



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

DRAFT ACTION AGENDA DEVELOPMENT REVIEW COMMITTEE

Thursday, December 5, 2024

8:30 AM - Staff Review

9:00 AM

Case number: [FLS2024-10035 -- 1882 LAKEVIEW RD](#)

Owner(s): Christopher T Purdy
1882 Lakeview Rd
Clearwater, FL 33764
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Christopher Purdy
1882 Lakeview Rd.
Clearwater, FL 33764
PHONE: (727) 742-1248, Fax: No fax, Email: Cpurdy22@gmail.Com

Representative: Christopher Purdy
1882 Lakeview Rd.
Clearwater, FL 33764
PHONE: (727) 742-1248, Fax: No fax, Email: Cpurdy22@gmail.Com

Location: North side of Lakeview Road, approximately 10 feet east of Hamlin Drive. (0.24 acres)

Atlas Page: 308A

Zoning District: LMDR - Low Medium Density Residential

Request: Flexible Standard Development approval to install an in ground pool and deck as accessory to an existing detached dwelling in the Low Medium Density Residential (LMDR) District located at 1882 Lakeview Road. Requested is flexibility from rear setback requirements. (Community Development Code Section 2-203.C.)

Proposed Use: Detached Dwellings

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

Assigned Planner: Austen Dole, Planner



Workflow:

Review Name	Task Status	Status Date	Last Name
Fire Review	No Comments	11/20/2024	Ramos
Engineering Review	Comments	11/20/2024	Vaughan
Environmental Review	Comments	11/20/2024	Kessler
Land Resource Review	No Comments	11/20/2024	McDonnell
Stormwater Review	Comments	11/21/2024	Vo
Planning Review	Comments	11/25/2024	Dole
Determination of Completeness	Complete	12/05/2024	Dole

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 11/20/2024 9:43:21 AM

Issue created by Kyle Vaughan on 11/20/2024 9:43:21 AM
 kyle.vaughan@myclearwater.com - 727-444-8232

Please provide written acknowledgment to each condition in your response letter:

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 11/20/2024 10:06:48 AM

Issue created by Sarah Kessler on 11/20/2024 10:06:48 AM
 sarah.kessler@myclearwater.com - 727-444-8233

Provide erosion control measures on plan sheet and provide notes detailing erosion control methods. Note: all silt fencing and other erosion control measures will be installed prior to commencement of site work and maintained throughout the project.



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TELEPHONE (727) 562-4567

PLANNING - General Comment Acknowledge

Set to DRAFT on 11/25/2024 2:37:05 PM

Issue created by Austen Dole on 11/25/2024 2:37:05 PM
austen.dole@myclearwater.com - 727-444-7351

Acknowledge;

Please note that additional comments may be generated at or after the Development Review Committee (DRC) meeting based on responses to DRC comments. Substantial redesign or unresolved issues will delay the ability to receive a Development Order and another DRC meeting may be required.

All plans and supporting documents must match. Additionally, any changes to plans, elevations, and other supporting documents must be coordinated for consistency across all documentation to move forward.

Pursuant to Fla. Stat. § 166.033, "Within 120 days after the municipality has deemed the application complete, or 180 days for applications that require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance."

Revised applications that are not timely resubmitted to address DRC conditions, or for which a request for an extension of time is not received and agreed upon in a timeframe consistent with Florida Statutes, may be denied.

PLANNING - Prior to DO - Additional Clarity Needed

Set to DRAFT on 11/25/2024 9:14:31 AM

Issue created by Austen Dole on 11/25/2024 9:14:31 AM
austen.dole@myclearwater.com - 727-444-7351

Per CDC Sec. 1202.H.1. The health of the Silk Floss tree is required to be performed by a Certified Arborist utilizing the City's tree evaluation grades to determine whether the tree is worthy of preservation. The applicant is seeking to preserve this tree, which is the basis for the requested reduced setback. However, if the Certified Arborist determines that the silk floss tree is not in good health and does not require preservation, the applicant could consider removing the tree and reconfiguring the proposed pool to occupy the area currently taken up by the tree. This adjustment could eliminate the need for the requested setback flexibility.

PLANNING - Prior to DO - Signed and Seal Survey

Set to DRAFT on 11/26/2024 11:38:08 AM

Issue created by Austen Dole on 11/26/2024 11:38:08 AM
austen.dole@myclearwater.com - 727-444-7351

The applicant must submit a signed and seal property survey.

STORMWATER - Prior to Building Permit (need acknowledge)

Set to DRAFT on 11/21/2024 3:50:37 PM

Issue created by Phuong Vo on 11/21/2024 3:50:37 PM
phuong.vo@myclearwater.com - 727-444-8228

Prior to Building Permit:

Per City of Clearwater Stormwater Drainage Criteria construction plans to show proposed lot grading including directing runoff to the designed destination, said grading plan when implemented shall not adversely impact adjoining properties.



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TELEPHONE (727) 562-4567

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

9:10 AM

Case number: [HDA2024-09001 -- 405 CORONADO DR](#)

Owner(s): A P Beach Properties Llc
405 Coronado Dr
Clearwater, FL 33767-2506
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Brian Aungst
625 Court Street
Clearwater, FL 33756
PHONE: (727) 441-8966, Fax: No fax, Email: Bja@macfar.Com

Representative: Brian Aungst
Mac Farlane Ferguson & McMullen, P.A.
625 Court Street
Clearwater, FL 33756
PHONE: (727) 441-8966, Fax: No fax, Email: Bja@macfar.Com

Location: East side of Coronado Drive, south side of 5th Street and west side of Hamden Drive. (1.75 acres)

Atlas Page: 276A

Zoning District: Tourist

Request: Development Agreement between A P Beach Properties LLC (the property owner) and the City of Clearwater, providing for the allocation of 100 hotel units from the Hotel Density Reserve located at 405 Coronado Drive in the Tourist (T) District and the Beach Walk Character District of Beach by Design.

Proposed Use: Overnight Accomodations

Neighborhood Association(s): Board of County Commissioners
Clearwater Neighborhoods Coalition
Pinellas County School Board
Clearwater Beach Association

Assigned Planner: Ted Kozak, Development Review Manager

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	11/07/2024	Hauck-Baker
Planning Review	Comments	11/25/2024	Kozak
Fire Review	Comments	11/26/2024	Ramos

The DRC reviewed this application with the following comments:



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Fire Review

Walter Ramos

walter.ramos@myclearwater.com

727-444-7723

This building is determined to meet the criteria of a High Rise Building as defined by the Florida Fire Prevention Code 8th Edition. Shall meet the requirements of NFPA 101 2021 edition section 11.8 High-Rise Buildings. Please acknowledge prior to CDB.

Separate plans and permits will be required for Fire Alarm, Fire Sprinkler, Fire Line Underground work. Please acknowledge and describe on plans PRIOR TO CDB.

An approved water supply capable of supplying the required fire flow for fire protection shall be provided. Hydrant shall meets the requirements of NFPA 1 2021 Edition Section 18.4 Fire Flow Requirements for Buildings. Please Acknowledge PRIOR TO CDB.

Additional FDC required for this building. Shall meet the requirement of NFPA 14 2019 edition chapter 7 section 7.12 Fire Department Connections. Please acknowledge intent to comply PRIOR TO CDB.

Planning Review

Ted Kozak

ted.kozak@myclearwater.com

727-444-8941

Disclaimer:

Please be aware that additional comments may be generated at or after the DRC meeting based upon applicant response to DRC comments.

Be prepared to make changes to the Development Agreement site plans, elevations and/or your request based on direction provided by the Council at first reading.

One hard copy and an electronic version of the complete application and all supporting material (revised as needed) are due on December 13, 2025 for the February 20, 2025 First Council Meeting.

Planning Review

Ted Kozak

ted.kozak@myclearwater.com

727-444-8941

Development Agreement

The recitals and the entire Development Agreement indicate the provision of 166 hotel units, 199 parking spaces on 1.756 acres, which does not match the data in the application and other provided documents. The remainder of the documents indicate 135 hotel units, a range of 344 to 400 parking spaces, on a 1.759 acre property. No information has been provided in the DA pertaining to the proposed retail and restaurant area. Revise the DA to match all information as provided elsewhere.



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TELEPHONE (727) 562-4567

Planning Review

Ted Kozak

ted.kozak@myclearwater.com

727-444-8941

Application:

Page 2 of the application indicates that the site area is 76,625.88 square feet, elsewhere the site area is indicated to be 76,622 square feet and the DA indicates it to be 1.756 acres which equals 76,491.36 square feet.

Page 2 also indicates a minimum of 344 parking spaces required, 344 to 400 parking spaces are provided, but elsewhere 199 parking spaces are required. Account for the parking range. Is this range based on the provision of valet spaces? A quick calculation of the parking spaces shown on the plans indicate 402 spaces.

Also provide how 344 parking spaces are calculated. (for example, 1.2 parking spaces per hotel unit plus restaurant ratio, plus retail ratio)

Correct and align all site data.

Planning Review

Ted Kozak

ted.kozak@myclearwater.com

727-444-8941

Sheet A1.0:

The information provided on the left side of the sheet is cut off. Provide a sheet that includes all information.

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

9:20 AM

Case number: [FLD2024-11023 -- 1718 N Betty LN](#)

Owner(s): Homeless Emergency Project Inc
1120 N Betty Ln
Clearwater, FL 33755-3303
PHONE: (727) 536-4755, Fax: No fax, Email: No email

Applicant:
13355 49th Street North Suite B
Clearwater
PHONE: No phone, Fax: No fax, Email: No email

Representative: Jason Sheridan
Pennoni Associates
5755 Rio Vista Drive
Clearwater, FL 33760
PHONE: (302) 743-5617, Fax: No fax, Email: Jsheridan@pennoni.Com

Location: West side of N. Betty Lane, approximately 205 feet north of the intersection of Overbook Ave & N. Betty Lane and approximately 95 feet south of the intersection of Sandy Lane & Betty Lane. (2.14 acres)

Atlas Page: 260B

Zoning District: C - Commercial

Request: Flexible Development approval to construct 35 attached dwellings in 6 buildings in the Commercial (C) and Low Medium Density Residential (LMDR) districts for the property located at 1718 N. Betty Lane. The project will not exceed 30 feet in height and 45 off-street parking spaces are provided. Requested is flexibility for a reduced front setback as a Residential Infill Project and for a Comprehensive Infill Redevelopment Project. (Community Development Code Sections 2-204.E and 2-704.F)

Proposed Use: Attached Dwellings

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

Assigned Planner: Ryan Green, Planner II



Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	11/07/2024	Horanlli
Parks and Rec Review	Comments	11/13/2024	Parry
Traffic Eng Review	Comments	11/14/2024	Dresch
Engineering Review	Comments	11/20/2024	Vaughan
Environmental Review	Comments	11/20/2024	Kessler
Fire Review	Comments	11/20/2024	Ramos
Stormwater Review	Comments	11/21/2024	Vo
Solid Waste Review	Comments	11/22/2024	Portalatin
Planning Review	Comments	11/25/2024	Green
Land Resource Review	Comments	11/25/2024	McDonnell
Public Utilities Review	Comments	11/25/2024	Vacca

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 11/20/2024 9:50:41 AM

Issue created by Kyle Vaughan on 11/20/2024 9:50:41 AM
 kyle.vaughan@myclearwater.com - 727-444-8232

Please provide written acknowledgment to each condition in your response letter:

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. Bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including A.D.A. (Per Sec.47.181).
4. Work on right-of-way shall require a permit with the appropriate entity.
5. Applicant shall be responsible for maintaining all landscaping, hardscaping and lighting located within Right of Way.



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TELEPHONE (727) 562-4567

ENGINEERING - Prior to Building Permit

Set to DRAFT on 11/20/2024 9:51:46 AM

Issue created by Kyle Vaughan on 11/20/2024 9:51:46 AM
kyle.vaughan@myclearwater.com - 727-444-8232

Please acknowledge the following condition:

Applicant shall obtain permanent address assignments from the Engineering Department. The address assignment shall correspond to the street on which the entrance is located. Contact Pawel Dembinski, Engineering Systems Coordinator (727) 444-8218.

ENGINEERING - Prior to CDB - ADA Ramps

Set to DRAFT on 11/20/2024 9:54:03 AM

Issue created by Kyle Vaughan on 11/20/2024 9:54:03 AM
kyle.vaughan@myclearwater.com - 727-444-8232

The proposed crosswalks will require a receiving ADA ramp on the other side of the street. Please show the existing and/or proposed receiving ramps on the site plan.

ENGINEERING - Prior to CDB - Curbing

Set to DRAFT on 11/26/2024 11:06:56 AM

Issue created by Kyle Vaughan on 11/26/2024 11:06:56 AM
kyle.vaughan@myclearwater.com - 727-444-8232

Please include in your site plans a proposed curb and gutter along N Betty Lane.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 11/20/2024 10:09:39 AM

Issue created by Sarah Kessler on 11/20/2024 10:09:39 AM
sarah.kessler@myclearwater.com - 727-444-8233

Continue to provide erosion control measures on plan sheet and provide notes detailing erosion control methods. Note: all silt fencing and other erosion control measures will be installed prior to commencement of site work and maintained throughout the project.

FIRE - Fire Review

Set to DRAFT on 11/20/2024 10:33:44 AM

Issue created by Walter Ramos on 11/20/2024 10:33:44 AM
Issue is attached to Plans on sheet CS1001
walter.ramos@myclearwater.com - 727-444-7723

Provide a minimum 30 foot turning radius for emergency vehicle ingress and egress at all entrance and exits. Please acknowledge and show on plans prior to CDB.

FIRE - Fire Review

Set to DRAFT on 11/20/2024 12:38:33 PM

Issue created by Walter Ramos on 11/20/2024 12:38:33 PM
Issue is attached to Plans on sheet CS1701
walter.ramos@myclearwater.com - 727-444-7723

Sheet CS1701 shows proposed fire hydrant to be used for firefighting use. An additional supporting fire hydrant is required to supply the FDC. This fire hydrant shall be located within 25-50 feet, as measured along a normal access route, of the fire department connection. FDC shall be a minimum of 15' from building. Fire Department Connection shall be a 2 1/2 inch Siamese connection listed for such use. Please Acknowledge PRIOR TO CDB.

FIRE - Fire Review

Set to DRAFT on 11/20/2024 12:41:27 PM

Issue created by Walter Ramos on 11/20/2024 12:41:27 PM
Issue is attached to Plans on sheet CS0001
walter.ramos@myclearwater.com - 727-444-7723

Separate plans and permits will be required for Fire Alarm, Fire Sprinkler, Fire Line Underground work. Please acknowledge and describe on plans prior to CDB.



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TELEPHONE (727) 562-4567

FIRE - Fire Review

Set to DRAFT on 11/20/2024 10:38:46 AM

Issue created by Walter Ramos on 11/20/2024 10:38:46 AM
Issue is attached to Plans on sheet CS1001
walter.ramos@myclearwater.com - 727-444-7723

Shall meet the requirements of NFPA 1 2021 Edition Chapter 18 Section 18.2.3 Fire Department Access Roads and Section 18.2.3.5.1 Dimensions. Please acknowledge intent to comply prior to CDB.

FIRE - Fire Review

Set to DRAFT on 11/20/2024 12:47:01 PM

Issue created by Walter Ramos on 11/20/2024 12:47:01 PM
Issue is attached to Plans on sheet CS0001
walter.ramos@myclearwater.com - 727-444-7723

Submitted plans do not show Building protected with a fire sprinkler system. Shall meet the requirements of NFPA 1 2021 Edition Section 13.3.2.16.1. Please Acknowledge PRIOR TO CDB.

LAND RESOURCE - Prior to CDB: Inches Spreadsheet

Set to DRAFT on 11/25/2024 8:24:41 AM

Issue created by Danny McDonnell on 11/25/2024 8:24:41 AM
danny.mcdonnell@myclearwater.com - 727-444-8765

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.

LAND RESOURCE - Prior to CDB: Irrigation Plan

Set to DRAFT on 11/25/2024 8:23:52 AM

Issue created by Danny McDonnell on 11/25/2024 8:23:52 AM
danny.mcdonnell@myclearwater.com - 727-444-8765

Please provide an irrigation plan.

LAND RESOURCE - Prior to CDB: Landscape Acknowledgement

Set to DRAFT on 11/25/2024 8:24:16 AM

Issue created by Danny McDonnell on 11/25/2024 8:24:16 AM
danny.mcdonnell@myclearwater.com - 727-444-8765

Please acknowledge:

Shell, rock, gravel, artificial turf, and any similar materials are not acceptable landscape materials per CDC 3-1204.B and will not be approved during the Landscape Final.

LAND RESOURCE - Prior to CDB: Landscape Plan

Set to DRAFT on 11/25/2024 8:37:39 AM

Issue created by Danny McDonnell on 11/25/2024 8:37:39 AM
Issue is attached to Plans on sheet LP101
danny.mcdonnell@myclearwater.com - 727-444-8765

Please replace the crape myrtles with a different accent tree.



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TELEPHONE (727) 562-4567

LAND RESOURCE - Prior to CDB: Tree Inventory

Set to DRAFT on 11/25/2024 8:22:45 AM

Issue created by Danny McDonnell on 11/25/2024 8:22:45 AM
danny.mcdonnell@myclearwater.com - 727-444-8765

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 CDB.

LAND RESOURCE - Prior to CDB: Tree Preservation Plan

Set to DRAFT on 11/25/2024 8:23:32 AM

Issue created by Danny McDonnell on 11/25/2024 8:23:32 AM
danny.mcdonnell@myclearwater.com - 727-444-8765

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 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. And any other pertinent information relating to tree preservation. Provide prior to CDB.

PARKS AND REC - Parks and Recreation Impact Fee; Attached Dwelling Affordable Housing Only

Set to DRAFT on 11/13/2024 12:23:35 PM

Issue created by Mark Parry on 11/13/2024 12:23:35 PM
Issue is attached to Plans on sheet CS1001
mark.parry@myclearwater.com - 727-444-8768

It appears that the proposal is for 35 new attached dwelling units all which qualify as affordable housing pursuant to CDC Section 3-920.

A mobile home was previously located on the site providing a credit of \$1,847.

A Parks and Recreation Impact Fee of \$1,012 per dwelling unit (estimate of \$33,573 total which takes into account the noted credit) will be due prior to the issuance of any Certificate of Occupancy. Please be aware that the fee above is based on the affordable housing units only. Any market rate units will be determined separately.

Please coordinate with Parks and Recreation Staff to determine the final amount due.

In addition, evidence of a filing of a covenant pursuant to CDC Section 3-920.A.4.a or b, as applicable, must be submitted to the satisfaction of Parks and Recreation Staff prior to the issuance of any Certificate of Occupancy.

Please acknowledge this comment prior to CDB



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PLANNING - General Comment- Acknowledge

Set to DRAFT on 11/25/2024 1:59:17 PM

Issue created by Ryan Green on 11/25/2024 1:59:17 PM
ryan.green@myclearwater.com - 727-444-7791

Please note that additional comments may be generated at or after the Development Review Committee (DRC) meeting based on responses to DRC comments. Substantial redesign or unresolved issues will delay the ability to receive a Development Order and another DRC meeting may be required.

All plans and supporting documents must match. Additionally, any changes to plans, elevations, and other supporting documents must be coordinated for consistency across all documentation to move forward.

Pursuant to Fla. Stat. § 166.033, "Within 120 days after the municipality has deemed the application complete, or 180 days for applications that require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance."

Revised applications that are not timely resubmitted to address DRC conditions, or for which a request for an extension of time is not received and agreed upon in a timeframe consistent with Florida Statutes, may be denied.

In order to be reviewed by the Community Development Board (CDB) on January 21, 2024, 10 complete hard-copy sets (revised, folded and collated) and electronic version of all updated materials must be submitted no later than 12:00 p.m. on December 15, 2024.

* Requires modifications to be submitted

PLANNING - Prior to CDB: Elevations

Set to DRAFT on 11/22/2024 10:58:23 AM

Issue created by Ryan Green on 11/22/2024 10:58:23 AM
Issue is attached to Plans on sheet A3.0
ryan.green@myclearwater.com - 727-444-7791

- a. Per CDC Sec 8-101, building height is measured from grade to the mid point of a pitched roof. Label the height on the elevations per the CDC.
- b. Provide the cardinal directions on the elevations.

PLANNING - Prior to CDB: Landscaping

Set to DRAFT on 11/8/2024 12:58:44 PM

Issue created by Ryan Green on 11/8/2024 12:58:44 PM
Issue is attached to Plans on sheet LP101
ryan.green@myclearwater.com - 727-444-7791

- a. Staff would like there to be a walking path with pavers to encourage pedestrians who park to the west of the buildings. The path should meander and not be centered.
- b. The landscaping along the west boundary needs to be very thick and installed at maturity to help buffer the proposal to the existing single family homes.
- c. The landscape island width needs to be shown and it is required to be at least 17 feet.
- d. The trash enclosures should be surrounded by landscaping to deter graffiti.



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TELEPHONE (727) 562-4567

PLANNING - Prior to CDB: Parking

Set to DRAFT on 11/13/2024 3:03:14 PM

Issue created by Ryan Green on 11/13/2024 3:03:14 PM

Issue is attached to Plans on sheet CS1001

ryan.green@myclearwater.com - 727-444-7791

- a. For an Affordable housing incentive request, certified affordable housing projects may use the ratio of the provision of required parking spaces per CDC Sec. 3-920.B.1.b, not CDC Sec. 2-202 as indicated. Update the information to reflect the correct code citation.
- b. Contact the City's economic development and housing department to provide confirmation that the project qualifies as a certified affordable housing project.
- c. It is unclear if the number of parking spaces indicated in the parking summary is included in the overall total, or in addition. It appears that the number of ADA spaces provided are included in the overall total. Please clarify.

PLANNING - Prior to CDB: Site Plan

Set to DRAFT on 11/8/2024 12:49:53 PM

Issue created by Ryan Green on 11/8/2024 12:49:53 PM

Issue is attached to Plans on sheet CS1001

ryan.green@myclearwater.com - 727-444-7791

- a. The five foot accessibility aisles should be linked to create a pedestrian travel path across the vehicular drives
- b. Provide the total number certified affordable housing units. For your information, CDC Sec. 3-920.B.1 allows for a reduction of the required number of parking spaces for these certified units.
- c. Provide plans of the proposed playground equipment to be provided in the enclosed playground located on the west property line.
- d. What is proposed to be located in the courtyards? Please indicate if amenities such as benches, additional landscaping and water features will be provided.

PUBLIC UTILITIES - Prior to CDB

Set to DRAFT on 11/25/2024 9:33:45 AM

Issue created by Michael Vacca on 11/25/2024 9:33:45 AM

Issue is attached to Plans on sheet CS1701

mike.vacca@myclearwater.com - 727-265-1831

1. Call out and Acknowledge PRIOR TO CDB. - fire hydrant(s) installed within the property will be privately owned and maintained by other, will require installations DDC assembly within the right way next to domestic meter
2. Call out & Acknowledge Reclaimed water – shown on drawing 1-inch RCW meter, this will require only a 6-inch by 1-inch tap and service line, the 6-inch by 6-inch tap on the RCW main as shown will not be required
3. Call out and acknowledge all sewer laterals connections, sewer pipe and manholes within the project are to be identified and marked as private and owned, maintained by others



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

SOLID WASTE - Dumpster locations - Prior to CDB

Set to DRAFT on 11/22/2024 10:43:28 AM

Issue created by Brandi Portalatin on 11/22/2024 10:43:28 AM
brandi.portalatin@myclearwater.com - 727-562-4920

The location of the dumpster on the south end is concerning with a playground that close with children running around and not paying attention.

The style truck we use to service dumpsters are a front end loader not a rear loader as shown on the sheet.

Dumpster enclosure specs can be found in sec. 32.284 Waste receptacle. Please provide.

The dumpster locations at this time will force solid trucks to leave the property to then have to turn around to then drive around the property again to get the other dumpster. This will not be accepted.

If I can suggest, if you leave the playground where it is then you can build a double enclosure on the north end of the property so solid waste can drive north bound to service the dumpsters, not west bound.

STORMWATER - General conditions

Set to DRAFT on 11/21/2024 5:50:11 PM

Issue created by Phuong Vo on 11/21/2024 5:50:11 PM
phuong.vo@myclearwater.com - 727-444-8228

General Conditions:

DRC review is a prerequisite for Building Permit Review. A comprehensive review of submitted site design related plans was not performed at this time; additional comments will be forthcoming upon submittal of a Building Permit Application.

A approved SWFWMD ERP permit is required prior to CO issuance.

STORMWATER - Prior to BCP

Set to DRAFT on 11/21/2024 5:55:50 PM

Issue created by Phuong Vo on 11/21/2024 5:55:50 PM
phuong.vo@myclearwater.com - 727-444-8228

Prior to Building Permit submittal, please address the following:

- 1) Large untreated areas from the proposed driveways need to be diverted to the retention pond.
- 2) Drainage from project site, including roof runoff collection system, shall be demonstrated routing to the pond.
- 3) Pond geometry must include 4H:1V internal and external side slopes and 6" of freeboard.
- 4) Pond drawdown calculations shall be based on signed and sealed geotechnical infiltration rate.
- 5) Dry pond bottom meets 6" minimum above SHWT based on signed and sealed geotechnical SHWT estimation.
- 6) City requires control structure to meet indexes 214, 215, or 216, whichever is applicable.
- 7) Erosion to city's r-o-w is of a concern, please place outfall discharge point further inside private property and consider the use of bubbler.
- 8) Onsite storm sewer system to design for a 10-year storm event and maintain 1' hydraulic grade line below throat of inlet/manhole.
- 9) Building's FFE shall be 1' minimum above crown of adjacent pavement.



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STORMWATER - Prior to CDB

Set to DRAFT on 11/21/2024 5:56:06 PM

Issue created by Phuong Vo on 11/21/2024 5:56:06 PM
phuong.vo@myclearwater.com - 727-444-8228

Prior to CDB:

Please revise drainage narrative/calculations to address the following:

- 1) Runoff coefficient of existing impervious area is 0.5, not 0.95. [redevelopment requirement]
- 2) Project outfalls to the public r-o-w is required a 50-year design storm event.
- 3) Please explain discharge point for proposed sand filter media that assists pond drawdown.

TRAFFIC ENG - Prior to Building Permit - Multi-modal Impact Fee Estimate (Acknowledge)

Set to DRAFT on 11/14/2024 11:53:13 AM

Issue created by Raymond Dresch on 11/14/2024 11:53:13 AM
raymond.dresch@myclearwater.com - 727-444-8775

Based on the plans provided with this FLD, please acknowledge the estimated multimodal impact fee is \$26,355. Please see "Multimodal Impact Fee" calculation sheet in the Accela system under "Documents". The fee will need to be collected by the City prior to issuance of CO for the subsequent BCP. The fee rate is based on Pinellas County Code Chapter 150 - IMPACT FEES.

Link: https://library.municode.com/fl/pinellas_county/codes/code_of_ordinances?nodeId=PTIILADECO_CH150IMFE_ARTIIMUIIMFE

TRAFFIC ENG - Prior to Building Permit - Traffic Study Required (Acknowledge)

Set to DRAFT on 11/13/2024 2:57:42 PM

Issue created by Raymond Dresch on 11/13/2024 2:57:42 PM
Issue is attached to Plans on sheet CS1001
raymond.dresch@myclearwater.com - 727-444-8775

Section 4-904.6. This project generates more than 50 new peak hour trips and will push the V/C rating for Myrtle Ave (Alt-US19) over 0.9 mandating a Traffic Study be completed. This will occur with the addition of only 17 new peak trips.

The Forward Pinellas Level of Service (LOS) report dated 03SEP2024 identifies the closest North-South routes of Highland Ave and Myrtle Ave (Alt-US19) as LOS Level D and the East-West routes of Sunset Point Rd and Drew St as LOS Level C. Note that Myrtle Ave (Alt-US19) has a Volume/Capacity (V/C) Ratio of 0.88 between Fairmont St and Edgewater Dr. (Volume: 658, Capacity: 750).

TRAFFIC ENG - Prior to CBD - Parking Reduction

Set to DRAFT on 11/13/2024 1:39:55 PM

Issue created by Raymond Dresch on 11/13/2024 1:39:55 PM
Issue is attached to Plans on sheet CS1001
raymond.dresch@myclearwater.com - 727-444-8775

PSTA Route 78 does not meet the specified criteria for parking reduction requested.

Sections 2-202, FLS 2-203, & FLD 2-204 all state minimum off-street parking is calculated at a rate of 2/unit requiring 70 total off-street parking spaces.

Section 3-920.B.1.b. Reduction in parking to 1.25/unit under specified conditions -- PSTA Route 78 has 30-min intervals during peak hours, however, not all non-peak hour intervals are a maximum of 60-min or shorter. Mid-day intervals are 45-min with evening intervals of 75-min.



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TELEPHONE (727) 562-4567

TRAFFIC ENG - Prior to CDB - Accessible Parking

Set to DRAFT on 11/13/2024 2:18:36 PM

Issue created by Raymond Dresch on 11/13/2024 2:18:36 PM

Issue is attached to Plans on sheet CS1001

raymond.dresch@myclearwater.com - 727-444-8775

Section 3-1409 requires three (3) of those spaces to be designated as Handicapped/Accessible. The plan proposes four (4) spaces that appear to provide service of one (1) HC space per building on the south end of the site while the two (2) structures on the north have zero accessible spaces associated.

ADA §208.3 - Where parking serves multiple entrances, accessible spaces must be dispersed among accessible entrances.

TRAFFIC ENG - Prior to CDB - Sight Visibility Triangles

Set to DRAFT on 11/14/2024 11:36:28 AM

Issue created by Raymond Dresch on 11/14/2024 11:36:28 AM

raymond.dresch@myclearwater.com - 727-444-8775

*** On Both the Site and Landscape plan sheets *** Please add 20' Sight Visibility Triangles (Section 3-904) to the plan along both sides of the driveway at the property line (not the edge of the street). No structure or landscaping may be present or installed which will obstruct views at a level between 30" and 8' above grade within the SVT. Make any necessary adjustments to structures and landscaping to ensure compliance with this provision.

Link: https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR

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

9:50 AM

Case number: [FLD2024-02006 -- 612 BAY ESPLANADE](#)

Owner(s): Ogand Llc
47 05 104th St
Corona, NY 11368-2810
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Sandra Bradbury
300 South Belcher Road
Clearwater, FL 33765
PHONE: (727) 443-2869, Fax: (727) 446-8036, Email:
Sandy@northsideengineering.Net

Representative: Sandra Bradbury
Northside Engineering, Inc.
300 South Belcher Road
Clearwater, FL 33765
PHONE: (727) 443-2869, Fax: (727) 446-8036, Email:
Sandy@northsideengineering.Net

Location: South and west sides of Bay Esplanade approximately 114 feet east from Cyprus Avenue and Bay Esplanade. (0.197 acres)

Atlas Page: 258A

Zoning District: T - Tourist

Request: Flexible development approval to use transfer of development rights to add one resort attached dwelling unit as part of a proposed six-unit resort attached dwelling use in the Tourist (T) zoning district, Old Florida Character District of Beach by Design located at 612 Bay Esplanade. The project will not exceed 65 feet in height and 9 parking spaces are required. (Community Development Code Section 2-803.L, Article 4, Division 14 and Beach by Design)

Proposed Use: Resort Attached Dwellings

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

Assigned Planner: Melissa Hauck-Baker, Senior Planner



Workflow:

Review Name	Task Status	Status Date	Last Name
Route to Meeting	Ready for DRC	04/04/2024	Horanlli
Harbor Master Review	No Response	04/04/2024	Horanlli
Development Review Committee	Plans Received	06/03/2024	PlanRoom
Review package submitted by: AHORANLLI			
Parks and Rec Review	Comments	11/05/2024	Parry
Fire Review	Comments	11/20/2024	Ramos
Planning Review	Comments	11/22/2024	Hauck-Baker
Land Resource Review	Comments	11/26/2024	Quinzi
Determination of Completeness	Complete	12/05/2024	Kozak

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to INREVIEW on 6/3/2024 10:35:06 AM

Issue created by Kyle Vaughan on 3/18/2024 7:59:33 AM
 kyle.vaughan@myclearwater.com - 727-444-8232

Please provide written acknowledgment to each condition in your response letter:

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. Bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including A.D.A. (Per Sec.47.181).
4. Work on right-of-way shall require a permit with the appropriate entity.
5. Applicant shall be responsible for maintaining all landscaping, hardscaping and lighting located within Right of Way.
6. Contractor shall request an easement inspection prior to any construction near an easement.
7. If the proposed project necessitates infrastructure modifications to satisfy the site-specific water capacity and pressure requirements and/or wastewater capacity requirements, the modifications shall be completed by the applicant and at their expense. If underground water mains and hydrants are to be installed, the installation shall be completed and in service prior to construction in accordance with Fire Department requirements.



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TELEPHONE (727) 562-4567

ENGINEERING - Prior to Building Permit

Set to INREVIEW on 6/3/2024 10:35:06 AM

Issue created by Kyle Vaughan on 3/18/2024 8:02:15 AM
kyle.vaughan@myclearwater.com - 727-444-8232

Please provide written acknowledgment to each condition in your response letter:

- 1) Any new concrete driveway apron(s) constructed within the right-of-way shall be a minimum 6" thick fibrous concrete, and a minimum 3000 psi with 6" x 6" / 10 x 10 w.w.f. [sidewalks shall not be constructed within this apron area(s)]. Expansion joint will be required along the existing curb where applicable.
- 2) The existing sidewalk within the right-of-way is to be removed to the nearest joint beyond the proposed drive apron/driveway and replaced per City standards by the applicant.
- 3) The City of Clearwater, at the applicant's expense, will remove/relocate any/all water and/or gas meters that have to be relocated as part of this permit, including reclaim water meters. (No meters shall be located within any impervious areas.)
- 4) 3' X 5' drive apron flares required where driveway connects to roadway or install an approved equal. Driveway apron shall not extend beyond extended side property line(s) per City of Clearwater Contract Specifications and Standards Index #103, page 2/2.
- 5) All sod, sidewalk, curb and sprinkler damage, if any, within the right-of-way shall be repaired/replaced prior to engineering final inspection.

ENGINEERING - Prior to CDB

Set to INREVIEW on 6/3/2024 10:35:06 AM

Issue created by Kyle Vaughan on 3/18/2024 8:33:55 AM
kyle.vaughan@myclearwater.com - 727-444-8232

The FEMA flood zone information on the plans is out of date. Please update this information on your plans and make the necessary changes to the project design to reflect the updated BFE.

ENVIRONMENTAL - Prior to Building Permit

Set to INREVIEW on 6/3/2024 10:35:06 AM

Issue created by Sarah Kessler on 3/25/2024 2:52:11 PM
sarah.kessler@myclearwater.com - 727-444-8233

Provide erosion control measures on plan sheet and provide notes detailing erosion control methods. Note: all silt fencing and other erosion control measures will be installed prior to commencement of site work and maintained throughout the project.

FIRE - Fire Review

Set to DRAFT on 11/20/2024 9:53:02 AM

Issue created by Walter Ramos on 11/20/2024 9:53:02 AM
Issue is attached to Plans on sheet C4.1
walter.ramos@myclearwater.com - 727-444-7723

Separate plans and permits will be required for Fire Alarm, Fire Sprinkler, Fire Line Underground work. Please acknowledge and describe on plans prior to CDB.

FIRE - Fire Review

Set to DRAFT on 11/20/2024 10:20:28 AM

Issue created by Walter Ramos on 11/20/2024 10:20:28 AM
Issue is attached to Plans on sheet A101
walter.ramos@myclearwater.com - 727-444-7723

Plan shows dumpster location. Shall meet the requirements of NFPA 1 2021 Edition Section 19.2.1.4 Rubbish within Dumpsters. Please Acknowledge PRIOR TO CDB



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TELEPHONE (727) 562-4567

FIRE - Fire Review

Set to DRAFT on 11/20/2024 10:13:03 AM

Issue created by Walter Ramos on 11/20/2024 10:13:03 AM
Issue is attached to Plans on sheet A104
walter.ramos@myclearwater.com - 727-444-7723

NFPA 101 2021 Edition Chapter 7.5.1.3.2 describes two exits, exit accesses, or exit discharges are required, they shall be located at a distance from one another not less than one-half the length of the maximum overall diagonal dimension of the building or area to be served, measured in a straight line between the nearest edge of the exits, exit accesses, or exit discharges, unless otherwise provided in 7.5.1.3.3 through 7.5.1.3.5. Measurement not showing remoteness of exits located on drawing. Shall meet the requirements of NFPA 101 2021 Edition Section 7.5.1.3 Remoteness. Please Acknowledge PRIOR TO CDB.

FIRE - Fire Review

Set to DRAFT on 11/20/2024 9:54:49 AM

Issue created by Walter Ramos on 11/20/2024 9:54:49 AM
Issue is attached to Plans on sheet C4.1
walter.ramos@myclearwater.com - 727-444-7723

Fire hydrant to be used for firefighting use not showing on plans. An additional supporting fire hydrant is required to supply the FDC. This fire hydrant shall be located within 25-50 feet, as measured along a normal access route, of the fire department connection. FDC shall be a minimum of 15' from building. Fire Department Connection shall be a 2 1/2 inch Siamese connection listed for such use. ACKNOWLEDGE PRIOR TO CDB.

FIRE - Fire Review

Set to DRAFT on 11/20/2024 9:56:36 AM

Issue created by Walter Ramos on 11/20/2024 9:56:36 AM
Issue is attached to Plans on sheet C4.1
walter.ramos@myclearwater.com - 727-444-7723

An approved water supply capable of supplying the required fire flow for fire protection shall be provided. Please show how new hydrant meets the requirements of NFPA 1 2021 Edition Section 18.4 Fire Flow Requirements for Buildings. Please Acknowledge PRIOR TO CDB.

LAND RESOURCE - Prior to CDB Landscape Acknowledgement

Set to NOTACCEPTED on 11/26/2024 8:53:37 AM

Issue created by Michael Quinzi on 3/25/2024 5:35:14 PM
michael.quinzi@myclearwater.com - 727-444-8770

Please acknowledge;

Shell, rock, gravel, and any similar material are not acceptable landscape materials per CDC 3-1204.B and will not be approved during the Landscape Final.

Please see below the section from our code (CDC 3-1204.B) that details what is acceptable in terms of landscaping:
"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."

Michael Quinzi on 11/26/2024 8:53:37 AM - NOTACCEPTED

Please acknowledge



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TELEPHONE (727) 562-4567

LAND RESOURCE - Prior to CDB Landscape Plan

Set to ACCEPTED on 11/26/2024 8:53:03 AM

Issue created by Michael Quinzi on 3/25/2024 5:50:32 PM
Issue is attached to Plans on sheet L1.1
michael.quinzi@myclearwater.com - 727-444-8770

For neighbors trees to the south, address the following;

Revise plan- Show the tree barricades for the 7 inch tree on landscape plan and the site plan. Provide the tree barricade dimensions on the plans which shall be a minimum of 5 feet from the base of the tree.

Revise plan- Show the protected root zone of trees to be preserved and reroute any irrigation that requires trenching on the plan including off site trees.

Revise plan - Show the protected root zone of trees to be preserved and remove any landscape material within this zone from the plan, including off site trees.

LAND RESOURCE - Prior to CDB Site Plan

Set to ACCEPTED on 11/26/2024 8:51:51 AM

Issue created by Michael Quinzi on 3/26/2024 8:34:47 AM
Issue is attached to Plans on sheet C3.1
michael.quinzi@myclearwater.com - 727-444-8770

For neighbors trees to the south, address the following;

Revise plan- Show the tree barricades for the 7 inch tree on landscape plan and the site plan. Provide the tree barricade dimensions on the plans which shall be a minimum of 5 feet from the base of the tree.

LAND RESOURCE - Prior to CDB Tree Inventory

Set to NOTACCEPTED on 11/26/2024 9:58:24 AM

Issue created by Michael Quinzi on 3/25/2024 5:52:08 PM
michael.quinzi@myclearwater.com - 727-444-8770

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 CDB.

Michael Quinzi on 11/26/2024 9:58:24 AM - NOTACCEPTED

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 CDB.

Remove any trees on the site that are invasive species on the Florida Exotic Plant Pest Council most recent list.



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TELEPHONE (727) 562-4567

PARKS AND REC - Parks and Recreation Impact Fee; Attached Dwelling

Set to NOTACCEPTED on 11/5/2024 4:21:21 PM

Issue created by Mark Parry on 3/11/2024 9:32:27 AM

Issue is attached to Plans on sheet C1.1

mark.parry@myclearwater.com - 727-444-8768

It appears that the proposal is for six new attached dwelling units where three dwelling units exist/existed.

A Parks and Recreation Impact Fee of \$2,204 per dwelling unit (estimate of \$6,072 total) will be due prior to the issuance of any Certificate of Occupancy.

Please coordinate with Parks and Recreation Staff to determine the final amount due.

Please acknowledge this comment prior to CDB.

Mark Parry on 11/5/2024 4:21:21 PM - NOTACCEPTED

No response from applicant

PLANNING - Base Flood Elevation

Set to DRAFT on 11/22/2024 11:03:50 AM

Issue created by Lauren Matzke on 4/1/2024 3:51:13 PM

Issue is attached to page 2 in NS13 Bay Esp Ste Proj Narr 2024-03-07.pdf

lauren.matzke@myclearwater.com - 727-444-8702

The BFE in this area is 11.7 feet, and the DFE is 13.7 feet.

PLANNING - Check-in Desk

Set to DRAFT on 11/22/2024 11:07:39 AM

Issue created by Lauren Matzke on 4/1/2024 3:48:56 PM

Issue is attached to page 5 in NS13 Bay Esp Ste Crit Resp 2024-03-07.pdf

lauren.matzke@myclearwater.com - 727-444-8702

Please explain how this area will function and what is meant by "Sale of Sundries".

PLANNING - Enhanced Landscaping

Set to DRAFT on 11/22/2024 11:03:35 AM

Issue created by Lauren Matzke on 4/1/2024 3:52:19 PM

Issue is attached to page 4 in NS13 Bay Esp Ste Proj Narr 2024-03-07.pdf

lauren.matzke@myclearwater.com - 727-444-8702

Please provide more information on what is "enhanced" through the current proposed landscape plans/design.



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PLANNING - General Comments (Acknowledge)

Set to DRAFT on 11/26/2024 12:24:20 PM

Issue created by Melissa Hauck-Baker on 11/26/2024 12:24:20 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

Please note that additional comments may be generated at or after the Development Review Committee (DRC) meeting based on responses to DRC comments. Substantial redesign or unresolved issues will delay the ability to receive a Development Order and another DRC meeting may be required.

All plans and supporting documents must match. Additionally, any changes to plans, elevations, and other supporting documents must be coordinated for consistency across all documentation to move forward.

Pursuant to Fla. Stat. § 166.033, "Within 120 days after the municipality has deemed the application complete, or 180 days for applications that require final action through a quasijudicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance."

Revised applications that are not timely resubmitted to address DRC conditions, or for which a request for an extension of time is not received and agreed upon in a timeframe consistent with Florida Statutes, may be denied

In order to be reviewed by the Community Development Board (CDB) on January 21, 2025, 10 complete hard-copy sets (revised, folded and collated) and one electronic version of all updated materials must be submitted no later than 12:00pm on December 13, 2024.

PLANNING - Mechanical Equipment

Set to DRAFT on 11/22/2024 9:26:41 AM

Issue created by Lauren Matzke on 4/1/2024 4:00:38 PM
Issue is attached to Plans on sheet C3.1
lauren.matzke@myclearwater.com - 727-444-8702

Where is mechanical equipment to be located? Confirm it shall be screened in compliance with Section 3-204.

PLANNING - Prior to CDB - Additional Screening of Parking

Set to DRAFT on 11/22/2024 11:09:59 AM

Issue created by Lauren Matzke on 4/1/2024 3:30:46 PM
Issue is attached to Plans on sheet A403
lauren.matzke@myclearwater.com - 727-444-8702

Beach by Design Section F addresses parking areas, noting that parking (garage or surface) should be screened. The North Elevation is along Bay Esplanade and is not the entrance/exit to the parking. Therefore, screening is needed. Please provide details in the narrative and on other applicable plan sheets to explain how this will be provided.



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TELEPHONE (727) 562-4567

PLANNING - Prior to CDB - Clarify the request.

Set to DRAFT on 11/22/2024 8:52:42 AM

Issue created by Thea French on 3/27/2024 12:50:28 PM
Issue is attached to page 1 in NS13 Bay Esp Ste Proj Narr 2024-03-07.pdf
thea.french@myclearwater.com - 727-444-8771

Prior to CDB -- As stated in previous comments: Clarify the request. "Resort attached units" is not a permitted use in the Community Development Code (CDC), nor is it listed as defined in table 2-803 - Flexible Development.

For example, the request would be, "Resort attached dwelling".

Melissa Hauck-Baker on 11/22/2024 8:52:42 AM - DRAFT

RESORT ATTACHED DWELLING USE IS THE PROPOSED USE, REVISE ACCORDINGLY.

PLANNING - Prior to CDB - Confirm balconies encroachment into setback

Set to DRAFT on 11/22/2024 12:57:58 PM

Issue created by Thea French on 3/27/2024 1:59:20 PM
thea.french@myclearwater.com - 727-444-8771

Prior to CDB - clarify in a narrative and on site plan that balconies overhang 24 inches or less into the setback. Sec 3-908.D.1

PLANNING - Prior to CDB - confirm elevator

Set to DRAFT on 11/22/2024 11:13:41 AM

Issue created by Thea French on 3/27/2024 2:08:19 PM
thea.french@myclearwater.com - 727-444-8771

Prior to CDB - confirm the location, overall height of the elevator, and mechanical equipment. Measurements must be shown on the elevations.

PLANNING - Prior to CDB - dimension needed

Set to DRAFT on 11/22/2024 11:09:10 AM

Issue created by Lauren Matzke on 4/1/2024 3:35:02 PM
Issue is attached to Plans on sheet A101
lauren.matzke@myclearwater.com - 727-444-8702

Please add the dimension of the setback from Bay Esplanade / distance from property line to parking spaces/pavement.

Additionally parking spaces need width of spaces indicated.

PLANNING - Prior to CDB - Finishes, colors

Set to DRAFT on 11/22/2024 11:10:53 AM

Issue created by Lauren Matzke on 4/1/2024 2:57:24 PM
Issue is attached to Plans on sheet A403
lauren.matzke@myclearwater.com - 727-444-8702

Provide additional information on the types of materials proposed for these elevations, and the proposed colors to be used.

PLANNING - Prior to CDB - Glass & Architectural Features Calc.

Set to DRAFT on 11/22/2024 11:12:51 AM

Issue created by Lauren Matzke on 4/1/2024 2:50:42 PM
Issue is attached to Plans on sheet A401
lauren.matzke@myclearwater.com - 727-444-8702

It is not clear what you are considering to be "architectural features" in your calculations in order to comply with this guideline. Areas shaded on these illustrations appear to be solid walls without additional architectural elements typically considered such as railings, columns, capitals, balconies (used in some areas), cornices, pediments and friezes. Additional information and modification needed.

See Beach by Design Section C.3

PLANNING - Prior to CDB - Identifiable Entrance needed

Set to DRAFT on 11/22/2024 11:10:18 AM



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Issue created by Lauren Matzke on 4/1/2024 2:59:40 PM

Issue is attached to Plans on sheet A403

lauren.matzke@myclearwater.com - 727-444-8702

Beach by Design Section E.3 says "Building entrances should be aesthetically inviting and easily identified." The proposed entrance is setback significantly onto the site, and has no design treatment that indicates it is the main building entrance.

PLANNING - Prior to CDB - Landscape Plan

Set to DRAFT on 11/22/2024 11:09:36 AM

Issue created by Lauren Matzke on 4/1/2024 3:33:20 PM

Issue is attached to Plans on sheet L1.1

lauren.matzke@myclearwater.com - 727-444-8702

Please confirm proposed landscaping (trees) meets the provision in Beach by Design Section H. "Sidewalks along side streets will be landscaped with palms (clear trunk of not less than eight feet or shade trees, spaced at maximum intervals of thirty-five feet on centers."

PLANNING - Prior to CDB - overall height

Set to DRAFT on 11/22/2024 12:57:36 PM

Issue created by Thea French on 3/27/2024 2:01:51 PM

Issue is attached to Plans on sheet A403

thea.french@myclearwater.com - 727-444-8771

Update overall height to begin measurement at the building's design flood elevation (DFE). Elevation required for floodzone is 11.7 ft and an additional 2 feet of freeboard is required (DFE = 13.7 feet).

Additionally, the roof is utilized for additional living space, and therefore the parapet is calculated in the overall height. Height is not 50 feet as stated on drawings and in narrative. All documents shall be updated to be consistent with the updated height depicted on elevations.

PLANNING - Prior to CDB - Parapet height

Set to DRAFT on 11/22/2024 12:57:11 PM

Issue created by Thea French on 3/27/2024 2:04:53 PM

Issue is attached to Plans on sheet A403

thea.french@myclearwater.com - 727-444-8771

Prior to CDB - Parapet height has not been included; include parapet height. This is used to create functional outdoor living space, and shall be included in the measurement of the height of the building.

Refer to Division 8 - Definitions under "height" for further definition of height.

PLANNING - Prior to CDB - setbacks

Set to DRAFT on 11/22/2024 1:07:22 PM

Issue created by Thea French on 3/27/2024 1:44:15 PM

Issue is attached to Plans on sheet C3.1

thea.french@myclearwater.com - 727-444-8771

Prior to CDB -- Confirm all setback dimensions from the corner of the development to the adjacent property line.

PLANNING - Prior to CDB - Stepbacks

Set to DRAFT on 11/22/2024 11:12:31 AM

Issue created by Lauren Matzke on 4/1/2024 2:55:59 PM

Issue is attached to Plans on sheet A403

lauren.matzke@myclearwater.com - 727-444-8702

Stepback provisions in the Old Florida District of Beach By Design supersede the stepback provisions in the BBD Design Guidelines. This property is on an east-west road and a north-south road (two fronts). Measurements are needed to indicate the height at which stepback(s) are proposed, and also the depth of the stepback(s). That needs to be shown on the elevations.

Additional information is required to demonstrate compliance with these requirements - it appears only one stepback is shown on the east elevation (one of the two fronts). Updates to the narrative in addition to elevations is required to explain how this meets.



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PLANNING - Prior to CDB - Stepbacks Required

Set to DRAFT on 11/22/2024 11:03:04 AM

Issue created by Lauren Matzke on 4/1/2024 3:57:18 PM
Issue is attached to page 10 in NS13 Bay Esp Ste Proj Narr 2024-03-07.pdf
lauren.matzke@myclearwater.com - 727-444-8702

Narrative conflicts re: D.2.19 Setbacks and Stepbacks because the Old Florida provisions supersede the main Guidelines and stepbacks are required because the building is located on both a north-south street and an east-west street.

PLANNING - Prior to CDB - Update Site Data Table

Set to DRAFT on 11/22/2024 11:13:14 AM

Issue created by Lauren Matzke on 4/1/2024 2:45:19 PM
Issue is attached to Plans on sheet C1.1
lauren.matzke@myclearwater.com - 727-444-8702

Front setbacks are 15 feet as shown on C3.1 and A101. Update table for consistency.

PLANNING - Prior to CDB: Findings of Fact Applicant to verify

Set to DRAFT on 11/22/2024 3:38:30 PM

Issue created by Melissa Hauck-Baker on 11/22/2024 3:38:30 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

1. The 0.197-acre site is located on the south and west sides of Bay Esplanade approximately 114 feet east of the intersection of Bay Esplanade and Cyprus Avenue.
2. The subject property is located within the Old Florida character district of Beach by Design and the Tourist (T) District with the consistent Resort Facilities High (RFH) future land use category.
3. The subject property is comprised of one parcel with 182 feet of frontage along Bay Esplanade.
4. The project involves the transfer of development rights from 692 Bay Esplanade (60 Somerset Street), where one attached dwelling unit will be transferred to the subject property through concurrent case, TDR2024-06001.
5. The request is to construct a 6-unit resort attached dwelling use with 9 parking spaces and the proposed building will not exceed 65 feet.
6. There are no active Code Compliance cases for the subject property.

PLANNING - Prior to CDB: TDR Responses

Set to DRAFT on 11/22/2024 2:09:03 PM

Issue created by Melissa Hauck-Baker on 11/22/2024 2:09:03 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

Ensure that the provided responses to CDC Sections 4-1402 and 4-1403 accurately detail how the request meets with all CDC requirements.



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PLANNING - Prior to CDB: Written Responses to Beach by Design (BBD)

Set to DRAFT on 11/22/2024 9:47:16 AM

Issue created by Melissa Hauck-Baker on 11/22/2024 9:47:16 AM
melissa.hauck-baker@myclearwater.com - 727-444-8769

The project is in the Old Florida character district of Beach by Design which supersedes the CDC with respect to development parameters. Any item not covered by Beach by Design defers back to the CDC. The submittal must include consistent and detailed written information and supporting graphics regarding the project meeting all requirements of the Old Florida character district, Design Guidelines, and all other requirements of Beach by Design (BBD).

The Old Florida character district has very specific requirements which are detailed in BBD Section II.A.(pp. 7-10) and must be addressed in a separate document including detailed, point by point responses as well as to the Design Guidelines, BBD Section VII (pp. 64-78). Provide all dimensions, diagrams and details required by Beach by Design. Fully address all requirements of Beach by Design.

Specifically: Please provide the following information: building footprint in SF; isometric or axonometric drawings to show offsets of more than five feet and to clearly show building facade dimensions; elevations showing the percentages of windows or architectural decoration; elevations showing the theoretical building volumes.

Presently, the Narrative features many errors or inconsistencies with the submitted plans, page 1, line 7 CDC Section 2-803.L Resort Attached Dwellings, line 23 5,800 SF and plans feature 5,820 SF; page 2, line 2, 15 feet required front yard setback, line 11, height of 50 feet pool/deck exceeds this height adjust accordingly; page 4, line 32 states no TDR is sought; and page 14, line 1, Appendix B is not applicable as the subject property is not located in the US 19 Zoning District.

PLANNING - Signage

Set to DRAFT on 11/22/2024 8:43:07 AM

Issue created by Lauren Matzke on 4/1/2024 4:02:07 PM
Issue is attached to Plans on sheet A000
lauren.matzke@myclearwater.com - 727-444-8702

Signage will require a separate application for permitting. No signage is being approved through this application for Flexible Development.

Melissa Hauck-Baker on 11/22/2024 8:43:07 AM - DRAFT

Acknowledgement Required.

PLANNING - Street Level Human Scale

Set to DRAFT on 11/22/2024 11:03:18 AM

Issue created by Lauren Matzke on 4/1/2024 3:55:11 PM
Issue is attached to page 7 in NS13 Bay Esp Ste Proj Narr 2024-03-07.pdf
lauren.matzke@myclearwater.com - 727-444-8702

What design features are incorporated or proposed to create a more human-scale design on the ground level? Parking is forward of the building and is not screened sufficiently along Bay Esplanade.

PLANNING - Unclear of flexibility

Set to DRAFT on 11/22/2024 11:08:07 AM

Issue created by Lauren Matzke on 4/1/2024 3:44:24 PM
Issue is attached to page 5 in NS13 Bay Esp Ste Crit Resp 2024-03-07.pdf
lauren.matzke@myclearwater.com - 727-444-8702

With changes to height to address living space on roof, this page may need to be updated to indicate flexibility in height.

Unclear which side setback is proposed to be reduced. Please clarify (15 ft setbacks required along Bay Esplanade, 10 ft on west and south sides).



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PLANNING - Update information

Set to DRAFT on 11/22/2024 11:08:27 AM

Issue created by Lauren Matzke on 4/1/2024 3:43:03 PM
Issue is attached to page 4 in NS13 Bay Esp Ste Crit Resp 2024-03-07.pdf
lauren.matzke@myclearwater.com - 727-444-8702

Property has two fronts, both of which require 15' setbacks.
Proposed Height needs to be updated (see comments on elevations).

PLANNING - Updates needed

Set to DRAFT on 11/22/2024 11:04:14 AM

Issue created by Lauren Matzke on 4/1/2024 3:50:15 PM
Issue is attached to page 2 in NS13 Bay Esp Ste Proj Narr 2024-03-07.pdf
lauren.matzke@myclearwater.com - 727-444-8702

Update Front (North) Setback to 15 feet proposed and required.
Update height based on other feedback/issues.

PLANNING - Views to be Labeled

Set to DRAFT on 11/22/2024 11:08:49 AM

Issue created by Lauren Matzke on 4/1/2024 3:39:17 PM
Issue is attached to Plans on sheet A430
lauren.matzke@myclearwater.com - 727-444-8702

Please add labels indicating which facade (north, south, east, west) is shown in each of the renderings.

PUBLIC UTILITIES - prior to CDB

Set to INREVIEW on 6/3/2024 10:35:06 AM

Issue created by Michael Vacca on 3/12/2024 4:55:20 PM
Issue is attached to Plans on sheet C4.1
mike.vacca@myclearwater.com - 727-265-1831

Acknowledge response though Accela

1. Call out- Demo, contractor to coordinate with city regarding existing water meters, backflow device and meter box removal, along with sewer lateral abandonment.
2. Call out contractor to verify location of existing sewer service lateral, and inspect condition of pipe, including correct lateral size. if new pipe is warranted, coordinate with city regarding lateral service abandonment. contractor to install new clean-out per city requirements.
3. Call out – water - new proposed water meter tap size on existing water main.
4. Reclaimed water is available for the projects irrigation.
5. call out - contractor shall exercise extreme caution when excavating in proximity of all under ground utilities. protect as needed.

SOLID WASTE - solid waste service

Set to INREVIEW on 6/3/2024 10:35:06 AM

Issue created by Brandi Portalatin on 3/12/2024 5:01:59 PM
brandi.portalatin@myclearwater.com - 727-562-4920

Is this a commercial development? Or multi-family?

Acknowledge someone will have to roll out the dumpster on trash service days.

How far is the trash staging area from the street?

Based on the establishment type this may be required to have a recycling program, which will need to accommodate recycling totes or container.



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TELEPHONE (727) 562-4567

STORMWATER - Prior to CDB

Set to INREVIEW on 6/3/2024 10:35:06 AM

Issue created by Phuong Vo on 3/20/2024 2:17:51 PM
phuong.vo@myclearwater.com - 727-444-8228

Prior to CDB, please provide written acknowledgement that all conditions below are to be addressed prior to submitting Building Permit application:

- 1) SHWT and drawdown analysis shall be based on signed and sealed geotechnical data.
- 2) Show proposed grades demonstrating that no ponding to occur in the r-o-w. Limit of new curbing and asphalt may need to be expanded to eliminate existing ponding.
- 3) Show FFE is 1' min above crown of pavement abutting the site.
- 4) Show existing and proposed drainage patterns demonstrating that any offsite drainage currently flowing onto the site is routed in a manner not causing any adverse impacts to other properties. If swale is proposed to address this, such swale shall not be occupied with landscape or ground cover that could impede positive drainage.
- 5) DRC review is a prerequisite for Building Permit Review; additional conditions will be forthcoming upon a comprehensive review of Building Permit submittal.

TRAFFIC ENG - Prior to BCP-Parking spaces' dimensions

Set to ACCEPTED on 11/26/2024 10:16:12 AM

Issue created by Gus Jordi on 3/18/2024 6:47:32 PM
gus.jordi@myclearwater.com - 919-421-8370

Please add parking spaces typical width dimensions and for the ADA space also the accessible aisle path width.

Raymond Dresch on 11/26/2024 10:16:12 AM - ACCEPTED

Sheet C3.1 Site Plan updated on 03JUN24.

TRAFFIC ENG - Prior to CBD - Back-out Maneuver Space

Set to OPEN on 11/14/2024 12:47:40 PM

Issue created by Raymond Dresch on 11/14/2024 12:47:22 PM
Issue is attached to Plans on sheet C3.1
raymond.dresch@myclearwater.com - 727-444-8775

--1-- Please provide dimension of the maneuver space. Typical recommended dead-end drive aisle maneuver space is 5 feet.

TRAFFIC ENG - Prior to CDB - Sight Visibility Triangles

Set to OPEN on 11/14/2024 12:42:00 PM

Issue created by Raymond Dresch on 11/14/2024 12:41:24 PM
raymond.dresch@myclearwater.com - 727-444-8775

- 1-- Building encroaches 5 feet into the SVT on both sides of the driveway.
- 2-- As a corner lot with two frontages, an SVT is also required at the corner. Extend the property line frontages and draw the SVT based on the intersection of these two lines. Please update landscape plan as needed.
- 3-- On collection days, a dumpster in the solid waste staging area will block driver line of sight of traffic approaching from around the corner. Relocation of the staging area to the south side of the driveway provides clear line of sight for traffic to the north/west with limited impact to view of the sidewalk while maintaining a full line of sight to the south without entering into the street.

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

Case number: [TDR2024-06001 -- 692 Bay Esplanade](#)

Owner(s): Clearwater Jv li Llc
5391 Lakewood Ranch Blvd Ste 100
Sarasota, FL 34240-8622
PHONE: No phone, Fax: No fax, Email: No email

Applicant:
900 Gulf Blvd
Ste 303
Indian Rocks Beach, FL 33785
PHONE: (727) 595-7634, Fax: No fax, Email: Brucesandy@aol.Com

Location: Northwest corner of Somerset Street and Bay Esplanade. (0.46 acres)

Atlas Page: 258A

Zoning District: T - Tourist

Request: Transfer of Development Rights of 1 resort attached dwelling unit from 692 Bay Esplanade to a resort attached dwelling unit development located at 612 Bay Esplanade in the Tourist (T) District and the Old Florida Character District of Beach by Design.

Proposed Use:

Neighborhood Association(s): Clearwater Beach Association
Pinellas County School Board
Board of County Commissioners
Clearwater Neighborhoods Coalition

Assigned Planner: Melissa Hauck-Baker, Senior Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	10/16/2024	French
Public Utilities Review	No Comments	11/18/2024	Vacca
No Comment			
Environmental Review	No Comments	11/25/2024	Kessler

The DRC reviewed this application with the following comments:

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.