

ZON-26-00005 - ZON-26-02

Menu Reports Help

File Date: [02/16/2026](#)

Application Status: [In Review](#)

Application Type: [Zoning Change](#)

Application Detail: [Detail](#)

Description of Work: [We would like to re-zone the property to RR to facilitate a lot split and subdivide the parcel. We would like to sell the top approximate 1/2 acre for residential purposes.](#)

Application Name: [ZON-26-02](#)

Site Address: [2941 ABBEY LAKE RD, CLEARWATER, FL 33759](#)

Owner Name: [BRAGDON, SHIRLEY A](#)

Owner Address: [PO BOX 147, SAFETY HARBOR, FL 34695](#)

Parcel No: [052916000001400400](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Shirley Ann Bragdon		Applicant	Mailing, 2941 Abbey La...	Active
	Sandra Smith		Owner Represent...		Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #

Total Fee Assessed: [\\$1,720.00](#)

Total Fee Invoiced: [\\$1,720.00](#)

Balance: [\\$0.00](#)

Custom Fields: Change of Zoning Info

Current Zoning [RA](#) Contract for Sale [No](#) DRC Meeting Date [03/09/2026](#)

Proposed Zoning [RR](#) LPA Hearing Date [04/08/2026](#)

Option to Purchase [No](#) BOCC Hearing Date [05/19/2026](#)

Does this involve a conditional overlay? [No](#) Has there been a previous application made before? [No](#)

Does applicant own any property contiguous to subject property? [No](#)

Current Structures
[Single Family Residence - 1 main house with a detached garage/apartment and separate storage shed.](#)

Date subject property acquired [03/30/1965](#)

Proposed structures and improvements
[We would like to sell the top approximate 1/2 acre of the property for residential purposes.](#)

SURROUNDING PROPERTY

Direction	Land Use	Zoning	Existing Use
East	Residential Suburban (RS) & City of Clearwater RR & City of Clearwater		Single Family
North	Institutional (I)	RA	Public School
West	Residential Suburban (RS) & Water	RE	Single Family & Water
South	Residential Suburban (RS) & Water	RE & RA	Single Family & Water

MULTI_MODAL

State Account Description Impact Fee Amount (Money)

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Completeness Review	Ryan Brinson	Deemed Complete	02/20/2026	Michael Schoder...
	Zoning Manager Review	Michael Schoder...	Complete	02/20/2026	Michael Schoder...
	Admin Support Review	Jennifer Admire			
	DRC Meeting				
	Staff Report and Recom...				
	Case Noticing				
	Planning Director Review				
	LPA Packet Prep and Di...				
	LPA Public Hearing				

Task Assigned To Status Status Date Action By
 BOCC
 Final Action Preparing

Condition Status: Name Short Comments Status Apply Date Severity Action By

Documents:	File Name	Document Group	Category	Description	Type	Docum
	001 - ABBEY LAKE PROPO...	PLN_LUPC	Concept Plan	Lot proposed split ...	application/pdf	Uploac
	Bragdon Property Deed.pdf	PLN_LUPC	Certification o...	Property Deed	application/pdf	Uploac
	City of Clearwater Pot...	PLN_LUPC	Support Letter	Letter of potable w...	application/pdf	Uploac
	OSTDS Lot Size Paramet...	PLN_LUPC	Support Letter	Health Department v...	application/pdf	Uploac
	001 - ABBEY LAKE PROPO...	PLN_LUPC	Survey	Proposed survey spl...	application/pdf	Uploac
	Opinion of title	PLN_LUPC	Certification o...		application/pdf	Uploac
	Case Maps	PLN_LUPC	Other	SUPERSEDED	application/pdf	Uploac
	revised concept requir...	PLN_LUPC	Survey	[PROPOSED] SURVEY	application/pdf	Uploac
	Case Maps	PLN_LUPC	Other	Revised	application/pdf	Uploac
	Show all					

Application Comments:	View ID	Comment	Date
	PLNDF02@B...	Approximately 2.50 acres located at 2941 Abbey ...	02/20/2026

Initiated by Product: ACA

Scheduled/Pending Inspections: Inspection Type Scheduled Date Inspector Status Comments

Resulted Inspections: Inspection Type Inspection Date Inspector Status Comments

ZON-2...	STATUS	LOCATION	CONTACT	WORKFLOW
ZON-26-02 We would ...	> In Revi... 02/20/2...	> 2941 A... CLEAR...	> Shirley ...	> 11 total T ●...

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Save Add Delete CSV Export Help

Table Subgroup SURROUNDING PROPERTY Filter table...



<input type="checkbox"/> <u>Direction</u>	<u>Land Use(Text)</u>	<u>Zoning(Text)</u>	<u>Existing Use(Text)</u>
<input type="checkbox"/> East	Residential Suburban (RS)	RR & City of Clearwater	Single Family
<input type="checkbox"/> North	Institutional (I)	RA	Public School
<input type="checkbox"/> West	Residential Suburban (RS)	RE	Single Family & Water
<input type="checkbox"/> South	Residential Suburban (RS)	RE & RA	Single Family & Water

Record

ZON-26-00005



Record



ZON-26-00005

ZON-2...	STATUS	LOCATION	CONTACT	WORKFLOW
ZON-26-02 We would ...	> In Revi... 02/20/2...	> 2941 A... CLEAR...	> Shirley ...	> 11 total T ●...

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Save Reset Synchronize Address Locator Cancel Help

Street #

2941

Street Name

ABBAY LAKE

Dir

--Select ▾

Street Type

RD ▾

Unit Type

--Select-- ▾

Unit #**Primary**

Yes ▾

City

CLEARWATER

State

FL

Zip Code

33759

Location Description

2941 ABBAY LAKE RD

Legacy Fields**Street Address**

2941 ABBAY LAKE RD

Address Line 1

2941 ABBAY LAKE RD

Address Line 2

REAL ESTATE POWER OF ATTORNEY

I, Shirley A Bragdon with a mailing address of 2941 Abbey Lake Rd, Clearwater, Florida, 33759, (the "Principal") hereby appoint Sandra A Smith with a mailing address of 1233 Lake Whitney Dr, Windermere, Florida, 34786 (the "Agent") to act on my behalf with respect to the limited purposes set forth below (initial all those that apply):

AUTHORIZATIONS

SB The Agent is authorized to perform any act on behalf of the Principal in order to complete the sale of real estate, which includes, but is not limited to, the negotiating, modifying, executing, providing acceptance, and delivery of all documents. In addition, the Agent may accept the closing proceeds for deposit into the Principal's bank account which has been previously disclosed to the Agent.

SB The Agent is authorized to perform any act on behalf of the Principal in order to complete the purchase of real estate, which includes, but is not limited to, the negotiating, modifying, executing, providing acceptance, and delivery of all documents. In addition, the Agent is authorized to negotiate, modify, execute, and deliver any documents necessary to complete the financing used to purchase the real estate as well as to withdraw and disburse funds necessary for the closing from the Principal's account, which has been previously disclosed to the Agent.

SB The Agent is authorized to perform any act related to the management or maintenance of real estate, which includes, but is not limited to, making repairs (with reimbursement), approving sub-contractors for work, negotiating rents, signing lease/sublease agreements, evicting tenants and any other representation as required on a day-to-day basis.

SB The Agent is authorized to perform any act related to the refinancing of the Principal's debts related to the real estate. This may include, but is not limited to, the modifying, negotiating, executing, and delivering of all documents necessary to complete the refinancing as well as to withdraw and disburse funds necessary to complete from/into the Principal's account, which has been previously disclosed to the Agent.

THE AFOREMENTIONED POWERS STATED IN THIS REAL ESTATE POWER OF ATTORNEY MAY BE USED FOR ALL PROPERTIES OWNED OR CONTROLLED BY THE PRINCIPAL.

This power of attorney shall be effective immediately and will continue until revocation or the Principal's death.

In addition, this power of attorney document shall be considered void if another is created for the Principal regarding their real estate or if a revocation form has been authorized.

The Principal grants the Agent the full power and authority to perform all acts on their behalf, in accordance with the aforementioned powers, as they could do if personally present, hereby ratifying and confirming all that the Agent may do pursuant to this power.

This power of attorney document shall be governed by and construed in accordance with the laws located in the State where the property is located.

This power of attorney hereby revokes any existing power of attorney document that may have previously been granted in relation to the above-described real estate.

Principal's Signature: Shirley A. Bragdon

ACCEPTANCE BY AGENT

The undersigned Agent acknowledges and executes this power of attorney, and by such execution does hereby affirm that they: (A) accept the appointment; (B) understand the duties under this power of attorney and the law.

Agent's Signature: Sandra Smell

Affirmation by Witness 1

I, Lee Anne Smith, witnessed the execution of this Power of Attorney by the Principal, Shirley A Bragdon, and affirm that they appeared to be of sound mind, were not under duress, and that they affirmed to me that they were aware of the nature of this Power of Attorney and signed it freely and voluntarily.

Witness Signature: Lee Anne Smith

Print Name: Lee Anne Smith Date: March 4, 2026

Affirmation by Witness 2

I, Linda C Scheffsta witnessed the execution of this Power of Attorney by the Principal, Shirley A Bragdon, and affirm that they appeared to be of sound mind, were not under duress, and that they affirmed to me that they were aware of the nature of this Power of Attorney and signed it freely and voluntarily.

Witness Signature: Linda C Scheffsta

Print Name: Linda C Scheffsta Date: MARCH 4, 2026

NOTARY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which the certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Florida
County of Orange

On March 5, 2026, before me, Carol Lynn Caines personally appeared Shirley A Bragdon who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Florida that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Carol Lynn Caines
Notary Public

Print Carol Lynn Caines

(Seal)

