



**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, June 2, 2022**

**8:30 AM - Staff Review**

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<b>Case number:</b>	<b><u>ANX2022-05006 -- 2843 ST JOHN DR</u></b>
<b>Owner(s):</b>	Jennifer Whitaker 133 Harbor Woods Cir Safety Harbor, FL 34695 PHONE: (727) 458-7042, Fax: No fax, Email: No email
<b>Applicant:</b>	Jennifer Whitaker 133 Harbor Woods Cir Safety Harbor, FL 34695 PHONE: (727) 458-7042, Fax: No fax, Email: No email
<b>Representative:</b>	PHONE: No phone, Fax: No fax, Email: No email
<b>Location:</b>	0.195 acres located on the south side of St. John Drive at the southern terminus of St. Anthony Drive.
<b>Atlas Page:</b>	264B
<b>Zoning District:</b>	LMDR - Low Medium Density Residential
<b>Request:</b>	This voluntary annexation petition involves once parcel of land totaling 0.195 acres. It is proposed that the property be assigned a Future Land Use Map category of Residential Low (RL) and an initial Zoning Atlas district of Low Medium Density Residential (LMDR).
<b>Proposed Use:</b>	Detached Dwellings
<b>Neighborhood Association(s):</b>	Board of County Commissioners Clearwater Neighborhood Coalition Pinellas County School Board
<b>Presenter:</b>	Kyle Brotherton, Senior Planner

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<b>Case number:</b>	<b><u>ANX2022-05007 -- 1221 SUNSET POINT RD</u></b>
<b>Owner(s):</b>	Weekley Homes Llc 1111 N Post Oak Rd Houston, TX 77055-7310 PHONE: (321) 212-8080, Fax: No fax, Email: No email
<b>Applicant:</b>	Weekley Homes Llc 1111 N Post Oak Rd Houston, TX 77055-7310 PHONE: (321) 212-8080, Fax: No fax, Email: No email
<b>Representative:</b>	Josh Hunnings 425 22nd Ave North, Suite B St. Petersburg, FL 33704 PHONE: (321) 212-8080, Fax: No fax, Email: Jhunnings@dwhomes.Com



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TELEPHONE (727) 562-4567

<b>Location:</b>	0.137 acres located on the south side of Sunset Point Road approximately 385 feet east of Douglas Avenue.
<b>Atlas Page:</b>	260B
<b>Zoning District:</b>	LMDR - Low Medium Density Residential
<b>Request:</b>	This case involves a voluntary annexation containing a vacant parcel of land currently being developed with a detached dwelling. It is proposed that the initial Future Land Use Map category of Residential Urban (RU) and an initial Zoning Atlas designation of Low Medium Density Residential (LMDR).
<b>Proposed Use:</b>	Detached Dwellings
<b>Neighborhood Association(s):</b>	Board of County Commissioners Clearwater Neighborhood Coalition Pinellas County School Board
<b>Presenter:</b>	Kyle Brotherton, Senior Planner
<b>Case number:</b>	<a href="#">ANX2022-05008 -- 1219 SUNSET POINT RD</a>
<b>Owner(s):</b>	Weekley Homes Llc 1111 N Post Oak Rd Houston, TX 77055-7310 PHONE: (321) 212-8080, Fax: No fax, Email: No email
<b>Applicant:</b>	Weekley Homes Llc 1111 N Post Oak Rd Houston, TX 77055-7310 PHONE: (321) 212-8080, Fax: No fax, Email: No email
<b>Representative:</b>	PHONE: No phone, Fax: No fax, Email: No email
<b>Location:</b>	0.137 acres located on the northeast corner of Sylvan Drive and Sunset Point Road.
<b>Atlas Page:</b>	260B
<b>Zoning District:</b>	LMDR - Low Medium Density Residential
<b>Request:</b>	This case contains a voluntary annexation petition containing a vacant property. It is proposed that the property be assigned a Future Land Use Map category of Residential Urban (RU) and an initial Zoning Atlas of Low Medium Density Residential (LMDR).
<b>Proposed Use:</b>	Vacant
<b>Neighborhood Association(s):</b>	Board of County Commissioners Clearwater Neighborhood Coalition Pinellas County School Board
<b>Presenter:</b>	Kyle Brotherton, Senior Planner
<b>Case number:</b>	<a href="#">FLD2022-04015 -- 140 DEVON DR</a>
<b>Owner(s):</b>	Casey K Carlson 140 Devon Dr Clearwater, FL 33767-2438 PHONE: No phone, Fax: No fax, Email: No email



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TELEPHONE (727) 562-4567

**Applicant:** Robert Ress  
435 Woodlawn Avenue  
Belleair, FL 33756  
PHONE: (727) 638-2931, Fax: No fax, Email: Ressimarine@msn.Com

**Representative:** Robert Ress  
Ress Marine Construction Company  
435 Woodlawn Avenue  
Belleair, FL 33756  
PHONE: (727) 638-2931, Fax: No fax, Email: Ressimarine@msn.Com

**Location:** north side of Devon Drive approximately 580 feet east of Hamden Drive

**Atlas Page:** 276A

**Zoning District:** LMDR - Low Medium Density Residential

**Request:** The Community Development Board is reviewing an addition of an extension of an existing 572 square foot dock with a 185 square foot floating dock in the Low Medium Density Residential (LMDR) District for the property located at 140 Devon Drive. The project is 64 feet in length, and requests allowable flexibility for the length of a dock serving single-family or two-family dwellings. (Section 3-601.C.1.g.iii).

**Proposed Use:** Detached Dwellings

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

**Presenter:** Mark Parry, Senior Planner

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**Case number:** [FLD2022-05016 -- 1951 N BELCHER RD](#)

**Owner(s):** Al-adwan Llc  
2972 Kensington Trce  
Tarpon Springs, FL 34688-8455  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Ely Payne  
505 E Jackson Street Suite 200  
Tampa, FL 33602  
PHONE: (813) 375-0616, Fax: No fax, Email: Ely@levelupflorida.Com

**Representative:** Ely Payne  
Levelup Consulting, Llc  
505 E Jackson Street Suite 200  
Tampa, FL 33602  
PHONE: (813) 375-0616, Fax: No fax, Email: Ely@levelupflorida.Com

**Location:** one parcel on the west side of North Belcher Road and bound by North Belcher Road on the west and Old Coachman Road on the north and east.

**Atlas Page:** 254A

**Zoning District:** HDR - High Density Residential



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TELEPHONE (727) 562-4567

**Request:** The Community Development Board is reviewing 4,469 square foot vehicle service, limited (car wash) in the Commercial (C) District for the property located at 1951 North Belcher Booth Road. The project will consist of one building 17 feet in height, includes a minimum of 22 parking spaces (five spaces per 1,000 square feet gross floor area), requests allowable flexibility regarding setbacks, height and the provision of a loading space (Community Development Code Sections 2-1004.A and 3-1406.A.3) and requests allowable flexibility with regard to use and building orientation (Community Development Code Section 3-704.F).

**Proposed Use:**

**Neighborhood**

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

**Presenter:** Mark Parry, Senior Planner

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**Case number:** [FLD2022-05017 -- 1310 S WASHINGTON AVE](#)

**Owner(s):** Viktoriya Kakhovskaya  
1310 S Washington Ave  
Clearwater, FL 33756  
PHONE: (619) 446-9639, Fax: No fax, Email: No email

**Applicant:** Viktoriya Kakhovskaya  
Clearwater, FL  
PHONE: (619) 446-9639, Fax: No fax, Email: Vitalee2010@yahoo.Com

**Representative:** Viktoriya Kakhovskaya  
Clearwater, FL  
PHONE: (619) 446-9639, Fax: No fax, Email: Vitalee2010@yahoo.Com

**Location:** 0.118-acre property located on the west side of South Washington Avenue approximately 95 feet south of the intersection with Lakeview Road.

**Atlas Page:** 306A

**Zoning District:** Medium Density Residential

**Request:** The Community Development Board (CDB) is reviewing a covered porch addition to an existing detached dwelling use in the Medium Density Residential (MDR) District for property located at 1013 S. Washington Avenue. The project includes a height of 15 feet, provides a minimum of two off-street parking spaces and requests allowable flexibility from setback requirements (Community Development Code Section 2-304.G)

**Proposed Use:** Detached Dwellings

**Neighborhood**

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

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

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**Case number:** [FLS2022-03021 -- 8 N CIRUS AVE](#)

**Owner(s):** Megan James  
8 N Cirus Ave  
Clearwater, FL 33765 310  
PHONE: No phone, Fax: No fax, Email: No email



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

TELEPHONE (727) 562-4567

**Applicant:** David Wilson  
3438 East Lake Road Pmb 14609  
Palm Harbor, FL 34685  
PHONE: (727) 434-1616, Fax: No fax, Email: Davidmwilson@frontier.Com

**Representative:** David Wilson  
David M Wilson Building Contractor  
3438 East Lake Road Pmb 14609  
Palm Harbor, FL 34685  
PHONE: (727) 434-1616, Fax: No fax, Email: Davidmwilson@frontier.Com

**Location:** 0.194-acre property located on the west side of North Cirus Avenue approximately 85 feet north of Cleveland Street.

**Atlas Page:** 289B

**Zoning District:** LMDR - Low Medium Density Residential

**Request:** The Development Review Committee (DRC) is reviewing an expansion to an existing driveway serving an existing detached dwelling in the Low Medium Density Residential (LMDR) District for the property located at 8 North Cirus Avenue and requests allowable flexibility from setback requirements in Community Development Code Section 2-203.C.

**Proposed Use:** Detached Dwellings

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

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

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**Case number:** [FLS2022-04022 -- 1040 GRANADA ST](#)

**Owner(s):** Constance Ross Nolder  
1040 Granada St  
Clearwater, FL 33755-1034  
PHONE: (614) 329-6100, Fax: No fax, Email: No email

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

**Representative:** Constance Nolder  
1040 Granada Street  
Clearwater, FL  
PHONE: (614) 329-6100, Fax: No fax, Email: Connieswindler@gmail.Com

**Location:** 0.143-acre property located on the north side of Granada Street approximately 491 feet east of the intersection with Edgewater Drive.

**Atlas Page:** 251A

**Zoning District:** Low Medium Density Residential

**Request:** The Development Review Committee (DRC) is reviewing an addition to an existing detached dwelling use in the Low Medium Density Residential (LMDR) District for property located at 1040 Granada Street. The project will have a height of 14 feet and requests allowable flexibility from setback requirements (Community Development Code Section 2-203.B.)

**Proposed Use:**



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TELEPHONE (727) 562-4567

**Neighborhood  
Association(s):**

Board of County Commissioners  
Clearwater Neighborhood Coalition  
Pinellas County School Board  
Edgewater Drive Homeowners Association

**Presenter:**

Melissa Hauck-Baker, Senior Planner

**Case number:**

[FLS2022-04024 -- 2572 BRANDYWINE DR](#)

**Owner(s):**

Daniel P Reese  
2572 Brandywine Dr  
Clearwater, FL 33761 400  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:**

Daniel Reese  
2572 Brandywine Dr  
Clearwater, FL 337614001  
PHONE: (727) 424-6731, Fax: No fax, Email: Reese\_Dan@hotmail.Com

**Representative:**

Daniel Reese  
2572 Brandywine Dr  
Clearwater, FL 337614001  
PHONE: (727) 424-6731, Fax: No fax, Email: Reese\_Dan@hotmail.Com

**Location:**

0.245-acre property located on the south side of Brandywine Drive at the intersection with Burntfork Drive and Eastland Boulevard.

**Atlas Page:**

223A

**Zoning District:**

LMDR - Low Medium Density Residential

**Request:**

The Development Review Committee (DRC) is reviewing an addition to an existing detached dwelling use in the Low Medium Density Residential (LMDR) District for property located at 2572 Brandywine Drive. The project will have a height of 15 feet from grade and requests allowable flexibility from setback requirements (Community Development Code Section 2-203.B.)

**Proposed Use:**

Detached Dwellings

**Neighborhood  
Association(s):**

Board of County Commissioners  
Clearwater Neighborhood Coalition  
Pinellas County School Board  
Imperial Park HOA

**Presenter:**

Melissa Hauck-Baker, Senior Planner

**Case number:**

[FLS2022-05027 -- 23837 US HIGHWAY 19 N](#)

**Owner(s):**

Gilbert G Jannelli  
909 S Fort Harrison Ave  
Clearwater, FL 33756 390  
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





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TELEPHONE (727) 562-4567

**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:** 7.34 acres located at the southeast corner of US 19 frontage road and South Drive

**Atlas Page:** 264A

**Zoning District:** US 19 - US 19 Corridor Zoning

**Request:** The Development Review Committee (DRC) is reviewing a proposed 270-unit attached dwelling project (FAR of 1.1) in the US 19 District, Neighborhood Center subdistrict, for the property located at 23837 US Highway 19 and three adjacent unaddressed parcels located to the south and east. The proposal includes a building height of 68 feet (from grade), a minimum of 380 off-street parking spaces, and requests allowable flexibility for the width of the pedestrian area in front setbacks (Community Development Code Section B-703.B.1).

**Proposed Use:** Attached Dwellings

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

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

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**Case number:** [FLS2022-05028 -- 3267 SAN MATEO ST](#)

**Owner(s):** John Brown Iii  
3267 San Mateo St  
Clearwater, FL 33759-3629  
PHONE: (727) 204-8517, Fax: No fax, Email: No email

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

**Representative:** Bob Kenne  
Bob Kenne Services Inc  
Clearwater, FL  
PHONE: No phone, Fax: No fax, Email: Bkenne@earthlink.Net

**Location:** 0.262-acre property located on the south side of San Mateo Street, approximately 813 feet west of intersection with Bayshore Boulevard.

**Atlas Page:** 283B

**Zoning District:** Low Density Residential

**Request:** The Development Review Committee (DRC) is reviewing a proposed accessory use shed project to an existing detached dwelling use in the Low Density Residential (LDR) District for the property located at 3267 San Mateo Street. The proposed shed will be 11 feet in height from grade and requests allowable flexibility from setback requirements (Community Development Code Section 2-103.A).

**Proposed Use:** Detached Dwellings



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TELEPHONE (727) 562-4567

**Neighborhood  
Association(s):**

Board of County Commissioners  
Clearwater Neighborhood Coalition  
Pinellas County School Board  
Del Oro Groves N.A.

**Presenter:**

Melissa Hauck-Baker, Senior Planner

**Case number:**

[FLS2022-05029 -- 883 ELDORADO AVE](#)

**Owner(s):**

Hope Georgilas  
883 Eldorado Ave  
Clearwater, FL 33767-1205  
PHONE: (727) 942-9146, Fax: No fax, Email: No email

**Applicant:**

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

**Representative:**

Jason Fausette  
Onsite Construction  
1305 N Armenia Ave  
Tampa, FL 33607  
PHONE: (813) 579-5789, Fax: No fax, Email: Jason@onsiteresidential.Com

**Location:**

0.130-acre property located at the northwest corner of Eldorado Avenue with Kipling Plaza and Bruce Avenue.

**Atlas Page:**

249A

**Zoning District:**

Low Medium Density Residential

**Request:**

The Development Review Committee (DRC) is reviewing a proposed addition to an existing detached dwelling use in the Low Medium Density Residential (LMDR) District for the property located at 883 Eldorado Avenue. The project will be 22 feet in height 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  
Pinellas County School Board  
Clearwater Beach Association

**Presenter:**

Melissa Hauck-Baker, Senior Planner

**Case number:**

[HDA2013-08004A -- 325 S GULFVIEW BLVD](#)

**Owner(s):**

Beachrock Lodging Llp  
505 Riverfront Pkwy  
Chattanooga, TN 37402-1609  
PHONE: (727) 724-3900, Fax: No fax, Email: No email

**Applicant:**

505 Riverfront Pkwy  
Chattanooga, TN 37402-1609  
PHONE: No phone, Fax: No fax, Email: No email





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TELEPHONE (727) 562-4567

**Representative:** Katie Cole  
Hill Ward Henderson  
600 Cleveland Street Ste 800  
Clearwater  
Clearwater, FL 33755  
PHONE: (727) 259-6791, Fax: No fax, Email: Katie.Cole@hwhlaw.Com

**Location:** The 1.60-acre site is comprised of two parcels. The subject site has frontage along the following streets: approximately 240 feet of frontage along South Gulfview Boulevard (west) and 350 feet of frontage along Coronado Drive (east).

**Atlas Page:** 276A

**Zoning District:** Tourist

**Request:** the primary component of this amendment proposes a reduction in height from approximately 140 feet to no more than 100 feet (as measured from the point at which minimum floor elevations have been established by law as defined in the Community Development Code) and associated changes to the building design. There is no change in the site area (1.60 acres), density (113 units per acre) or the total number of allocated (100) or proposed (180) hotel units.

**Proposed Use:** Overnight Accomodations

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

**Presenter:** Mark Parry, Senior Planner

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**Case number:** [PLT2022-05006 -- 1951 N BELCHER RD](#)

**Owner(s):** Al-adwan Llc  
2972 Kensington Trce  
Tarpon Springs, FL 34688-8455  
PHONE: (813) 481-9176, Fax: No fax, Email: No email

**Applicant:** Ely Payne  
505 E Jackson St  
Suite 200  
Tampa, FL 33602  
PHONE: (813) 375-0616, Fax: No fax, Email: Ely@levelupflorida.Com

**Representative:** Ely Payne  
Level Up Consulting Llc  
505 E Jackson St  
Suite 200  
Tampa, FL 33602  
PHONE: (813) 375-0616, Fax: No fax, Email: Ely@levelupflorida.Com

**Location:** 1951 North Belcher Road; consisting of one parcel on the west side of North Belcher Road and bound by North Belcher Road on the west and Old Coachman Road on the north and east.

**Atlas Page:** 254A

**Zoning District:** Commercial



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TELEPHONE (727) 562-4567

**Request:** The Community Development Board is reviewing 4,469 square foot vehicle service, limited (car wash) in the Commercial (C) District for the property located at 1951 North Belcher Road. The project will consist of one building 17 feet in height, includes a minimum of 22 parking spaces (five spaces per 1,000 square feet gross floor area), and requests allowable flexibility with regard to use and building orientation (Community Development Code Section 3-704.F); and an application for a Preliminary Plat for the creation of two lots ( Community Development Code Article 4, Division 7, Subdivisions/Plats).

**Proposed Use:** Vehicle Service, Limited

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

**Presenter:** Mark Parry, Senior Planner