



**DRAFT ACTION AGENDA
 DEVELOPMENT REVIEW COMMITTEE**

Thursday, February 2, 2023

8:30 AM - Staff Review

9:00 AM

Case number: [LUP2023-01001 -- 1849 GULF TO BAY BLVD](#)

Owner(s): Jasmine Naik Development, Llc
 407 St Andrews Dr
 Belleair, FL 33756
 PHONE: No phone, Fax: No fax, Email: No email

Applicant:
 407 St Andrews Dr
 Belleair, FL 33756
 PHONE: No phone, Fax: No fax, Email: No email

Location: 0.125 acres located on the south side of Gul to Bay Boulevard approximately 540 feet east of Keene Road.

Atlas Page: 298A

Zoning District: Commercial

Request: This proposed Future Land Use Map amendment proposes to amend the southern 34 feet of the property from Residential Urban (RU) to Commercial General (CG) to allow for the property to have one future land use category and to bring consistency between the Countywide Plan Map and the City's Future Land Use Map.

Proposed Use: Restaurants

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

Assigned Planner: Kyle Brotherton, Senior Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	01/27/2023	Brotherton
Planning Review	No Comments	01/27/2023	Brotherton



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

The DRC reviewed this application with the following comments:

Engineering Review No comments

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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 TELEPHONE (727) 562-4567

Case number: [REZ2022-11007 -- 1849 GULF TO BAY BLVD](#)
Owner(s): Cdc Southeast Llc
 Po Box 22791
 Tampa, FL 33622-2791
 PHONE: (000) 000-0000, Fax: No fax, Email: No email
Applicant: Maleia Storum
 Clearwater, FL
 PHONE: (813) 642-4924, Fax: No fax, Email: Mstorum@bowman.Com
Representative: Maleia Storum
 Clearwater, FL
 PHONE: (813) 642-4924, Fax: No fax, Email: Mstorum@bowman.Com
Location: 1.135 acres located on the south side of Gulf to Bay Boulevard approximately 540 feet east of Keene Road.
Atlas Page: 298A
Zoning District: Medium Density Residential
Request: This zoning atlas amendment proposes to amend the south approximate 34 feet from Low Medium Density Residential (LMDR) to Commercial (C) to bring one consistent zoning district across the property.
Proposed Use: Restaurants
Neighborhood Association(s): Board of County Commissioners
 Clearwater Neighborhoods Coalition
 Pinellas County School Board
Assigned Planner: Kyle Brotherton, Senior Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	01/19/2023	Brotherton
Planning Review	No Comments	01/19/2023	Brotherton
Stormwater Review	No Comments	01/26/2023	Vaughan
No comments			
Engineering Review	No Comments	01/26/2023	Vaughan

The DRC reviewed this application with the following comments:



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Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

9:05 AM

Case number: [ANX2023-01001 -- 1754 W MANOR AVE](#)

Owner(s): Louis Rowlands
1754 W Manor Ave
Clearwater, FL 33765
PHONE: (727) 657-2296, Fax: No fax, Email: No email

Applicant: Louis Rowlands
1754 W Manor Ave
Clearwater, FL 33765
PHONE: (727) 657-2296, Fax: No fax, Email: No email

Representative: Louis Rowlands
1754 W Manor Ave
Clearwater, FL 33765
PHONE: (727) 657-2296, Fax: No fax, Email: No email

Location: 0.193 acres located on the west side of West Manor Avenue, east of the intersection of Calumet Street and North Belcher Road.

Atlas Page: 263A

Zoning District: LMDR - Low Medium Density Residential

Request: This voluntary annexation petition involves a detached dwelling. It is proposed that the initial Future Land Use Map designation be Residential Low (RL) and the initial Zoning Atlas designation be Low Medium Density Residential (LMDR).

Proposed Use: Detached Dwellings

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

Assigned Planner: Dylan Prins, Long Range Planner



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 TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	01/11/2023	Prins
Stormwater Review	No Comments	01/17/2023	Vo
Engineering Review	Comments	01/18/2023	Vaughan
Environmental Review	No Comments	01/20/2023	Kessler
Public Utilities Review	No Comments	01/20/2023	Vacca
Solid Waste Review	No Response	01/26/2023	Prins
Parks and Rec Review	No Response	01/26/2023	Prins
Land Resource Review	No Response	01/26/2023	Prins
Fire Review	No Response	01/26/2023	Prins
Harbor Master Review	No Response	01/26/2023	Prins
Traffic Eng Review	No Response	01/26/2023	Prins
Planning Review	No Comments	01/26/2023	Prins

The DRC reviewed this application with the following comments:

Engineering Review

Engineering Review General Comments:

Annexation into the City of Clearwater will generate monthly stormwater utility fees on your City Utility bill. In contrast, properties in Unincorporated Pinellas County are typically assessed a yearly stormwater utility fee as part of the property tax bill.

Please note, any changes to the site and/or building shall require bringing all sub-standard sidewalks and sidewalk ramps adjacent to or a part of the project up to standard, including A.D.A. standards (truncated domes per FDOT Index #304).



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TELEPHONE (727) 562-4567

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

Case number: [ANX2023-01002 -- 1719 OWEN DR](#)

Owner(s): Barbara Banck
1719 Owen Dr
Clearwater, FL 33759-1916
PHONE: (323) 573-0899, Fax: No fax, Email: No email

Applicant: Barbara Banck
1719 Owen Dr
Clearwater, FL 33759-1916
PHONE: (323) 573-0899, Fax: No fax, Email: No email

Representative: Barbara Banck
1719 Owen Dr
Clearwater, FL 33759-1916
PHONE: (323) 573-0899, Fax: No fax, Email: No email

Location: 0.201 acres located on the east side of Owen Drive approximately 340 feet north of State Road 590.

Atlas Page: 264A

Zoning District: LMDR - Low Medium Density Residential

Request: This case involves a request for voluntary annexation into the City of Clearwater. It is proposed that the property be assigned an initial Future Land Use Map designations of Residential Low (RL) and Water/Drainage Feature, and an initial zoning category of Low Medium Density Residential (LMDR).

Proposed Use: Detached Dwellings

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

Assigned Planner: Dylan Prins, Long Range Planner



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 TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	01/11/2023	Prins
Stormwater Review	No Comments	01/17/2023	Vo
Engineering Review	Comments	01/18/2023	Vaughan
Environmental Review	No Comments	01/20/2023	Kessler
Public Utilities Review	No Comments	01/20/2023	Vacca
Solid Waste Review	No Response	01/26/2023	Prins
Parks and Rec Review	No Response	01/26/2023	Prins
Land Resource Review	No Response	01/26/2023	Prins
Fire Review	No Response	01/26/2023	Prins
Harbor Master Review	No Response	01/26/2023	Prins
Traffic Eng Review	No Response	01/26/2023	Prins
Planning Review	No Comments	01/26/2023	Prins

The DRC reviewed this application with the following comments:

Engineering Review

Engineering Review General Comments:

Annexation into the City of Clearwater will generate monthly stormwater utility fees on your City Utility bill. In contrast, properties in Unincorporated Pinellas County are typically assessed a yearly stormwater utility fee as part of the property tax bill.

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TELEPHONE (727) 562-4567

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

9:10 AM

Case number: [FLD2015-09036B -- 400 CORONADO DR](#)

Owner(s): Tripop Clearwater Llc
1001 E Atlantic Ave
Delray Beach, FL 33483-6974
PHONE: (603) 559-2187, Fax: No fax, Email: No email

Applicant: Matthew Kelly
101 E Kennedy Blvd, Suite 3700
Tampa, FL 33602
PHONE: (727) 259-6791, Fax: No fax, Email: Matthew.Kelly@hwlaw.Com

Representative: Matthew Kelly
Hill Ward Henderson
101 E Kennedy Blvd, Suite 3700
Tampa, FL 33602
PHONE: No phone, Fax: No fax, Email: Matthew.Kelly@hwlaw.Com

Location: 2.5997 acres bound by South Gulfview Boulevard (west), Coronado Drive (east), and Fifth Street (north); South Gulfview Boulevard right-of-way between Hamden Drive and 5th Street.

Atlas Page: 276A

Zoning District: Tourist

Request: The Community Development Board (CDB) is reviewing a second amendment to an approved Level Two Flexible Development application (FLD2015-09036 and FLD2015-09036A) for the construction of a 248-unit hotel utilizing 127 existing hotel units and an additional 100 units allocated from the Hotel Density Reserve through Beach by Design as currently approved through HDA2014-06004 (as amended by HDA2015-06001, HDA2014-06004A and HDA2014-06004B) within the Tourist (T) District for the property located at 401, 411, 421, 425 and 431 South Gulfview Boulevard and 400 Coronado Drive. The project will be 150 feet in height, proposes a minimum of 298 off-street parking spaces available for the hotel with any additional off-street parking spaces available to the general public and includes a proposed pedestrian overpass bridge extending between the subject site and 430 South Gulfview Boulevard (Opal Sands Resort) spanning Beach Walk and the South Gulfview Boulevard right-of-way. The project requests allowable flexibility from height, setback requirements and the Design Guidelines of Beach by Design and a two-year Development Order (Community Development Code Sections 2-803.D and 4-407).

Proposed Use: Overnight Accomodations

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

Assigned Planner: Mark Parry, Senior Planner



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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	01/11/2023	Parry
Stormwater Review	Comments	01/17/2023	Vo
Engineering Review	Comments	01/18/2023	Vaughan
Traffic Eng Review	Comments	01/18/2023	Jordi
Environmental Review	Comments	01/20/2023	Kessler
Land Resource Review	Comments	01/24/2023	Quinzi

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 1/18/2023 1:28:24 PM

Issue created by Kyle Vaughan on 1/18/2023 1:28:24 PM
kyle.vaughan@myclearwater.com - 727-339-2108

1. 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.
2. Sheets C-3 and CU-3 were reviewed for general engineering criteria. The additional details provided in the plan set may have been necessary for other departmental reviews to provide flexible development approval. Construction details shall be reviewed more thoroughly prior to receipt of the building permit.
3. DRC review is a prerequisite for Building Permit review. Additional comments may be forthcoming upon submittal of a Building Permit Application.
4. Applicant shall obtain a City of Clearwater right-of-way permit for the proposed work in the ROW.

ENGINEERING - Prior to Building Permit

Set to DRAFT on 1/18/2023 1:29:04 PM



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TELEPHONE (727) 562-4567

Issue created by Kyle Vaughan on 1/18/2023 1:29:04 PM
kyle.vaughan@myclearwater.com - 727-339-2108

1. The entire width of the Beachwalk Promenade shall be removed and replaced. Impacts to any colored band will require replacement of the entire band, as it is impossible to match the existing concrete colors.
2. All impacted Hardscape (Paving), Landscaping and Irrigation will be replaced consistent with current city's Beach Walk design plans.
3. Any subcontractors working within the City's right of way and or city's Beach Walk corridor shall be vetted and approved by the City prior to commencement of work. This will include any utility relocation, grading, paving, landscaping, and irrigation work.
4. Contractor(s) will provide mock-up samples of all replacement concrete pavement for inspection and approval by the City prior to forming and pouring of any Beachwalk sidewalks.
5. Contractor(s) will make available all landscape plants, palms and trees for inspection and acceptance by the city prior to installation.
6. Changes to the original city's Beach Walk landscape plantings shall be submitted to the city for review and approval prior to installation.
7. Contractor(s) shall apply for and obtain a Right-of-Way permit for all work within the City's right-of-way.
8. All existing underground facilities will be preserved and protected or redesigned and replaced to the City's Beach Walk specifications, design standards and details and to the satisfaction of the city's Engineering department.
9. If the proposed project necessitates infrastructure modifications to satisfy site-specific potable and or wastewater capacity and pressure requirements, such modifications shall be completed by the applicant at their expense and to the satisfaction of the city.
10. No utility appurtenances (transformers, communication equipment, FDC connections, etc.) shall be placed within city's Beach Walk corridor and any required easements are the responsibility of the developer/owner.
11. All work within the City's right-of-way will be completed, inspected, and approved by the City of Clearwater prior to issuance of the Certificate of Occupancy.
12. Any alteration of the approved landscaping, hardscaping, and irrigation after issuance of the Certificate of Occupancy must be approved and permitted by the city.
13. Issuance if a building permit for this project as depicted on this application will be contingent on approval by the city of any right-of-vacation request(s).
14. Additional water quality and attenuation requirements ;per City of Clearwater Drainage Criteria manual; shall be met prior to the issuance of a building permit, as a result of the proposed expansion of this project's area into city's right of way.
15. Improvements that extend into the right-of-way of South Gulfview Boulevard and Coronado Dr shall meet "Beach By Design Guidelines." Plans details and specifications are available at the Engineering Department.
16. Any impacts to existing Beach Walk improvements will be completely replaced in kind and size to match the existing at the time of replacement. This will include any and all landscape,irrigation, hardscaping and any other Beach Walk elements and/or systems.
17. Any right-of-way landscape plantings, irrigation, lighting or hardscape components and South Gulfview Boulevard and Coronado Dr will be protected or replaced to the City's Beach Walk specifications and design details (available at the city's engineering department)..
18. Any on-site landscaping or other design elements must meet the Beach By Design Criteria.
19. Per Sec.47.181 bring all substandard sidewalks and ramps adjacent to or as part of the project up to Standards, including A.D.A.
20. Above ground stormwater conveyance systems are not allowed within pedestrian area.
21. Final approval of relocation of utility infrastructure shall be completed during building permit review.
22. Access to the baffle box on 5th Street shall be maintained at all times.
23. Sheet CU-3 shows sanitary laterals passing through stormwater doghouse manholes. Doghouse manholes are not allowed. Applicant shall show conflict structure instead, allowing adequate access
24. Applicant shall show the amount of cover for each utility at various locations on the relocation sheets.
25. Additional comments may be forthcoming upon submission of a Building Permit Application.



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TELEPHONE (727) 562-4567

ENGINEERING - Prior to C.D.B.

Set to DRAFT on 1/18/2023 1:29:54 PM

Issue created by Kyle Vaughan on 1/18/2023 1:29:54 PM
kyle.vaughan@myclearwater.com - 727-339-2108

1. Beach Walk Promenade shall be removed and replaced full width.
2. Applicant shall acknowledge a more detailed review of the utility relocation shall be performed during building permit submittal.
3. Review of the pedestrian bridge connecting Alanik to Opal Sands not performed, as it is a separate case.

ENGINEERING - Prior to Certificate of Occupancy

Set to DRAFT on 1/18/2023 1:30:29 PM

Issue created by Kyle Vaughan on 1/18/2023 1:30:29 PM
kyle.vaughan@myclearwater.com - 727-339-2108

1. Applicant shall provide the City of Clearwater's Engineering Department with 5 signed and sealed hard copies of the civil set as-builts.
2. All Right of Way elements shall be restored to the Engineering Department's satisfaction prior to the issuance of a C.O.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 1/20/2023 3:53:41 PM

Issue created by Sarah Kessler on 1/20/2023 3:53:41 PM
sarah.kessler@myclearwater.com - 727-562-4897

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

Provide stormwater vault specifications showing the vault provides water quality benefits, and provide a vault maintenance schedule that has been signed and accepted by the owner.

Provide erosion control measures on plan sheet, and provide notes detailing erosion control methods.

No light shall be visible or extend in areas identified as Sea Turtle Nesting Areas during the nesting season (May 1 to October 31). Those areas where security and public safety require lighting, alternative light management approaches shall be applied. Provide evidence of sea turtle-friendly lighting in accordance with City code and state laws. Additional information is found on Florida Fish and Wildlife Conservation Commission's website including specific lighting guidelines (http://myfwc.com/media/418417/SeaTurtle_LightingGuidelines.pdf).

LAND RESOURCE - Prior To CDB Invasive Washington Palms

Set to DRAFT on 1/24/2023 9:43:12 AM

Issue created by Michael Quinzi on 1/24/2023 9:43:12 AM
michael.quinzi@myclearwater.com - 727-562-4558

Remove Invasive Washington Palms from the landscape plan. – Species listed on the Florida Exotic Plant Pest Council's most recent list will not be accepted as landscape material. As per CDC 3-1202.B.4 and 6. revise landscape material to be more native species, Florida Friendly plants, or Water Wise plants.

LAND RESOURCE - Prior to CDB Landscape Plan

Set to DRAFT on 1/24/2023 10:19:55 AM

Issue created by Michael Quinzi on 1/24/2023 10:19:55 AM
michael.quinzi@myclearwater.com - 727-562-4558

Add the statement to the landscape plan that all palm trees must be a minimum of 10 feet of clear trunk to receive credit as a required code tree.



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TELEPHONE (727) 562-4567

PLANNING - Accessory Floor Area

Set to DRAFT on 1/18/2023 3:52:44 PM

Issue created by Mark Parry on 1/18/2023 3:52:44 PM

Issue is attached to Plans on sheet A-0.30

mark.parry@myclearwater.com - 727-562-4741

Clarify why the pre-function areas (5,111 and 1,718 SF) are not included in the total accessory use floor area. In addition, I see that the meeting rooms are included in floor area but I'm not sure that they ought to be. I'm assuming that these meeting rooms are primarily for in-house use. Correct me if I'm wrong. I just want all the numbers to be accurate and we need to get the accessory floor area down to 10 percent of the GFA or 30,088 SF. Make sure you're not including unnecessarily included hallways or anything.

PLANNING - BBD B.3

Set to DRAFT on 1/18/2023 3:56:29 PM

Issue created by Mark Parry on 1/18/2023 3:56:29 PM

Issue is attached to page 2 in Narrative.pdf

mark.parry@myclearwater.com - 727-562-4741

Clarify what the floorplate area is between 45 and 100 feet in the narrative. Make sure that the numbers in the narrative match the numbers provided on Sheet A-0.02.

PLANNING - Comparison Drawings

Set to DRAFT on 1/18/2023 3:54:24 PM

Issue created by Mark Parry on 1/18/2023 3:54:24 PM

Issue is attached to Plans on sheet A-0.00

mark.parry@myclearwater.com - 727-562-4741

Those comparison drawings included with the HDA amendment were pretty good – you should include those with this one.



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TELEPHONE (727) 562-4567

PLANNING - Disclaimer

Set to DRAFT on 1/18/2023 3:56:48 PM

Issue created by Mark Parry on 1/18/2023 3:56:48 PM

Issue is attached to Plans on sheet A-0.00

mark.parry@myclearwater.com - 727-562-4741

Please note that additional comments may be generated at or after the DRC meeting based on responses to DRC comments.

Please carefully review the listed request. It is ultimately the responsibility of the applicant to ensure that the request reflects what is wanted.

In order to be reviewed by the CDB on March 21, 2023, 10 complete sets (revised as needed, folded and collated) and one electronic version (uploaded) must be submitted no later than noon February 10, 2023.

The electronic and hardcopies must match exactly. Hardcopies are to be delivered to the Municipal Service Building at 100 S. Myrtle Avenue Clearwater FL. Clearly label to the ATTN of Isabel Winget and include the case number and address.

Substantial redesign or unresolved issues will prevent the project from moving forward to the CBD.

Depending on the nature of the resubmittal Staff reserves the right to bring the submittal to another DRC meeting.

All the Planning Comments need to be fully addressed in Plan Room to proceed to CDB.

Failure to fully and completely address all Planning comments will delay your application.

Failure to coordinate narratives, plans, elevations and all documents with each other will delay your application.

Failure to meet deadlines will delay your application.

Finally, please be aware that City Staff will not organize, collate or otherwise piece together this or any other application. The responsibility of providing a complete, collated and organized submittal rests solely with the applicant.

PLANNING - Floor Count

Set to DRAFT on 1/18/2023 3:49:51 PM

Issue created by Mark Parry on 1/18/2023 3:49:51 PM

Issue is attached to Plans on sheet A-0.16

mark.parry@myclearwater.com - 727-562-4741

Somewhere, somehow someone has to put some label stating that there are not actually 16 floors but that, for the sake of superstition, the labeling for Floor 13 is skipped.

PLANNING - General Applicability Criteria

Set to DRAFT on 1/18/2023 3:54:56 PM

Issue created by Mark Parry on 1/18/2023 3:54:56 PM

Issue is attached to page 9 in Narrative.pdf

mark.parry@myclearwater.com - 727-562-4741

Please go ahead and renumber the six general applicability criteria to not include two number four entries. Keep in mind that there are six criteria and when you get to the end of the list the last number should be six.



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TELEPHONE (727) 562-4567

PLANNING - Jobs

Set to DRAFT on 1/18/2023 3:53:20 PM

Issue created by Mark Parry on 1/18/2023 3:53:20 PM

Issue is attached to Plans on sheet A-0.00

mark.parry@myclearwater.com - 727-562-4741

Clarify how many new jobs are expected to be created with the proposal.

PLANNING - Parking Count

Set to DRAFT on 1/18/2023 3:49:28 PM

Issue created by Mark Parry on 1/18/2023 3:49:28 PM

Issue is attached to Plans on sheet A-0.06

mark.parry@myclearwater.com - 727-562-4741

I'm counting 647 spaces total where the parking schedule calls out 528. Let's get, in addition to the provided overall parking count, a floor-by-floor count. I just want to make sure we're correct.

PLANNING - Public Parking

Set to DRAFT on 1/18/2023 3:49:20 PM

Issue created by Mark Parry on 1/18/2023 3:49:20 PM

Issue is attached to Plans on sheet A-0.06

mark.parry@myclearwater.com - 727-562-4741

Please clarify that the noted 230 self-parking spaces (listed as blue as part of the parking schedule table, are public parking as required by the Section 4.2 of the Development Agreement.

PLANNING - Rendering

Set to DRAFT on 1/18/2023 3:54:10 PM

Issue created by Mark Parry on 1/18/2023 3:54:10 PM

Issue is attached to Plans on sheet A-0.16

mark.parry@myclearwater.com - 727-562-4741

Rendering

Please provide a better rendering of the elevation along Beach Walk to better show how the façade interacts with Beach Walk.

PLANNING - Sheet Orientation

Set to DRAFT on 1/18/2023 3:53:07 PM

Issue created by Mark Parry on 1/18/2023 3:53:07 PM

Issue is attached to Plans on sheet A-0.03

mark.parry@myclearwater.com - 727-562-4741

At least one of the sheets are upside down – please make sure that all sheets are oriented correctly.

PLANNING - Sidewalks

Set to DRAFT on 1/18/2023 3:53:54 PM

Issue created by Mark Parry on 1/18/2023 3:53:54 PM

Issue is attached to Plans on sheet A-0.03

mark.parry@myclearwater.com - 727-562-4741

Clarify and show on the site plan that brick pavers stamped paving or a similar technique will be used where sidewalks cross driveways.

PLANNING - Sight Triangles

Set to DRAFT on 1/18/2023 3:53:36 PM

Issue created by Mark Parry on 1/18/2023 3:53:36 PM

Issue is attached to Plans on sheet A-0.03

mark.parry@myclearwater.com - 727-562-4741

Please show all required sight visibility triangles where driveways meet property lines and at the corners of streets.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

PUBLIC UTILITIES - Prior to C.D.B.

Set to DRAFT on 1/20/2023 11:43:34 AM

Issue created by Michael Vacca on 1/20/2023 11:43:34 AM
Issue is attached to Plans on sheet CU2
mike.vacca@myclearwater.com - 727-5624960 x7227

utilities relocations can move forward prior to easement vacation. if vacation is denied the city will not be responsible for the utility relocation fees or cost.

station 00+20 , why is the storm baffle box conflict with gravity main? can the box be relocated? if gravity main must go through conflict box, then the gravity main will need to installed in a pipe casing. (refer to engineering details 210)

beach walk pedestrian walk will need to be rated for heavy equipment for access and maintenance of the water, RCW and gravity systems

during underground utility relocation ,no services will be interrupted

Applicant shall acknowledge a more detailed review of the utility relocation shall be performed during building permit submittal.

STORMWATER - Prior to CDB

Set to DRAFT on 1/17/2023 3:16:39 PM

Issue created by Phuong Vo on 1/17/2023 3:16:39 PM
phuong.vo@myclearwater.com - 727-562-4752

Prior CDB, the following shall be addressed:

- 1) Please acknowledge that thorough SUE work shall be performed for and all conflicts with proposed and existing utilities shall be designed to City's standard and specs on the building permit plan.
- 2) Please acknowledge that sufficient cross sections and proposed grades shall be provided for the project's expanded area and shall be designed to allow positive drainage from existing Beachwalk corridor to the design destination(s).
- 3) Acknowledge that updated drainage report factoring the expanded project area shall be submitted as a plan amendment to the approved permit and shall address all Stormwater drainage criteria manual at that time.

TRAFFIC ENG - General comment- Sky Bridge over Gulfview Bl.

Set to DRAFT on 1/18/2023 11:42:58 AM

Issue created by Gus Jordi on 1/18/2023 11:42:58 AM
Issue is attached to Plans on sheet A-1.05
gus.jordi@myclearwater.com - 727-562-4775

This review does not include the sky bridge. In case the sky bridge come in for review, it should be designed where the construction/erection of the structure would have minimal impact on Gulfview Bl. traffic. At that time a construction method statement for the construction/erection of the bridge shall be submitted to the City for review and approval.

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

9:40 AM

Case number: [FLD2022-11028 -- 776 ELDORADO AVE](#)

Owner(s): Universal Alliance Inv Llc
776 Eldorado Ave
Clearwater, FL 33767-1422
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Jason Mickool
776 Eldorado Avenue
Clearwater, FL 33767
PHONE: No phone, Fax: (813) 333-1683, Email: Jason.Mickool@floridafa.Com

Representative: Katherine Cole
Hill Ward Henderson
600 Cleveland St Suite 800
Clearwater, FL 33755
PHONE: (727) 259-6791, Fax: No fax, Email: Katie.Cole@hwhlaw.Com

Location: 0.227-acre property located on the west side of Eldorado Avenue, approximately 60 feet south from the western terminus of Mango Street.

Atlas Page: 249A

Zoning District: LMDR - Low Medium Density Residential

Request: The Community Development Board is reviewing a proposed pool and patio/deck seaward of the Coastal Construction Control Line (CCCL) in the Low Medium Density Residential (LMDR) District for the property located at 776 Eldorado Avenue. The project requests flexibility for construction seaward of the CCCL (Community Development Code Section 3-905).

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



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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	11/15/2022	Nurnberger
Harbor Master Review	No Response	12/01/2022	Winget
Development Review Committee	Plans Received	12/29/2022	PlanRoom
Review package submitted by: PUBLICUSER17091			
Awaiting Re-Submittal	DRC Review	01/18/2023	Crandall
Engineering Review	No Comments	01/18/2023	Vaughan
Environmental Review	No Comments	01/20/2023	Kessler
Public Utilities Review	No Comments	01/23/2023	Vacca
Planning Review	Comments	01/23/2023	Parry
Land Resource Review	No Comments	01/23/2023	Quinzi
Traffic Eng Review	No Response	01/26/2023	Hauck-Baker
Solid Waste Review	No Response	01/26/2023	Hauck-Baker
Parks and Rec Review	No Response	01/26/2023	Hauck-Baker
Stormwater Review	No Response	01/26/2023	Hauck-Baker
Fire Review	No Response	01/26/2023	Hauck-Baker

The DRC reviewed this application with the following comments:

Plan Room Issues:



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

ENGINEERING - General Notes (Acknowledge):

Set to ACCEPTED on 1/18/2023 1:08:56 PM

Issue created by David Ojeda on 11/16/2022 3:11:58 PM
ePermit@myclearwater.com - 727-562-4567

General Comments (Acknowledge)::

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) will be forthcoming upon submittal of a Building Permit Application.
3. Contractor shall request an easement inspection prior to any construction near an easement.

Matthew Kelly on 12/29/2022 9:06:47 PM - ANSWERED

- 1) *Acknowledged.*
- 2) *Acknowledged.*
- 3) *Acknowledged.*

ENVIRONMENTAL - Prior to Building Permit

Set to ACCEPTED on 1/20/2023 3:32:11 PM

Issue created by Sarah Kessler on 11/18/2022 2:04:42 PM
sarah.kessler@myclearwater.com - 727-562-4897

1. Provide erosion control measures on plan sheet, and provide notes detailing erosion control methods.
2. No light shall be visible or extend in areas identified as Sea Turtle Nesting Areas during the nesting season (May 1 to October 31). Those areas where security and public safety require lighting, alternative light management approaches shall be applied. Provide evidence of sea turtle-friendly lighting in accordance with City code and state laws. Additional information is found on Florida Fish and Wildlife Conservation Commission's website including specific lighting guidelines (http://myfwc.com/media/418417/SeaTurtle_LightingGuidelines.pdf).

Matthew Kelly on 12/29/2022 9:07:36 PM - ANSWERED

- 1) *Acknowledged. Erosion control measures will be included on permit plans.*
- 2) *Acknowledged.*

ENVIRONMENTAL - Prior to Development Order

Set to ACCEPTED on 1/20/2023 3:31:59 PM

Issue created by Sarah Kessler on 11/18/2022 2:05:51 PM
sarah.kessler@myclearwater.com - 727-562-4897

The property owner shall be advised that Florida Statute (Subsection 161.053) prohibits construction of structures seaward of the Coastal Construction Control Line (CCCL), excavation and removal of beach material, alteration of existing ground elevations, damaging sand dunes or vegetation growing on them. Any alteration or removal of dunes and/or beach vegetation requires approval from the City and a permit from the Florida Department of Environmental Protection (FDEP).

Matthew Kelly on 12/29/2022 9:08:05 PM - ANSWERED

Acknowledged. Any necessary permits will be obtained.

PLANNING - clarification on accepted issues

Set to DRAFT on 1/30/2023 11:53:18 AM

Issue created by Ellen Crandall on 1/30/2023 11:53:18 AM
ellen.crandall@myclearwater.com - 727-562-4836

As this is the second DRC for this project, please note that "accepted" issues are resolved and do not require additional responses even though they still show up on the agenda for this case.



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TELEPHONE (727) 562-4567

PLANNING - disclaimer

Set to DRAFT on 1/30/2023 11:51:08 AM

Issue created by Ellen Crandall on 1/30/2023 11:51:08 AM
ellen.crandall@myclearwater.com - 727-562-4836

Please note that additional comments may be generated at or after the DRC meeting based on responses to DRC comments.

Please carefully review the listed request. It is ultimately the responsibility of the applicant to ensure that the request reflects what is wanted.

In order to be reviewed by the CDB on March 21, 2023, 10 complete sets (revised as needed, folded and collated) and one electronic version (uploaded) must be submitted no later than noon February 10, 2023.

The electronic and hardcopies must match exactly. Hardcopies are to be delivered to the Municipal Service Building at 100 S. Myrtle Avenue Clearwater FL. Clearly label to the ATTN of Isabel Winget and include the case number and address.

Substantial redesign or unresolved issues will prevent the project from moving forward to the CBD.

Depending on the nature of the resubmittal Staff reserves the right to bring the submittal to another DRC meeting.

All the Planning Comments need to be fully addressed in Plan Room to proceed to CDB. Failure to fully and completely address all Planning comments will delay your application. Failure to coordinate narratives, plans, elevations and all documents with each other will delay your application.

Failure to meet deadlines will delay your application.

Finally, please be aware that City Staff will not organize, collate or otherwise piece together this or any other application. The responsibility of providing a complete, collated and organized submittal rests solely with the applicant.

PLANNING - Fencing

Set to DRAFT on 1/23/2023 10:49:05 AM

Issue created by Mark Parry on 1/23/2023 10:49:05 AM
Issue is attached to Plans on sheet 1.0
mark.parry@myclearwater.com - 727-562-4741

Details of the listed 4-foot PVC fence have not been provided. The fence will traverse the sight visibility triangles and details of the fence type/construction must show consistency with CDC Section 3-904.B.

PLANNING - Impervious Surface Ratio

Set to DRAFT on 1/26/2023 11:39:09 AM

Issue created by Melissa Hauck-Baker on 1/26/2023 11:39:09 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

The proposed ISR square footage listed in the FLD application, page 2, does not match the square footage listed on the ISR worksheet. Additionally, the included site plan must be highlighted to show ALL proposed impervious areas.

The ISR must be very clearly calculated and detailed to ensure it is within the allowed percentage. If this is not very clear the project will not move forward.



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TELEPHONE (727) 562-4567

PLANNING - Insufficient

Set to ACCEPTED on 1/23/2023 11:12:47 AM

Issue created by Ellen Crandall on 11/28/2022 8:57:47 AM
ellen.crandall@myclearwater.com - 727-562-4836

This application is insufficient and must resubmit and be re-reviewed by the DRC before proceeding to Community Development Board public hearing or to Development Order, as applicable. The next possible DRC would be February 2, 2023 if resubmitted by 12 noon on Tuesday January 3, 2023.

Matthew Kelly on 12/29/2022 9:14:07 PM - ANSWERED

Acknowledged.

PLANNING - Lot Size Consistency

Set to DRAFT on 1/26/2023 11:29:58 AM

Issue created by Melissa Hauck-Baker on 1/26/2023 11:29:58 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

The FLD application features the incorrect lot size of 9,630 SF on page 1, this must reflect the correct lot size of 9,900 SF.

PLANNING - Mechanical Equipment Location

Set to DRAFT on 1/23/2023 10:48:56 AM

Issue created by Mark Parry on 1/23/2023 10:48:56 AM
Issue is attached to Plans on sheet 1.0
mark.parry@myclearwater.com - 727-562-4741

Clarify where mechanical equipment will be located.

PLANNING - Pool Elevation

Set to DRAFT on 1/23/2023 10:48:36 AM

Issue created by Mark Parry on 1/23/2023 10:48:36 AM
Issue is attached to Plans on sheet 1.0
mark.parry@myclearwater.com - 727-562-4741

Please add a note to the site plan that the pool/patio will be one for or less above grade. The pool deck is noted as being 6.90' NAVD and the spot elevation along the west side of the seawall is 5.70' NAVD, which is 1.2 feet and is greater than 12 inches. Additionally, the pool deck along the north, south and west sides appears to be less than one foot in width, please provide a dimension and clarify that the east side of the pool is the only portion where the useable pool deck is proposed.

PLANNING - Prior to CDB

Set to ACCEPTED on 1/23/2023 11:13:26 AM



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TELEPHONE (727) 562-4567

Issue created by Melissa Hauck-Baker on 11/22/2022 4:10:21 PM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

1. The current application will supersede the previously approved case, FLS2021-09032, and must include all of the proposed components of the project; dwelling, driveway, walkways, patios, stairways, pool/decking/cover track, and fence. If any component of the proposed project is not included in the current application, a future Flexible Development application may be required.
2. Application, page 1, the parcel size is 9,630 SF, however, the previously approved application, FLS2021-09032, listed it as 9,900 SF. This discrepancy must be resolved.
3. Application, page 2, lists the proposed ISR at 62.6% (0.63%), however, through the previously approved application, FLS2021-09032, the ISR was 0.65%, which is the maximum percentage permitted and a detailed explanation regarding how the proposed pool/deck project will reduce the impervious area must be submitted.
4. The ISR worksheet lists the subject lot size of 9,630 SF where FLS2021-09032, listed a lot size of 9,900 SF, before the application can move forward, a correct lot size must be finalized.
5. The ISR worksheet does not include the required highlighted survey/site plan showing the proposed impervious area. Additionally, the proposed layout of the pool/cover track footprint on the site plan is not consistent with the highlighted area of the previously approved ISR worksheet through FLS2021-09032.
6. The previously approved ISR through FLS2021-09032 was at the maximum amount permitted and it appears that the proposed project is adding new impervious areas, there is no flexibility with respect to ISR and the current application must be revised.
7. The Narrative document provides responses to the Residential Infill Project criteria of CDC Section 2-203.C and the General Applicability criteria of CDC Section 3-914, but fails to provide responses to CDC Section 3-905, Coastal Construction Control Line. Additionally, the narrative document has been submitted twice and both copies makes reference to "Exhibit A," which is not included in either copy.
8. The submitted survey shows the previous detached dwelling which was demolished through BCP2022-020682 which was completed July 7, 2022. The survey does not show the property conditions as of November 1, 2022, when the application was submitted.
9. The submitted plans include 11 pages which are blank, Sheets 2.0, 2.2, 2.4, 3.0, 3.1, 3.2, 3.3, 3.4, 19, 20 and 21. These pages should be removed.
10. The submitted plans include a total of 32 sheets and only one, Sheet 1.0, Courtesy Lot Placement Plan, relates specifically to the proposed project but lacks the required details, setbacks, dimensions, spot elevations, cross-sections as related to the pool with decking and cover track. Additionally, a fence is mentioned in the narrative, however, there are no details provided. Any proposed structure which is not included in the current application may require a new planning application process.
11. The property is subject to the CCCL and there are no dimensions showing the exact distance of the proposed pool/deck/pool cover track will be seaward of the CCCL.
12. Sheet 1.0 identifies the concrete base for pool cover track, the square footage for this area must be included in the ISR worksheet/site plan calculations.
13. Sheet 1.0 features spot elevations but they do not relate specifically to the proposed project with respect to whether or not the pool is 12 inches or less from grade as required for an accessory use.
14. The submittal fails to include details regarding how the pool cover concrete base will impact the integrity of the existing seawall.
15. The property has a building permit, BCP2022-020648, for construction of a new detached dwelling which is currently on Hold. In order for the current application to move forward an approved Tie-In Survey is required. Without the approved Tie-In Survey for the detached dwelling, the proposed accessory use of a pool would be considered a principal use, which is not permitted. Additionally, there is a Tie-In Survey uploaded which is dated August 19, 2022, when the permit was only issued on August 1, 2022, and we will need a recent Tie-In Survey.
16. Please be aware that additional comments may be generated at or subsequent to the DRC meeting based upon applicant response to DRC comments.
17. Please be aware that the application will need to return to DRC due to the nature and amount of comments.

Matthew Kelly on 12/29/2022 9:22:09 PM - ANSWERED

1) *This application is subsequent to FLS2021-09032, and includes no alterations to any*



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TELEPHONE (727) 562-4567

prior approved plans for the primary structure itself. Instead, this application simply seeks to permit construction of an accessory structure seaward of the CCCL. The ISR approved by the Development Order is 65%, but the approved site plan was a mere 56%. This application seeks to utilize the additional permissible ISR and construct a pool as an accessory structure seaward of the CCCL.

2) In the letter of incompleteness dated November 2nd, 2022, Senior Planner Mark Parry noted that 9,630 SF was the measurement based on the records of the Pinellas County Property Appraiser. However, we have since proven that the Property Appraiser's website incorrectly states 9,360 SF. The legal description of the property is "Lot 7 and the North ½ of Lot 6, Block 4, MANDALAY 'THE ISLE OF A THOUSAND PALMS', a subdivision, according to the map or plat thereof as recorded in Plat Book 14, Page 32, Public R For reference, please see Plat Book Page 14, Page 32-33, and Official Record of Pinellas County, Florida." Thus, per the Deed and platted lot, the lot size is in fact 9,900 Square Feet. ISR and setbacks are impacted accordingly.

3) As discussed at DRC on December 1st, 2022, it appears there was an error in the Development Order granting an ISR of 65%, when in fact the approved plans included an ISR of just under 56%. The ISR worksheet from the initial permit, FLS2021-09032, shows an ISR of 65% because it included a pool and pool deck. While the highlighted plans and ISR worksheet were never updated, they do not reflect the final plans approved by the development order. Accordingly, the final design of the pool and pool deck seeks a total ISR of 63.3%.

4) As mentioned previously, the correct lot size is 9,900 Square Feet. In the letter of incompleteness dated November 2nd, 2022, Senior Planner Mark Parry noted that 9,630 SF was the measurement based on the records of the Pinellas County Property Appraiser. However, we have since proven that the Property Appraiser's website incorrectly states 9,360 SF. The legal description of the property is "Lot 7 and the North ½ of Lot 6, Block 4, MANDALAY 'THE ISLE OF A THOUSAND PALMS', a subdivision, according to the map or plat thereof as recorded in Plat Book 14, Page 32, Public R For reference, please see Plat Book Page 14, Page 32-33, and Official Record of Pinellas County, Florida." Thus, per the Deed and platted lot, the lot size is in fact 9,900 Square Feet. ISR and setbacks are impacted accordingly.

5) Acknowledged. We have updated this application.

6) As noted above, the ISR worksheet referenced includes a prior, unapproved site plan. The approved plan included no impervious surface in the rear setback. Thus, this application is only seeking to construct a pool and pool deck that falls within the previously approved 65% ISR. There is no additional request for increased ISR beyond the 65% maximum. Since the approved plans only provide for 56% ISR, this application adds a marginal amount of impervious surface for a final ISR of 63.3%.

7) There are no additional criteria laid out in CDC Section 3-905, rather the section directs the application to fall under a level two application, which is addressed by the narrative. As discussed at DRC on December 1st, 2022, the application does in fact include "Exhibit A" at the end of the narrative document. For this application, we made the "Exhibit A" more clear by adding an additional cover page. We also received a comment as to showing the rear and front setbacks in these aerial photographs. While the CCCL is already placed on the image as a green line, we zoomed in to make sure it is clear we are looking at the rear setback and outlined permitted examples of construction seaward of the CCCL with a yellow dot & dash line.

8) Acknowledged. We have provided a survey that was signed and sealed on November 3rd, 2022.

9) As discussed at DRC on December 1st, 2022, there is no way to remove documents through the Accela platform, so blank pages are the only way to "delete" or otherwise supersede a page. Accordingly, we must include intentionally blank pages to ensure that City Staff is viewing the appropriate document. If the City is able to resolve the issue in a



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TELEPHONE (727) 562-4567

way that allows for deletion of sheets, please let our office know and we will immediately remove all sheets left intentionally blank.

10) Acknowledged. All missing elements have been added to the site plan. As noted above, to remove or supersede any of these plan sheets we must incorporate blank pages. However, as discussed at DRC on December 1st, 2022, the rear and side elevations are required to show the pool and pool deck, so we have included an updated site plan, side elevations, and rear elevations. See sheets 3.1 and 3.3.

11) Acknowledged. The pool track and cover has been removed, and the pool shifted to make for a less flexible ask. We have included all dimensions to the site plan.

12) Acknowledged. The pool track and cover has been removed, and the pool shifted to make for a less flexible ask. The ISR and highlighted site plan has been updated accordingly.

13) Acknowledged. The pool will not be above 12" from grade. As discussed at DRC on December 1, 2022, the spot elevations shown are updated to be more specific and clear on the site plan.

14) Acknowledged. The pool track and cover has been removed, and the pool shifted to make for a less flexible ask. Thus, the seawall will no longer be impacted by any impervious surface.

15) Acknowledged. We have included an up to date version that was signed and sealed on November 3rd, 2022.

16) Acknowledged.

17) Acknowledged.

PLANNING - Prior to CDB

Set to DRAFT on 1/30/2023 8:27:35 AM

Issue created by Melissa Hauck-Baker on 1/30/2023 8:27:35 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

If sufficient and correct responses to the Planning Issues noted, this project will not move forward to the March 21, 2023 CDB meeting.

PLANNING - Sight Visibility Triangle

Set to DRAFT on 1/23/2023 10:48:18 AM

Issue created by Mark Parry on 1/23/2023 10:48:18 AM
Issue is attached to Plans on sheet CS
mark.parry@myclearwater.com - 727-562-4741

CDC Section 3-904.B, requires that sight visibility triangles be shown, in this case, at the seawall. The plans show "sight viability" triangles at the western property line. Please show the accurate spelling and required applicable location.

PUBLIC UTILITIES - prior to building permit

Set to ACCEPTED on 1/23/2023 2:16:06 PM

Issue created by Michael Vacca on 11/21/2022 10:59:04 AM
mike.vacca@myclearwater.com - 727-5624960 x7227

Provide utility sheet showing the
Water and reclaimed water service boxes location on plans
Gravity clean-out location and connection to city gravity system on plans

Matthew Kelly on 12/29/2022 9:10:08 PM - ANSWERED

Acknowledged.



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TELEPHONE (727) 562-4567

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

10:10 AM

Case number: [FLD2022-12030 -- 869 BRUCE AVE](#)

Owner(s): Robert Ingle
4409 E Andrea Dr
Cave Creek, FL 85331
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Brian Aungst
625 Court Street, Suite 200
Clearwater, FL 33756
PHONE: (727) 444-1403, Fax: (727) 442-8470, Email: Bja@macfar.Com

Representative: Brian Aungst
Macfarlane Ferguson & McMullen, P.A.
625 Court Street, Suite 200
Clearwater, FL 33756
PHONE: (727) 444-1403, Fax: (727) 442-8470, Email: Bja@macfar.Com

Location: The 0.176 acre property is located on the east side of Bruce Avenue approximately 250 feet south of the Kipling Plaza and Bruce Avenue intersection.

Atlas Page: 249A

Zoning District: LMDR - Low Medium Density Residential

Request: Community Development Board (CDB) is reviewing an application for two detached dwellings and a termination of status as a nonconformity for density for two detached dwelling units where the maximum permitted density is one detached dwelling units in the Low Medium Density Residential (LMDR) District for the property located at 869 Bruce Avenue. The project includes four off-street parking spaces and requests allowable flexibility from termination of status as a nonconformity for density, allowable reductions to setback and and landscape requirements (CDC Sections 2-204.E., 6-109.C and 3-1202.G).

Proposed Use: Detached Dwellings

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

Assigned Planner: Kevin Nurnberger, Senior Planner



Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	01/11/2023	Nurnberger
Parks and Rec Review	No Comments	01/13/2023	Kader
Stormwater Review	Comments	01/17/2023	Vo
Engineering Review	Comments	01/18/2023	Vaughan
Traffic Eng Review	Comments	01/18/2023	Jordi
Environmental Review	Comments	01/20/2023	Kessler
Land Resource Review	Comments	01/24/2023	Quinzi

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 1/17/2023 9:24:31 AM

Issue created by Kyle Vaughan on 1/17/2023 9:24:31 AM
kyle.vaughan@myclearwater.com - 727-339-2108

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.

ENGINEERING - Prior to Building Permit

Set to DRAFT on 1/17/2023 9:32:05 AM

Issue created by Kyle Vaughan on 1/17/2023 9:32:05 AM
kyle.vaughan@myclearwater.com - 727-339-2108

1. Revise plans to show existing stormwater pipe in the right of way.
2. Revise plans to show existing 5' easement along the east lot line.



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ENGINEERING - Prior to CDB: Survey Issue

Set to DRAFT on 1/24/2023 2:36:55 PM

Issue created by Kevin Nurnberger on 1/24/2023 2:36:55 PM
Issue is attached to Plans on sheet 1

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

The legal description of the parcel provided on the Survey sheet does not mention that the South ½ Alley was vacated. Clarify and revise survey. This could result in density issues if the vacated alley was calculated or not calculated into the maximum density of the site.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 1/20/2023 3:34:26 PM

Issue created by Sarah Kessler on 1/20/2023 3:34:26 PM

sarah.kessler@myclearwater.com - 727-562-4897

Provide erosion control measures on plan sheet, and provide notes detailing erosion control methods.

LAND RESOURCE - Prior to CDB Queen Palms

Set to DRAFT on 1/24/2023 8:21:23 AM

Issue created by Michael Quinzi on 1/24/2023 8:21:23 AM

Issue is attached to Plans on sheet LANDSCAPE PLAN

michael.quinzi@myclearwater.com - 727-562-4558

Queen Palms are an exotic invasive species.

Species listed on the Florida Exotic Plant Pest Council's most recent list will not be accepted as landscape material. As per CDC 3-1202.B.4 and 6. revise landscape material to be more native species, Florida Friendly plants, or Water Wise plants.

LAND RESOURCE - Prior to CDB Required Trees

Set to DRAFT on 1/24/2023 8:51:26 AM

Issue created by Michael Quinzi on 1/24/2023 8:51:26 AM

Issue is attached to Plans on sheet LANDSCAPE PLAN

michael.quinzi@myclearwater.com - 727-562-4558

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.

The plant material on this landscape plan dose not meet the required code tree standard.

Roebelenii Palms may be planted however they are not acceptable as code required replacement trees.

**PLANNING - Acknowledge Prior to CDB: Staff
Recommendation for this application to CDB will be for
Denial.**

Set to DRAFT on 1/26/2023 10:41:05 AM

Issue created by Kevin Nurnberger on 1/26/2023 10:41:05 AM

Issue is attached to Plans on sheet SURVEY

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

The provided list of FLS/FLD approvals do not compare relative points such as waterfront properties with CCCL constraints, corner properties with multiple frontage setbacks, nor do they address the height of the structure with reduced setbacks. There is not a pattern of reduced setbacks for a multi-story structure within the immediate vicinity.

The Planning staff can not recommend approval to the CDB for this project based on the findings that: 1) It cannot find the two detached dwellings were legally built; 2) The development is not consistent with all 6 of the general applicability criteria where all 6 shall be met for the CDB to approve an application, therefore it is not consistent with General standards for Level One and Level Two approvals in CDC Section 9-914.A; and, 3) The request to maintain two dwelling units where one dwelling unit is permitted is not applicable to CDC Section Section 6-109.A. - Termination of status as a nonconformity. Termination



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PLANNING - Disclaimer

Set to DRAFT on 1/5/2023 8:51:51 AM

Issue created by Kevin Nurnberger on 1/5/2023 8:51:51 AM
Issue is attached to Plans on sheet 1
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Disclaimer: Please note that additional comments may be generated at or after the DRC meeting based on responses to DRC comments.

PLANNING - Prior to CDB: Address Issue

Set to DRAFT on 1/24/2023 2:30:20 PM

Issue created by Kevin Nurnberger on 1/24/2023 2:30:20 PM
Issue is attached to Plans on sheet 3D-2
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Currently there are two structures on the property with only one address. The two individual structures on one parcel will need separate street addresses assigned. However, how are the units currently operating on a single meter under a single address? Has the property operated as two dwelling units under one ownership with shared utilities?

PLANNING - Prior to CDB: Clarify the Number of Existing Dwelling Units

Set to DRAFT on 1/24/2023 2:34:08 PM

Issue created by Kevin Nurnberger on 1/24/2023 2:34:08 PM
Issue is attached to Plans on sheet 3D-2
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

The City found a recent advertisement after the last purchase of the property indicating the DUU building on the Pinellas County Website was sold as and may be used as a third dwelling unit. This would be an illegal expansion of an existing nonconformity. This cannot be supported by the Community Development Code based on CDC Article 6 - nonconforming uses and structures.

PLANNING - Prior to CDB: Establish the property was legally developed as two detached dwellings

Set to DRAFT on 1/26/2023 10:26:13 AM

Issue created by Kevin Nurnberger on 1/26/2023 10:26:13 AM
Issue is attached to Plans on sheet SURVEY
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Staff was unable to find records of the property to show it was legally developed with two detached dwellings. The only record found was a drawing/site plan of the property from August of 1991. At the time, a zoning signed zoning stamp recognizes the property zoned RS8 with minimum required front setback of 25 feet, side setbacks of five feet and a rear setback of 10 feet. The plan clearly shows the front setback and rear setback and possibly the side (north) setbacks are not met.

The 1991 plan shows a front setback to the principal building of 18 feet where the submitted survey shows a front setback of 5.4 feet. That is a major discrepancy in distance. There is no permit on file found to show an approved expansion/addition to the front of the front detached dwelling building from 18 feet to 5 feet.

There is also a side note written on the 1991 plan stating the property is "Single Family Zone Nonconforming."

The City cannot recommend approval for a termination of status as a nonconformity for density if it cannot be clearly established the two detached dwelling units were legally approved.

PLANNING - Prior to CDB: Fence

Set to DRAFT on 1/6/2023 8:45:15 AM

Issue created by Kevin Nurnberger on 1/6/2023 8:45:15 AM
Issue is attached to Plans on sheet 3D-2
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Acknowledge: Any proposed fencing or wall will require a separate review to obtain an approved fence/wall permit.



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PLANNING - Prior to CDB: Height

Set to DRAFT on 1/5/2023 9:01:14 AM

Issue created by Kevin Nurnberger on 1/5/2023 9:01:14 AM
Issue is attached to Plans on sheet A.8
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

For All applicable Sheets: Please provide dimension lines showing height as measured to the mid-point of the peak of the roof of the proposed structures.

* Requires modifications to be submitted

PLANNING - Prior to CDB: height

Set to DRAFT on 1/5/2023 9:00:22 AM

Issue created by Kevin Nurnberger on 1/5/2023 9:00:22 AM
Issue is attached to Plans on sheet A1.4
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

For All applicable Sheets: Please provide dimension lines showing height as measured from the DFE to the mid-point of the peak of the roof of the proposed structures.

* Requires modifications to be submitted

PLANNING - Prior to CDB: Height

Set to DRAFT on 1/5/2023 9:00:54 AM

Issue created by Kevin Nurnberger on 1/5/2023 9:00:54 AM
Issue is attached to Plans on sheet A.7
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

For All applicable Sheets: Please provide height dimension lines showing height as measured from the DFE to the mid-point of the peak of the roof of the proposed structures. The maximum allowable height is 30 feet. Structures permanently affixed to the roof that accommodate rooftop occupancy shall only be permitted if within the maximum allowable height. This in reference to the rooftop deck area.

* Requires modifications to be submitted

PLANNING - Prior to CDB: Inconsistency with Termination of Status of Nonconformity CDC Sections 6-109.C.1 & 4.Comprehensive Landscape Plan

Set to DRAFT on 1/19/2023 9:25:24 AM

Issue created by Kevin Nurnberger on 1/19/2023 9:25:24 AM
Issue is attached to Plans on sheet LANDSCAPE PLAN
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

CDC Section 6-109 allows the use of the Comprehensive Landscape Plan for requests to terminate the status of a nonconformity is based on the proposals inability to meet minimum perimeter buffer landscape requirements existing on-site; however, detached dwellings are not required perimeter landscape buffers consistent with CDC Section 3-1202.D. The use of the Comprehensive Landscape Plan is not applicable to this application or not available for this request. Therefore, the proposal is not consistent with CDC Sections 6-109.C.1 & 4.

PLANNING - Prior to CDB: Inconsistency with Termination of Status of Nonconformity CDC Sections 6-109.C.2 .

Set to DRAFT on 1/19/2023 9:35:42 AM

Issue created by Kevin Nurnberger on 1/19/2023 9:35:42 AM
Issue is attached to Plans on sheet LANDSCAPE PLAN
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

CDSC Section 6-109.C.2 states Off-street parking lots shall be improved to meet the landscaping standards established in Section 3-1202(E). There are no off-street parking lots included in this request or typical of detached dwellings. There can be no landscape improvement. The Comprehensive Landscape Program. is not applicable or available to this request. Therefore, the proposed request is not consistent with this criterion for a Termination of Status for a Nonconformity.



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PLANNING - Prior to CDB: irrigation

Set to DRAFT on 1/5/2023 8:56:08 AM

Issue created by Kevin Nurnberger on 1/5/2023 8:56:08 AM

Issue is attached to Plans on sheet IRRIGATION PLAN

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

acknowledge: That all irrigation systems be connected to the City reclaimed water system where available per Clearwater Code of Ordinances, Article IX., Reclaimed Water System, Section 32.376. Reclaimed water lines are available in the Mandalay Avenue right-of-way.

PLANNING - Prior to CDB: ISR

Set to DRAFT on 1/19/2023 9:11:48 AM

Issue created by Kevin Nurnberger on 1/19/2023 9:11:48 AM

Issue is attached to Plans on sheet LANDSCAPE PLAN

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

The RU Designation allows for a maximum development potential (Impervious Surface Ratio - ISR) of 65 percent meaning 65 percent of the property may be built on. Impervious surface ratio (ISR) means a measurement of intensity of hard surfaced development on a site. An impervious surface ratio is the relationship between the total impervious surface area on a site and the gross land area. The ISR is calculated by dividing the square footage of the area of all impervious surfaces on the site by the square footage of the gross land area. Use link to ISR worksheet. <https://www.myclearwater.com/home/showdocument?id=7751>.

The application shall provide a site plan highlighting all areas included in the ISR calculation.

PLANNING - Prior to CDB: Landscape

Set to DRAFT on 1/19/2023 9:14:05 AM

Issue created by Kevin Nurnberger on 1/19/2023 9:14:05 AM

Issue is attached to Plans on sheet LANDSCAPE PLAN

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

The plan shows or appears to show landscape material encroaching into the pool deck or pool area. Clarify.

PLANNING - Prior to CDB: Outdoor Mechanical Equipment

Set to DRAFT on 1/5/2023 8:49:41 AM

Issue created by Kevin Nurnberger on 1/5/2023 8:49:41 AM

Issue is attached to Plans on sheet 1

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Clarify where all mechanical equipment will be located. Please include a note that provides that mechanical equipment will be screened from view with fencing and/or landscaping not only from adjacent rights-of-way but also from adjacent properties. Feel free to use this exact note if you like: "Mechanical equipment will be screened from view from adjacent properties and rights-of-way with fencing and or landscaping."

* Requires modifications to be submitted

PLANNING - prior to CDB: Parking

Set to DRAFT on 1/5/2023 8:48:45 AM

Issue created by Kevin Nurnberger on 1/5/2023 8:48:45 AM

Issue is attached to Plans on sheet 1

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

The minimum number of required parking spaces for two detached dwelling units is four on-site code compliant parking spaces. Clarify the location of the four parking spaces or how the minimum number of parking spaces requirement is being met.

Driveways, where provided shall have a minimum of 18 feet in length from property line to face of garage door or structure, to prevent vehicles from blocking the public ROW and sidewalk.



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PLANNING - Prior to CDB: Parking Space Dimensions

Set to DRAFT on 1/5/2023 1:52:20 PM

Issue created by Kevin Nurnberger on 1/5/2023 1:52:20 PM

Issue is attached to Plans on sheet 1

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Provide the interior parking space dimensions and the garage floor area interior dimensions to confirm there will be adequate and code compliant on-site parking spaces to meet the minimum required number of off-street parking spaces which is four for two spaces per detached dwelling unit. The driveway cannot be used as off-street parking spaces because the approximate length of 15 feet is less than the minimum requirement of 18 feet in length for a standard 90 degree parking space.

* Requires modifications to be submitted

PLANNING - Prior to CDB: Pool Deck

Set to DRAFT on 1/6/2023 8:10:46 AM

Issue created by Kevin Nurnberger on 1/6/2023 8:10:46 AM

Issue is attached to Plans on sheet LANDSCAPE PLAN

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Clarify if the white space area between the two buildings and partially around the pool is a pool deck.

PLANNING - prior to CDB: Rear detached dwelling

Set to DRAFT on 1/5/2023 9:53:35 AM

Issue created by Kevin Nurnberger on 1/5/2023 9:53:35 AM

Issue is attached to Plans on sheet A1.4

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

As noted in incomplete notice - Be aware, it is possible to build the second dwelling unit without a reduction to the rear setback as there is not a unique circumstance affecting the rear setback meeting the minimum required rear setback of 10 feet. A pool is not a required accessory structure so the development can be designed to meet the side and rear setbacks even for two detached dwelling on site. There are no recent development review cases approving a reduction to a rear setback for adjacent or surrounding properties (exclude any corner lot as they do not have rear yards only they have two side yards and two front yards). Do not include rear setback reductions for accessory structures either as this second dwelling unit is not an accessory structure. It is a primary building requested a rear setback reduction to five feet where most if not all the adjacent and surrounding properties meet the rear yard setback for primary buildings. Clarify the need for a rear setback reduction where a revised plan could eliminate the pool and meet the setback as a pool is not a required accessory structure.

PLANNING - prior to CDB: Sheet orientation

Set to DRAFT on 1/5/2023 9:09:27 AM

Issue created by Kevin Nurnberger on 1/5/2023 9:09:27 AM

Issue is attached to Plans on sheet A1.4

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Plans shall be set to landscape view, and oriented so that North is always at the top of the monitor; while documents shall be oriented either landscape or portrait view so that the top of the page is always at the top of the monitor

PLANNING - Prior to CDB: Sight Visibility Triangles

Set to DRAFT on 1/5/2023 8:50:30 AM

Issue created by Kevin Nurnberger on 1/5/2023 8:50:30 AM

Issue is attached to Plans on sheet 1

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Please provide the required sight visibility triangles at the driveways measure along the front property line. To minimize traffic hazards at street or driveway intersections, no structure or landscaping may be installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within the sight visibility triangle.

* Requires modifications to be submitted



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PLANNING - Prior to CDB: Termination of Status for Nonconformity CDC Section 6-109.C.3. - Not applicable

Set to DRAFT on 1/19/2023 9:57:02 AM

Issue created by Kevin Nurnberger on 1/19/2023 9:57:02 AM
Issue is attached to Plans on sheet SURVEY

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

CDC Section 6-109.C.3 states any nonconforming signs, outdoor lighting or other accessory structure or accessory use located on the lot shall be terminated, removed or brought into conformity with this development code. There are no nonconforming signs or outdoor lighting associated with this property. Any accessory use or structure will be demolished to allow for the complete redevelopment of this property from existing conditions to two proposed detached dwellings which require approval from minimum required front setback from 25 feet to 15 feet (to building) and a reduction to the rear setback from 10 feet to five feet (to building) for primary structures. No relief from the minimum setback standards is request for any existing accessory use or structures through this application as it is a complete new build. There is no need to put forward A CSP (Comprehensive Sign program) or use this criterion to support a Termination of Status of nonconformity.

PLANNING - Prior to CDB: Underground Utilities

Set to DRAFT on 1/5/2023 8:51:15 AM

Issue created by Kevin Nurnberger on 1/5/2023 8:51:15 AM
Issue is attached to Plans on sheet 1

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Acknowledge that all utilities including individual distribution lines shall be installed underground unless such undergrounding is not practicable. The applicant shall provide a document from Duke Energy stating if or if not undergrounding utilities is practicable prior to building permit.

PLANNING - Prior to CDB: Walkway

Set to DRAFT on 1/6/2023 8:14:34 AM

Issue created by Kevin Nurnberger on 1/6/2023 8:14:34 AM
Issue is attached to Plans on sheet 1

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

The landscape plan shows a walkway in the south side setback. This walkway is not shown on this site plan. Show the walkway and provide its width dimensions as well as the proposed setback from the south property line. If the width of the walkway is greater than 42 inches it is considered a structure end requires a request for a reduction to the side setback from five feet to XX feet. You must provide this setback dimension.

* Requires modifications to be submitted

PLANNING - Prior to CDB: Walkway Width

Set to DRAFT on 1/6/2023 8:08:59 AM

Issue created by Kevin Nurnberger on 1/6/2023 8:08:59 AM
Issue is attached to Plans on sheet LANDSCAPE PLAN

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

If the walkway in the south side yard is greater than 42 inches in width it is a structure. Provide a setback dimension from the property line to the walkway. Provide a width dimensions for the walkway.

* Requires modifications to be submitted

PLANNING - Prior to the CDB: Staff Findings

Set to DRAFT on 1/24/2023 9:40:16 AM

Issue created by Kevin Nurnberger on 1/24/2023 9:40:16 AM
Issue is attached to Plans on sheet 1

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

The evidence submitted by the applicant in regard to approved reductions to front and rear setbacks does not establish a development pattern to support this application. Staff reviewed development approved on properties which are interior lots rather than any lot in the north beach neighborhood area where development is constrained by the Coastal Construction Control Line along the west side of Eldorado Avenue, corner lots where the lot has two front yards where each front yard each constrains development due to minimum required front setbacks of 25 feet, or LMDR zoned waterfront residential developments where the minimum



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required front a rear setback to building is 25 feet.

The City staff does not support the request because it is not consistent with Community Development Code (CDC) Sections 3-914.A.1 and 3-914.A.5. In order for the Community Development Board to approve a Level Two request, each and every one of the six criteria for a Level Two approval listed in CDC Section 3-914.A must be met. It is required the proposed development of the land will be in harmony with the scale, bulk, coverage, density as well as consistent with the character of adjacent properties in which it is located; and, that the development is consistent with the community character of the immediate vicinity of the parcel proposed for development.

The Pinellas County property Appraiser Website shows the subject property to consist of three buildings. The first building is a one-story wood framed stucco building with a gable or hip roof detached dwelling indicated to be building in 1935. It has a central duct heating and cooling system. The second building is a one-story concrete block flat shed roof with a wall/space unit heating or cooling system indicated to be built in 1947. The last building is a detached utility unfinished (DUU) building. This is indicated as a 300 square foot uninhabitable space. The website defines a DUU as a detached area of lesser quality than DGF, e.g., interior walls may be unfinished, bare, or painted concrete block, exposed from studding or open beamed ceilings. The DGF indicates a Detached Garage Finished as a detached garage with finished materials on the walls and ceilings, painted or unpainted.

There are no city records showing the building indicated to be built in 1935. The buildings show up in 1947, but they are not fully recognized until 1950ish. However, there is no indication how they were used in the past. Currently, City business tax records (BTR-0042654 – ACTIVE; BTR0035493 -3.18.16 through 08.09.22; BTR-0029922 – 12.08.11 through 03.28.14) and the Pinellas County Property Appraiser website show that there are two detached dwelling units. A Building Permit (BCP1996-040429) was issued to reroof the existing rear house and shed roofs.

City staff has reviewed the area bounded by Kipling Plaza, Bohemia Circle N., Eldorado Ave., Bay Esplanade, and Verbena Street. The dominate land use in this area is one-story single family/detached dwellings. The lot areas are similar. The areas range from 6,000 square feet to 8,000 square feet in land area. These building were primarily built between the early to mid-1930's up to the late 1970's.

The existing character of the studied area is as it has been. It consists of one-story single family detached dwellings. Most of these properties consist of principal buildings with similar setbacks to the current minimum required setbacks of a front setback of 25 feet, side setbacks of five feet and rear setbacks of 10 feet. There have been several approvals for rear setback reductions (see applicants documents); however, these rear setback reduction approvals are typically for accessory uses such as sheds and pools. A review of the existing front setbacks for the properties in the immediate area of the subject property such as 852 Bruce Avenue, 859 Bruce Avenue, 865 Bruce Avenue, 855 Bruce Avenue, 870 Bruce Avenue, 849 Bruce Avenue (addressed front), 860 Bruce Avenue, and 866 Bruce Avenue results in an average front setback dimension of 23 feet. The subject property currently has a front setback dimension of five feet. The standard interior lot properties along this stretch of Bruce Avenue, excluding corner lots as they have no minimum rear yard setback as stated in the Community Development Code, meet the minimum required rear setback of 10 feet except for the subject property which has an existing rear setback of four feet (from survey).

Most of the approvals for front setback reductions in the studied or in the greater area are for properties located on the west side of Eldorado Avenue or are corner lots. These properties on located on the west side of Eldorado Ave have development constraints due to the existence of the Coastal Control Construction Line (CCCL). The inability to build beyond this line without an approval from the City and State of Florida has resulted in numerous approvals for reduced front setbacks that range from zero feet to 10 feet. However, this practice is not typical for properties in the study area unless they are corner lots. Corner lot developments are limited to such constraints are providing two front setbacks of 25 feet. This reduces the buildable area for corner lots; therefore, the City and Community Development Board are typically understanding to such constraints, and they permit a reduction to one of the front setbacks which is usually not



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the addressed front.

There have been few new detached dwellings approved in the greater area on interior lots. These developments were built as approved building permits. This means, such properties were developed without any flexibility from the development standards for a detached dwelling in the Low Medium Density Residential (LMDR) District. Each redevelopment was consistent with the minimum requirements for front setbacks, side setbacks, rear setbacks, building height, and the number of off-street parking spaces. Such properties are located at 870 Lantana Avenue (BCP2015-06772) and 831 Bay Esplanade (BCP2014-08043).

As previously stated, the City staff does not support this request for front and rear setback reductions for a new development which consists of two detached dwellings. The request is for a front setback reduction for one detached dwelling from 25 feet to 15 feet and a rear setback reduction from 10 feet to five feet for a second rear detached dwelling for a property located in the LMDR District which consist of primarily one-story detached dwellings on similar sized interior lots.

It has been determined the proposal is not consistent with all of the criteria of CDC section 3-914.A. If it is found a proposal does not meet each of the six criteria, such a request cannot be approved by the Community Development Board. This proposal is not consistent with CDC Sections 3-914.A.1 and 3-914.A.5. Modifications to the proposed site plan would allow for any proposed new development on this property to be consistent with the existing character of the area while meeting the minimum development standards for a detached dwelling in the LMDR District.

PUBLIC UTILITIES - Public Utilities comments

Set to DRAFT on 1/19/2023 2:06:29 PM

Issue created by Michael Vacca on 1/19/2023 2:06:29 PM

Issue is attached to Plans on sheet IRRIGATION PLAN

mike.vacca@myclearwater.com - 727-5624960 x7227

> prior to BCP, Reclaimed water is available to the properties irrigation needs

> Prior to BCP, will need to provide a drawing(s) showing locations of the water, reclaimed meters and gravity clean-out for the project

STORMWATER - Prior to Building Permit

Set to DRAFT on 1/17/2023 4:18:06 PM

Issue created by Phuong Vo on 1/17/2023 4:18:06 PM

phuong.vo@myclearwater.com - 727-562-4752

1) In addition to the freeboard above base flood elevation which is required by building department, stormwater division looks to ensure the proposed garage is not flooded by drainage from Bruce Ave. Please consider designing the the proposed garage and storage finished elevation a minimum 1 foot above the crown of the road.

2) Existing underdrain system to be located underneath the proposed driveway shall be replaced with a solid pipe.

STORMWATER - Prior to CDB

Set to DRAFT on 1/17/2023 4:16:17 PM

Issue created by Phuong Vo on 1/17/2023 4:16:17 PM

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1) Landscape appears to be tightly proposed within the available green space, it's unclear how drainage from the proposed buildings, driveways, walkways etc. is routed to the proposed swale for treatment and attenuation prior to leaving site.

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

TRAFFIC ENG - Prior to CDB- Driveway length

Set to DRAFT on 1/18/2023 11:31:05 AM

Issue created by Gus Jordi on 1/18/2023 11:31:05 AM
Issue is attached to Plans on sheet 1
gus.jordi@myclearwater.com - 727-562-4775

All driveways shall be a minimum of eighteen-feet in length from the structure to the right of way or back of sidewalk, whichever is close. (Based on Clearwater Code of Ordinance, Section 30.041, Streets and Alleys, subsection 1,(b) that states: " Obstruction of driveway or sidewalk. No motor vehicle shall be parked so that any portion of it blocks or obstructs any public or private drive, driveway or sidewalk.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.