



## PLANNING & DEVELOPMENT DEPARTMENT COMMUNITY DEVELOPMENT BOARD STAFF REPORT

**MEETING DATE:** August 19, 2025  
**AGENDA ITEM:** ID#25-0712  
**CASE:** FLD2025-05011  
**REQUEST:** Flexible Development approval for a ten-unit attached dwelling development in the Low Density Residential (LDR) District for the property located at 2236 Atmi Junior Greene Drive. The buildings do not exceed 30 feet in height and include 22 parking spaces. Requested is flexibility for the use. (Community Development Code Section 2-104.A.)

### GENERAL DATA:

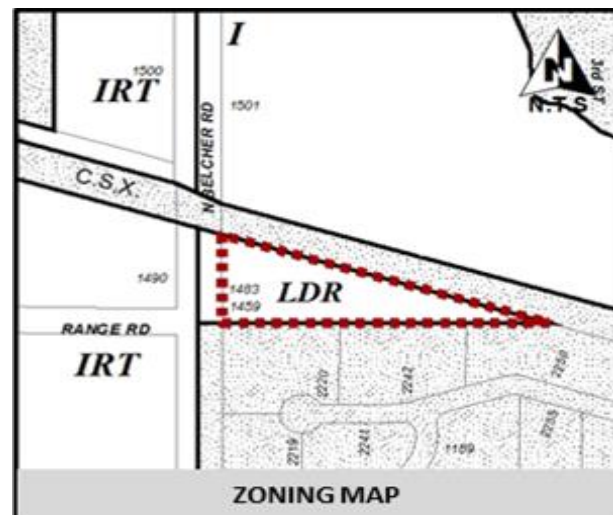
*Agent*..... Housh Ghovae, Northside Engineering.  
*Owners*..... Rayan Real Estate, LLC  
*Location*..... 2236 Atmi Junior Greene Drive; east side of N. Belcher Road at the terminal end of Range Road.  
*Property Size*..... 2.02 acres  
*Future Land Use*..... Residential Low (RL)  
*Zoning*..... Low Density Residential (LDR) District  
*Special Area Plan*.....  
*Adjacent Zoning...* *North:* Institutional (I)  
*South:* Unincorporated  
*East:* Unincorporated  
*West:* Industrial, Research, and Technology (IRT) District  
*Existing Land Use*..... Vacant, expired approval for Attached Dwellings (ten units)  
*Proposed Land Use*..... Attached Dwellings (ten units)

**BACKGROUND:****Location and Existing Conditions:**

The 2.02-acre project site consists of the area of a partially built attached dwelling development located at the east side of N. Belcher Road at the terminal end of Range Road. The frontage of the parcel is 232 feet along North Belcher Road. The project is within the Low Density Residential (LDR) Zoning District with a Residential Low (RL) future land use designation. The immediate vicinity is characterized by detached dwellings and commercial uses and the Long Center recreation complex.

**Site History:**

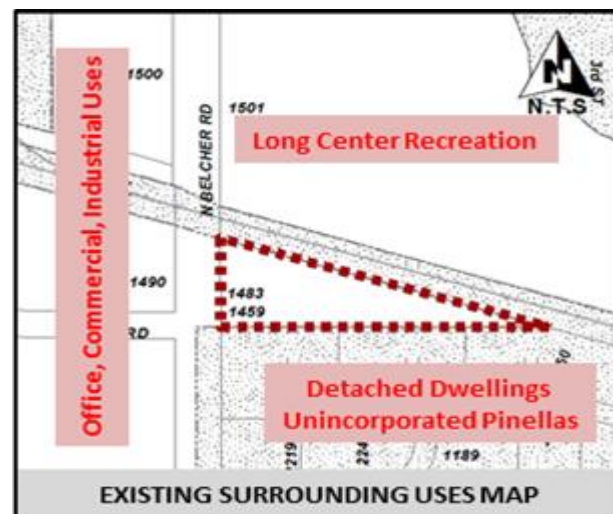
- On August 1, 2004, an application was submitted, FLD2004-07048, to develop a ten-unit attached residential dwelling. This application was withdrawn due to inactivity.
- On March 24, 2016, the Community Development Board (CDB) approved FLD2015-09034, to develop a ten-unit, attached dwelling development. This approval expired.
- On August 15, 2017, the Community Development Board (CDB) approved FLD2015-09034A, which extended the prior development order. This amendment expired.

**Code Compliance Analysis:**

There are no active Code Compliance cases for the subject property

**Development Proposal:**

The proposal is to develop the site with ten unit-attached dwellings. The development consists of two, two-story buildings that do not exceed 30 feet in height and the provision of a total of 22 parking spaces. Proposed are two parking spaces per unit provided through a combination of two-car driveways and two-car garages and two parking spaces for guests. A patio for each unit is proposed as an accessory amenity. The site will be accessed via a proposed cul-de-sac, already addressed as Atmi Junior Green Drive, extending eastward from N. Belcher Road. As previously stated, this was a previously approved development, and the current proposal is identical in size and scale. The prior development order has expired and approval of the



new request would allow the project to complete construction. The proposed density of 10 dwelling units is consistent with the Residential Low (RL) designation, allowing up to 5 dwelling units per acre. A maximum of 10 dwelling units are allowed on the 2-acre property.

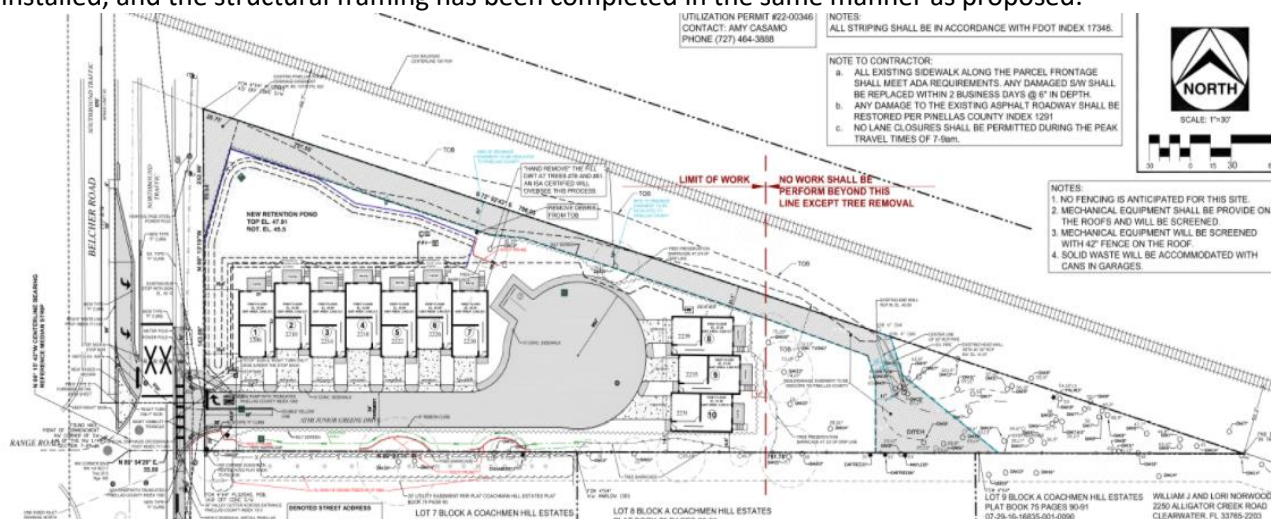
Requested is approval of attached dwellings within the Low Density Residential (LDR) District. The proposed 25-foot front setback for the attached dwellings is appropriate, as it aligns with the established setbacks of nearby detached single-family homes. All other required setbacks within the LDR District are met. The proposed attached dwellings are compatible with the surrounding area and provide a logical transition between the residential uses to the south, the commercial uses to the west, and the recreational uses to the north. The site design respects adjacent development patterns while remaining consistent with LDR standards.

Solid waste and recycling will be managed using roll-out containers, of which residents of the development will place at the curb for weekly collection. Vehicular and pedestrian access will be provided to the N. Belcher Road to the west with one ingress/egress to the north. Attached dwellings require two parking spaces per dwelling unit, and with 10 units proposed, 20 spaces are required by the CDC. Based on the parking standards, the 22 proposed parking spaces meet the requirement.

The proposed development includes enhanced landscape buffers along the west and north boundaries of the site to provide screening and preserve neighborhood character. These buffers incorporate a combination of preserved existing trees and newly planted trees, supplemented with shrubs maintained by the association at a minimum height of 5 to 6 feet to effectively screen the development from adjacent residential properties and the public right-of-way to the west. The buffer along the north softens the visual impact of the development adjacent to the railway right-of-way and the Long Recreation Center. As conditioned, all remaining perimeter landscaping will comply with applicable City landscape requirements and contribute to a cohesive, attractive site design. The buildings' exteriors will have complementary architectural details that provide visual interest, colors, materials and design treatments, such as recessed wall planes and appropriate fenestration at the ground and second levels.

### Site Plan:

As noted, an identical version of the project was previously approved in 2016 by case FLD2015-09034. No changes are proposed to the original site plan since the foundations for both buildings have already been installed, and the structural framing has been completed in the same manner as proposed.





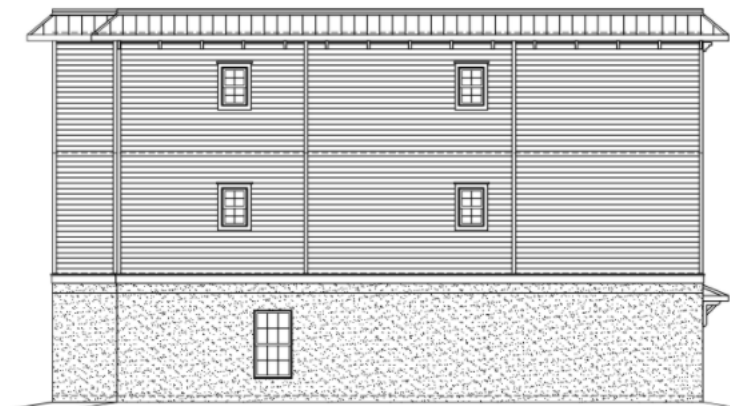
### **South Elevation of Building 1:**



### **North Elevation of Building 1:**



### **West Elevation of Building 1:**



**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:*****Policy QP 5.3.1***

Support the adoption and utilization of future land use categories that promote infill development and desired redevelopment along corridors.

***Policy QP 5.3.2***

Ensure compatibility with surrounding properties by encouraging development transitions between higher density and intensity development and surrounding residential neighborhoods.

***Policy QP 5.3.4***

Facilitate the redevelopment of abandoned, brownfield, or underutilized properties and buildings, bringing them back into productive use.

**Community Development Code Section 2-101.1 – Maximum Development Potential**

This property has a future land use designation of Residential Low (RL). This designation allows 5 dwelling units per acre and an Impervious Surface Ratio (ISR) of 0.65. The proposed 34,554 square foot, 10-unit building on the 2.02-acre site has a 0.39 ISR.

**Community Development Code Section 2-104 Flexible Development Standards**

An Attached Dwelling Project in the Low Density Residential District is requested. Attached dwellings do provide specific development standards e.g., lot area, width, setbacks, and height, and specify the minimum off-street parking based on the specific use. As a point of reference, the site conditions are as follows:

DEVELOPMENT STANDARDS	Level Two Attached Dwelling Project CDC Sec 2-104.A	Proposed/Existing
<i>Minimum Lot Area</i>	10,000 square feet	2.02 acres
<i>Minimum Lot Width</i>	100 feet	232.9 feet (West – N. Belcher Road)
<i>Maximum Height</i>	30 feet	30 feet
<i>Minimum Off-Street Parking</i>	2 per unit	22 off-street parking spaces
<i>Setbacks (in feet)</i>	Front: 25 feet, Side: 5 feet, Rear: 15 feet	Front: 25 feet (west – N. Belcher Road), Side: 10 feet (south), Railway (21 feet – north), Rear: N/A

**Community Development Code Section 2-104.A – Attached Dwellings Flexibility Criteria**

DEVELOPMENT STANDARD	COMPLIANCE WITH STANDARD
<i>Section 2-104.1. The parcel proposed for development is a corner lot and is vacant on the date of adoption of this Development Code.</i>	The parcel proposed for development is located on the corner of N. Belcher Road, a street, and a railway

	right-of-way and was vacant on the date of adoption of the CDC in 1999.
<i>Section 2-104.2. The buildings are designed with front setbacks on both streets.</i>	The proposed attached dwellings will be located beyond the required 25-foot front setback from the N. Belcher Road street frontage and is substantially setback from the railway right-of-way, which matches the location of the existing building footprints which have already been partially constructed.
<i>Section 2-104.3. Off-street parking is screened from adjacent parcels of land by a landscaped wall or fence of at least four feet in height.</i>	Each dwelling will be provided with off-street parking via individual driveways accessed from the proposed internal drive aisles. Landscaping buffers are proposed along the property lines to provide screening from the proposed off-street parking spaces. A six-foot-high perimeter wall along the southern boundary further contributes to the separation and compatibility between the two developments.
<i>Section 2-104.4. No more than two dwelling units front on a single street.</i>	The site layout is designed so that none of the units front directly onto N. Belcher Road or the railway right-of-way. The western most unit is designed such that the side of the unit faces N. Belcher Road.
<i>Section 2-104.5. The development of attached dwellings does not require the removal of a protected tree.</i>	Consistent with the previous request, no protected trees will be removed. Including the trees already removed for the partial development of the site, 55 total number of trees are proposed to be removed and a total of 31 trees are proposed to be preserved while 16 new trees will be planted.
<i>Section 2-104.6. The dwelling units are contained in no more than two buildings.</i>	The ten-units will be contained within two buildings.
<i>Section 2-104.7. The buildings are consistent with the architectural style of existing dwellings in the immediate vicinity of the parcel proposed for development;</i>	The proposed architectural character incorporates a Craftsman-style façade, featuring wood materials and a palette of earth-tone colors. The proposed design is consistent with the existing residential development immediately south of the subject parcel.
<i>Section 2-104.8. The parcel proposed for development is not located in a designated Neighborhood Conservation District; or if the parcel is within the boundaries of a designated Neighborhood Conservation District, the lot area, lot width and setbacks are not less than 90 percent of the average lot area, lot width and setbacks of all improved parcels of land which are located within the Neighborhood Conservation Immediate Vicinity Area and the height does not exceed 120 percent of the average height of</i>	The parcel is not subject to any special plan or neighborhood conservation district. Therefore, the proposal is consistent with this CDC Section.

*buildings and structures located within the Neighborhood Conservation Immediate Vicinity Area.*

### **Community Development Code Section 3-914. General Applicability Standards**

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

<b>GENERAL APPLICABILITY STANDARDS</b>	<b>FINDINGS</b>
<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 provides a transition between the residential properties to the south and the Long Center to the north. Building height will not exceed 30 feet, and high-quality materials will be used to maintain a consistent streetscape. The site plan retains existing trees where possible, adds new landscaping, and includes pedestrian amenities to improve connectivity. The proposal matches the form and scale of surrounding development, supporting neighborhood cohesion.
<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>	Although all surrounding properties are developed, the proposed development will not hinder or significantly impair the value development on adjacent properties.
<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 proposal will not adversely affect the health or safety of persons residing or working in the neighborhood since the attached dwellings will be compatible with the uses of adjacent properties.
<i>Section 3-914.A.4. The proposed development is designed to minimize traffic congestion.</i>	The proposed development is designed to minimize traffic congestion by managing traffic on site.
<i>Section 3-914.A.5. The proposed development is consistent with the community character of the immediate vicinity.</i>	The community character has a mix of commercial, detached dwellings, attached dwellings, industrial, and recreational uses. The proposed attached dwelling uses and helps maintain a transitional pattern of low-rise development that is consistent with the community character of the immediate vicinity.
<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 residential development that will minimize adverse impacts to adjacent properties since it will have setbacks and landscaping, and is designed at a scale that is compatible with the immediate area.

### **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 2.02- acre site is located on the east side of N. Belcher Road at the terminal end of Range Road.
2. The property is within the Low Density Residential (LDR) District with a Residential Low (RL) future land use designation.
3. The project site is comprised of one site of 76,831 square feet in area, with a street frontage of 232 feet along N. Belcher Road and with a length of 795 feet along the railway right-of-way.
4. The proposal includes a front setback of 25 feet along N. Belcher Road, setback of 21 feet from the railway to the north and 10 feet along the south property line.
5. The proposal includes 10 attached dwellings, located within two buildings with an Impervious Surface Ratio (ISR) of 0.39.
6. The proposal includes 22 spaces per unit which exceeds the requirement of two spaces per unit for ten-attached dwellings, which are screened by a six-foot-high perimeter wall along the south property line.
7. The parcel proposed for development is a corner lot and was vacant on the date of adoption of the Community Development Code.
8. The materials and design of the proposed project creates a form which enhances the community character of the surrounding vicinity.
9. 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 2-101.1.
3. The development is consistent with the Flexible Development Standards pursuant to CDC Table 2-104.
4. The development is consistent with the Flexibility Criteria pursuant to Section 2-104.A. for a attached dwellings.
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 FLD2025-05011, 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 show 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. All walkways and driveways shall be clearly dimensioned on the plan sheet(s).
11. 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.
12. 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***

13. 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***

14. 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.
15. 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.
16. Shrubs shall be maintained at a minimum height of 5 to 6 feet to effectively screen the development from adjacent properties and the public right-of-way to the west to the satisfaction of Planning and Development (Land Development Arborist) Staff.

***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. A separate permit shall be obtained to screen off-street parking from the adjacent residential properties to the south through the provision of a six-foot high decorative wall, matching the colors and design of the attached dwellings, provided with minimum 3-foot-high shrubs located between the wall and the south property line to the satisfaction of Planning and Development (Development Review) Staff.
21. 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

22. 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:



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Austen Dole, Planner II

ATTACHMENTS: Resume, Photographs

Austen Dole  
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Clearwater, Florida 33756  
727-444-8767  
[Austen.dole@myclearwater.com](mailto: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 northeast from N. Belcher Road**



**Facing northeast**



**Facing west from eastern end of property**



**Facing north from southern end of property**