 South Belcher Road
Clearwater, FL 33765
PHONE: (727) 443-2869, Fax: (727) 446-8036, Email:
Sandy@northsideengineering.Net

Representative: Sandra Bradbury
Northside Engineering, Inc.
300 South Belcher Road
Clearwater, FL 33765
PHONE: (727) 443-2869, Fax: (727) 446-8036, Email:
Sandy@northsideengineering.Net

Location: four parcels on the north side of Sunset Point Road approximately 840 feet east of Edgewater Drive.

Atlas Page: 251A

Zoning District: MDR - Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing a proposed 27-unit attached dwelling development in the Medium Density Residential (MDR) District for the property located at 1050 Sunset Point Road. The proposal includes a height of 30 feet (from DFE) and a minimum 54 off-street parking spaces and requests allowable flexibility for use (Community Development Code Sections 2-303.A).

Proposed Use: Attached Dwellings

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

Presenter: Mark Parry, Senior Planner



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TELEPHONE (727) 562-4567

1:10 PM

Case number: [FLS2022-01007 -- 692 BAY ESPLANADE](#)

Owner(s): Sunset Cottages Llc
610 Mandalay Ave
Clearwater, FL 337671632
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Sandra Bradbury
300 South Belcher Road
Clearwater, FL 33765
PHONE: (727) 443-2869, Fax: (727) 446-8036, Email:
Sandy@northsideengineering.Net

Representative: Sandra Bradbury
Northside Engineering, Inc.
300 South Belcher Road
Clearwater, FL 33765
PHONE: (727) 443-2869, Fax: (727) 446-8036, Email:
Sandy@northsideengineering.Net

Location: northwest corner of Bay Esplanade and Somerset Street.

Atlas Page: 258A

Zoning District: T - Tourist

Request: The Development Review Committee is reviewing a proposed three-unit resort attached dwelling use in the Tourist (T) District and Old Florida Character District of Beach by Design for the property located at 692 Bay Esplanade. The project is 35 feet in height, includes a minimum of five off-street parking spaces and requests allowable flexibility for use and the Design Guidelines of Beach by Design (CDC Section 2-802.R; Beach by Design Section II.A).

Proposed Use: Resort Attached Dwellings

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

Presenter: Mark Parry, Senior Planner



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TELEPHONE (727) 562-4567

1:40 PM

Case number: [FLD2022-02006 -- 2185 SUNSET POINT RD](#)

Owner(s): Sunset Car Wash Llc
Po Box 1098
Dunedin, FL 34697-1098
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Brian Aungst
625 Court Street, Suite 200
Clearwater, FL 33756
PHONE: (727) 444-1403, Fax: (727) 442-8470, Email: Bja@macfar.Com

Representative: Brian Aungst
Macfarlane Ferguson & McMullen, P.A.
625 Court Street, Suite 200
Clearwater, FL 33756
PHONE: (727) 444-1403, Fax: (727) 442-8470, Email: Bja@macfar.Com

Location: Located on the south side of Sunset Point Road approximately 600 feet west of North Belcher Road

Atlas Page: 262B

Zoning District: C - Commercial

Request: The Community Development Board is reviewing a proposed rebuild of a limited vehicle service use in the Commercial (C) District for the property located at 2185 Sunset Point Road. The project includes a height of 35 feet, provides a minimum of 16 off-street parking spaces and requests allowable flexibility for use, height, and setbacks (CDC Sections 2-704.F) Subject to change based on CDB resubmittal.

Proposed Use: Vehicle Service, Limited

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

Presenter: Ellen Crandall, Development Review Planning Manager



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TELEPHONE (727) 562-4567

2:10 PM

Case number: [LUP2022-01001 -- 1640 GULF TO BAY BLVD](#)

Owner(s): C P H Boacw Llc
4488 W Boy Scout Blvd Ste 250
Tampa, FL 33607-7210
PHONE: (727) 524-1818, Fax: No fax, Email: No email

Applicant:

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

Representative: Robert Pergolizzi
Gulf Coast Consulting
13825 Icot Blvd., Suite 605
Clearwater, FL 33760
PHONE: (727) 644-2695, Fax: (727) 524-6090, Email:
Pergo@gulfcoastconsultinginc.Com

Location: 2.26 acres located on the northeast corner of Gulf to Bay Boulevard and S. Keystone Drive.

Atlas Page: 288B

Zoning District: Commercial

Request: This case involves a proposed Future Land Use Map amendment for a 0.74 acre portion of property from Residential/Office General (R/OG) to Commercial General (CG).

Proposed Use:

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

Presenter: Kyle Brotherton, Senior Planner

Case number: [REZ2022-01001 -- 1640 GULF TO BAY BLVD](#)

Owner(s): C P H Boacw Llc
4488 W Boy Scout Blvd Ste 250
Tampa, FL 33607-7210
PHONE: (727) 698-1855, Fax: No fax, Email: No email

Applicant: C P H Boacw Llc
4488 W Boy Scout Blvd Ste 250
Tampa, FL 33607-7210
PHONE: (727) 698-1855, Fax: No fax, Email: Neilvalk@gmail.Com

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

Location: 2.26 acres located on the northeast corner of Gulf to Bay Boulevard and S. Keystone Drive.

Atlas Page: 288B

Zoning District: Commercial

Request: This case involves a proposed Zoning Atlas amendment to amend a 0.74 acre portion of property from the Office (O) District to the Commercial (D) District.

Proposed Use: Vehicle Service



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TELEPHONE (727) 562-4567

**Neighborhood
Association(s):**

Board of County Commissioners
Clearwater Neighborhood Coalition

Presenter:

Kyle Brotherton, Senior Planner



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TELEPHONE (727) 562-4567

2:15 PM

Case number: [LUP2022-02002 -- 609 BLANCHE B LITTLEJOHN TRL](#)

Owner(s): City Of Clearwater
Po Box 4748
Clearwater, 33758
PHONE: (727) 562-4040, Fax: No fax, Email: No email

Applicant: Jon Jennings
600 Cleveland Street
Clearwater, FL 33755
PHONE: (727) 562-4040, Fax: No fax, Email: No email

Representative: Jon Jennings
600 Cleveland Street
Clearwater, FL 33755
PHONE: (727) 562-4040, Fax: No fax, Email: No email

Location: 0.275 acres located on the east side of Blanche B Littlejohn Trail approximately 115 feet south of Eldridge Street.

Atlas Page: 277B

Zoning District: Institutional

Request: This case involves a request to amend the Future Land Use Map from Institutional (I) to Residential Urban (RU).

Proposed Use: Detached Dwellings

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

Presenter: Dylan Prins, Long Range Planner

Case number: [REZ2022-02002 -- 609 BLANCHE B LITTLEJOHN TRL](#)

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

Applicant: Jon Jennings
600 Cleveland Street
Clearwater, FL 33755
PHONE: (727) 562-4040, Fax: No fax, Email: No email

Representative: Jon Jennings
600 Cleveland Street
Clearwater, FL 33755
PHONE: (727) 562-4040, Fax: No fax, Email: No email

Location: 0.275 acres located on the east side of Blanche B Littlejohn Trail approximately 115 feet south of Eldridge Street.

Atlas Page: 277B

Zoning District: Institutional

Request: This case involves a request to amend the Zoning Atlas from the Institutional (I) District to the Low Medium Density Residential District.

Proposed Use: Attached Dwellings



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TELEPHONE (727) 562-4567

**Neighborhood
Association(s):**

Board of County Commissioners
Clearwater Neighborhood Coalition

Presenter:

Dylan Prins, Long Range Planner