

Cell Druid Rd.

CITY OF CLEARWATER

Interdepartment Correspondence Sheet

TO: City Manager, Anthony L. Shoemaker
FROM: Chris Papandreas, Acting Planning Director
COPIES: See List
SUBJECT: Minor Plan Change/Druhill Professional Center
DATE: # January 31, 1984 Boy III

The City Commission approved the final site plan for Druhill Professional Center on November 5, 1981 subject to conditions. One minor plan change has been approved since the initial approval.

The developer has made the following proposed changes to the site plan:

1. Modified footprint of building at southwest corner of site with no increase in square footage or ground floor area.
2. Provided for 6 foot fencing along east and west property lines.

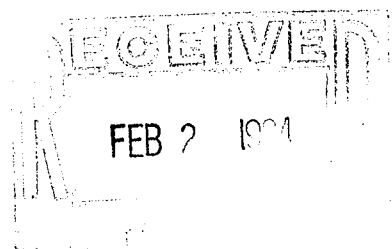
I recommend we approve the modifications as a minor plan change. If you concur, please initial this memo and forward the ten (10) attached copies of the revised plan to the City Clerk so that she may certify them as a valid record of change and distribute them to the appropriate departments.

PH/wm
Attachment

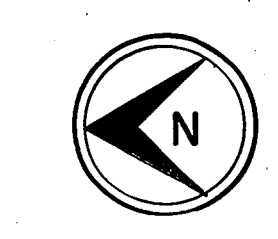
List

Andy Onufer, Building (2)
Max Battle, Public Works (1)
Cecil Henderson, Utilities (2)
Keith Crawford, Traffic Eng. (1)
Joe Molnar, Fire Marshal (1)
✓ Planning Department (1)
Developer/Project Sponsor (1)

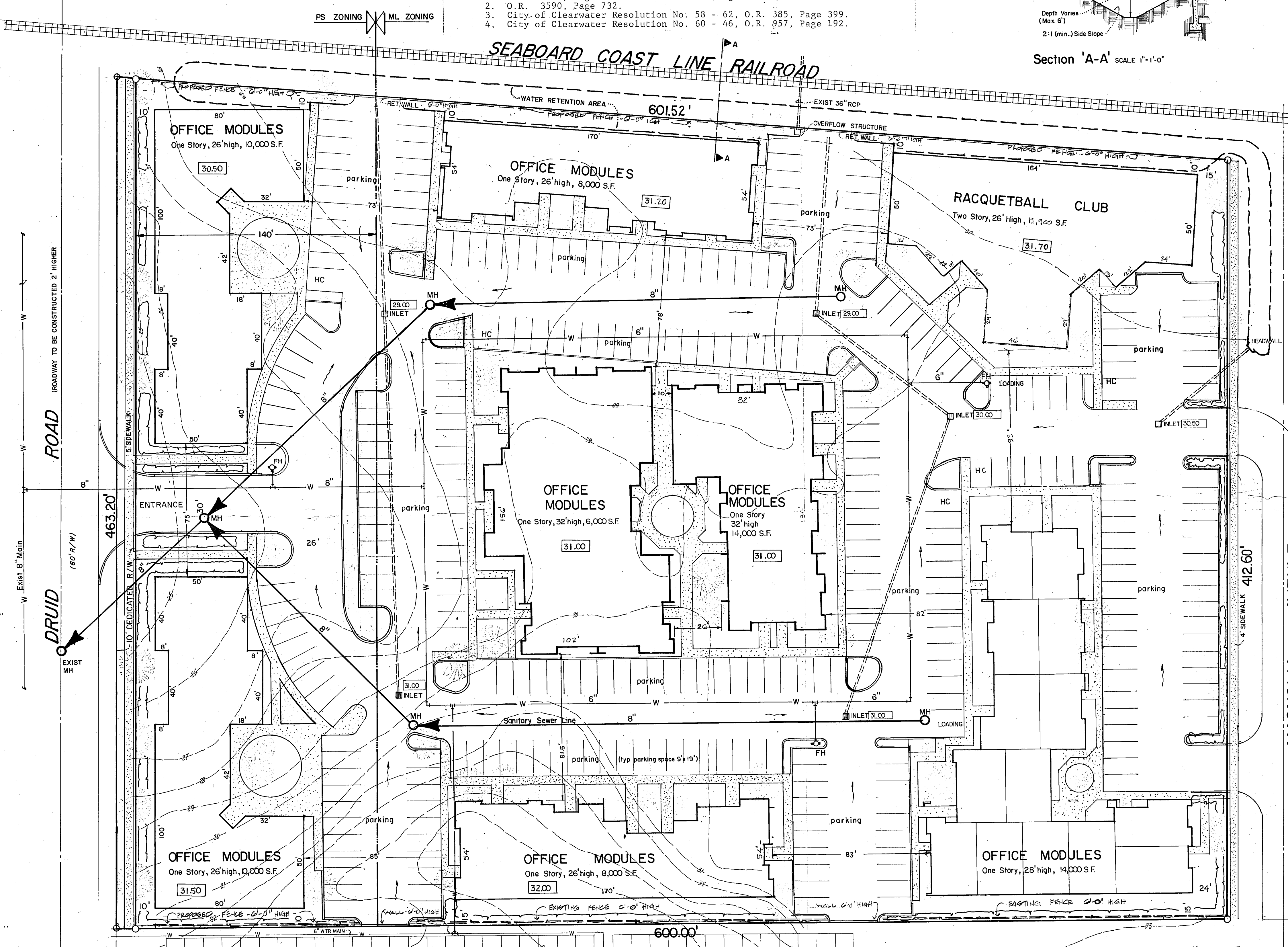
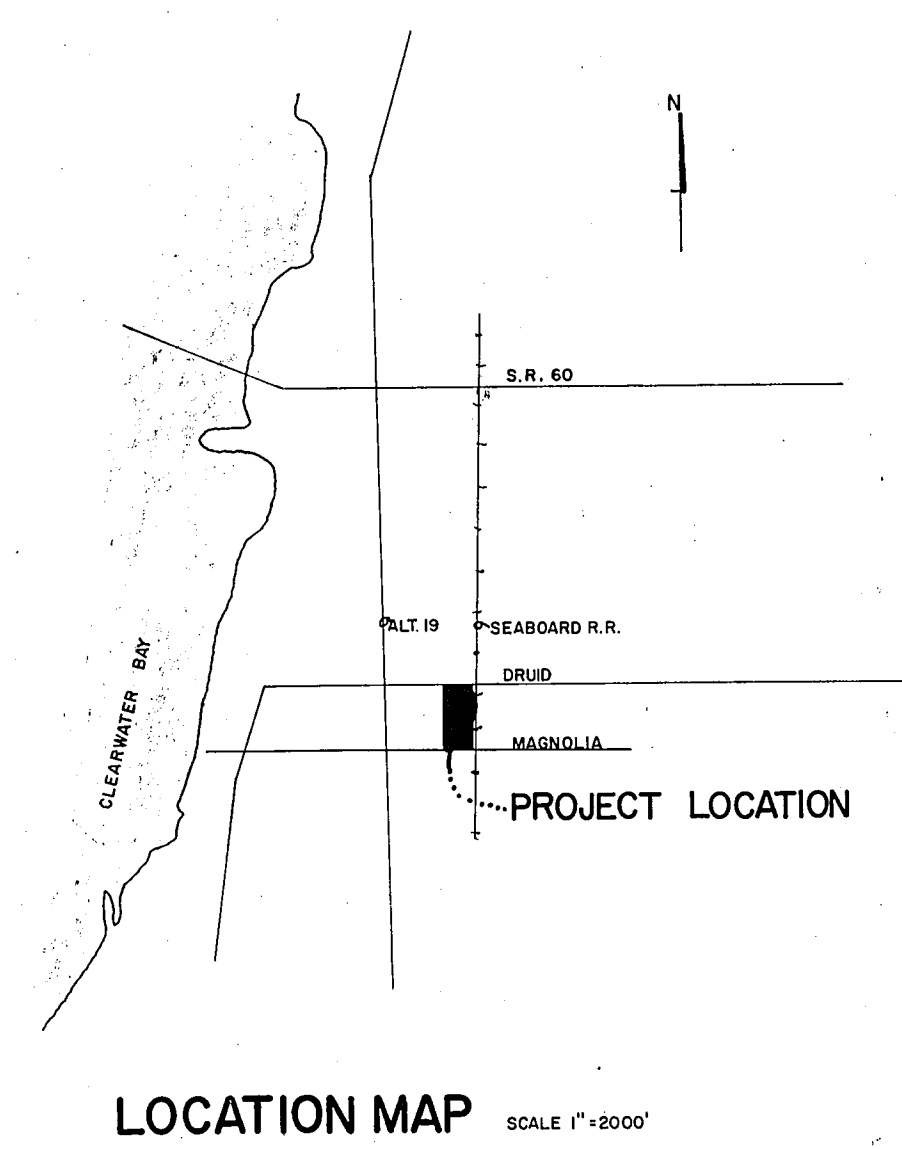
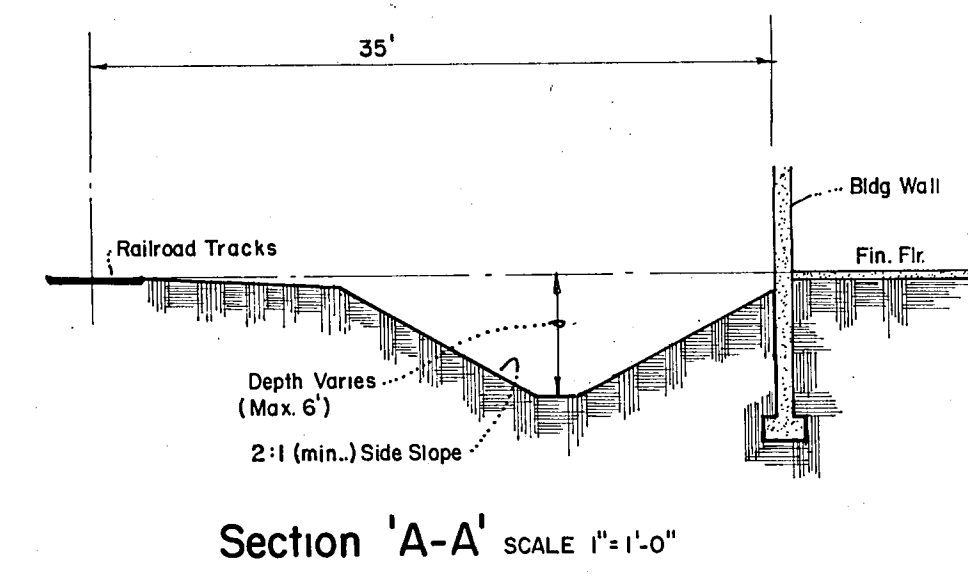
Approved
2/1/84
C. J. D.



Certified as a true and correct copy.
Approved by City Commission: November 5, 1981.
Witness my hand and the seal of the City of
Clearwater, Florida, this 2nd day of
February, 1981.
City Clerk
Minor plan change approved by City Manager,
memo of 02/01/84 attached.



LEGAL DESCRIPTION
Lots 3 thru 11 and 14 thru 22, of Block 29 and Lots 3 thru 10, and 15 thru 22 of Block 32, Magnolia Park Subdivision, as recorded in Plat Book 3, Page 43 of the Public Records of Pinellas County, Florida. Together with a portion of the vacated R.O.W. of Jasmine Way (Ewing Ave. Plat) as shown hereon. Containing 6.0307 Acres M.O.L., subject to any easements of record, and referred to the following recorded documents:
1. O.R. 4498, Page 2174 (Off. Rec. 3189, Pg. 481).
2. O.R. 3590, Page 732.
3. City of Clearwater Resolution No. 58 - 62, O.R. 385, Page 399.
4. City of Clearwater Resolution No. 60 - 46, O.R. 957, Page 192.



- LEGEND
- 35 EXISTING CONTOUR (taken from Peterson Survey dated 9-8-81)
 - PROPOSED FINISH GRADE
 - CONCRETE SIDEWALK
 - CONCRETE CURB
 - W WATER LINE
 - DIRECTION OF FLOW
 - PROPOSED TREE
 - PROPOSED HEDGE
 - WOOD FENCE - 6'-0" HIGH FINISH INWARD

DRAINAGE CALCULATIONS
Total Site Area: 263,097 Sq. Ft.
Green Area: 53,371 Sq. Ft.
Covered Area: 208,272 Sq. Ft.
Pre Development C: .30
Post Development C: .83
(.2 x 53,371 + 208,272 = 263,097 = .83)
Discharge (C.F.S.) (Q = CIA) = 34.68 CFS
(.83 x 7 x 5.97 = 34.68)
Drainage plan contingent upon acquiring easement from railroad.
Proposed drainage meets City of Clearwater on site requirements.
Area indicated for water retention shall be dedicated as drainage easement upon completion of construction of retention area.
PARKING REQUIREMENTS:
6 Medical Suites @ 10,000 Sq. Ft.
Parking Spaces:
2 Suites @ 3,000 Sq. Ft. = 2 Doctors @ 5/Dr. + 1(2/3) = 12 x 2 = 24
4 Suites @ 1,000 Sq. Ft. = 1 Doctors @ 5/Dr. + 2/3 = 7 x 5 = 28
Total Spaces 52
30 Professional Suites @ 2,000 Sq. Ft. ea. = 60,000 Sq. Ft.
1 space/300 Sq. Ft. = 200 spaces
14,520 Sq. Ft. Racquetball Club (Design capacity square footage)
1 occupant/100 Sq. Ft. = 146 people @ 1 space/3 people = 49 parking spaces
Total Parking:
Medical Suites: 52
Professional Suites: 200
Racquetball Club: 49
Total Spaces Required: 201 Total Spaces Provided: 304

North 140 feet: (Zoned PS)
Total Area: 64,008 Sq. Ft. of Total
Buildings: 20,000 Sq. Ft. 31.2%
Paving: 20,852 Sq. Ft. 32.6%
Sidewalks: 3,906 Sq. Ft. 6.2%
Green Space: 19,250 Sq. Ft. 30.0%
Total impermeable: 70.0% of Total

South Portion (Zoned ML)
Total Area: 199,039.7 Sq. Ft.
Buildings: 25 @ 2,000 Sq. Ft. = 50,000 Sq. Ft.
1 @ 11,246 Sq. Ft. = 11,246 Sq. Ft.
Total Buildings: 61,246 Sq. Ft.
% Building Site Coverage: 31.5%
Paving: 85,650 Sq. Ft.
Sidewalks: 16,618 Sq. Ft.
Green Space: 32,567 Sq. Ft.



501 south fort harrison avenue suite 212
clearwater, florida 33516 813-461-2331

REVISIONS		BY	DATE	BY	DATE
1	DESIGNED				
2	DRAWN				
3	CHECKED				
4	APPROVED				

PLANS PREPARED BY:
DeYOUNG & ASSOCIATES, INC.
ENGINEERS - SURVEYORS
532 S. FT. HARRISON AVE. CLEARWATER, FLA.
APPROVED BY:
PROJECT ENGINEER REG. NO. DATE

DRUHILL OFFICE PROJECT
CLEARWATER, FLORIDA
OWNER: JOHN H. MANCINI
CLEARWATER, FLORIDA

PROPOSED
SITE PLAN

DATE: OCT 15, 1981
SCALE: HORIZ. 1" = 20'-0"
VERT. 1" = 2'-0"
DWG. NO.
SHEET OF