



**DRAFT ACTION AGENDA  
DEVELOPMENT REVIEW COMMITTEE**

**Thursday, May 2, 2024**

**8:30 AM - Staff Review**

**9:00 AM**

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**Case number:** [FLD2024-01002 -- 1454 S MARTIN LUTHER KING JR AVE](#)

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

**Applicant:** Braulio Grajales  
5300 W. Cypress Street, Suite 282  
Clearwater, FL 33607  
PHONE: (813) 644-8333, Fax: (813) 644-7000, Email: Bgrajales@hpe-fl.Com

**Representative:** Braulio Grajales  
High Point Engineering  
5300 W. Cypress Street, Suite 282  
Clearwater, FL 33607  
PHONE: (813) 644-8333, Fax: (813) 644-7000, Email: Bgrajales@hpe-fl.Com

**Location:** 1.345-acre parcel on the west side of South Martin Luther King, Jr. Avenue approximately 320 feet north of Woodlawn Street.

**Atlas Page:** 314A

**Zoning District:** MDR - Medium Density Residential

**Request:** Flexible Development review for a 24-unit attached dwelling use including a minimum of 10 affordable units in the Medium Density Residential (MDR) District for the property located at 1454 South Martin Luther King, Jr. Avenue. The townhomes will not be more than 30 feet in height and will provide a minimum of 36 off-street parking spaces, and requests allowable flexibility regarding density and setbacks as a Residential Infill Project (Community Development Code Sections 2-304.G and 3-920).

**Proposed Use:** Attached Dwellings

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

**Assigned Planner:** Melissa Hauck-Baker, Senior Planner



**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
Parks and Rec Review	Comments	04/11/2024	Parry
Fire Review	Comments	04/17/2024	Ramos
Engineering Review	Comments	04/17/2024	Vaughan
Stormwater Review	Comments	04/18/2024	Vo
Environmental Review	Comments	04/19/2024	Kessler
Traffic Eng Review	Comments	04/21/2024	Jordi
Solid Waste Review	Comments	04/26/2024	Portalatin
Route to Meeting	Ready for DRC	04/26/2024	Hauck-Baker
Land Resource Review	Comments	04/26/2024	Quinzi
Harbor Master Review	No Review Required	04/26/2024	Hauck-Baker
Public Utilities Review	Comments	04/26/2024	Vacca
Determination of Completeness	Complete	05/02/2024	Hauck-Baker
Planning Review	Comments	05/02/2024	Hauck-Baker

The DRC reviewed this application with the following comments:

**Plan Room Issues:**



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**ENGINEERING - Building Permit Acknowledgments**

Set to OPEN on 4/17/2024 7:39:04 AM

Issue created by Kyle Vaughan on 4/17/2024 7:39:04 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.
- 6) All privately owned easements will need to be recorded prior to building permit issuance.
- 7) Please add a note to the plans that all proposed easements will be privately owned.

**ENGINEERING - General Comments (Acknowledge):**

Set to OPEN on 4/17/2024 7:31:04 AM

Issue created by Kyle Vaughan on 4/17/2024 7:31:04 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.
8. Proposed private streets/roads must meet City standards per Section 3-1904 of the Community Development Code.

**ENVIRONMENTAL - Prior to Building Permit**

Set to OPEN on 4/19/2024 6:53:35 AM

Issue created by Sarah Kessler on 4/19/2024 6:53:35 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.



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**FIRE - Fire Review**

Set to OPEN on 4/17/2024 2:04:40 PM

Issue created by Walter Ramos on 4/17/2024 2:04:40 PM  
Issue is attached to Plans on sheet C-1  
walter.ramos@myclearwater.com - 562-4327 X 3062

Fire Department Access and Water supply shall be established before any vertical construction begins. shall meet the requirements of NFPA 1 2021 Edition, Chapter 18. Please acknowledge.

**FIRE - Fire Review**

Set to OPEN on 4/17/2024 2:05:06 PM

Issue created by Walter Ramos on 4/17/2024 2:05:06 PM  
Issue is attached to Plans on sheet C-1  
walter.ramos@myclearwater.com - 562-4327 X 3062

Submitted drawing not showing Fire Hydrant locations in reference to the building. Fire Department Access and water Supply shall be maintained during construction at all times. Shall meet the requirements of NFPA 1 2021 Edition, Chapter 18 Fire Department Access. Please provide details and show on plans.

**FIRE - Fire Review**

Set to OPEN on 4/17/2024 2:05:26 PM

Issue created by Walter Ramos on 4/17/2024 2:05:26 PM  
Issue is attached to Plans on sheet C-1  
walter.ramos@myclearwater.com - 562-4327 X 3062

All building shall be protected throughout by an approved, supervised automatic Fire Sprinkler System, All fire sprinkler work, including changes, additions, relocations, improvements, and/or modifications to the fire protection system, must be done by a licensed fire protection contractor with separate permit and plans. Please acknowledge on plans.

**LAND RESOURCE - Prior to BCP Irrigation Plan**

Set to OPEN on 4/25/2024 3:29:22 PM

Issue created by Michael Quinzi on 4/25/2024 3:29:22 PM  
Issue is attached to Plans on sheet LA2.0  
michael.quinzi@myclearwater.com - 727-444-8770

Please add note to the irrigation plan - Do not install irrigation (unless directional bore) in the critical root zone (inside the tree barricade) of the existing trees to be preserved.

**LAND RESOURCE - Prior to BCP Tree Preservation Plan**

Set to OPEN on 4/25/2024 4:21:51 PM

Issue created by Michael Quinzi on 4/25/2024 4:21:51 PM  
Issue is attached to Plans on sheet TR2.0  
michael.quinzi@myclearwater.com - 727-444-8770

Please change note to; Prior to building permit instead of construction.

**LAND RESOURCE - Prior to CDB Landscape Plan**

Set to OPEN on 4/25/2024 3:23:19 PM

Issue created by Michael Quinzi on 4/25/2024 3:23:19 PM  
Issue is attached to Plans on sheet LA1.0  
michael.quinzi@myclearwater.com - 727-444-8770

Move Landscaping planting out of the critical root zone of trees to be preserved.

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.  
Plastic sheets / weed barrier shall not be installed under mulches."

**LAND RESOURCE - Prior to CDB Off Site Work**

Set to OPEN on 4/25/2024 3:37:00 PM

Issue created by Michael Quinzi on 4/25/2024 3:37:00 PM  
Issue is attached to Plans on sheet C-3.1B  
michael.quinzi@myclearwater.com - 727-444-8770

Remove off site tree removals from this plan. Any work proposed under a different address requires a separate permit.

Set to OPEN on 4/11/2024 2:30:51 PM



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**PARKS AND REC - Affordable Housing Only**

Issue created by Mark Parry on 4/11/2024 2:30:51 PM

Issue is attached to Plans on sheet C-1

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

It appears that the proposal is for 24 new attached dwelling units all which qualify as affordable housing pursuant to CDC Section 3-920.

A Parks and Recreation Impact Fee of \$1,012 per dwelling unit (estimate of \$24,288

total) 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.

If the site was previously developed, please provide evidence of the number and type (affordable and/or market rate) of dwelling units and date of demolition.

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 the issuance of a DO.

**PLANNING - Affordable Housing Incentives  
(Acknowledge)**

Set to OPEN on 4/26/2024 10:20:51 AM

Issue created by Melissa Hauck-Baker on 4/26/2024 10:20:51 AM

melissa.hauck-baker@myclearwater.com - 727-444-8769

CDC Section 3-920.A.3:

A. Affordable housing density dwelling units.

3. Density bonus:

b. Other affordable housing developments: Other affordable housing developments contain more than 25 percent affordable housing units. The percentage of bonus units awarded shall be 20 percent.

The proposed development is 100% affordable housing, so the bonus units awarded is 20%.

Maximum Base Number of Units Permitted: 15 dwelling units per acre.

Maximum Number of Units awarded by Density Bonus:  $15 \times 0.20 = 3$  dwelling units per acre.

Maximum Total Number of Units:  $15 + 3 = 18$  dwelling units per acre.

Total Number of Units with Density Bonus:  $18 \times 1.345 = 24.2 = 24$  units.

i. Compatibility criteria.

a. The project shall be consistent with existing special area plans, if any.

Response: No "special area plans" adjacent to this project.

b. Proportionality and scale of the proposed development shall be consistent with the community character of the immediate vicinity of the parcel proposed for development.

Response: Project is consistent with adjacent properties in both scale and size. Two-story, multi-unit projects are located to South and West of the project site. Commercial projects to the east vary in size and there is a large warehouse facility directly across MLK to the East.

c. The overall aesthetics of the proposed development shall be compatible with or an



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improvement to the community character as determined by the community development coordinator.

Response: The planned project would adhere to "Minimal Traditional" style with low pitched gable roofs, eaves close to the building, use of cross-gable accents and plank siding details. d. The scale and coverage of the proposed development shall be compatible with adjacent properties. If the overall bulk is larger than the surrounding buildings, the bulk may be reduced with the help of design elements such as step backs and setbacks as illustrated below.

Response: Existing neighborhood includes several multi-family housing unit types, in groups of 3-8. This project utilizes a similar grouping pattern and style familiar to the other existing adjacent projects.

ii. Design criteria.

a. The reserved affordable housing dwelling units shall be mixed with, and not clustered together or segregated in any way from, market-rate units in the development.

Response: The entire project is anticipated to be affordable housing with no differentiation in unit types or buildings throughout the site.

b. Building materials and finishes of the interior and exterior of the affordable housing dwelling units shall be consistent with market-rate units in the development.

Response: Anticipated building materials include stucco, Hardie plank siding and trim. These materials are consistent with other adjacent affordable housing units.

c. The architectural features of the buildings and each of the affordable housing dwelling units shall be equivalent to market-rate buildings and units in the development.

Response: Project architectural features include a covered entry patio with decorative columns, trimmed windows and exterior cladding material changes individualize the units within the building.,

d. All building facades, including fenestrations, in a development shall have a unified architectural treatment.

Response: All four buildings utilize the same unit type and facade treatments with variations and mirroring utilized to delineate the units and avoid monotony.

e. The horizontal plane of a building may continue uninterrupted for no more than 50 linear feet. The vertical plane of a building may continue uninterrupted for no more than ten feet. The vertical plane interruptions may include but are not limited to awnings, arcades, balconies, niches, projections, etc.

Response: None of the four elevations has more than 16'-5" horizontally without fenestration. Additionally, there is a building-wrapping horizontal band at 9'-6" to break up the vertical plane.

f. There shall be no more than six units in any contiguous grouping of townhouse or multiplex units. No more than two abutting attached units shall have uniform roof lines or the same setback. Variations in setback of building faces shall be at least three feet.

Response: To maximize the density in compliance with workforce housing bonuses, we have utilized 2 buildings with 7 units, 1 building with 8 units and one building with 2 units for a total of 24 units.

g. The minimum size for the affordable housing dwelling units shall be 400 square feet for efficiency units, 550 square feet for one bedroom units and 750 square feet for two bedroom units. An additional 200 square feet shall be provided for each additional bedroom in units with more than two bedrooms.





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Response: All units are 3 bedroom, 2.5 bathrooms with approximately 1,173 square feet of conditioned space and an additional 79 square feet of garage and patio space for each unit.

h. The number and size of bedrooms for the affordable units shall reflect the same proportion as the market-rate units. For example, if a project contains 50 percent one-bedroom units and 50 percent two-bedroom units, then the set aside affordable units shall reflect these percentages. The bedroom size(s) of the affordable units shall be the same as the bedroom size(s) of the market-rate units.

Response: All bedrooms are approximately the same size, the smallest of which is 96 square feet, the largest is 128 square feet.

## PLANNING - General Comments (Acknowledge)

Set to OPEN on 4/26/2024 9:46:55 AM

Issue created by Melissa Hauck-Baker on 4/26/2024 9:46:55 AM  
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."

Based on the issues identified by the DRC, this application is currently insufficient. Revised plans/application will need to be resubmitted and reviewed again by the DRC prior to proceeding to the CDB. This is to allow the Preliminary Plat, PLT2024-04002, to run concurrently.

## PLANNING - Affordable Housing Incentives, Responses Required

Set to OPEN on 4/26/2024 10:51:32 AM

Issue created by Melissa Hauck-Baker on 4/26/2024 10:51:32 AM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

CDC Section 3-920.A.3.c.iii., A.4, and B.-C.

iii. Green building criteria. The following criteria shall be met for all dwelling units in the development (where this Code conflicts with provisions in the most recent Florida Building Code, the more stringent regulation shall apply):

- a. At least 50 percent of required plant materials shall be those which are native to Central Florida, considered Florida-friendly plant materials, requiring minimal amounts of water, fertilizers and pesticides, and which are recommended in the Plant Guide of the Southwest Florida Water Management District.
- b. Water conserving plumbing fixtures with the following maximums shall be installed: 1.6 gallons per flush (gpf) toilets, 2.0 gallons per minute (gpm) showerheads and 1.0 gallons per minute (gpm) faucet aerators.
- c. If appliances are provided, they shall be ENERGY STAR labeled appliances if available.



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- d. Compact fluorescent (CFL) bulbs or light emitting diode (LED) bulbs for all ambient (household) lighting shall be installed.
- e. Roofing requirements:
  - i. Roofing materials shall have a Solar Reflectance Index (SRI) equal to or greater than 78 for low-sloped roofs ( $\leq 2:12$ ) or 29 for steep-sloped roofs ( $> 2:12$ ) for a minimum of 75 percent of the roof surface; or
  - ii. Vegetated roofs shall cover a minimum of 50 percent of the total project roof area. Any combination of SRI compliant and vegetated roof may be used, provided they collectively cover 75 percent of the total development roof area.

#### 4. Required covenants to maintain affordability.

##### a. Owner-occupied units.

- i. Covenant. Prior to obtaining a building permit, the applicant shall deliver to the community development coordinator a restrictive covenant, duly executed by the owner of the parcel(s), in a form approved by the city attorney, that shall address income restrictions, homebuyer or tenant qualifications, long-term affordability, and any other applicable restrictions and qualifications pertaining to the development and the reserved affordable housing units. The covenant shall be recorded in the Public Records of Pinellas County, Florida before it is delivered to the community development coordinator. This covenant shall run with the land and shall be binding on the assigns, heirs and successors of the applicant. Reserved affordable housing units that are provided under this section shall remain as affordable housing for a minimum of 20 years from the date of initial owner occupancy for ownership affordable housing units.
- ii. Sale or lease. No lease or sale shall be executed for any reserved affordable housing unit that is owner-occupied until the property owner(s) has submitted the required documentation for the household income for the proposed owner or occupant to the city's economic development and housing department for verification that it meets the applicable affordable housing requirements.

##### b. Rental units.

- i. Covenant. Prior to obtaining a building permit, the applicant shall deliver to the community development coordinator a restrictive covenant, duly executed by the owner of the parcel(s), in a form approved by the city attorney, that shall address income restrictions, homebuyer or tenant qualifications, long-term affordability, and any other applicable restrictions and qualifications pertaining to the development and the reserved affordable housing units. The covenant shall be recorded in the Public Records of Pinellas County, Florida before it is delivered to the community development coordinator. This covenant shall run with the land and shall be binding on the assigns, heirs and successors of the applicant. Reserved affordable housing units that are provided under this section shall remain as affordable housing for a minimum of 30 years from the date of initial occupancy for rental affordable housing units.
- ii. Annual reports. Prior to June 1st of each year, the property owner(s) or authorized property manager of any reserved rental affordable housing dwelling unit shall submit to the city's economic development and housing department director an annual report for the preceding calendar year, in a format as approved by the city, in order for the city to verify that the tenants meet the income requirements for the reserved rental affordable housing dwelling units and that other stipulations in the covenant are being met.

#### B. Affordable housing parking reductions.

1. Any reduction in required off-street parking shall only apply to those dwelling units which are certified by the city's economic development and housing department as affordable housing. All other dwelling units not certified as affordable housing shall meet the minimum off-street parking requirements set out for the use in the applicable zoning district. Certified affordable housing projects may be eligible for a reduction in the required off-street parking consistent with the following:

- a. The parking requirement may be reduced to between one and one-half and one space per unit for projects located within 1,000 feet of a transit stop if the affordable housing units are designated for senior citizens or disabled persons.
- b. For all other affordable housing projects, the parking requirement may be reduced to between one and one-half and one and one-quarter space per unit for projects located within 1,500 feet of a transit stop with 30-minute or more frequent service during peak hours and 60 minute-minutes or more frequent service during off-peak hours.





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- c. The distance a site is from a transit stop shall be measured from the nearest point of exit from the parcel based upon the shortest route of ordinary pedestrian travel.
2. Long-term bicycle parking shall be provided to any affordable housing unit which is approved with reduced off-street parking consistent with the following:

a. The following table sets forth the number of long-term bicycle spaces required for each unit for which the number of off-street parking spaces was reduced. When the determination of the number of required long-term bicycle parking spaces results in a requirement of a fractional space, any fraction less than one-half space shall be rounded down to the nearest whole number and any fraction of one-half space or more shall be rounded up.

Type of Affordable Housing Long-Term Bicycle Spaces

Detached Dwelling No spaces required.

Attached Dwellings:

- a) with private garage or private storage space for unit No spaces required.  
b) without private garage or private storage space for unit 0.5 spaces per unit

- b. All bicycle spaces provided shall comply with the bicycle parking standards in Section 3-1411.

3. In the case of attached dwellings, if parking is proposed adjacent to the building, a buffer that includes a four-foot sidewalk and a five-foot landscaped area shall be provided between the building and parking as illustrated below.

3-920-5

C. Affordable housing fee reductions.

1. Building permit fee reduction. Building plan review and permit fees may be reduced for certified affordable housing developments as set forth in the fee schedule, except where legal constraints prevent such waiving.

2. Multimodal impact fee reduction. The multi-modal impact fee required pursuant to Section 4-905.C.2. may be reduced for qualified affordable housing projects meeting the requirements for the low-income household reduction as established by the Impact Fee Schedule A or B in Section 150-40 of the Pinellas County Land Development Code.

## PLANNING - Height Dimensions

Set to OPEN on 4/26/2024 11:08:50 AM

Issue created by Melissa Hauck-Baker on 4/26/2024 11:08:50 AM

Issue is attached to Plans on sheet A302

melissa.hauck-baker@myclearwater.com - 727-444-8769

Dimensions are not legible, please revise and ensure that all dimensions are legible.

## PLANNING - Multiple Fence Materials

Set to OPEN on 4/26/2024 11:32:25 AM

Issue created by Melissa Hauck-Baker on 4/26/2024 11:32:25 AM

Issue is attached to Plans on sheet C-4.1

melissa.hauck-baker@myclearwater.com - 727-444-8769

Clarify how the three different proposed fence materials (chain-link, vinyl and aluminum picket) will be blended throughout the site. Keep in mind that the CDC features specific criteria related to the type of fence and the utilization, refer to CDC Sections 3-803, 3-804, and 3-805.

## PLANNING - Prior to CDB: Fences/Walls

Set to OPEN on 4/26/2024 11:26:20 AM

Issue created by Melissa Hauck-Baker on 4/26/2024 11:26:20 AM

Issue is attached to Plans on sheet C-5.6

melissa.hauck-baker@myclearwater.com - 727-444-8769

The cross sections are very helpful, thank you. Please confirm that the only proposed fence material is a 6-foot aluminum picket style fence and that the 6-foot PVC fence and 6-foot black vinyl coated chain link fence materials have been eliminated from the project since they are not included in the cross sections. Refer to CDC Sections 3-803, 3-804, and 3-805.



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TELEPHONE (727) 562-4567

## **PUBLIC UTILITIES - issues**

Set to OPEN on 4/18/2024 1:32:18 PM

Issue created by Michael Vacca on 4/18/2024 1:32:18 PM  
Issue is attached to Plans on sheet C-6.1  
mike.vacca@myclearwater.com - 727-265-1831

1. For water main road cross - 16-inch diam. Steel casing is not necessary for road crossings. 6-inch Ductile iron pipe is acceptable for road crossing.
2. Review of fire main- the design plans show having elected to loop the fire main, having the first connecting point on South martin Luther King Jr. Ave setting an 8-inch double detector check valve assembly, installing the fire main through the project, thus connecting back into the city's water main on the north side of project from Norton Apartments roadway. because of the looped fire main, The plan set will need show, installing an additional fire double detector check valve assembly device on the project's property before the roadway crossing. Depending upon the project fire flow requirements, the project may only need the one double detector check valve assembly on Martin Luther king Jr Ave, eliminating the second connection point back into the 6-inch existing water main. however, this option will be required to be certified by design engineer.

## **SOLID WASTE - acknowledgement**

Set to OPEN on 4/16/2024 4:24:59 PM

Issue created by Brandi Portalatin on 4/16/2024 4:24:59 PM  
brandi.portalatin@myclearwater.com - 727-562-4920

Acknowledge that two 90gal barrels for solid waste services will need to be able to fit inside the garage.

## **STORMWATER - Prior to CDB**

Set to OPEN on 4/18/2024 4:56:27 PM

Issue created by Phuong Vo on 4/18/2024 4:56:27 PM  
phuong.vo@myclearwater.com - 727-444-8228

- 1) A formal response letter shall be included on the resubmittal.
- 2) Per Drainage Criteria Manual, proposed walls for the retention pond shall not be located along the property lines.

## **TRAFFIC ENG - Prior to BCP- Multi-modal Impact Fee (Acknowledge)**

Set to OPEN on 4/21/2024 2:57:51 PM

Issue created by Gus Jordi on 4/21/2024 2:57:51 PM  
gus.jordi@myclearwater.com - 919-421-8370

Going as far back as 2007, there appear to have not existed a structure on that property. If you disagree, then must provide documentation to verify that a structure existed before that time, and it size in order to receive credit toward the fee.

Please acknowledge that you will be responsible for a multi-modal impact fee in the amount of \$18,072.00. 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](https://library.municode.com/fl/pinellas_county/codes/code_of_ordinances?nodeId=PTIILADECO_CH150IMFE_ARTIIMUIMFE)



# 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

## **TRAFFIC ENG - Prior to building permit-Sight visibility triangles**

Set to OPEN on 4/23/2024 2:10:36 PM

Issue created by Gus Jordi on 4/23/2024 2:10:36 PM  
gus.jordi@myclearwater.com - 919-421-8370

Please show sight visibility triangles on the driveway on the northwest side.

### **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

**9:45 AM**

---

**Case number:** [FLD2024-03009 -- 211 SKIFF PT](#)

**Owner(s):** Skiff Point Dp1 Llc  
936 S Howard Ave Unit 408  
Tampa, FL 33606  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Brian Aungst  
625 Court Street, Suite 200  
Clearwater  
PHONE: No phone, Fax: No fax, Email: Bja@macfar.Com

**Representative:** Brian Aungst  
Macfarlane, Ferguson & McMullen. P.A.  
625 Court Street, Suite 200  
Clearwater  
PHONE: No phone, Fax: No fax, Email: Bja@macfar.Com

**Location:** 0.421-acres, two parcels located on the south side of Skiff Point approximately 206 feet from the intersection of Larboard Way and Skiff Point.

**Atlas Page:** 267B

**Zoning District:** Island Estates Neighborhood Overlay District

**Request:** Flexible Development review of a proposed 1,504 square foot, multi-use dock as accessory to the upland 12-unit attached dwelling use located in the Medium High Density Residential District of the Island Estates Neighborhood Conservation Overlay District (MHDR-IENCOD) for the property located at 211-221 Skiff Point. The dock exceeds 500 square feet and is requesting a deviation for maximum dock width (Community Development Code Section 3-601.C.2-3).

**Proposed Use:** Attached Dwellings

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

**Assigned Planner:** Melissa Hauck-Baker, Senior Planner



# CITY OF CLEARWATER

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

## Workflow:

Review Name	Task Status	Status Date	Last Name
Parks and Rec Review	No Comments	04/11/2024	Parry
Stormwater Review	No Comments	04/15/2024	Vo
Solid Waste Review	No Comments	04/16/2024	Portalatin
Engineering Review	Comments	04/17/2024	Vaughan
Fire Review	Comments	04/17/2024	Ramos
Public Utilities Review	No Comments	04/18/2024	Vacca
Planning Review	Comments	04/19/2024	Hauck-Baker
Environmental Review	Comments	04/19/2024	Kessler
Traffic Eng Review	No Comments	04/21/2024	Jordi
Land Resource Review	No Comments	04/24/2024	McDonnell
Harbor Master Review	Comments	04/26/2024	Hauck-Baker
Route to Meeting	Ready for DRC	04/26/2024	Hauck-Baker
Determination of Completeness	Complete	05/02/2024	Hauck-Baker

The DRC reviewed this application with the following comments:

## Plan Room Issues:

### ENGINEERING - General Comments (Acknowledge):

Set to OPEN on 4/17/2024 10:00:28 AM

Issue created by Kyle Vaughan on 4/17/2024 10:00:28 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.





# CITY OF CLEARWATER

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

## **ENVIRONMENTAL - Prior to Building Permit**

Set to OPEN on 4/19/2024 6:58:56 AM

Issue created by Sarah Kessler on 4/19/2024 6:58:56 AM  
sarah.kessler@myclearwater.com - 727-444-8233

1. 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.

2. 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 OPEN on 4/17/2024 2:36:34 PM

Issue created by Walter Ramos on 4/17/2024 2:36:34 PM  
Issue is attached to Plans on sheet 1  
walter.ramos@myclearwater.com - 562-4327 X 3062

Submitted drawing not showing distance between Fire Department Access Road and most remote part of boat dock Please provide all dimensions and show on plans.

## **FIRE - Fire Review**

Set to OPEN on 4/17/2024 2:37:08 PM

Issue created by Walter Ramos on 4/17/2024 2:37:08 PM  
Issue is attached to Plans on sheet 1  
walter.ramos@myclearwater.com - 562-4327 X 3062

Fire Department Access to boats store outside shall be such that the hose-lay distance from the Fire apparatus to any portion of the boat shall not exceed 150. Shall meet the requirements of NFPA 1 2021 Edition, Chapter 28 and NFPA 14 2019 Edition Chapter 13. Please acknowledge on plans.

## **FIRE - Fire Review**

Set to OPEN on 4/17/2024 2:37:36 PM

Issue created by Walter Ramos on 4/17/2024 2:37:36 PM  
Issue is attached to Plans on sheet 1  
walter.ramos@myclearwater.com - 562-4327 X 3062

Submitted drawing not showing Fire Department Connection to Standpipe System located at boat dock. Fire Department Access and water Supply shall be provided. Shall meet the requirements of NFPA 1 2021 Edition, Chapter 28 Fire Department Access and NFPA 14 2019 Edition Chapter 13. Please provide details and show on plans.

## **HARBOR MASTER - Navigational Review**

Set to OPEN on 4/26/2024 12:53:48 PM

Issue created by Melissa Hauck-Baker on 4/26/2024 12:53:48 PM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

There are no hazards to navigation with this proposed dock.



**CITY OF CLEARWATER**  
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TELEPHONE (727) 562-4567

**PLANNING - General Comments (Acknowledge)**

Set to OPEN on 4/26/2024 12:50:28 PM

Issue created by Melissa Hauck-Baker on 4/26/2024 12:50:28 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 June 18, 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 May 10, 2024.

**PLANNING - Prior to CDB: Deviation Responses**

Set to OPEN on 4/19/2024 7:44:12 AM

Issue created by Melissa Hauck-Baker on 4/19/2024 7:44:12 AM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

5. The application will require the applicable, detailed responses to the requested Deviations, CDC Section 3-601.C.3.i., for the requested deviations. The submittal features inconsistent information between the narrative and plans, this must be clarified, and everything submitted must be consistent or the project review cycle may be delayed.

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

Set to OPEN on 4/19/2024 7:42:18 AM

Issue created by Melissa Hauck-Baker on 4/19/2024 7:42:18 AM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

1. The current request is for a 1,504 square foot dock, the T shaped dock will feature 9 slips with boatlifts, a floating dock for paddleboard and kayak launch.
2. CDC Section 3-601.A, requires that, "No dock may be constructed, added to, or structurally altered without first obtaining approval by the city and a permit from the Pinellas County Water and Navigation Control Authority."
3. CDC Section 3-601.C.2-3, requires that a multi-use dock exceeding 500 square feet must be reviewed as a commercial dock through the Level Two, Flexible Development review process.

**PLANNING - Prior to CDB: Permitted Length**

Set to OPEN on 4/19/2024 7:44:42 AM

Issue created by Melissa Hauck-Baker on 4/19/2024 7:44:42 AM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

6. The maximum length of a commercial dock is 75% of the property waterfront width, up to a maximum of 250 feet, and the property has 182.89 feet (plans) or 189.89 feet (narrative) of waterfront where 137.17 feet (plans) or 142.42 feet (narrative) is the maximum permitted. The proposed dock will be 64.9 feet (plans) or 65 feet (narrative) in length, which is consistent with CDC Section 3-601.C.3.h.ii. The submittal features inconsistent information between the narrative and plans, this must be clarified, and everything submitted must be consistent or the project review cycle may be delayed.



# 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

## PLANNING - Prior to CDB: Permitted Width

Set to OPEN on 4/19/2024 7:45:21 AM

Issue created by Melissa Hauck-Baker on 4/19/2024 7:45:21 AM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

7. The maximum width of a commercial dock is 75% of the property waterfront width and the property has 182.89 feet (plans) or 189.89 feet (narrative) of waterfront where 137.17 feet (plans) or 142.42 feet (narrative) is the maximum permitted width. The proposed dock width will be 173 feet (plans) or 189.24 feet (narrative) in width which are both inconsistent with the maximum permitted according to CDC Section 3-601.C.1.h.iii.. The submittal features inconsistent information between the narrative and plans, this must be clarified, and everything submitted must be consistent or the project review cycle may be delayed.

## PLANNING - Prior to CDB: Required Setbacks and Inconsistent Submittal

Set to OPEN on 4/19/2024 7:43:14 AM

Issue created by Melissa Hauck-Baker on 4/19/2024 7:43:14 AM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

4. Required setbacks for the dock are subject to CDC Section 3-601.C.3.h.(i). The property features 182.89 feet (plans) or 189.89 feet (narrative) along the waterfront and there is a detached dwelling located immediately to the east, therefore CDC Section 3-601.C.3.h.(i).(c). applies and the minimum required setback is 10 percent of the waterfront property width or 18.29 feet (plans) or 18.99 feet (narrative). The proposed setbacks are 19 feet (west) and 19 feet (east). The submittal features inconsistent information between the narrative and plans, this must be clarified, and everything submitted must be consistent or the project review cycle may be delayed.

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

**10:15 AM**

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**Case number:** [FLS2023-09038 -- 904 BRUCE AVE](#)

**Owner(s):** 905 Eldorado Land Trust  
422 Paterson Ave  
E Rutherford, NJ 07073 137  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Donata Misiuta  
324 Midway Island  
Clearwater, FL 33767  
PHONE: (973) 493-1468, Fax: No fax, Email: 905eldoradoproject@gmail.Com

**Representative:** Donata Misiuta  
324 Midway Island  
Clearwater, FL 33767  
PHONE: (973) 493-1468, Fax: No fax, Email: 905eldoradoproject@gmail.Com

**Location:** 0.117-acres located on the west side of Bruce Avenue approximately 64 feet north of the intersection of Bruce Avenue with Kipling Plaza.

**Atlas Page:** 249A

**Zoning District:** LMDR - Low Medium Density Residential

**Request:** Flexible Standard Development approval to construct a detached dwelling at the property located at 904 Bruce Avenue (formerly 905 Mandalay Avenue) in the Low Medium Density Residential (LMDR) District. The house will not exceed 30 feet in height, meets required parking, and requests flexibility for setback requirements as a Residential Infill Project (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:** Melissa Hauck-Baker, Senior Planner



**CITY OF CLEARWATER**  
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 TELEPHONE (727) 562-4567

**Workflow:**

<b>Review Name</b>	<b>Task Status</b>	<b>Status Date</b>	<b>Last Name</b>
Harbor Master Review	No Response	11/30/2023	Hauck-Baker
Art Review	No Response	12/04/2023	Winget
Determination of Completeness	Complete	12/07/2023	Hauck-Baker
Development Review Committee	Return to DRC Meeting	04/03/2024	Matzke
Parks and Rec Review	Comments	04/11/2024	Parry
Solid Waste Review	No Comments	04/16/2024	Portalatin
Fire Review	No Comments	04/17/2024	Ramos
Single family Dwelling Fire Code not applicable.			
Stormwater Review	No Comments	04/18/2024	Vo
Environmental Review	Comments	04/19/2024	Kessler
Traffic Eng Review	Comments	04/21/2024	Jordi
Land Resource Review	Comments	04/26/2024	McDonnell
Planning Review	Comments	04/26/2024	Hauck-Baker
Engineering Review	No Comments	04/26/2024	Hauck-Baker
Public Utilities Review	Comments	04/26/2024	Vacca

The DRC reviewed this application with the following comments:

**Plan Room Issues:**





# CITY OF CLEARWATER

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

## ENGINEERING - General Comments (Acknowledge):

Set to ACCEPTED on 4/15/2024 9:23:05 AM

Issue created by Kyle Vaughan on 11/13/2023 2:09:47 PM  
kyle.vaughan@myclearwater.com - 727-444-8232

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.

Kyle Vaughan on 3/7/2024 8:05:39 AM - NOTACCEPTED

*These comments require acknowledgment.*

DONATA MISIUTA on 3/29/2024 10:11:00 AM - ANSWERED

*Yes, Acknowledged.*

## ENGINEERING - Prior to Building Permit

Set to ACCEPTED on 4/15/2024 9:22:58 AM

Issue created by Kyle Vaughan on 11/13/2023 2:11:34 PM  
kyle.vaughan@myclearwater.com - 727-444-8232

Please Acknowledge:

- 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.

Kyle Vaughan on 3/7/2024 8:06:01 AM - NOTACCEPTED

*These comments require acknowledgment from applicant.*

DONATA MISIUTA on 3/29/2024 10:24:22 AM - ANSWERED

*Acknowledged.*



**CITY OF CLEARWATER**  
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POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748  
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756  
TELEPHONE (727) 562-4567

**ENVIRONMENTAL - Prior to Building Permit**

Set to DRAFT on 4/19/2024 6:45:56 AM

Issue created by Sarah Kessler on 4/19/2024 6:45:56 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.

**LAND RESOURCE - Prior to C of O: Landscape Acknowledgement**

Set to DRAFT on 4/24/2024 9:23:37 AM

Issue created by Danny McDonnell on 4/24/2024 9:23:37 AM  
danny.mcdonnell@myclearwater.com - 727-444-8765

Please acknowledge:

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

**LAND RESOURCE - Prior to C of O: Required Trees**

Set to ACCEPTED on 4/24/2024 9:15:35 AM

Issue created by Danny McDonnell on 11/22/2023 10:39:13 AM  
danny.mcdonnell@myclearwater.com - 727-444-8765

Please acknowledge:

Prior to issuance of a certificate of occupancy you are required to install 4 code sized native shade trees or equivalents. These trees must meet the minimum code requirements and be installed. On Island Estates and the beach, palms may be used for up to but no more than 75% of the required shade trees.

Danny McDonnell on 3/11/2024 8:33:22 AM - NOTACCEPTED

*This comment requires acknowledgment from the applicant.*

DONATA MISIUTA on 3/29/2024 10:22:34 AM - ANSWERED

*Acknowledged.*

**PARKS AND REC - Parks and Recreation Impact Fee; Detached Dwelling equal to or greater than 2,500 SF**

Set to DRAFT on 4/11/2024 3:03:26 PM

Issue created by Mark Parry on 4/11/2024 3:03:26 PM  
Issue is attached to Plans on sheet 1  
mark.parry@myclearwater.com - 727-444-8768

Please clarify the GFA (it appears the house will exceed 2,500 SF).

It appears that the proposal is for one new detached dwelling unit equal to or greater than 2,500 SF GFA.

Please note that attached garages do not count towards the GFA.

A Parks and Recreation Impact Fee of \$3,762 per dwelling unit (estimate of \$3,762 total) will be due prior to the issuance of any Certificate of Occupancy.

If the site was previously developed, please provide evidence of the number of dwelling units and date of demolition.

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

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



# CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

## PLANNING - Fence

Set to DRAFT on 4/26/2024 3:08:40 PM

Issue created by Melissa Hauck-Baker on 11/28/2023 1:08:16 PM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

The plans include a proposed 6-foot wall/fence along both the Mandalay (west) and Bruce (east) frontages. As the wall/fence will be forward of the leading edge of the home and neither right-of-way is classified as either a collector or arterial the maximum height permitted for a wall/fence to 4 feet for a solid fence or 6 feet for a picket style fence. The 20-foot sight visibility triangles are not noted on the plan where the driveway intersects with the public right-of-way, where 30 inches is the maximum fence height. A separate fence/wall permit is required for the installation of a fence or wall. Any fence or wall four feet in height or taller, requires a three-foot-wide landscaping bed along the street facing side of the fence or wall.

DONATA MISIUTA on 3/28/2024 6:38:20 PM - ANSWERED

*Yes, we are confirming that the fence will be designed in picket style and in accordance with the Clearwater City codes to the material (Section 3-802), design (Section 3-803), and height (Section 3-804). Also, we will use a picket style fence for the height of 6'.*

*Site visibility triangle is seen on Page 1, Site Plan: Revision Issues 3 and 5. We are requesting a reduction in the 20' x 20' dimensions of the triangle for the Northeast and Southeast Triangle on Bruce Ave.*

- a. Northeast Triangle: We are requesting a 15.58' x 20' triangle due to the building setback of 15' and column placement.*
- b. Southeast Triangle: We are requesting a 16.76' x 20' triangle so we can have a wider driveway to fit 4 cars.*

Melissa Hauck-Baker on 4/16/2024 12:23:57 PM - NOTACCEPTED

*Submittal does not include any detail of the proposed fence. Fences and walls must obtain a separate permit for installation.*

## PLANNING - Front Yard Setback Request

Set to DRAFT on 4/26/2024 3:23:57 PM

Issue created by Melissa Hauck-Baker on 4/26/2024 3:23:57 PM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

The pool exceeds 12 inches in height from grade and is part of the principal structure. The request must be modified to accurately reflect the proposed project. The front yard setback reduction along Mandalay Avenue is 6 feet. The flexibility range of a front yard setback permitted as a residential infill project is 10 feet to 25 feet. The project is seeking a front yard setback reduction to 6 feet which is not within the permitted range. The minimum front yard setback request is 10 feet and the project will need to be modified accordingly.

## PLANNING - General Applicability Criteria

Set to DRAFT on 4/29/2024 8:13:58 AM

Issue created by Melissa Hauck-Baker on 4/29/2024 8:13:58 AM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

General Applicability Criteria, CDC Section 3-914

The submittal fails to provide clear supporting evidence regarding the project meeting all of the General Applicability Criteria. Specifically, criterion #1 and #5:

1. The proposed development of the land will be in harmony with the scale, bulk, coverage, density, and character of adjacent properties in which it is located.
5. The proposed development is consistent with the community character of the immediate vicinity of the parcel proposed for development.

## PLANNING - General Comments (Acknowledge)

Set to DRAFT on 4/26/2024 2:56:49 PM



# 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

Issue created by Melissa Hauck-Baker on 4/26/2024 2:56:49 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 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 - Impervious Surface Ratio

Set to ACCEPTED on 4/26/2024 2:59:48 PM

Issue created by Melissa Hauck-Baker on 11/28/2023 1:17:15 PM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

The proposed Impervious Surface Ratio is 0.63 where a maximum of 0.65 is permitted.

DONATA MISIUTA on 3/28/2024 6:37:02 PM - ANSWERED

*Yes, we are confirming that the Impervious Surface Ratio is .63 and that it includes all proposed paver areas of the pool deck, existing driveway, and walkway areas (See Page 1, Site Plan: Revision Issue 5).*



# 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

## PLANNING - Maximum Building Height

Set to ACCEPTED on 4/15/2024 2:06:08 PM

Issue created by Melissa Hauck-Baker on 11/28/2023 1:08:43 PM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

13. The maximum permitted height is 30 feet, consistent with CDC Table 2-203, and the proposed maximum height shown on the plans exceeds this as solar equipment is not included in the definition of mechanical equipment and must be removed from the plans.

14. The revised drawings must comply with the maximum building height of 30 feet to the flat portion of the roof with a parapet of no more than 42 inches in height from the flat portion of the roof and elevator mechanical access of no more than 16 feet from the flat portion of the roof.

DONATA MISIUTA on 3/28/2024 6:37:51 PM - ANSWERED

*Yes, we are confirming that the Solar Panels were removed (See Pages 6 and 7, Elevation: Revision Issue 4).*

*Yes, we are confirming the building height 30' to the flat portion of the roof which is the maximum height allowed according to Table 2-203. "LMDR" District Flexible Standard Development in Zoning code (See Page 6 and 7, Elevation: Revision Issue 5).*

*Yes, we are confirming that the flat portion of the roof to the top of the parapet is 36" which is below the maximum allowed 42". (See Page 6 and 7, Elevation: Revision Issue 5).*

*Yes, we are confirming that the elevator mechanical access is 9'6" from the top of flat roof to the elevator mechanical access which is below the allowed 16' (See Page 6 and 7, Elevation: Revision Issue 5).*

## PLANNING - Pool Architectural Design and Integration

Set to DRAFT on 4/26/2024 3:28:50 PM

Issue created by Melissa Hauck-Baker on 4/26/2024 3:28:50 PM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

The revised design is not within the permitted range for a reduced front yard setback. The submittal does not include specific details regarding how the pool is architecturally integrated into the architecture of the dwelling. Details regarding building materials, colors, textures and overall massing are lacking. It may be beneficial to include color elevations to provide the translation of how the proposed design meets and supports all of the Residential Infill Project criteria.

## PLANNING - Pool Height and Architectural Integration

Set to DRAFT on 4/26/2024 3:17:39 PM

Issue created by Melissa Hauck-Baker on 4/26/2024 3:17:39 PM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

CDC Section 3-204.H, provides that: Swimming pools and their associated decks that are 12 inches or less above grade shall be classified as an accessory structure. Swimming pools and their associated decks that are greater than 12 inches above grade shall be classified as a principal structure. Accessory use structures are not permitted in a front yard setback.

The proposed pool elevation is greater than 12 inches which classifies the structure as subject to the principal structure setbacks.

If the proposed pool and deck elevation is greater than 12 inches, then the design of the proposed swimming pool and deck needs to be an integral part of the architectural design of the principal structure and subject to a reduced front yard setback in a range of 10 feet to 25 feet, including the same materials, colors, and other architectural details shall be incorporated into the design of the pool and deck.

Additional clarification must be provided regarding this issue.

Details regarding the proposed pool and deck design being incorporated into the detached dwelling have not been provided, please provide detailed information regarding the proposed method of finishes and architecture for the pool and deck.





# 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

## PLANNING - Residential Infill Project Criteria

Set to DRAFT on 4/26/2024 3:37:57 PM

Issue created by Melissa Hauck-Baker on 4/26/2024 3:37:57 PM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

CDC Section 2-203.C, provides the criteria for a project being requested as a residential infill project. Specifically, the submittal is lacking clear and detailed evidence regarding the proposed design being consistent with the surrounding development pattern. There are a variety of structures ranging from one-story traditional homes to the multi-story attached dwelling structure to the west. The proposed design appears to be monolithic compared to the surrounding vernacular. The provided elevations and plans do not represent the proposed building materials, colors, or textures of the dwelling. The structure also does not have varying step-backs or roof line extensions which add interest and decipher the architectural language that the design is speaking. This information is critical when considering the granting of approval of a residential infill project.

## PLANNING - Substantial Competent Evidence

Set to DRAFT on 4/26/2024 3:38:13 PM

Issue created by Melissa Hauck-Baker on 11/28/2023 1:17:41 PM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

The documentation and evidence submitted to date revolve around the project seeking a reduced front yard setback to 15 feet. With the additional pool spot elevations provided it has come to light that the project request must be modified within the permitted range of a front yard setback between 10 feet and 25 feet.

Any evidence that has been submitted to date was seeking to support the request of a front yard setback at 15 feet. The evidence is no longer substantial or competent to support the reduced front yard setback of 10 feet.

DONATA MISIUTA on 3/28/2024 6:36:03 PM - ANSWERED

*During the DRC Meeting on December 7th, 2023, the DRC Board approved the 15' setbacks on Mandalay Ave and Bruce Ave since the Lot is designated a residential infill (Please see Page 1, Site Plan). According to Table 2-203 "LMDR" District Flexible Standard Development, a residential infill has flexible setbacks variances from 10' minimum setback and therefore the 15' setbacks for Mandalay Ave and Bruce Ave is within the limits of the Flexible Standard Development.*

*As requested for further evidence to support existing development pattern of properties in the immediate vicinity with = 15' setbacks, please see attached word document "904 Bruce Ave\_15 ft Setback Supporting Evidence".*

*We are not requesting a 6' setback on Bruce Ave (east side) for the principal structure. The principal structure is at 15' setback on Bruce Ave. We are requesting a 6' setback for the accessory structure which is the pool. During the DRC Meeting on December 7th, 2023 the DRC Board approved 6' setback for the pool based on the Flexible Standard Development of accessory structure for setback between 0' to 15'.*

*Please note, due to the substantial flooding on Bruce Ave that occurred during Hurricane Idalia and the December 17th, 2023, storm, we switched the pool to Mandalay Ave which did not flood. See below for more detail.*



# CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

## **PUBLIC UTILITIES - issues**

Set to DRAFT on 4/18/2024 8:26:07 AM

Issue created by Michael Vacca on 4/18/2024 8:26:07 AM

Issue is attached to Plans on sheet 1

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

1. show on drawings - will need to show all existing underground utilities. water, sewer, reclaimed and gas
2. Show on drawings - we need to see purposed locations of the water meter, sewer clean-out and reclaimed water meter on the property.
3. water and Reclaimed water meter boxes are not permitted to be placed in concrete or pavers.

## **STORMWATER - Prior to building permit (please acknowledge)**

Set to ACCEPTED on 4/18/2024 4:19:12 PM

Issue created by Phuong Vo on 11/22/2023 12:41:47 PM

phuong.vo@myclearwater.com - 727-444-8228

- 1) 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.
- 2) The lowest finished floor elevation shall be 1 foot minimum above the crown of the abutting roads.

DONATA MISIUTA on 3/29/2024 10:21:23 AM - ANSWERED

*Yes. Acknowledged.*



# CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

## TRAFFIC ENG - Prior to building permit- Sight visibility triangles

Set to NOTACCEPTED on 4/21/2024 1:59:18 PM

Issue created by Gus Jordi on 11/27/2023 10:17:05 AM  
gus.jordi@myclearwater.com - 919-421-8370

Please follow section 3-904 of the community development code. The sight visibility triangles need to be added to the plan along both sides of each driveway and the FRONT property line (not the edge of the street pavement). No structure or landscaping may be present or installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within the sight visibility triangle. Link:

[https://library.municode.com/fl/clearwater/codes/community\\_development\\_code?nodeId=PTICODECO\\_ART3DEST\\_DIV9GEAPST\\_S3-904SIVITR](https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR)

Gus Jordi on 3/6/2024 1:53:24 PM - NOTACCEPTED

*The SVT must be at the edge of the driveway always 20'x20' even going over the adjacent property. Applicant will only be obliged to keep the area of the triangle on his/her property free of obstructions.*

DONATA MISIUTA on 3/29/2024 10:21:02 AM - ANSWERED

*Please see upload pdf file label "904 Bruce Ave\_March 2024\_Revised". The site visibility triangle is seen on Page 1, Site Plan: Revision Issues 3 and 5. We are requesting a reduction in the 20' x 20' dimensions of the triangle for the Northeast and Southeast Triangle on Bruce Ave.*

- a. *Northeast Triangle: We are requesting a 15.58' x 20' triangle due to the building setback of 15' and column placement.*
- b. *Southeast Triangle: We are requesting a 16.76' x 20' triangle so we can have a wider driveway to fit 4 cars.*

Gus Jordi on 4/21/2024 1:59:18 PM - NOTACCEPTED

*The sight visibility triangle must be shown as 20' X 20' to make sure no obstruction (other than the columns that you are requesting a set back for) are not in that area. Also, show the site triangles on the south side of the driveway running 20' along the left edge of the driveway and 20' along the front property line and the neighbor's property line. you will be only responsible to keep clear the area on you property.*

## TRAFFIC ENG - Prior to CO- Multi-modal Impact Fee (Acknowledge)

Set to ACCEPTED on 4/21/2024 1:46:07 PM

Issue created by Gus Jordi on 11/27/2023 10:28:17 AM  
gus.jordi@myclearwater.com - 919-421-8370

Please acknowledge that you will be responsible for a multi-modal impact fee in the amount of \$ 2066.00. 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](https://library.municode.com/fl/pinellas_county/codes/code_of_ordinances?nodeId=PTIILADECO_CH150IMFE_ARTIIMUIMFE)

Gus Jordi on 3/6/2024 1:54:38 PM - NOTACCEPTED

*Did not see the acknowledgement agreeing to be responsible for the fee.*

DONATA MISIUTA on 3/28/2024 6:41:35 PM - ANSWERED

*Noted. Thank you.*



# CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

## Plan Room Conditions:

No Plan Room Conditions on this case.

## Plan Room Notes:

No Plan Room Notes on this case.



# CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

**11:00 AM**

---

**Case number:** [FLS2024-02004 -- 1001 DRUID RD E](#)

**Owner(s):** Denis Temali  
1005 Druid Rd E  
Clearwater, FL 33756 560  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Steve Blackburn  
12760 Indian Rocks Road Unit 1024  
Largo, FL 33774  
PHONE: (270) 784-5573, Fax: No fax, Email: Sablackburn09@gmail.Com

**Representative:** Steve Blackburn  
12760 Indian Rocks Road Unit 1024  
Largo, FL 33774  
PHONE: (270) 784-5573, Fax: No fax, Email: Sablackburn09@gmail.Com

**Location:** 0.158-acre vacant property is located at the southeast corner of Druid Road and Ewing Avenue approximately 435 feet west of S M.L.K. Jr Avenue.

**Atlas Page:** 296A

**Zoning District:** LMDR - Low Medium Density Residential

**Request:** Flexible Standard Development approval to construct a detached dwelling at the property located at 1001 Druid Road in the Low Medium Density Residential (LMDR) District. The house will not exceed 20 feet in height, meets required parking, and requests flexibility from front and side setback requirements as a Residential Infill Project. (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:** Thea French, Planner



**Workflow:**

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	04/08/2024	French
Parks and Rec Review	No Comments	04/11/2024	Parry
Engineering Review	Comments	04/15/2024	Vaughan
Fire Review	No Comments	04/17/2024	Ramos
Single family Dwelling Fire Code not applicable.			
Stormwater Review	Comments	04/18/2024	Vo
Environmental Review	Comments	04/19/2024	Kessler
Traffic Eng Review	Comments	04/21/2024	Jordi
Land Resource Review	Comments	04/24/2024	McDonnell
Planning Review	Comments	04/26/2024	French

The DRC reviewed this application with the following comments:

**Plan Room Issues:**

**ENGINEERING - General Comments (Acknowledge):**

Set to DRAFT on 4/15/2024 8:54:10 AM

Issue created by Kyle Vaughan on 4/15/2024 8:54:10 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. 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 DRAFT on 4/15/2024 9:14:31 AM

Issue created by Kyle Vaughan on 4/15/2024 9:14:31 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 D.O.**

Set to DRAFT on 4/15/2024 9:04:45 AM

Issue created by Kyle Vaughan on 4/15/2024 9:04:45 AM  
kyle.vaughan@myclearwater.com - 727-444-8232

Per City Development Code Section 47.181: New developments and major alterations to structures within the City that abut public right of way shall provide a sidewalk.

1. Please revise plans to show proposed new sidewalk in Ewing right-of-way. Typically, sidewalk is constructed such that the back of the walk is 1 foot offset from the right-of-way line.
2. Please acknowledge all new sidewalk built in City right-of-way shall be 6" thick concrete.
3. Please acknowledge, per Section 28.51 of the Development Code: If a driveway is being built across an existing sidewalk, the existing sidewalk shall be removed and a new sidewalk constructed with a minimum thickness of six inches of concrete reinforced with mesh.

**ENVIRONMENTAL - Prior to Building Permit**

Set to DRAFT on 4/19/2024 6:42:49 AM

Issue created by Sarah Kessler on 4/19/2024 6:42:49 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.

**LAND RESOURCE - Landscape Acknowledgement**

Set to DRAFT on 4/24/2024 2:26:23 PM

Issue created by Danny McDonnell on 4/24/2024 2:26:23 PM  
danny.mcdonnell@myclearwater.com - 727-444-8765

Please acknowledge:

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



**CITY OF CLEARWATER**  
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TELEPHONE (727) 562-4567

**LAND RESOURCE - Prior to CO: Landscape Plan**

Set to DRAFT on 4/24/2024 2:46:13 PM

Issue created by Danny McDonnell on 4/24/2024 2:46:13 PM

Issue is attached to Plans on sheet 3

danny.mcdonnell@myclearwater.com - 727-444-8765

If the cluster of three palm trees have 3 separate root balls, then the cluster would count as one shade tree and your plan would meet the 4 shade tree requirement.

If the cluster of 3 palm trees are all contained in one root ball, we would consider that only one palm tree. Two more palm trees would be required to meet the 4 shade tree (or equivalent) code requirement.

Palm trees must have 10' of clear trunk at the time of planting.

**LAND RESOURCE - Prior to CO: Tree Mitigation Acknowledgement**

Set to DRAFT on 4/24/2024 2:56:55 PM

Issue created by Danny McDonnell on 4/24/2024 2:56:55 PM

danny.mcdonnell@myclearwater.com - 727-444-8765

Please acknowledge:

The proposed construction will require the removal of one 18" trunk diameter oak tree that is rated 3.0 or greater and will have to be mitigated to the city's tree fund at the rate of \$48 per inch for a total of \$864 (18" X \$48 per inch). The mitigation total will be reduced according to the number of trees meeting city standards that are planted on site.

If it is a co-owned tree, provide a signed affidavit from adjacent neighbor.

**LAND RESOURCE - Prior to DO: Tree Preservation Plan**

Set to DRAFT on 4/24/2024 2:21:04 PM

Issue created by Danny McDonnell on 4/24/2024 2:21:04 PM

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 impacts 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 DO.

NOTE: Required for the live oak tree near the eastern property line. Pier and lintel construction or a similar technique will likely need to be used near the critical root zone of the tree as root pruning five feet away from the tree is not an option. If it is a co-owned tree and will be removed, provide a signed affidavit from adjacent neighbor.



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TELEPHONE (727) 562-4567

**PLANNING - General comment (Acknowledge)**

Set to DRAFT on 4/26/2024 11:26:04 AM

Issue created by Thea French on 4/26/2024 11:26:04 AM  
thea.french@myclearwater.com - 727-444-8771

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 - Specific Criteria Code reference**

Set to DRAFT on 4/8/2024 11:51:53 AM

Issue created by Thea French on 4/8/2024 11:51:53 AM  
Issue is attached to page 4 in Blackburn Flex Application R\_03.07.24.pdf  
thea.french@myclearwater.com - 727-444-8771

Page 4 - This should be on the "Flexibility Criteria or Use Specific Criteria" page.

1. Please include the section number when referencing code standards. For example, "Section 2-203.C. Residential infill project".
2. Please move all of your responses to page 4 of the application for the "Flexibility Criteria or Use Specific Criteria".

Some of your responses appear to have letters for another criterion that are not required for the residential infill criterion.

3. There are 8 criteria to be addressed for residential infill listed, (numbered 1-8). Some of your responses show letters, please correct and move your responses to page 4 of the application. You may add more pages if you need additional space for your responses.

**PLANNING - Prior to DO - Application, Page 6**

Set to DRAFT on 4/8/2024 10:59:33 AM

Issue created by Thea French on 4/8/2024 10:59:33 AM  
Issue is attached to page 6 in Blackburn Flex Application R\_03.07.24.pdf  
thea.french@myclearwater.com - 727-444-8771

Each application submittal needs to stand on its own merit. Don't forget to include the signed and notarized affidavit with each submission.

Please update the application to include the signed and notarized affidavit.



**CITY OF CLEARWATER**  
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**PLANNING - Prior to DO - General Applicability page 3:**

Set to DRAFT on 4/8/2024 11:59:46 AM

Issue created by Thea French on 4/8/2024 11:59:46 AM  
Issue is attached to page 3 in Blackburn Flex Application R\_03.07.24.pdf  
thea.french@myclearwater.com - 727-444-8771

Please include the section number when referencing code standards. For example, "Section 2-203.C. Residential infill project".

#4) As Druid is a collector street you may consider moving the driveway onto Ewing Street. This would address the safety issue of backing out onto a collector street.

#5) Provide evidence of how the requested flexibility is consistent with the community character of the immediate area.

You are requesting flexibility to reduce the front setback to build the home. Provide specific addresses of homes in the immediate area that match the similar setbacks to what you are requesting. For example, the setback for the house to the south has a similar setback. You could list their address and setback.

**PLANNING - Prior to DO - General Narrative**

Set to DRAFT on 4/8/2024 11:00:45 AM

Issue created by Thea French on 4/8/2024 11:00:45 AM  
Issue is attached to page 1 in General Narrative\_04.04.2024.pdf  
thea.french@myclearwater.com - 727-444-8771

Just a typo -- "two "office" parking spaces should read "off-street" parking.

**PLANNING - Prior to DO - Specific Criteria**

Set to DRAFT on 4/8/2024 11:57:52 AM

Issue created by Thea French on 4/8/2024 11:57:52 AM  
Issue is attached to page 5 in Blackburn Flex Application R\_03.07.24.pdf  
thea.french@myclearwater.com - 727-444-8771

Please provide the complete responses to all of the criteria for Section 2-203.C. Residential infill project, 1-8 that you have on the "General Applicability" page. This should be your page #4 with those statements.

Just to clarify:

Please see the comment for page 4.

The Specific Criteria: You stated "Section 2-203.C. Residential infill project, 1-8" goes here, on this page.

**PUBLIC UTILITIES - Acknowledge**

Set to DRAFT on 4/18/2024 8:02:05 AM

Issue created by Michael Vacca on 4/18/2024 8:02:05 AM  
Issue is attached to Plans on sheet 6  
mike.vacca@myclearwater.com - 727-265-1831

1. acknowledged- required separation distances will be met between water meter, sewer clean-out, gas service line and power line.
2. Reclaimed water is available to the property for irrigation needs. Reclaimed water is accessible from both Druid Rd and Ewing Ave. for service line. Reclaimed water meter for residential will be 1-inch



# CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

## **SOLID WASTE - acknowledgement**

Set to DRAFT on 4/16/2024 1:41:06 PM

Issue created by Brandi Portalatin on 4/16/2024 1:41:06 PM  
brandi.portalatin@myclearwater.com - 727-562-4920

Please acknowledge all though solid waste services barrels and yard waste at the curb on Druid that it's not ideal. It's best to place the barrels and any debris for solid waste pick up on Ewing as it is safer for our crews. This does not hinder any construction from solid waste just pure awareness. Thank you.

## **STORMWATER - Prior to Building permit**

Set to DRAFT on 4/18/2024 4:16:59 PM

Issue created by Phuong Vo on 4/18/2024 4:16:59 PM  
phuong.vo@myclearwater.com - 727-444-8228

Please acknowledge in your formal response letter the following condition:

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.

## **TRAFFIC ENG - Prior to building permit- Multi-modal Impact Fee**

Set to DRAFT on 4/21/2024 1:41:04 PM

Issue created by Gus Jordi on 4/21/2024 1:41:04 PM  
gus.jordi@myclearwater.com - 919-421-8370

1. To calculate the multi-modal impact fee that you would be responsible for, please provide the living (hearted) SF
2. Going as far back as 2007, there appear to have not existed a structure on that property. If you disagree, then must provide documentation to verify that a structure existed before that time, and it size in order to receive credit toward the fee.

## **TRAFFIC ENG - Prior to DO- Driveway on Ewing Ave instead of Druid Rd**

Set to DRAFT on 4/25/2024 11:08:49 AM

Issue created by Gus Jordi on 4/25/2024 11:08:49 AM  
gus.jordi@myclearwater.com - 919-421-8370

Because Druid Ave carries higher traffic volume than Ewing Ave and the property frontage on Druid is relatively narrow, has there been a consideration to locate the driveway on Ewing instead of Druid?

## **TRAFFIC ENG - Prior to DO- Sight visibility triangles**

Set to DRAFT on 4/25/2024 11:15:56 AM

Issue created by Gus Jordi on 4/25/2024 11:15:56 AM  
gus.jordi@myclearwater.com - 919-421-8370

Please follow section 3-904 of the community development code. The sight visibility triangles need to be added to the plan along both sides of each driveway and OVERLAPPING the FRONT property line (not the edge of the street pavement), and along the property lines adjacent to street corner. The triangles must point away from the driveway. No structure or landscaping may be present or installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within the sight visibility triangle. Link: [https://library.municode.com/fl/clearwater/codes/community\\_development\\_code?nodeId=PTICODECO\\_ART3DEST\\_DIV9GEAPST\\_S3-904SIVITR](https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR)



# 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

## TRAFFIC ENG - Prior to DO-Site plan

Set to DRAFT on 4/21/2024 1:33:22 PM

Issue created by Gus Jordi on 4/21/2024 1:33:22 PM  
gus.jordi@myclearwater.com - 919-421-8370

1. The site plan need to include more dimension relating to driveway location from Ewing Avenue.
2. Please include dimensions relating to the driveway apron.

### Plan Room Conditions:

No Plan Room Conditions on this case.

### Plan Room Notes:

No Plan Room Notes on this case.





# CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

**11:30 AM**

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**Case number:** [FLS2024-03011 -- 1701 HERCULES AVE](#)

**Owner(s):** Clearwater, City Of  
Po Box 4748  
Clearwater, FL 33758 474  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Brandi Portalatin  
1701 N. Hercules Ave  
Clearwater, FL 33765  
PHONE: (727) 224-7388, Fax: No fax, Email:  
Brandi.Portalatin@myclearwater.Com

**Representative:** Brandi Portalatin  
Solid Waste  
1701 N. Hercules Ave  
Clearwater, FL 33765  
PHONE: (727) 224-7388, Fax: No fax, Email:  
Brandi.Portalatin@myclearwater.Com

**Location:** 11.1365-acre property located on the east side of North Hercules Avenue approximately 1422 feet north of Range Road and 476 feet south of Calumet Street.

**Atlas Page:** 262B

**Zoning District:** IRT - Industrial, Research and Technology

**Request:** Flexible Standard Development approval to erect a new fence at 1701 North Hercules Avenue in the Industrial, Research and Technology (IRT) District. The fence will be 6-foot high chainlink with 3 strands of barbed wire (same materials as current fence), enclosing the City of Clearwater's solid waste and recycling facility located, and requests flexibility for fences associated with public projects to permit a chainlink fence in front of a principal structure. (Community Development Code Sections 3-802.E and 3-807.E)

**Proposed Use:** Utility/Infrastructure Facilities

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

**Assigned Planner:** Thea French, Planner



# CITY OF CLEARWATER

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 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	04/08/2024	French
Parks and Rec Review	No Comments	04/11/2024	Parry
Engineering Review	Comments	04/15/2024	Vaughan
Solid Waste Review	No Comments	04/16/2024	Portalatin
Fire Review	No Comments	04/17/2024	Ramos
Public Utilities Review	No Comments	04/18/2024	Vacca
Stormwater Review	No Comments	04/18/2024	Vo
Environmental Review	No Comments	04/19/2024	Kessler
Traffic Eng Review	Comments	04/21/2024	Jordi
Land Resource Review	No Comments	04/23/2024	Quinzi
Planning Review	Comments	04/26/2024	French

The DRC reviewed this application with the following comments:



## Plan Room Issues:

### ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 4/15/2024 3:08:09 PM

Issue created by Kyle Vaughan on 4/15/2024 3:08:09 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 - PLANNING – General Comments (Acknowledge)

Set to DRAFT on 4/26/2024 12:40:06 PM

Issue created by Thea French on 4/26/2024 12:40:06 PM  
thea.french@myclearwater.com - 727-444-8771

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 - Site visibility triangle

Set to DRAFT on 4/26/2024 12:37:53 PM

Issue created by Thea French on 4/26/2024 12:37:53 PM  
Issue is attached to Plans on sheet 3  
thea.french@myclearwater.com - 727-444-8771

Please show site visibility triangles on site plan at driveways and intersecting streets where applicable.

Please acknowledge with a written statement on the site plan regarding CDC Section 3-904., noting the to keep fencing and landscaping that is within the sight visibility triangles below 30 inches.

### PLANNING - Prior to DO: Site plan

Set to DRAFT on 4/23/2024 8:27:08 AM

Issue created by Thea French on 4/23/2024 8:27:08 AM  
Issue is attached to Plans on sheet 3  
thea.french@myclearwater.com - 727-444-8771

Provide a legible site plan showing clearly labeled dimensions. Include details for the setbacks from the fence to the western property lines along North Hercules Avenue; and from the fence to the eastern property lines along Sunshine Drive.



# CITY OF CLEARWATER

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POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## 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

**11:40 AM**

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**Case number:** [FLS2024-03012 -- 310 PALM ISL SE](#)

**Owner(s):** Edward Mitchell li  
310 Palm Is Se  
Clearwater, FL 33767  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Steven Farris  
472 Harbor Dr S  
Indian Rocks Beach, FL 33785  
PHONE: (727) 330-5130, Fax: No fax, Email: Parker@fmconstructionllc.Com

**Representative:** Steven Farris  
Farmore Construction  
472 Harbor Dr S  
Indian Rocks Beach, FL 33785  
PHONE: (727) 330-5130, Fax: No fax, Email: Parker@fmconstructionllc.Com

**Location:** 0.2759 acres located on the north side of Palm Island SE approximately 230 feet east of Island Way.

**Atlas Page:** 258B

**Zoning District:** IENCD - Island Estates Neighborhood Conservation Overlay District

**Request:** Flexible Standard Development approval to construct a dock at the property located at 310 Palm Island SE in the Island Estates Neighborhood Conservation Overlay District. The proposed dock will be 224 square feet in area with a reduced setback from property lines, as extended into the water, of 5 feet on the western side and 6 feet on the eastern side of the property. (Community Development Code Section 3-601.C.1.g)

**Proposed Use:**

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

**Assigned Planner:** James Baker, Planner



**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	04/10/2024	Matzke
Parks and Rec Review	No Comments	04/11/2024	Parry
Fire Review	No Comments	04/17/2024	Ramos
Stormwater Review	No Comments	04/18/2024	Vo
Public Utilities Review	No Comments	04/18/2024	Vacca
Environmental Review	Comments	04/19/2024	Kessler
Traffic Eng Review	No Comments	04/21/2024	Jordi
Land Resource Review	No Comments	04/24/2024	McDonnell

The DRC reviewed this application with the following comments:

**Plan Room Issues:**

**ENGINEERING - General Comments (Acknowledge):**

Set to DRAFT on 4/15/2024 3:19:06 PM

Issue created by Kyle Vaughan on 4/15/2024 3:19:06 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.

**ENVIRONMENTAL - Prior to Building Permit**

Set to DRAFT on 4/19/2024 6:48:50 AM

Issue created by Sarah Kessler on 4/19/2024 6:48:50 AM  
sarah.kessler@myclearwater.com - 727-444-8233

1. 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.

2. 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.





# CITY OF CLEARWATER

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

## HARBOR MASTER - Harbor Master Review

Set to ACCEPTED on 4/29/2024 9:54:46 AM

Issue created by James Baker on 4/26/2024 9:03:39 AM  
james.baker@myclearwater.com - 727-444-8767

There is no hazard to navigation with this proposed dock.

## PLANNING - Acknowledge Dock and Boatlift Requirements

Set to OPEN on 4/29/2024 9:52:36 AM

Issue created by James Baker on 4/26/2024 2:50:33 PM  
james.baker@myclearwater.com - 727-444-8767

The required setbacks for a dock and floating dock shall be located in the center one-third of the lot or 20 feet and a boatlift shall be a minimum of 10 feet from the property line as extended into the water consistent with CDC Section 3-601.C.1.a.

## PLANNING - Acknowledge No Obstruction to Occur

Set to OPEN on 4/29/2024 9:52:18 AM

Issue created by James Baker on 4/26/2024 3:03:21 PM  
james.baker@myclearwater.com - 727-444-8767

Indicate that no portion of the proposed dock and boatlift that extends beyond the extended side property line into the waterway shall neither obstruct nor detract from the utilization and enjoyment of the adjacent properties.

## PLANNING - General Comment (Acknowledgement)

Set to OPEN on 4/29/2024 10:18:12 AM

Issue created by James Baker on 4/29/2024 10:18:04 AM  
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 - Indicate Dimensions of the Irregular Shaped Lot

Set to OPEN on 4/29/2024 9:52:50 AM

Issue created by James Baker on 4/26/2024 2:34:51 PM  
james.baker@myclearwater.com - 727-444-8767

Indicate dimensions of the street frontage along the Palm Island right-of-way and along the waterfront property line, which results in the dimensional challenges to constructing a dock.

## PLANNING - Request rationale

Set to OPEN on 4/29/2024 9:52:00 AM

Issue created by James Baker on 4/26/2024 3:38:47 PM  
james.baker@myclearwater.com - 727-444-8767

Indicate that the basis of this request is the irregularly shaped lot of the subject property, which results in a waterfront property width that is half of the street frontage dimension coupled with the uneven degree radiation of the extended side property lines.

Set to OPEN on 4/29/2024 9:52:26 AM

**PLANNING - Side Property Lines Configuration**

Issue created by James Baker on 4/26/2024 2:57:06 PM  
james.baker@myclearwater.com - 727-444-8767

Explain how the side property lines that extend into the water result in dock setback reduction

**PLANNING - Surrounding Properties Impact**

Set to OPEN on 4/29/2024 9:52:10 AM

Issue created by James Baker on 4/26/2024 3:33:08 PM  
james.baker@myclearwater.com - 727-444-8767

The surrounding properties are not identically impacted in comparison to the subject property, to the east is 320 Palm Island SE that is a rectangularly shaped property with 80 feet of street frontage and waterfront property with a 40-foot dock featuring side setbacks of 20 feet (east) and 32 feet (west); to the north is 475 Island Way that is an irregularly shaped property with 80 feet of street frontage and 56 feet of waterfront property with a 26-foot dock featuring side setbacks of 20 feet (south) and 21 feet (north).

**SOLID WASTE - acknowledgement**

Set to DRAFT on 4/16/2024 4:17:16 PM

Issue created by Brandi Portalatin on 4/16/2024 4:17:16 PM  
brandi.portalatin@myclearwater.com - 727-562-4920

Contractor needs to dispose of debris.

**Plan Room Conditions:**

No Plan Room Conditions on this case.

**Plan Room Notes:**

No Plan Room Notes on this case.