



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

ACTION AGENDA DEVELOPMENT REVIEW COMMITTEE

Thursday, August 05, 2021

8:30 AM - Staff Review

9:00 AM

Case number: [FLS2021-05021 -- 3003 MERRILL AVE](#)

Owner(s): Robin J Sloan
3003 Merrill Ave
Clearwater, FL 337593430
PHONE: No phone, Fax: No fax, Email: No email

Applicant: William Buttmi
1890 Curlew Rd
Dunedin, FL 34698
PHONE: (727) 638-2595, Fax: No fax, Email: Wrbuttmi@designwrb.Com

Representative: William Buttmi
Wbd
1890 Curlew Rd
Dunedin, FL 34698
PHONE: (727) 638-2595, Fax: No fax, Email: Wrbuttmi@designwrb.Com

Location: 0.441-acre property located on the south side of Merrill Avenue approximately 345 feet west of the intersection with Moss Avenue.

Atlas Page: 283A

Zoning District: LMDR - Low Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing a proposed detached dwelling in the Low Medium Density Residential (LMDR) zoning district for the property located at 3003 Merrill Avenue. The proposed project will be 20 feet in height (from grade), provides two off-street 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 Neighborhood Coalition

Presenter: Melissa Hauck-Baker, Senior Planner



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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Plan Room Project Maintenance	Convert to Paper	06/14/2021	Crandall
Fire Review	No Comments	07/12/2021	Hatten
Parks and Rec Review	No Comments	07/13/2021	Kader
Stormwater Review	Comments	07/14/2021	Vo
Engineering Review	Comments	07/15/2021	Seaman
Planning Review	Comments	07/20/2021	Hauck-Baker
Public Utilities Review	Comments	07/20/2021	Seaman
Environmental Review	Comments	07/21/2021	Kessler
Land Resource Review	Comments	07/21/2021	Quinzi
Harbor Master Review	No Response	08/04/2021	Parry
Solid Waste Review	No Response	08/04/2021	Parry
Route to Meeting	Ready for DRC	08/04/2021	Parry
Art Review	No Response	08/04/2021	Parry
Traffic Eng Review	No Response	08/04/2021	Parry
Determination of Completeness	Complete	08/05/2021	Hauck-Baker

The DRC reviewed this application with the following comments:

Engineering Review Prior to building permit
No Civil/utility plans was attached with the application.
Civil/utility plans will be required with all of the City Standard Indexes for
sanitary and water connections.



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Engineering Review

General Conditions

This application is for proposed construction of a new single family residence requesting a reduction of Side Street set-back from 25 FT to 5 FT.

Prior to Building Permit

1) The site plan does not have the flood hazard zones listed. The plans indicated the site is in Flood Zone X, please show the limit of where Flood Zone X is to the parcel.

Environmental Review

Prior to issuance of Building Permit:

Provide erosion control measures on plan sheet, and provide notes detailing erosion control methods.

Land Resources Review

Land Resources Review

Due to the steep grade change of this lot a detailed plan must be provided to prevent damaging off site trees.

Tree Preservation Plan Required - Provide a Tree Preservation Plan prepared by an ISA Certified Arborist. This plan must show how the proposed building, grade change retention , stormwater (include swale), irrigation and utilities impact the critical root zones (drip lines) of trees to be preserved and how you propose to address these impacts i.e.; crown elevating, root pruning and/or root aeration systems. Other data required on this plan must show the trees canopy line, actual tree barricade limits (2/3 of the drip line and/or in the root prune lines if required), and the tree barricade detail. Adjacent off-site trees up to 25 feet must be shown on the tree preservation plan.

Include a Tree Survey- Provide a tree survey show the the location with dimensions of elevation changes, grading, retaining wall and stormwater impact. Provide prior to DO.



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Planning Review

Planning Review

1. Background: The subject property is an irregular shaped lot located on the south side of Merrill Avenue with 152 feet of frontage and features a one-story, detached dwelling constructed in 1969, which pre-dates the current Community Development Code (CDC) and the property was annexed into the city in 2016.

2. Further compounding the existing irregularly shaped lot, is the existence of unopened Bayview Avenue to the west, which essentially makes the lot a corner lot with a northwest, forty-five degree angle configuration which creates three front yard setback requirements, however, Bayview Avenue will most likely never be fully improved due to environmental issues within the and adjacent preservation and recreational lands to the west and south.

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, the side yard setback is 5 feet and the rear setback is 10 feet consistent with CDC Table 2-202, Minimum standard development.

4. The proposed project includes a detached dwelling unit to the west of the existing dwelling and proposes a front yard (west) setback of six feet, a front yard (northwest) setback of 9.72 feet and a front yard (north) setback of 25.10 feet where 25 feet is required, the remaining setback is a side yard (south) setback where the setback will be 15.33 feet.

5. The proposed project includes only the construction of a detached dwelling on the subject parcel and does not involve the division of the existing lot.

6. As a Level One, Flexible Standard Development, a Residential Infill Project application may request flexibility for a front yard setback in the range of 10 feet to 25 feet, consistent with CDC Section 2-203.C, Flexible Standard Development, additionally footnote number three of Table 2-203 identifies that the development standards for residential infill projects are guidelines and may be varied based on the criteria set forth in CDC Section 2-203.C.

7. The existing property is within the Low Medium Density Residential District but is sandwiched between the adjacent Preservation District to the west, Recreation/Open Space to the north and Low Medium Density Residential to the north, east and south.

8. The unopened Bayview Avenue right-of-way traverses in a north-south direction from Drew Street to the south and Kapok Park to the north, the right-of-way will most likely never be fully improved as there are a myriad of environmental resources which would prohibit such improvements.

9. The unopened right-of-way to the west of the subject property creates the corner lot designation and forces a front yard setback requirement along the western property line, when in reality it will never fully function as a front yard along an improved street which supports the proposed reduced front yard setback minimum of 6 feet as there will be no negative impacts to adjacent properties or rights-of-way.

10. The proposed front yard setback along Merrill Avenue will be 25.10 feet which meets the minimum code standard and will maintain the visual character along the street.

11. There are no drainage or utility easements encumbered by the subject property.

12. The proposed building height will be 20 feet (from grade) where 30 feet to the mid-point of a pitched roof is the maximum building height.

13. The proposed Impervious Surface Ratio has been provided at 0.45 where 0.65 is the maximum permitted and is consistent with CDC Section 2-201.1.

14. The applicant has provided sufficient responses to the Flexibility Criteria and the General Applicability Criteria for the submitted application.



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TELEPHONE (727) 562-4567

Stormwater Review

Prior to DO issuance:

1) In an effort to ensure stormwater runoff is routed in a manner not to cause adverse impacts to the proposed structure or adjacent properties, provide a detailed grading plan. The grading plan must show existing elevations of the lot (including the t-turnaround, centerline of Merrill Ave., edge of pavement and at the property line), proposed spot elevations of stormwater conveyance features, proposed location and elevations of any retaining wall structure, proposed spot elevations in areas where fill will be placed.

2) Design plan to show FFE of the proposed home is at a minimum of 1 foot above the adjacent crown of the road.

3) Acknowledge that DRC review is a prerequisite for Building Permit Review; additional comments will be forthcoming upon a comprehensive review of the submittal of Building Permit application.

General note: All re-submittals shall be accompanied with a response letter detailing how each condition has been addressed.

Prior to CO issuance:

A signed and sealed letter from the lot grading plan design professional certifying that the project was constructed as per the approved plan and did not cause any adverse impacts to the adjacent properties.

Traffic Eng Review

General Note(s):

Applicant shall comply with the current MIF (Multi-modal Impact Fee) Ordinance and fee schedule. MIF shall be paid prior to receiving a Certificate of Occupancy. The MIF amount for the proposed home is \$1,679.00.

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

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

9:30 AM

Case number: [PLT2021-07004 -- 514 BRANDON AVE](#)

Owner(s): 1630 Harbor Dr Llc
708 S Duncan Avenue
Clearwater, FL 33756
PHONE: (813) 927-8558, Fax: No fax, Email: No email

Applicant: 708 S Duncan Avenue
Clearwater, FL 33756
PHONE: (813) 927-8558, Fax: No fax, Email: No email

Representative: Pk Parra
3019 Banyan Hill Lane
Land O'lakes, FL 34639
PHONE: (813) 927-8558, Fax: No fax, Email: Pkparra@gmail.Com

Location: 1.385-acre property located along the west side of Brandon Avenue approximately 110 feet south of the intersection with Airport Drive.

Atlas Page: 280A

Zoning District: Low Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing an application for a Preliminary Plat for a 6-lot subdivision for a proposed 6-unit detached dwelling development in the Low Medium Density Residential (LMDR) District located at 514 Brandon Avenue (PIN 12-29-15-59886-007-0010) pursuant to Community Development Code Article 4, Division 7, Subdivisions/Plats.

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

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	07/08/2021	Hauck-Baker
Fire Review	No Comments	07/12/2021	Hatten
Parks and Rec Review	No Comments	07/13/2021	Kader
Stormwater Review	Comments	07/14/2021	Vo
Traffic Eng Review	Comments	07/16/2021	Elbo
Engineering Review	Comments	07/21/2021	Seaman
Environmental Review	Comments	07/21/2021	Kessler
Planning Review	Comments	07/26/2021	Hauck-Baker
Land Resource Review	Comments	07/29/2021	Quinzi
Harbor Master Review	No Response	08/04/2021	Parry
Public Utilities Review	No Response	08/04/2021	Parry
Route to Meeting	Ready for DRC	08/04/2021	Parry
Solid Waste Review	No Response	08/04/2021	Parry

The DRC reviewed this application with the following comments:



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Engineering Review

Prior to Preliminary Plat approval

DRAINAGE EASEMENTS

1) Easements for structures shall be large enough to permit access, maintenance, and protection. A minimum easement of 10 feet in width shall be provided over all culvert pipes that are not placed within street rights of way. Appropriate easement

size will be determined based on size and depth of pipe. Said easement shall be

along the nearest lot lines from the structure to the street rights of way.

2) Where lakes or detention ponds that accept offsite drainage and will be maintained

by the City are included as a part of the drainage system of the development, a

drainage easement covering the entire lake area and extending 25 feet beyond the

top of the bank of all sides shall be dedicated to the City. One twenty (20) foot

drainage easement in and one twenty (20) foot drainage easement out shall be

provided for maintenance access.

3) Stormwater infrastructure required for the private development shall be constructed in an existing or proposed private drainage easement.

Neighborhood

conveyance systems shall consist of piped systems not swales.



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Engineering Review

Prior to FINAL PLAT

I. Upon approval of the Preliminary Plat, the applicant shall complete a City of Clearwater Final Plat Application. The plat fee for the final plat is set in Community Development Code Appendix A - Schedule of Fees, Rates, and Charges, Section VIII. The plat fee shall be paid prior to review by the Engineering Department.

II. All required forms may be obtained from the City of Clearwater Engineering Department. In accordance with Development Code Section 4-703, the final plat shall be suitable for recording at the office of the Clerk of the Circuit Court. It shall be prepared, signed and sealed by a Professional Surveyor and Mapper and shall conform with the requirements of any local or City ordinances as well as Chapter 177 of Florida Statutes.

III. The Developer should notify the City Surveyor of the intent to provide the final plat to ensure that their packet will be complete.

IV. The Title Certification or Owner Encumbrance in the Owner's name shall accompany the plat. In addition, a document entitled Consent to Platting of Lands and Partial Release of Mortgage shall be filed together with the final plat for each person or corporation holding a mortgage on all land included on the plat, where such person has not signed the final plat Easements shall be shown and dedicated to the City on the plat as per the latest edition of Chapter 177 of Florida Statutes.

V. Any existing or proposed private restrictions and trusteeships and their periods of existence shall be filed as a separate instrument and reference to such instrument shall be noted on the final plat.

VI. Underlying rights of way changed by the new plat must be vacated by separate action of the governing entity.

Engineering Review

Prior to Final Plat

General Note

No Civil / Utilities plans were attached with this application. Please provide civil/utility plans with location of City utilities and proposed connection points to city utilities. For the project submitted sanitary sewer gravity main is available only on Brandon Ave. There is a transmission Reclaimed Water Main on the north side of Airport Rd. Reclaimed Water is not currently available to the proposed project.



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Land Resources Review

Land Resources Review

1- Tree Inventory Required - This application requires a tree inventory to be prepared by an ISA Certified Arborist using the City's scale from 0 to 6 (See CDC 3-1202.H.) to evaluate existing trees and indicated if the tree is worth or preservation or removal. This must be accompanied by a tree survey. All required landscape trees including accent trees with a DBH of 2 inches, all other trees with a DBH of 4 inches, and all palms with 10 feet of clear trunk must be included. Sites over one acre must tag the trees with aluminum nails and tags. Adjacent off-site trees up to 25 feet must be shown on the tree survey. No review will be performed until the inventory is received. Provide prior to DO.

2- Inches Spreadsheet - Provide a spread sheet expressing the total number of trees to be removed, calculating the DBH (diameter at breast height) of all trees being removed with a rating of 3 and above and the total proposed inches. Note: palm trees with 10 feet of clear trunk receive a 1 inch deficit if removed and a 1 inch credit if proposed and accent trees receive a 2 inch deficit if removed and a 2 inch credit if proposed. Specimen palms (phoenix species) receive a 2.5 inch deficit if removed and a 2.5 inch credit is proposed. All shade trees receive a deficit based on the total DBH if removed and a credit based on the caliper size if planted. If a deficit exists then it must be paid to the Tree Fund at a rate of 48 dollars and inch.

3- Tree Preservation Plan Required - Provide a Tree Preservation Plan prepared by an ISA Certified Arborist. This plan must show how the proposed building, parking, stormwater, irrigation and utilities impact the critical root zones (drip lines) of trees to be preserved and how you propose to address these impacts i.e.; crown elevating, root pruning and/or root aeration systems. Other data required on this plan must show the tree canopy line, actual tree barricade limits (2/3 of the drip line and/or in

4- Minimum required shade trees per lot – Acknowledge. Prior to issuance of Certificate of Occupancy or Certificate of Completions and as per CDC Section 3-1205.D.2. a lot size of 5,500 square feet requires 4 shade trees and the lot size of 32,850 square feet requires 8 shade trees. Prior to Certificate of Occupancy all shade trees must be planted and inspected as a landscape final inspection. All must be Florida Grade Number 1 or better. Shade Trees have a mature height of over 35 feet. Native trees are strongly recommended. Shade trees must be 10 feet in height and 2.5 inch caliper at time of planting. Accent trees have a mature height of over 15 feet. Native trees are strongly recommended. Two accents may be used to equal one native shade tree. Accent trees must be 8 feet in height and 2.0 inch in caliper at time of planting. Three palms may be used to equal one shade tree. Palms must have 10 feet of clear trunk at time of planting. Phoenix species (reclinata, canariensis) are considered specimen palms and are equal to one shade tree. Palms may be used for up to but no more than 25% of required shade trees. Species listed on the Florida Exotic Plant Pest Council List and all citrus species may not be used as required trees.

5- Remove any trees on the site that are on the Florida Exotic Plant Pest Council most recent list. Remove trees with a condition rating below 3.0 or corrected through treatment.



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TELEPHONE (727) 562-4567

Planning Review

Planning Review

1. The submitted Preliminary Plat is for a proposed six lot subdivision for six detached dwellings. The proposed development is consistent with all of the requirements of the Low Medium Density Residential District and the Residential Urban (RU) future land use designation of Article 2, Division 2. Low Medium Density Residential District (LMDR).
2. The permitted density in the RU future land use area is 7.5 dwelling units per acre and the lot size would permit 10 units where 6 units are proposed.
3. The proposed Impervious Surface Ratio (ISR) is a range of 0.44 to 0.17 for the proposed six lots which is below the maximum permitted ISR of 0.65.
4. The project shall comply with all requirements of Article 4, Division 7. Subdivision/Plats related to the Final Plat requirements.

Stormwater Review

Prior to Preliminary Plat

1) The current layout with multiple driveways crossing the drainage ditch is not preferred. A shared drive isle opening to Brandon Ave is recommended. If driveway access is to remain on Airport Drive, staff will support the developments' installation of a box culvert in lieu of the open conveyance ditch. The EOR of the project must size the box culvert adequately to accommodate all design storm events as per City's criteria and obtain necessary permits from other agencies for the construction.

2) EOR to design the pond which shall be sized for water quality (1/2 inch over total project area) and attenuation based on the total impervious area proposed. Such stormwater facilities to also meet codes of all permitting agencies having jurisdiction over the project. Private drainage easements over the proposed stormwater facilities shall be shown on the plat.

3) Plat languages to designate a private maintenance entity performing the required maintenance responsibilities for the proposed stormwater facilities.

4) Additional conditions may be forthcoming based on the response to the above conditions.

Traffic Eng Review

1. Applicant shall comply with the current MIF (Multi-modal Impact Fee) Ordinance and fee schedule. MIF shall be paid prior to receiving a Certificate of Occupancy during a building permit.

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

TELEPHONE (727) 562-4567

10:05 AM

Case number: [ANX2021-07012 --](#)

Owner(s): Dd Gulf To Bay Llc
403 Corporate Center Dr
Ste 201
Stockbridge, GA 30281
PHONE: (770) 747-4345, Fax: No fax, Email: No email

Applicant:
403 Corporate Center Dr
Ste 201
Stockbridge, GA 30281
PHONE: (770) 747-4345, Fax: No fax, Email: No email

Representative: Katie La Barr
Stantec Consulting Services, Inc
6920 Professional Pkwy
Sarasota, FL 34240
PHONE: (941) 907-6900, Fax: No fax, Email: Katie.Labarr@stantec.Com

Location: 2.73 acres located on the south side of 2975 Gulf to Bay Blvd approximately 430 feet west of S Bayview Avenue.

Atlas Page: 300B

Zoning District: US 19 - US 19 Corridor Zoning

Request: This voluntary annexation petition involves one parcel of land consisting of submerged lands. It is proposed that the initial Future Land Use Map designation assigned be US 19 - Regional Center (US 19-RC) and the initial zoning categories assigned be US 19 and Preservation (P).

Proposed Use: Vacant

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

Presenter: Kyle Brotherton, Senior Planner



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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	07/02/2021	Brotherton
Fire Review	No Comments	07/12/2021	Hatten
Parks and Rec Review	No Comments	07/13/2021	Kader
Stormwater Review	No Comments	07/15/2021	Vo
Traffic Eng Review	No Comments	07/16/2021	Elbo
Environmental Review	No Comments	07/21/2021	Kessler
Engineering Review	Comments	07/21/2021	Seaman

The DRC reviewed this application with the following comments:

Engineering Review General Condition
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 (Detectable Warnings per FDOT Index #522-002).

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

TELEPHONE (727) 562-4567

10:10 AM

Case number: [ANX2021-07013 -- 1729 BRENTWOOD DR](#)

Owner(s): Pecora & Pecora Properties Llc
4199 Eagle Watch Blvd
Palm Harbor, FL 34685-3318
PHONE: (727) 510-3080, Fax: No fax, Email: No email

Applicant: Pecora & Pecora Properties Llc
4199 Eagle Watch Blvd
Palm Harbor, FL 34685-3318
PHONE: (727) 510-3080, Fax: No fax, Email: No email

Representative: Mike Pecora
4199 Eagle Watch Blvd
Palm Harbor, FL 34685-3318
PHONE: (727) 510-3080, Fax: No fax, Email: No email

Location: 0.288 acres located on the south side of Brentwood Dr approximately 340 feet west of Woodcrest Ave

Atlas Page: 307B

Zoning District: LMDR - Low Medium Density Residential

Request: This voluntary annexation petition involves a single parcel of land totaling 0.288 acres occupied by a single family home. It is proposed that the initial future land use map category assigned be Residential Low (RL) and the initial zoning designation assigned be Low Medium Density Residential (LMDR).

Proposed Use: Detached Dwellings

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

Presenter:



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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	07/09/2021	Vojvodich
Planning Review	No Comments	07/09/2021	Vojvodich
Fire Review	No Comments	07/12/2021	Hatten
Parks and Rec Review	No Comments	07/13/2021	Kader
Stormwater Review	No Comments	07/15/2021	Vo
Traffic Eng Review	No Comments	07/16/2021	Elbo
Environmental Review	No Comments	07/21/2021	Kessler
Engineering Review	Comments	07/21/2021	Seaman

The DRC reviewed this application with the following comments:

Engineering Review

General Conditions

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 (Detectable Warnings per FDOT Index #522-002).

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.