



PLANNING & DEVELOPMENT DEPARTMENT COMMUNITY DEVELOPMENT BOARD STAFF REPORT

MEETING DATE: August 19, 2025
AGENDA ITEM: ID#25-0711
CASE: FLD2025-06013
REQUEST: Flexible Development approval for a detached dwelling in the Low Medium Density Residential (LMDR) District as a Residential Infill Project for the property located at 730 Eldorado Avenue. The building will not exceed 30 feet in height and includes two off-street parking spaces. Requested is flexibility from front setback requirements. (Community Development Code Section 2-204.E)

GENERAL DATA:

Agent..... Katie Cole, Hill Ward Henderson
Owners..... John C. Thomas
Location..... 730 Eldorado Avenue; west side of Eldorado Avenue approximately 200 feet west of Mandalay Avenue.
Property Size..... 0.15 acres
Future Land Use..... Low Medium Density Residential (LMDR)
Zoning..... Residential Urban (RU)
Special Area Plan..... N/A
Adjacent Zoning... *North:* Low Medium Density Residential (LMDR)
South: Low Medium Density Residential (LMDR)
East: Low Medium Density Residential (LMDR)
West: Open Space/Recreation (OS/R)
Existing Land Uses..... Detached Dwelling
Proposed Land Use..... Detached Dwelling

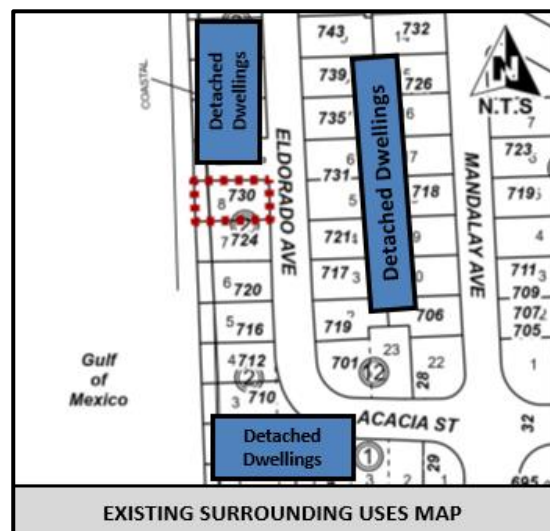
BACKGROUND:**Location and Existing Conditions:**

The 0.15-acre site is located on the west side of Eldorado Avenue approximately 200 feet west of Mandalay Avenue. It consists of one parcel with approximately 60 feet of frontage along Eldorado Avenue and 100 feet along Aster Street, an undeveloped public right-of-way providing public beach access, and therefore is considered a corner lot. As a corner lot, the property is considered to have two front yards and two side yards. It is within the Low Medium Density Residential (LMDR) District with a Residential Urban (RU) future land use designation. The property is currently vacant since the prior legal non-conforming detached dwelling has been demolished. Adjacent properties are developed with two and three story detached and attached dwellings.

Waterfront properties in the area with frontage along the Gulf of Mexico are traversed, north to south, by the Coastal Construction Control Line (CCCL), which places limitations on proposed construction seaward of the CCCL. Existing landscaping includes seagrass and native palms. Properties to the north and south have varying setbacks, with rear setbacks between 15 and 20 feet, and front setbacks as low as 10 feet.

Site History:

- On February 4, 2010, the Community Development Coordinator approved FLS2009-12018, which included a request to reduce the front setback for a detached dwelling from 25 feet to nine feet nine inches.
- On March 2, 2025, a Flexible Standard Development application, FLS2025-03010, was submitted to request a reduction of the front setback to three feet. This application was withdrawn due to inactivity.



Code Compliance Analysis:

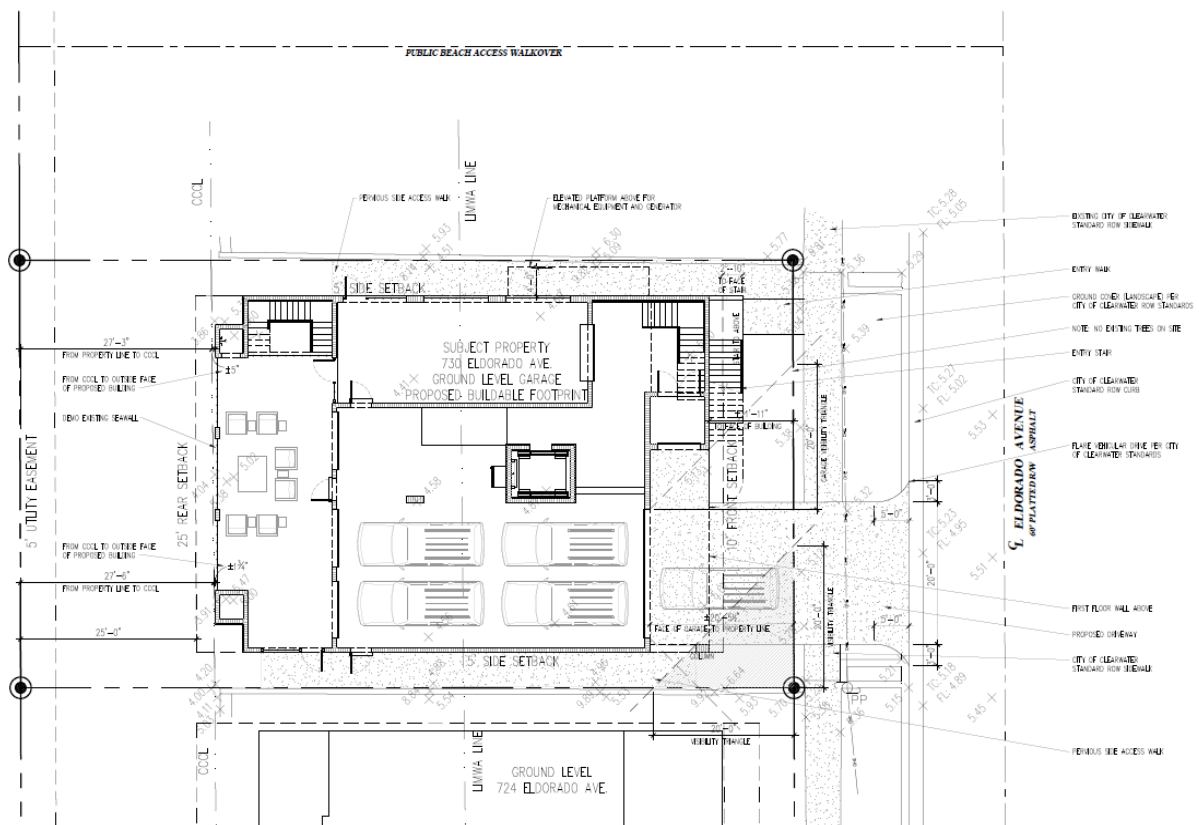
There are no active Code Compliance cases for the subject property.

Development Proposal:

The proposal is for removal of any remaining site improvements to allow the construction of a detached dwelling with a north front setback of ten feet along Eldorado Avenue to the east, a front setback of feet along Aster Street to the north, and with side setbacks of 27.5 feet to the west and five feet to the south.

Requested is a Residential Infill Project to allow construction of a new detached dwelling replacing the structure damaged by flooding during the 2024 hurricane season with a reduced front setback of ten feet to the east along Eldorado Avenue. Pursuant to CDC Section 2-204, a Level Two – Flexible Development application is required for Residential Infill Projects requesting a front setback of less than 15 feet for detached dwellings. The proposed dwelling will comply with the City's Floodplain Management Ordinance. (CDC Ch. 51) and will meet or exceed the required side setbacks for a detached dwelling in the LMDR zoning district and will match the north front setback to Aster Street for the now demolished legal non-conforming detached dwelling.

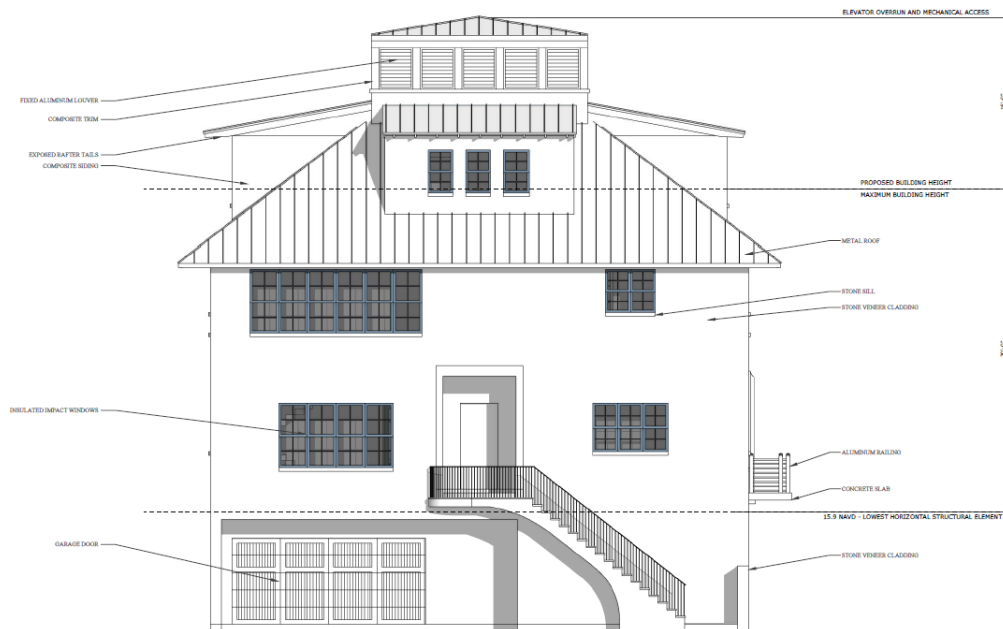
The exterior of the proposed dwelling will have complementary architectural details that provide visual interest, colors, materials and design treatments, integrated with the reduced front setback, which is compatible with the and character of surrounding properties and the overall neighborhood. Therefore, as proposed, it will enhance community character and not create adverse impacts to adjacent homes.

Site Plan:

West Elevation:



East Elevation:



ANALYSIS:**Comprehensive Plan:**

The proposal is supported by applicable Goals, Objectives and/or Policies of the City's Comprehensive Plan as follows:

Future Land Use Plan Element:

<i>Policy QP 1.2</i>	Guide development and public investment in neighborhoods to preserve community character and promote strategic infill development and redevelopment.
<i>Policy QP 5.3.2</i>	Ensure compatibility with surrounding properties by encouraging development transitions between higher density and intensity development and surrounding residential neighborhoods.
<i>Policy QP 5.3.2</i>	Continue to promote redevelopment and infill development that is consistent and compatible with the surrounding properties.
<i>Policy QP 8.3.2</i>	Preserve and maintain public access to right-of-way ends that are protected by the city charter
<i>CCM 2.7.2</i>	Continue to enforce the Coastal Zone Protection Act of 1985 by prohibiting vacations of existing or future beach access ways and recognizing that all public access ways, street ends, waterfront parks, and parking areas are beach access easements.
<i>CCM 1.2.3</i>	Ensure that any construction within the 100-year floodplain (Zones A and AE, Map CCM 1. Flood Zones) complies with all applicable building requirements and codes.
<i>CCM 2.1</i>	Ensure proposed development or redevelopment follows applicable codes to reduce risk and losses due to flooding events and impacts of sea level rise.
<i>CCM 2.1.2</i>	Continue to bring non-compliant structures into conformance with FEMA standards, applicable building codes, and the CDC.

Community Development Code (CDC) Section 1-103. Purpose, Intent, Objectives:

The proposal is supported by the general purpose, intent and basic planning objectives of this Code as follows:

<i>Section 1-103.B.1.</i>	Allowing property owners to enhance the value of their property through innovative and creative redevelopment.
<i>Section 1-103.B.2.</i>	Ensuring that development and redevelopment will not have a negative impact on the value of surrounding properties and wherever practicable promoting development and redevelopment which will enhance the value of surrounding properties.
<i>Section 1-103.D</i>	It is the further purpose of this Development Code to make the beautification of the city a matter of the highest priority and to require that existing and future uses and structures in the city are attractive and well-maintained to the maximum extent permitted by law.
<i>Section 1-103.E.5</i>	Preserve the natural resources and aesthetic character of the community for both the resident and tourist population consistent with the city's economic underpinnings.

Community Development Code Section 2-201.1 – Maximum Development Potential

This property has a future land use designation of Residential Urban (RU). This designation allows 7.5 dwelling units per acre and an Impervious Surface Ratio (ISR) of 0.65. The proposed one detached dwelling with an ISR of 0.65 is consistent with the Maximum Development Potential of the subject property.

Community Development Code Section 2-204 Flexible Development Standards

As previously noted, a Residential Infill Project in the Low Medium Density Residential District is required for this request because of the desired reduction of the front setback to the east. The front setback of 5 feet to the north will be reestablished, matching the front setback to the north for the legal non-conforming detached dwelling, now demolished. The following development standards are applicable from various subsections of Article 2 as outlined below:

DEVELOPMENT STANDARDS	Level Two Residential Infill Project CDC Sec 2-204.E	Proposed
<i>Minimum Lot Area</i>	Not specified	6,734 square feet
<i>Minimum Lot Width</i>	Not specified	60 feet (East – Eldorado Avenue)
<i>Maximum Height</i>	30 feet	30 feet
<i>Minimum Off-Street Parking</i>	Two per unit	Two off-street parking spaces
<i>Setbacks (in feet)</i>	Front: 10-25 feet, Side: 0-5 feet, Rear: 0-10 feet	Front: 10 feet (East- Eldorado Avenue), Front: 5 feet (North-Aster Street), Side: 5 feet (South), Side: 27.5 feet (West)

Community Development Code Section 2-204.E – Residential Infill Redevelopment Flexibility Criteria

DEVELOPMENT STANDARD	COMPLIANCE WITH STANDARD
<i>Section 2-204.E.1. The development or redevelopment of the parcel proposed for development is otherwise impractical without deviations from one or more of the following: intensity; other development standards.</i>	The request is for a detached dwelling. The proposed reduction in front setbacks is consistent with the character of private property and the overall development pattern of Clearwater Beach.
<i>Section 2-204.E.2. The development of the parcel proposed for development as a Residential Infill project will not materially reduce the fair market value of abutting properties.</i>	The redevelopment of the property will have a positive impact on adjacent properties, many of which were damaged during 2024 storms, and result in a home that complies with current building codes. The new residence will enhance the overall quality and character of the neighborhood.
<i>Section 2-204.E.3. The uses within the Residential Infill project are otherwise permitted in the district.</i>	A detached dwelling is permitted within this zoning district.
<i>Section 2-204.E.4. The uses within the Residential Infill project are compatible with adjacent land uses.</i>	The attached dwelling development as proposed is compatible with adjacent uses.
<i>Section 2-204.E.5. The development of the parcel proposed for development as a</i>	The proposed development is consistent with and compatible with the character of the neighborhood.

<i>Residential Infill project will upgrade the immediate vicinity of the parcel proposed for development.</i>	The previous detached dwelling was damaged during the 2024 storms and subsequently demolished. The new home represents renewed investment in the neighborhood.
<i>Section 2-204.E.6. The design of the proposed Residential Infill project creates a form and function which enhances the community character of the immediate vicinity of the parcel proposed for development and the City of Clearwater as a whole.</i>	The design of the proposed residential infill project contributes to both the form and function of the surrounding area, enhancing the community character of the immediate vicinity and the City of Clearwater as a whole.
<i>Section 2-204.E.7. Flexibility in regard to lot width, required setbacks, height, off-street parking, access or other development standards are justified by the benefits to community character and the immediate vicinity of the parcel proposed for development and the City of Clearwater as a whole.</i>	Flexibility for reduced front setbacks allow for reinvestment of the now vacant parcel in a neighborhood that was seriously impacted by hurricanes. The project includes high quality design that will enhance the vicinity and city as a whole. Flexibility in lot width, required setbacks, height, off-street parking, access, and other development standards is justified by the resulting benefits to community character—both within the immediate vicinity of the proposed development and throughout the City of Clearwater.

Community Development Code Section 3-914. General Applicability Standards

The proposal supports the General Applicability standards of this Code as follows:

GENERAL APPLICABILITY STANDARDS	FINDINGS
<i>Section 3-914.A.1. The proposed development of the land will be in harmony with the scale, bulk, coverage, density and character of adjacent properties in which it is located.</i>	The proposed development is consistent with the scale, density, and character of surrounding properties. The requested setbacks reflect typical residential projects in the area, with minor encroachments designed to maintain safety and support the neighborhood's established pattern.
<i>Section 3-914.A.2. The proposed development will not hinder or discourage development and use of adjacent land and buildings or significantly impair the value thereof.</i>	The proposed detached dwelling is permitted in the LMDR district and aligns with the Residential Urban land use. Its attractive, code-compliant design is expected to encourage nearby redevelopment and enhance neighborhood quality, benefiting adjacent property values.
<i>Section 3-914.A.3. The proposed development will not adversely affect the health or safety of persons residing or working in the neighborhood.</i>	The proposed single-family dwelling will not adversely affect the health or safety of any individuals. As a replacement for a detached dwelling, it poses no additional risks and will contribute to a more sustainable and resilient neighborhood.
<i>Section 3-914.A.4. The proposed development is designed to minimize traffic congestion.</i>	The proposed dwelling will have no impact on traffic, as it replaces the previous one. The driveway is situated on the south side of the property,

	adjacent to the neighboring residence and away from the public access point.
<i>Section 3-914.A.5. The proposed development is consistent with the community character of the immediate vicinity.</i>	The proposed development is consistent with and respects the character of the immediate vicinity. The reduced front setback help integrate the structure harmoniously with the established beachfront properties along Eldorado Avenue. The design enhances the community by providing an updated, code-compliant residence that aligns with the area's overall character.
<i>Section 3-914.A.6. The design of the proposed development minimizes adverse effects, including visual, acoustic and olfactory and hours of operation impacts on adjacent properties.</i>	The proposed design will have a similar impact on surrounding properties as the previous residence. All mechanical equipment, trash bins, and other potential sources of adverse effects will be properly maintained and screened from view as appropriate.

RECOMMENDATION

The Development Review Committee (DRC) reviewed the application and supporting materials at the DRC meeting of July 3, 2025. The Planning and Development Department, having reviewed all materials submitted by the applicant and the requirements of the Community Development Code, recommends the following findings of facts and conclusions of law.

Recommended Findings of Fact

1. The 0.15-acre site is located on the west side of Eldorado Avenue approximately 200 feet west of Mandalay Avenue.
2. The property is within the Low Medium Density Residential (LMDR) District with a Residential Urban (RU) future land use designation.
3. The site proposed for development is 6,734 square feet in area, is comprised of one vacant parcel with a frontage of 60 feet along Eldorado Avenue.
4. The proposal includes a single detached dwelling with front setbacks of 10 feet along Eldorado Avenue (east) and five feet to the north. Side setbacks are proposed at 27.5 feet to the west and five feet to the south.
5. The proposal includes an Impervious Surface Ratio (ISR) of 0.63.
6. The proposal includes two off-street parking spaces.
7. The materials and design of the proposed project create a form that enhances the community character of the surrounding vicinity.
8. There are no active Code Compliance cases.

Recommended Conclusions of Law

1. The development proposal is consistent with the applicable components of the City's Comprehensive Plan.
2. The development proposal is consistent with the maximum development potential set forth in CDC Section 2-201.1.
3. The development is consistent with the Flexible Development Standards pursuant to CDC Table 2-204.
4. The development is consistent with the Flexibility Criteria pursuant to Section 2-204.E. for a Residential Infill Redevelopment Project.

5. The development proposal is consistent with the General Standards for Level One and Two Approvals pursuant to CDC Section 3-914.A.

Based on the above recommended findings of fact and conclusions of law, the Planning and Development Department recommends **APPROVAL** of application FLD2025-06013, subject to the following conditions:

Conditions of Approval

General/Miscellaneous Conditions

1. An application for a building construction permit shall be submitted no later than August 19, 2026, unless time extensions are granted pursuant to CDC Section 4-407.
2. The project must remain generally consistent with the site plans and elevations approved by the Community Development Board.
3. All applicable state or federal permits shall be obtained for the subject project prior to the commencement of development as defined under Fla. Stat. § 380.04.
4. Acknowledge that each condition of approval will be met with any applicable permit submittal subject to any applicable timing requirement to the satisfaction of City Staff.

General Engineering

5. All irrigation systems shall be connected to the city reclaimed water system where available per Clearwater Code of Ordinances, Article IX., Reclaimed Water System, Section 32.376 to the satisfaction of Public Works (Engineering) Staff.
6. Right-of-way permits shall be obtained for all work within the City's right-of-way to the satisfaction of Public Works (Engineering) Staff.
7. A site plan shall be submitted that indicates where sidewalks cross driveways treatments, such as pavers or stamped paving, are to be used along with the details of the proposed treatment, including but not limited to, pattern, type, and installation methodology to the satisfaction of Public Works (Engineering) Staff.

Timing Conditions - Prior to Issuance of Permit, Excluding Demolition and Clearing and Grubbing or the Provision of Fill

Stormwater

8. Per City of Clearwater Stormwater Drainage Criteria, construction plans shall shown proposed lot grading including directing runoff to the designed destination to the satisfaction of Public Works (Stormwater Engineering) Staff, and said grading plan, when implemented, shall not adversely impact the adjoining properties.

Environmental

9. Erosion control measures shall be shown on plan sheet(s) and provide notes detailing erosion control methods to the satisfaction of Public Works (Environmental) Staff. All silt fencing and other erosion control measures will be installed prior to commencement of site work and maintained throughout the project.

Planning

10. Prior to issuance of a Building Permit, site plans shall be modified to reflect front setbacks along the north and east, and side setbacks along the south and west property lines.
11. All walkways and driveways shall be clearly dimensioned on the plan sheet(s).
12. The method for screening the mechanical equipment shall be shown on the building permit plans to the satisfaction of Planning and Development (Development Review) Staff.
13. The location and visibility of electric equipment (electric panels, boxes, and meters) shall be reviewed and, if located exterior to the building where visible from any street frontage, be shown to be painted

the same color as the portion of the building to which such features are attached to the satisfaction of Planning and Development (Development Review) Staff.

Public Works

14. All sub-standard sidewalks and sidewalk ramps adjacent to or a part of the project shall be shown on plans to be improved to meet the requirement of Local, State, and/or Federal standards including A.D.A. requirements (truncated domes per FDOT Index #304) to the satisfaction of Public Works (Traffic Engineering) Staff.

Land Resources

15. All landscape plan(s) shall provide a statement that shell, rock, gravel, and any similar materials are not acceptable landscape materials per CDC 3-1204.B.
16. All landscaped areas must be covered with shrubs, ground cover, turf, three inches of organic mulch or other suitable material which permits percolation. Where mulch is used, it must be protected from washing out of the planting bed. Inorganic mulch, such as gravel or rock, should only be used where washouts occur. Plastic sheets / weed barrier shall not be installed under mulches.

Public Utilities

17. The contractor is to verify location of existing sanitary sewer laterals and inspect condition of pipes. If a new pipe is warranted, coordinate with the City regarding new connections and lateral abandonment processes.
18. The contractor shall exercise extreme caution when excavating in proximity to all utilities, existing utility's locations shown on the plans are not exact or guaranteed.

Timing Conditions - Prior to Issuance of Certificate of Occupancy

Planning

19. The project shall pass a landscape final to the satisfaction of Planning and Development (Land Development Arborist) Staff.
20. All service lines onto the property and overhead utilities adjacent to the site shall be installed underground unless the undergrounding is shown to be impracticable pursuant to CDC Section 3-912 to the satisfaction of Planning and Development (Development Review) Staff.

Engineering

21. All sod, sidewalk, curb and sprinkler damage, if any, within the right-of-way shall be repaired/ replaced prior to Engineering final inspection.

Prepared by Planning and Development Department Staff:



Austen Dole, Planner II

ATTACHMENTS: Resume, Photographs

Austen Dole
100 South Myrtle Avenue
Clearwater, Florida 33756
727-444-8767
Austen.dole@myclearwater.com

PROFESSIONAL EXPERIENCE

- **Planning and Development,** October 2024 – Present
City of Clearwater, Fl.

Responsible for reviewing and analyzing development applications and projects (site plans, architectural elevations, civil and landscape plans) for consistency with all applicable adopted plans, codes, and standards; conduct field studies; identify any issues for discussion and prepare planning comments as part of Development Review Committee. Conduct zoning reviews and provide follow up on building permits and business tax receipts.

- **Inspire Placemaking Collective, Consultant** January 2024 – October 2024
Orlando, Fl

Facilitated public engagement events for the City of St. Petersburg's Melrose Mercy neighborhood plan update gathering community input and fostering stakeholder collaboration.

- **Bonnie C. Landry and Associates, Consultant** January 2022 – December 2022
Stuart, Fl.

Responsible for assisting in development reviews for the City of Stuart, ensuring compliance with local regulations and standards.

- **City of Holmes Beach, Assistant City Planner** June 2020 – September 2021
Anna Maria Island, Fl.

Wrote and organized site development plans, policies and procedures. Handled daily customer service questions and responsibilities related to zoning inquiries. Reviewed permit applications daily.

- **S&ME, Staff Planner II** June 2019 – June 2020
Orlando, Fl

Assisted in the Fort Pierce Community Redevelopment Plan Update. Worked on Fort Pierce Comprehensive Plan EAR Based Amendments. Conducted Volusia Growth Management Commission Reviews. Performed development reviews for the City of Kissimmee. Compiled due diligence reports for commercial development in Orange, Seminole, and Osceola Counties. Supported the City of Cocoa Parks and Recreation Master Plan development. Assisted in updating the City of Lake Wales Comprehensive Plan. Completed the Fining of Necessity report to expand the CRA boundary for the City of Mount Dora. Contributed to the City of Kissimmee Community Redevelopment agency GOP development.

- **Cotleur & hearing, Planning Intern** May 2018 – August 2018
Jupiter, Fl

Completed due diligence reports, site plans and submittal documents for development applications in Palm Beach County. Acquired permitting and application requirements for projects throughout southeast Florida. Assisted in various landscape architecture and planning tasks.

- **Center for Health and the Built Environment, Senior Research Assistant** May 2017 – May 2019
UF, Gainesville, Fl

Led a team of three (3) research assistants in coordinating and submitting grant applications for REDI designated communities throughout Florida for the Safe Routes to school grant. Developed regional strategies for Safe Routes to School in Florida, focusing on specific rural communities in need. Created Safe Routes to School Applications for Sante Fe High School and Irby Elementary (Alachua, Fl), Doctors Inlet Elementary (Middleburg, Fl), Lawtey Elementary (Lawtey, Fl).

- **AUS Bespoke Jewelry, Founder and Goldsmith**

September 2021 – Present

Founded and operate a bespoke jewelry company, designing and creating custom jewelry pieces. Managed all aspects of the business, including client consultations, design, production and marketing. Utilized skills in craftsmanship and design to produce high-quality, handmade jewelry. Took a professional hiatus from city planning to pursue my passion for bespoke jewelry and work full-time as a goldsmith. During this period, I developed my skills in business management, client relations, and creative design. Despite this career shift, I remained active in the planning field through consulting roles and continued to engage with urban planning projects. This blend of experiences has enriched my perspective, and I am now excited to transition back to the planning profession, bringing a unique, creative approach to urban development and community planning.

EDUCATION

University of Florida, Gainesville, Master of Urban and Regional Planning, May 2017 – June 2019

University of Florida, Gainesville, Bachelor's of Science, Major of Sustainability and the Built Environment, June 2014 – May 2018

AWARDS & SKILLS

AICP Student Planner Award, May 2019

Microsoft Office Suite; 3D Rendering in SketchUp; Adobe InDesign/Photoshop; Community Engagement; Public Speaking; Project Management



Facing west from Eldorado Avenue



Facing northwest from southern portion of property



Facing west from Eldorado Avenue



Facing south from public access beach ramp