



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, September 5, 2024

8:30 AM - Staff Review

9:00 AM

Case number: [FLD2024-07017 -- 691 HARBOR ISLAND](#)

Owner(s): Brooke Enterprises Llc
4359 County Line Rd
Chalfont, PA 18914-1825
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Max Villalobos
4359 County Line Rd
Chalfont
PHONE: No phone, Fax: No fax, Email: Mvillalobos@cprankin.Com

Representative: Max Villalobos
Brooke Enterprises Llc
4359 County Line Rd
Chalfont
PHONE: No phone, Fax: No fax, Email: Mvillalobos@cprankin.Com

Location: Located on the east side of Harbor Island approximately 650 feet north of Harbor Passage (0.257 acres).

Atlas Page: 258B

Zoning District: IENCD - Island Estates Neighborhood Conservation Overlay District

Request: Flexible Development approval to construct a 95-foot covered, two slip dock with boatlifts, accessory to the detached dwelling use located in the Low Medium Density Residential/Island Estates Neighborhood Conservation Overlay (LMDR/IENCOD) District for the property located at 691 Harbor Island. Requested is flexibility for the dock length and the boatlift setback (Community Development Code Section 3-601.C.1.g).

Proposed Use: Detached Dwellings

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

Assigned Planner: Melissa Hauck-Baker, Senior Planner



Workflow:

Review Name	Task Status	Status Date	Last Name
Parks and Rec Review	No Comments	08/13/2024	Parry
Solid Waste Review	No Comments	08/20/2024	Portalatin
Engineering Review	Comments	08/21/2024	Vaughan
Land Resource Review	No Comments	08/22/2024	McDonnell
Stormwater Review	No Comments	08/23/2024	Vo
Traffic Eng Review	No Comments	08/25/2024	Jordi
Environmental Review	Comments	08/26/2024	Kessler
Public Utilities Review	No Comments	08/26/2024	Vacca
Planning Review	Comments	08/28/2024	Hauck-Baker
Harbor Master Review	Comments	08/29/2024	Hauck-Baker
Fire Review	No Response	08/30/2024	Hauck-Baker
Determination of Completeness	Complete	09/05/2024	Hauck-Baker

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 8/12/2024 10:08:18 AM

Issue created by Kyle Vaughan on 8/12/2024 10:08:18 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.



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TELEPHONE (727) 562-4567

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 8/26/2024 1:22:10 PM

Issue created by Sarah Kessler on 8/26/2024 1:22:10 PM
sarah.kessler@myclearwater.com - 727-444-8233

A dock/dredge and fill permit may be required prior to conducting any additions. Contact Pinellas County Water and Navigation Authority at (727) 453-3385 for more information.

HARBOR MASTER - Prior to CDB: Revisions Required

Set to DRAFT on 8/29/2024 7:41:23 AM

Issue created by Melissa Hauck-Baker on 8/29/2024 7:41:23 AM
melissa.hauck-baker@myclearwater.com - 727-444-8769

I would not approve of the proposed dock due to the length being over 100 feet. There is limited navigable water in that location. I would approve the proposed dock with the furthest point of the structure being 60 feet (including any future tie pilings) from the seawall which is in line with other neighbors as long as it meets all other code requirements and flexibilities.

PLANNING - Disclaimer

Set to DRAFT on 8/28/2024 3:58:02 PM

Issue created by Melissa Hauck-Baker on 8/28/2024 3:58:02 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 prior to proceeding to the Community Development Board (CDB). 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."

In order to be reviewed by the Community Development Board (CDB) on October 15, 2024, 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 September 13, 2024.



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TELEPHONE (727) 562-4567

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

Set to DRAFT on 8/28/2024 4:02:51 PM

Issue created by Melissa Hauck-Baker on 8/28/2024 4:02:51 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

1. The 0.257-acre subject property is located on the east side of Harbor Island approximately 650 feet north of Harbor Passage and features 80 feet of waterfront property along the east side.
2. The subject property is located within the Low Medium Density Residential/Island Estates Neighborhood Conservation Overlay (LMDR/IENCOD) District and the consistent Residential Urban (RU) Future Land Use category.
3. The request is for a two-slip dock consisting of an 81-foot by 4-foot walkout to a 14-foot by 16-foot dock head with two covered boatlifts.
4. Quest Ecology Inc. performed a benthic resource survey on June 4, 2024, where it was found that seagrass beds extend 60 feet from the seawall into the waterway as detailed in Figure 2 – Benthic Resources.
5. CDC Section 3-601.C.1.b, provides that the maximum dock length is 25 percent of the width of the waterway or half of the width of the property measured at the waterfront property line, whichever is less, up to a maximum of 250 feet, which would permit a maximum dock length of 40 feet and would disturb the seagrass beds.
6. CDC Section 3-601.C.1.g.ii., provides that no dock shall be allowed to deviate from the length requirements specified in Section 3-601.C.1.b. by more than an additional 50 percent of the allowable length or project into the navigable portion of the waterway by more than 25 percent of such waterway, whichever length is less, which would permit a maximum dock length of 60 feet and would disturb the seagrass beds.
7. CDC Section 3-601.C.1.g.iii.(a-d), provides Deviations for dock length in excess of that which is permitted in Section 3-601.C.1.g.ii. above may be approved through a Level Two (flexible development) approval process.
8. The proposed dock length of 95 feet is required to allow boat access to the two-slip dock without impacting the environmentally sensitive seagrass beds which extend 60 feet from the seawall into the waterway impacting the waterfront property consistent with CDC Section 3-601.C.1.g.iii(a-d).
9. The proposed boatlift setback of 5.6 feet from the south property line to the boatlift along the southern side of the dock where a minimum setback of 10 feet is required consistent with CDC Section 3-601.C.1.a.
10. The applicant has obtained signatures of the adjacent property owners consistent with CDC Section 3-601.C.1.g.i), where deviations may be granted as a Level One, minimum standard approval.

PLANNING - Prior to CDB: Pinellas County Application

Set to DRAFT on 8/28/2024 4:01:06 PM

Issue created by Melissa Hauck-Baker on 8/28/2024 4:01:06 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

Provide the properly executed and notarized signatures of no objection by each adjacent property owner.

PLANNING - Prior to CDB: Potential Return to DRC

Set to DRAFT on 8/29/2024 7:45:52 AM

Issue created by Melissa Hauck-Baker on 8/29/2024 7:45:52 AM
melissa.hauck-baker@myclearwater.com - 727-444-8769

Staff recommends that the applicant consider revising their proposal. As both of the adjacent neighbors have agreed to no objections with the project, there may be other design options for the project. Staff reserves the right to have the application return to DRC.

Plan Room Conditions:

No Plan Room Conditions on this case.



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TELEPHONE (727) 562-4567

9:30 AM

Case number: [FLS2024-07023 -- 483 MANDALAY AVE 210](#)

Owner(s): Pelican Walk Plaza Llc
140 Island Way Unit 308
Clearwater, FL 33767 221
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Michael Perry
656 30th Avenue S
St. Petersburg, FL 33705
PHONE: (727) 709-4604, Fax: No fax, Email: Michael@oneononeconsultingfl.Com

Representative: Michael Perry
One On One Consulting
656 30th Avenue S
St. Petersburg, FL 33705
PHONE: (727) 709-4604, Fax: No fax, Email: Michael@oneononeconsultingfl.Com

Location: Located on the east side of Mandalay Avenue, 50 feet from the southeast corner of Mandalay Avenue and Baymont Street (1.89 acres).

Atlas Page: 267A

Zoning District: T - Tourist

Request: Flexible Standard Development approval to operate a nightclub use (comedy club) at 483 Mandalay Avenue, Suite 210, in the Tourist (T) District. Requested is flexibility to operate a nightclub. (Community Development Code Section 2-802.K)

Proposed Use: Nightclubs

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

Assigned Planner: James Baker, Planner



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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	08/08/2024	Baker
Public Utilities Review	Comments	08/09/2024	Vacca
issues, will require address of project			
Engineering Review	No Comments	08/13/2024	Vaughan
Solid Waste Review	No Comments	08/20/2024	Portalatin
Land Resource Review	No Comments	08/22/2024	McDonnell
Stormwater Review	No Comments	08/23/2024	Vo
Environmental Review	Comments	08/26/2024	Kessler

The DRC reviewed this application with the following comments:



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TELEPHONE (727) 562-4567

Plan Room Issues:

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 8/26/2024 1:23:48 PM

Issue created by Sarah Kessler on 8/26/2024 1:23:48 PM
sarah.kessler@myclearwater.com - 727-444-8233

An Asbestos Survey is usually required prior to conducting any demolition or renovations.
Contact Pinellas County Air Quality (727/464-4422) for more information.

PLANNING - General Comments (Acknowledge)

Set to DRAFT on 8/9/2024 2:05:31 PM

Issue created by James Baker on 8/9/2024 2:05:31 PM
james.baker@myclearwater.com - 727-444-8767

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.

TRAFFIC ENG - Multi modal Impact Fee -Prior to CO, Acknowledge

Set to DRAFT on 8/19/2024 5:40:01 PM

Issue created by Gus Jordi on 8/19/2024 5:40:01 PM
Issue is attached to Plans on sheet COVER 1
gus.jordi@myclearwater.com - 919-421-8370

Please acknowledge that you will be responsible for a multi-modal impact fee in the amount of \$ 6415.21. This was based on space # 210 was never used as a restaurant before. If it was used as a restaurant before, then there will be no impact fee required but must produce evidence of that use type prior. Please see the calculation sheet named "Multi-modal Impact Fee" in the Accela system under "Documents". This fee will need to be collected by the City prior to issuance of building permit or CO.

The fee rate is based on Chapter 150 - IMPACT FEES | Code of Ordinances | Pinellas County, FL | Municode Library, link:
https://library.municode.com/fl/pinellas_county/codes/code_of_ordinances?nodeId=PTIILADECO_CH150IMFE_ARTIIMUIMFE

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

9:45 AM

Case number: [FLS2024-07024 -- 1039 SEDEEVA ST](#)

Owner(s): April Critelli
16464 Turnbury Oak Dr
Odessa, FL 33556 288
PHONE: No phone, Fax: No fax, Email: No email

Applicant: April Critelli
16464 Turnbury Oak Dr
Odessa, FL 33556
PHONE: (813) 601-8825, Fax: No fax, Email: Aprilcritelli@gmail.Com

Representative: April Critelli
16464 Turnbury Oak Dr
Odessa, FL 33556
PHONE: (813) 601-8825, Fax: No fax, Email: Aprilcritelli@gmail.Com

Location: Located at south side of Sedeeva Street approximately 493 feet east of Edgewater Drive. (0.22-acres)

Atlas Page: 251A

Zoning District: LMDR - Low Medium Density Residential

Request: Flexible Standard Development to construct an accessory dwelling unit for a detached dwelling use in the Low Medium Density Residential (LMDR) District at 1039 Sedeeva Street. Requested is flexibility for an accessory dwelling unit at 10 feet in height. (Community Development Code Section 2-203.A).

Proposed Use: Accessory Dwellings

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

Assigned Planner: Thea French, Planner



Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	08/07/2024	French
Public Utilities Review	Comments	08/09/2024	Vacca
general issues for utility locations			
Parks and Rec Review	Comments	08/12/2024	Parry
Traffic Eng Review	Comments	08/19/2024	Jordi
Land Resource Review	Comments	08/20/2024	Quinzi
Solid Waste Review	No Comments	08/20/2024	Portalatin
Engineering Review	Comments	08/21/2024	Vaughan
Stormwater Review	Comments	08/23/2024	Vo
Environmental Review	Comments	08/26/2024	Kessler

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 8/13/2024 12:49:26 PM

Issue created by Kyle Vaughan on 8/13/2024 12:49:26 PM
 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).

ENGINEERING - Prior to Building Permit

Set to DRAFT on 8/13/2024 12:50:11 PM

Issue created by Kyle Vaughan on 8/13/2024 12:50:11 PM
 kyle.vaughan@myclearwater.com - 727-444-8232

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

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



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TELEPHONE (727) 562-4567

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 8/26/2024 1:26:11 PM

Issue created by Sarah Kessler on 8/26/2024 1:26:11 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.

LAND RESOURCE - Prior to DO Tree Preservation

Set to DRAFT on 8/20/2024 11:27:17 AM

Issue created by Michael Quinzi on 8/20/2024 11:27:17 AM
michael.quinzi@myclearwater.com - 727-444-8770

Tree Preservation Plan Required - Provide a Tree Preservation Plan prepared by an ISA Certified Arborist. This plan must show how the proposed building, driveway, 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. Provide a scaled drawing showing all dimension. Other data required on this plan must show the trees canopy line, actual tree barricade limits and the tree barricade detail. And any other pertinent information relating to tree preservation. Provide prior to DO.

Note - Include the neighbors tree the west of the proposed driveway on the preservation plan

PARKS AND REC - PR Issue 1

Set to DRAFT on 8/12/2024 11:04:58 AM

Issue created by Mark Parry on 8/12/2024 11:04:58 AM
mark.parry@myclearwater.com - 727-444-8768

Please clarify if the proposed dwelling unit will be market rate, classified as affordable or as age-restricted.

For an affordable housing unit, please be aware that 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.

For an age-restricted housing unit, please be aware that evidence of a deed restriction filed with the Clerk of the Court demonstrating that the project will be age restricted, as defined in CDC Section 54.02. Definitions, for the life of the project with the City included as a party to the deed restriction 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 the issuance of a DO.

PARKS AND REC - PR Issue 2

Set to DRAFT on 8/12/2024 11:05:15 AM

Issue created by Mark Parry on 8/12/2024 11:05:15 AM
mark.parry@myclearwater.com - 727-444-8768

It appears that the proposal is for one new dwelling unit of less than 1,500 SF GFA. Please note that attached garages do not count towards the GFA.

A Parks and Recreation Impact Fee of \$3,021 per dwelling unit (estimate of \$3,021 total) will be due prior to the issuance of any Certificate of Occupancy.

Please acknowledge this comment prior to the issuance of a DO.



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TELEPHONE (727) 562-4567

PLANNING - Prior to DO: Elevations

Set to DRAFT on 8/20/2024 1:42:09 PM

Issue created by Thea French on 8/20/2024 1:42:09 PM
Issue is attached to Plans on sheet A10
thea.french@myclearwater.com - 727-444-8771

Prior to DO: The elevations directionals are labeled incorrectly. Correct the north.south.east/west labels to correlate with the site plan and survey.

PLANNING - Prior to DO: Height

Set to DRAFT on 8/20/2024 2:11:36 PM

Issue created by Thea French on 8/20/2024 2:11:36 PM
Issue is attached to Plans on sheet A10
thea.french@myclearwater.com - 727-444-8771

Prior to development order: please include the height on the elevations as defined in Article 8:

"Height, building or structure, means for buildings, the vertical distance from the mean elevation of the existing grade to the highest finished roof surface in the case of a building with a flat roof, or the vertical distance from the existing grade to a point representing the midpoint of the peak and eave heights of the main roof structure of the roof of a building having a pitched roof. "

It may be found at this website.

https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART8DERUCO

PLANNING - Prior to DO: Specific criterion

Set to DRAFT on 8/20/2024 2:26:05 PM

Issue created by Thea French on 8/20/2024 2:26:05 PM
Issue is attached to page 4 in 2024 08 FLS App updated.pdf
thea.french@myclearwater.com - 727-444-8771

Prior to development order provide complete responses to the listed criteria listed in Section 2-203.A Accessory dwelling unit. numbers 1-8.
Staff will be anticipating thoughtful comments.

PLANNING - Prior to DO: Accessory Structure overall square footage

Set to DRAFT on 8/20/2024 2:07:14 PM

Issue created by Thea French on 8/20/2024 2:07:14 PM
Issue is attached to Plans on sheet A10
thea.french@myclearwater.com - 727-444-8771

Prior to development order: Provide the total overall square footage of the garage and the accessory dwelling unit (ADU).

PLANNING - Prior to DO: Encroachments into setbacks

Set to DRAFT on 8/20/2024 2:03:44 PM

Issue created by Thea French on 8/20/2024 2:03:44 PM
Issue is attached to Plans on sheet C101
thea.french@myclearwater.com - 727-444-8771

Prior to Development Order: Provide clearly labeled dimensions of the existing driveway. Driveways are not permitted to encroach into setbacks.

Provide evidence the driveway is permitted to encroach into the side setback or cross property lines without a shared access agreement.



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TELEPHONE (727) 562-4567

PLANNING - Prior to DO: Garage door location

Set to DRAFT on 8/26/2024 4:13:24 PM

Issue created by Thea French on 8/26/2024 4:13:24 PM
Issue is attached to Plans on sheet A10
thea.french@myclearwater.com - 727-444-8771

The location of the garage door does not correlate with the location shown on the elevation images.

Prior to development order, correct images and update site plan and elevation images.

PLANNING - Prior to DO: Over all square footage of primary structure

Set to DRAFT on 8/26/2024 4:09:54 PM

Issue created by Thea French on 8/26/2024 4:09:54 PM
Issue is attached to Plans on sheet A10
thea.french@myclearwater.com - 727-444-8771

Prior to development order: Provide the total overall square footage of the primary structure (house).

PLANNING - Prior to DO: Parking and existing structures

Set to DRAFT on 8/20/2024 2:01:59 PM

Issue created by Thea French on 8/20/2024 2:01:59 PM
Issue is attached to Plans on sheet C101
thea.french@myclearwater.com - 727-444-8771

Prior to Development Order: A detached dwelling must provide 2 off-street parking spaces. An ADU must provide 1 off-street parking space.

Prior to Development Order: Clearly label all dimensions of existing structures and proposed structures to the adjacent property line.

PLANNING - Prior to DO: Site plan

Set to DRAFT on 8/20/2024 1:21:49 PM

Issue created by Thea French on 8/20/2024 1:21:49 PM
Issue is attached to Plans on sheet A10
thea.french@myclearwater.com - 727-444-8771

Prior to DO: SITE PLAN REQUIRED:

The site plan here does not show the correct footprint of the proposed ADU. It is missing 206 square feet of the area on the east side. Portions of the living area and covered patio as shown in the proposed FLR Plan.

Prior to DO: The site plan needs to clearly show the dimensions from all proposed work to the adjacent property line.

PLANNING - Project Description Narrative

Set to DRAFT on 8/20/2024 1:46:05 PM

Issue created by Thea French on 8/20/2024 1:46:05 PM
Issue is attached to Plans on sheet A10
thea.french@myclearwater.com - 727-444-8771

The narrative is incomprehensible. Did you mean to copy it from a document and paste it on this sheet? This may just have been overlooked. Please correct or remove from sheet.

PUBLIC UTILITIES - issues

Set to DRAFT on 8/9/2024 12:59:12 PM

Issue created by Michael Vacca on 8/9/2024 12:59:12 PM
Issue is attached to Plans on sheet C101
mike.vacca@myclearwater.com - 727-265-1831

1. Prior to DO - provide and call out on the drawings, the location of all current underground utilities and proposed new location of utility connection for water service, sewer on property.



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TELEPHONE (727) 562-4567

STORMWATER - Prior to building permit (please only acknowledge the condition)

Set to DRAFT on 8/23/2024 5:42:57 PM

Issue created by Phuong Vo on 8/23/2024 5:42:57 PM
phuong.vo@myclearwater.com - 727-444-8228

Please acknowledge the condition below on a formal response letter:

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

STORMWATER - Prior to DO

Set to DRAFT on 8/23/2024 5:40:10 PM

Issue created by Phuong Vo on 8/23/2024 5:40:10 PM
phuong.vo@myclearwater.com - 727-444-8228

Please submit drainage narrative and 1-page drainage calculations and revised plan showing the project addresses the City's drainage criteria which can be found from the following link:

<https://www.myclearwater.com/files/sharedassets/public/v/1/engineering/documents/stormdrainagedesigncriteri.pdf>

TRAFFIC ENG - Multi-modal impact fee- Prior to DO, Please acknowledge

Set to DRAFT on 8/19/2024 4:38:16 PM

Issue created by Gus Jordi on 8/19/2024 4:38:16 PM
Issue is attached to Plans on sheet A10
gus.jordi@myclearwater.com - 919-421-8370

Since this is a 750 SF(livable) detached residence of, applicant will be responsible for for a multi- modal impact fee of \$1356.00 or if it is a low income affordable residence then it would be \$882.00.

Please state what type of use and acknowledge agreement to pay the fee prior to CO.

TRAFFIC ENG - Vehicular Access - Prior to DO

Set to DRAFT on 8/19/2024 4:24:01 PM

Issue created by Gus Jordi on 8/19/2024 4:24:01 PM
Issue is attached to Plans on sheet C101
gus.jordi@myclearwater.com - 919-421-8370

It seems the plan is to utilize a concreted area added between the approved code compliant driveways of the two adjacent residents. The proposed vehicular access traveling between the two properties to the back is a none code compliant vehicle access.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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

10:05 AM

Case number: [FLS2024-08025 -- 2100 RANGE RD](#)

Owner(s): Monin Inc
2100 Range Rd
Clearwater, FL 33765 212
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Marcos Diaz
5425 Beaumont Center Blvd, Suite 900
Tampa, FL 33634
PHONE: (813) 533-3254, Fax: No fax, Email: Mdiaz@abiinc.Com

Representative: Marcos Diaz
Abi Companies, Inc.
5425 Beaumont Center Blvd, Suite 900
Tampa, FL 33634
PHONE: (813) 533-3254, Fax: No fax, Email: Mdiaz@abiinc.Com

Location: Located on the north side of Range Road, approximately 1,006 feet west of North Belcher Road (4 acres).

Atlas Page: 271B

Zoning District: IRT - Industrial, Research and Technology

Request: Flexible Standard Development approval to add a 34,800 square foot office to an existing manufacturing use for the property located at 2100 Range Road in the Industrial, Research and Technology (IRT) District. The proposed office will not exceed 50 feet in height. Requested is flexibility for reduced off-street parking for the combined site based on a parking demand study. (Community Development Code Sections 2-1303.F and 3-1401.C)

Proposed Use: Manufacturing

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

Assigned Planner: James Baker, Planner



Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	08/08/2024	Baker
Solid Waste Review	No Comments	08/20/2024	Portalatin
Engineering Review	Comments	08/21/2024	Vaughan
Land Resource Review	Comments	08/22/2024	Quinzi
Stormwater Review	Comments	08/23/2024	Vo
Public Utilities Review	Comments	08/26/2024	Vacca
prior to permitting			

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 8/21/2024 10:04:32 AM

Issue created by Kyle Vaughan on 8/21/2024 10:04:32 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. Contractor shall request an easement inspection prior to any construction near an easement.



CITY OF CLEARWATER
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MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4567

ENGINEERING - Prior to Building Permit

Set to DRAFT on 8/21/2024 10:06:19 AM

Issue created by Kyle Vaughan on 8/21/2024 10:06:19 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. New sidewalk shall comply with City of Clearwater construction specifications Index 109 sheet 1 of 5.
- 3) 3' X 5' driveway 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.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 8/26/2024 1:29:59 PM

Issue created by Sarah Kessler on 8/26/2024 1:29:59 PM
sarah.kessler@myclearwater.com - 727-444-8233

An Asbestos Survey is usually required prior to conducting any demolition or renovations. Contact Pinellas County Air Quality (727/464-4422) for more information.

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.

LAND RESOURCE - Prior to DO Acknowledge Tree Removal

Set to DRAFT on 8/22/2024 8:46:08 AM

Issue created by Michael Quinzi on 8/22/2024 8:46:08 AM
michael.quinzi@myclearwater.com - 727-444-8770

Please acknowledge - Remove all trees rated below 3.0 unless proposing to implement treatment by an ISA certified Arborist to upgrade trees to 3.0 condition rating. Remove any trees on the site that are invasive species on the Florida Exotic Plant Pest Council most recent list.

LAND RESOURCE - Prior to DO Landscape Plan / Irrigation Plan

Set to DRAFT on 8/13/2024 4:16:24 PM

Issue created by Michael Quinzi on 8/13/2024 4:16:24 PM
Issue is attached to Plans on sheet L1
michael.quinzi@myclearwater.com - 727-444-8770

Do not install landscaping or irrigation (unless directional bore) in the critical root zone (inside the tree barricade) of the existing trees to be preserved.

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 plans - 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.

Please replace Crape Myrtle trees with a Florida native species accent tree.



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

LAND RESOURCE - Prior to DO Landscape Plan Acknowledgement

Set to DRAFT on 8/21/2024 4:28:09 PM

Issue created by Michael Quinzi on 8/21/2024 4:28:09 PM
michael.quinzi@myclearwater.com - 727-444-8770

Landscape Acknowledgement

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."

LAND RESOURCE - Prior to DO Landscape Plan Details

Set to DRAFT on 8/13/2024 4:28:19 PM

Issue created by Michael Quinzi on 8/13/2024 4:28:19 PM
michael.quinzi@myclearwater.com - 727-444-8770

Use City of Clearwater landscape details.

LAND RESOURCE - Prior to DO Tree Inventory

Set to DRAFT on 8/21/2024 4:21:10 PM

Issue created by Michael Quinzi on 8/21/2024 4:21:10 PM
michael.quinzi@myclearwater.com - 727-444-8770

The tree Inventory must include all adjacent off-site trees up to 25 feet form the work site.

Include the Coastal Willow trees (*Slix caroliniana*) accent tree, on the tree inventory

LAND RESOURCE - Prior to DO Tree Preservation

Set to DRAFT on 8/21/2024 4:27:09 PM

Issue created by Michael Quinzi on 8/21/2024 4:27:09 PM
michael.quinzi@myclearwater.com - 727-444-8770

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. Provide a scaled drawing showing all dimension. Other data required on this plan must show the trees canopy line, actual tree barricade limits and the tree barricade detail. And any other pertinent information relating to tree preservation. Provide prior to DO.

The Tree Preservation Plan must include all adjacent off-site trees up to 25 feet form the work site.

Additionally Include the location for staging and contractor parking, on site or if off site provide fencing, silt fence and tree barricades if applicable.

Do not install landscaping or irrigation (unless directional bore) in the critical root zone (inside the tree barricade) of the existing trees to be preserved, including off site trees.



CITY OF CLEARWATER

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MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4567

PLANNING - Clarify Existing and Proposed Parking

Set to DRAFT on 8/22/2024 4:58:16 PM

Issue created by James Baker on 8/22/2024 4:58:16 PM
james.baker@myclearwater.com - 727-444-8767

Please provide the square footage of the existing manufacturing and office as well as the proposed manufacturing and office square footage of the proposed project. Currently, there is a discrepancy between the existing square footage and the proposed square footage of each use. These numbers must match.

PLANNING - General Comments (Acknowledge)

Set to DRAFT on 8/9/2024 2:13:25 PM

Issue created by James Baker on 8/9/2024 2:13:25 PM
james.baker@myclearwater.com - 727-444-8767

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 BCP

Set to DRAFT on 8/30/2024 9:33:28 AM

Issue created by James Baker on 8/30/2024 9:33:28 AM
james.baker@myclearwater.com - 727-444-8767

All parcels that are part of the project shall be consolidated via unity of title.

PLANNING - Prior to BCP

Set to DRAFT on 8/28/2024 9:11:20 AM

Issue created by James Baker on 8/28/2024 9:11:20 AM
james.baker@myclearwater.com - 727-444-8767

Floodplain Management. There is a significant 100-year transitional floodplain flow through the eastern portion of the subject property, from the Range Rd right-of-way to the South, to the existing on-site depression area to the North. A concrete bypass channel is proposed along the eastern property boundary to maintain the existing 100-year floodplain flow. The final design will need to demonstrate via dynamic modelling within the Alligator Creek Watershed ICPR model that there are no adverse impacts to surrounding properties. Cup-for-cup compensation cannot be provided on the site due to the constraints of the subject property and desired use.

The applicant is to provide the aforementioned analyses to identify impacts from the improvements that will extend off the site. Additionally, the Flood Damage Protection code requires compensatory storage. The applicant identified cup-for-cup mitigation for fill that cannot be met due to site constraints. The applicant is to identify the alternative engineering to show that there are no offsite impacts and no impact to the Alligator Creek regulatory floodway.

Submitted on behalf of Gene Henry, Floodplain Administrator



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
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MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4567

PUBLIC UTILITIES - issues

Set to DRAFT on 8/26/2024 11:24:28 AM

Issue created by Michael Vacca on 8/26/2024 11:24:28 AM
Issue is attached to Plans on sheet C1.07
mike.vacca@myclearwater.com - 727-265-1831

Prior to Permitting

1. call out on the design drawing - sizes of existing water main, proposed tap sizes, including pipe sizes and pipe materials being installed, shall be included on the building permit to satisfaction of Public Utilities department.
2. Call out on design drawing - 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
3. call-out on design drawings - All water meters, Fire detector assembly and fire hydrants to have unobstructed clearance around devices, also apparatus and device not to be located behind fences Public Utilities shall have access. following City construction & design standards 409 1 of 3 details.
4. call -out on design drawing - 8. Contractor shall coordinate with city regarding existing water meters, backflow devices and meter box removal,

STORMWATER - General conditions (acknowledge)

Set to DRAFT on 8/23/2024 6:46:15 PM

Issue created by Phuong Vo on 8/23/2024 6:46:15 PM
phuong.vo@myclearwater.com - 727-444-8228

A formal response letter is required to be submitted with each resubmittal.
Additional comments may follow resubmittal(s).

STORMWATER - Prior to building permit

Set to DRAFT on 8/23/2024 6:52:59 PM

Issue created by Phuong Vo on 8/23/2024 6:52:59 PM
phuong.vo@myclearwater.com - 727-444-8228

Please acknowledge that prior to certificate of occupancy issuance, applicant to submit approved SWFWMD ERP and Pinellas County drainage permits.

STORMWATER - Prior to DO (acknowledge)

Set to DRAFT on 8/23/2024 6:49:14 PM

Issue created by Phuong Vo on 8/23/2024 6:49:14 PM
phuong.vo@myclearwater.com - 727-444-8228

Please acknowledge of the following:

Revisions to the submitted calculations and plans as well as additional supporting information (including but not limited to geotechnical and SUE data, drainage computations, etc.) will be required to be submitted to and approved by Public Works (Stormwater) Staff at building permit application to ensure the project meets the City's specifications and design criteria.

This project is located in flood prone area, redevelopment criteria require runoff coefficient for existing impervious area be assigned a value of 0.2 rather than 0.5.



CITY OF CLEARWATER

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MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4567

TRAFFIC ENG - Multi-modal Impact Fee- Prior to DO

Set to DRAFT on 8/13/2024 11:33:37 AM

Issue created by Raymond Dresch on 8/13/2024 11:33:37 AM
raymond.dresch@myclearwater.com - 727-444-8775

1. Different tax parcels: Are these different tax parcels going to be combined?
2. If not then can't give credit from one separate tax parcel to another.
3. The way I see it at this time is that there is a new office building getting added to an existing industrial food processing building. Therefore, the new fee should be 34.8 times the general office rate (\$3,292). There should be no credit given for the warehouse where the new parking lot would be since that is a separate tax property, unless formally combine the two properties prior to building permit.

TRAFFIC ENG - Parking lot-Prior to DO

Set to DRAFT on 8/26/2024 4:41:39 PM

Issue created by Gus Jordi on 8/26/2024 4:41:39 PM
gus.jordi@myclearwater.com - 919-421-8370

1. Must have typical dimension for the different types of parking spaces (standard and ADA) here and there for the spaces that are in each row.
2. The parking spaces on the northside of the page are substandard at least in length
3. Must provide pavement marking for both parking lots such as straight arrow for the direction of travel in all aisles
4. Must sign the drop off area with one-way and do not enter signs
5. provide clear information relating the proposed sidewalk and whether it is curbed or at grade. If at grade must show wheel stops in every adjacent parking space. If curbed curbed, then must show accessible ramps.

TRAFFIC ENG - Parking Study- Prior to DO

Set to DRAFT on 8/26/2024 4:12:57 PM

Issue created by Gus Jordi on 8/26/2024 4:12:57 PM
gus.jordi@myclearwater.com - 919-421-8370

1. The parking study lack the ability for verification of the data. When checking Google images they appear to math identically with the numbers by the study. Was google the bases of these numbers?
2. Google aerial from 2024 shows overflow into parking outside the parking lot in the green are abutting the street.
3. It is not clear how it is that adding 24,800 SF of office area would require less parking space than what is presently utilized today.
4. What is the guaranty that no additional employees would be hired or get moved to this new facility from other places. Not adding new employees is not a scientific statement but subjective one.

TRAFFIC ENG - Radii- Prior to DO

Set to DRAFT on 8/26/2024 4:23:01 PM

Issue created by Gus Jordi on 8/26/2024 4:23:01 PM
gus.jordi@myclearwater.com - 919-421-8370

1. The minimum driveway radii is 25 feet but what determines that that would be sufficient or not are turning templates
2. Must show radii for every curved curb throughout the parking lot.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4567

TRAFFIC ENG - Required Parking spaces- Prior to DO

Set to DRAFT on 8/12/2024 12:01:12 PM

Issue created by Raymond Dresch on 8/12/2024 12:01:12 PM
raymond.dresch@myclearwater.com - 727-444-8775

- a. The table for Parking requirement has lesser square footage than the Tax viewer is showing for these tax parcels. The GSA for the manufacturing building is 69,772 SF, applicant is using 58,367 GSF, if this is the case then 18 more spaces would be required that what is calculated, for a total required of 211 spaces
- b. The proposed 5 loading spaces is acceptable.
- c. At least one existing space is not to standard. Located at the southwest corner of the parking lot since can't back up straight to maneuver out. this is due to lack of aisle reduced by fence.

TRAFFIC ENG - TIA not required

Set to DRAFT on 8/26/2024 4:09:48 PM

Issue created by Gus Jordi on 8/26/2024 4:09:48 PM
gus.jordi@myclearwater.com - 919-421-8370

NO need for a Traffic Impact Analysis report

TRAFFIC ENG - Turning templates- Prior to DO

Set to DRAFT on 8/26/2024 4:21:52 PM

Issue created by Gus Jordi on 8/26/2024 4:21:52 PM
gus.jordi@myclearwater.com - 919-421-8370

1. Must provide turning template for a size 19' passenger car shown simultaneously movements for opposing direction of travel every where through out the parking lot and at the driveway
2. Must show lane line on the street that the driveway are on with dimensions

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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

10:35 AM

Case number: [FLS2024-08027 -- 645 PIERCE ST](#)

Owner(s): Clearwater, City Of
Po Box 4748
Clearwater, FL 33758-4748
PHONE: (727) 562-4242, Fax: No fax, Email: No email

Applicant: Todd Johnson
645 Pierce St
Clearwater, FL 33756
PHONE: (727) 444-7242, Fax: No fax, Email: Todd.Johnson@myclearwater.Com

Representative: Todd Johnson
City Of Clearwater - Police Dept
645 Pierce St
Clearwater, FL 33756
PHONE: (727) 444-7242, Fax: No fax, Email: Todd.Johnson@myclearwater.Com

Location: Located on the north side of Franklin Street, west side of East Street and south side of Pierce Street (1.33 acres).

Atlas Page: 286B

Zoning District: D - Downtown

Request: Flexible Standard Development approval for fencing and gates to enclose certain outdoor areas of a governmental use (Clearwater Police Department) located at 645 Pierce Street in the Downtown (D) District. (Community Development Code Section C-803.N.1)

Proposed Use: Government Uses

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

Assigned Planner: Ted Kozak, Development Review Manager



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

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	08/14/2024	Kozak
Parks and Rec Review	No Comments	08/14/2024	Parry
Engineering Review	Comments	08/21/2024	Vaughan
Environmental Review	No Comments	08/26/2024	Kessler
Traffic Eng Review	No Comments	08/26/2024	Jordi
Stormwater Review	No Comments	08/26/2024	Vo
Land Resource Review	No Comments	08/28/2024	McDonnell
Solid Waste Review	No Comments	08/28/2024	Portalatin

The DRC reviewed this application with the following comments:



Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 8/21/2024 2:51:08 PM

Issue created by Kyle Vaughan on 8/21/2024 2:51:08 PM
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.

PLANNING - fence details

Set to DRAFT on 8/23/2024 2:02:09 PM

Issue created by Ted Kozak on 8/23/2024 2:02:09 PM
ted.kozak@myclearwater.com - 1-727-444-8941

Provide a tapering plan for the fencing to be installed on the wall so that the cumulative fence/wall height does not exceed 6 feet.

PLANNING - Fence screening

Set to DRAFT on 8/23/2024 2:03:44 PM

Issue created by Ted Kozak on 8/23/2024 2:03:44 PM
ted.kozak@myclearwater.com - 1-727-444-8941

Clarify the type of screening to be installed on the chain link fencing. Plans conflicting - reference to fabric and reference to slats.

PLANNING - General Comments

Set to DRAFT on 8/21/2024 4:21:08 PM

Issue created by Ted Kozak on 8/21/2024 4:21:08 PM
ted.kozak@myclearwater.com - 1-727-444-8941

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.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.