



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

**DRAFT ACTION AGENDA
DEVELOPMENT REVIEW COMMITTEE**

Thursday, April 4, 2024

8:30 AM - Staff Review

9:00 AM

Case number: [ATA2024-03002 -- 1239 BROOKSIDE DR](#)

Owner(s): Henry Mccullough
1239 Brookside Drive
Clearwater, FL 33764
PHONE: (727) 439-1229, Fax: No fax, Email: No email

Applicant: City Clearwater
Clearwater, FL
PHONE: No phone, Fax: No fax, Email: No email

Representative: City Clearwater
City Of Clearwater
Clearwater, FL
PHONE: No phone, Fax: No fax, Email: No email

Location: 0.242 acres located on the northeast corner of Brookside Drive and Beverly Circle North.

Atlas Page: 308A

Zoning District: LDR - Low Density Residential

Request: This case involves a city-initiated Agreement to Annex. It is proposed that the property be assigned initial Future Land Use designations of Residential Low (RL) and Preservation (P) and initial Zoning Districts of Low Density Residential (LDR) and Preservation (P). The property address is 1239 Brookside Drive.

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



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	03/08/2024	Prins
Solid Waste Review	Comments	03/13/2024	Portalatin
Resident will need city of Clearwater solid waste once annexed in.			
Public Utilities Review	Comments	03/13/2024	Vacca
sewer is available			
Engineering Review	Comments	03/19/2024	Vaughan
Stormwater Review	No Comments	03/20/2024	Vo
See Engineering general conditions.			
Environmental Review	No Comments	03/25/2024	Kessler
Planning Review	No Comments	03/27/2024	Prins
Parks and Rec Review	No Comments	03/27/2024	Parry
Land Resource Review	No Response	03/29/2024	Prins
Fire Review	No Response	03/29/2024	Prins
Harbor Master Review	No Response	03/29/2024	Prins
Traffic Eng Review	No Response	03/29/2024	Prins



The DRC reviewed this application with the following comments:

Engineering Review Kyle Vaughan kyle.vaughan@myclearwater.com 727-444-8232

1. Any infrastructure (Utilities, roadways, and others) improvements or upgrades necessary to satisfy any future project-specific requirements at this site, shall be completed by the developer at their expense and, to the satisfaction of the City.
2. 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.
3. 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).
4. Applicant shall acknowledge that the City will maintain the existing right of way infrastructure and rural cross section in the manner it was built or annexed into the City and has no immediate plans to improve said infrastructure.

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.



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

9:05 AM

Case number: [LUP2024-02001 -- 407 S SATURN AVE](#)

Owner(s): St Paul's Lutheran Church
407 S Saturn Ave
Clearwater, FL 33755-6551
PHONE: (000) 000-0000, Fax: No fax, Email: No email

Applicant: Mark Bentley
400 North Ashley Drive
Suite 3100
Tampa, FL 33602
PHONE: (813) 225-2500, Fax: No fax, Email: Development@jpfirm.Com

Representative: Mark Bentley
Johnson Pope Bokor Ruppel & Burns
400 North Ashley Drive
Suite 3100
Tampa, FL 33602
PHONE: (813) 225-2500, Fax: No fax, Email: Development@jpfirm.Com

Location: 2.284 acres located on the northeast corner of South Saturn Avenue and Gulf to Bay Boulevard.

Atlas Page: 288B

Zoning District: High Density Residential

Request: This Future Land Use Map Amendment proposes to amend the future land use category from Institutional (I) to Commercial General (CG).

Proposed Use: Unknown

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

Assigned Planner: Kyle Brotherton, 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
Determination of Completeness	Complete	03/01/2024	Brotherton
Public Utilities Review	No Comments	03/12/2024	Vacca
no comments			
Engineering Review	No Comments	03/18/2024	Vaughan
Stormwater Review	No Comments	03/20/2024	Vo
Environmental Review	No Comments	03/25/2024	Kessler
Planning Review	Comments	03/25/2024	Brotherton
Parks and Rec Review	No Comments	03/27/2024	Parry
Land Resource Review	No Response	04/01/2024	Brotherton
Solid Waste Review	No Response	04/01/2024	Brotherton
Route to Meeting	Ready for DRC	04/01/2024	Brotherton
Fire Review	No Response	04/01/2024	Brotherton
Traffic Eng Review	No Response	04/01/2024	Brotherton



The DRC reviewed this application with the following comments:

Planning Review **Kyle Brotherton** **kyle.brotherton@myclearwater.com 727-444-8778**

Planning Review

1. Acknowledge: If the future land use is amended to Commercial General (CG), the church will become a nonconforming use, and the nonconformity provisions of Article 6, Nonconformity Provisions will apply, which includes the existing church not being able to expand.
2. For CDB Resubmittal: How long is the church anticipated to remain operational should the amendments be approved?
3. For CDB Resubmittal: Update the proposed FAR on both applications to 0.55.
4. For CDB Resubmittal: Update the adjacent future land use category for "adjacent to the east" to include Residential High (RH).
5. For CDB Resubmittal: Update proposed use.
6. For CDB Resubmittal: Provided legal descriptions and deeds do not account for the entire parcel fronting Gulf to Bay Boulevard. Please include the document from OR Book 3143, Page 493 upon resubmittal which includes the entire parcel fronting Gulf to Bay Boulevard.

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.



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

9:10 AM

Case number: [REZ2024-02001 -- 407 S SATURN AVE](#)

Owner(s): St Paul's Lutheran Church
407 S Saturn Ave
Clearwater, FL 33755-6551
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Mark Bentley
400 North Ashley Drive
Suite 3100
Tampa, FL 33602
PHONE: (813) 225-2500, Fax: No fax, Email: Development@jpfirm.Com

Representative: Mark Bentley
Johnson Pope Bokor Ruppel & Burns
400 North Ashley Drive
Suite 3100
Tampa, FL 33602
PHONE: (813) 225-2500, Fax: No fax, Email: Development@jpfirm.Com

Location: 2.056 acres located on the northeast corner of South Saturn Avenue and Gulf to Bay Boulevard.

Atlas Page: 288B

Zoning District: Institutional

Request: This Zoning Atlas Amendment (rezoning) proposes to amend the zoning district from Institutional (I) to Commercial (C).

Proposed Use: Unknown

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

Assigned Planner: Kyle Brotherton, 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
Determination of Completeness	Complete	03/01/2024	Brotherton
Engineering Review	No Comments	03/19/2024	Vaughan
Stormwater Review	No Comments	03/20/2024	Vo
Environmental Review	No Comments	03/25/2024	Kessler
Planning Review	Comments	03/25/2024	Brotherton
Parks and Rec Review	No Comments	03/27/2024	Parry
Land Resource Review	No Response	04/01/2024	Brotherton
Route to Meeting	Ready for DRC	04/01/2024	Brotherton
Traffic Eng Review	No Response	04/01/2024	Brotherton
Public Utilities Review	No Response	04/01/2024	Brotherton
Solid Waste Review	No Response	04/01/2024	Brotherton
Fire Review	No Response	04/01/2024	Brotherton



The DRC reviewed this application with the following comments:

Planning Review **Kyle Brotherton** **kyle.brotherton@myclearwater.com 727-444-8778**

Planning Review

1. Acknowledge: If the zoning is amended to Commercial (C), the church will become a nonconforming use, and the nonconformity provisions of Article 6, Nonconformity Provisions will apply, which includes the existing church not being able to expand.
2. For CDB Resubmittal: How long is the church anticipated to remain operational should the amendments be approved?
3. For CDB Resubmittal: Update the proposed FAR on both applications to 0.55.
4. For CDB Resubmittal: Update adjacent zoning districts in all directions to Commercial (C), and include High Density Residential (HDR) as part of "adjacent to the east."
5. For CDB Resubmittal: Update proposed use.
6. For CDB Resubmittal: Provided legal descriptions and deeds do not account for the entire parcel fronting Gulf to Bay Boulevard. Please include the document from OR Book 3143, Page 493 upon resubmittal which includes the entire parcel fronting Gulf to Bay Boulevard.
7. For CDB Resubmittal: Please remove parcel #13-29-15-82584-001-0040 from the Rezoning application as this parcel is already zoned Commercial (C).

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.



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

9:15 AM

Case number: [ANX2024-03002 -- 2697 Sunset Point RD](#)

Owner(s): Eduart Suci
2695 Lakebreeze Lane South
Clearwater, FL 33759
PHONE: (727) 415-9282, Fax: No fax, Email: No email

Applicant: Eduart Suci
2695 Lakebreeze Lane South
Clearwater, FL 33759
PHONE: (727) 415-9282, Fax: No fax, Email: No email

Representative: Housh Ghovaae
Northside Engineering
300 S Belcher Road
Clearwater, FL 33765
PHONE: (727) 709-0943, Fax: (727) 446-8036, Email:
Housh@northsideengineering.Net

Location: 0.373 acres located on the south side of Sunset Point Road approximately 870 feet west of South Drive.

Atlas Page: 255A

Zoning District: US 19 - US 19 Corridor Zoning

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 designation of US 19 Neighborhood Center (US19-NC) and an initial zoning category of US 19 (Neighborhood Center Subdistrict).

Proposed Use: Offices

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

Assigned Planner: Dylan Prins, Long Range 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	03/08/2024	Prins
Engineering Review	Comments	03/18/2024	Vaughan
Stormwater Review	No Comments	03/20/2024	Vo
See Engineering general conditions.			
Environmental Review	No Comments	03/25/2024	Kessler
Solid Waste Review	Comments	03/27/2024	Prins
Parks and Rec Review	No Comments	03/27/2024	Parry
Planning Review	Comments	03/27/2024	Prins
Public Utilities Review	Comments	03/27/2024	Prins
Fire Review	Comments	03/28/2024	Prins
Traffic Eng Review	No Response	03/29/2024	Prins
Land Resource Review	No Response	03/29/2024	Prins

The DRC reviewed this application with the following comments:



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

Engineering Review **Kyle Vaughan** **kyle.vaughan@myclearwater.com** **727-444-8232**

General Comments:

1. Any infrastructure (Utilities, roadways, and others) improvements or upgrades necessary to satisfy any future project-specific requirements at this site, shall be completed by the developer at their expense and, to the satisfaction of the City.
2. 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.
3. 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).
4. Applicant shall acknowledge that the City has no access easement to this property.

Fire Review **Nicholas Esposito** **nicholas.esposito@myclearwater.co** **727-562-4327**
m

Fire Review

NFPA 1 18.2.3.1 A fire apparatus access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building.

Measuring on google maps has it around 70 feet.

18.2.3.5.1.1 * Fire apparatus access roads shall have an unobstructed width of not less than 20 ft (6.1 m).

The road going from Sunset Point to the structure does not look to meet the 20ft requirement.

Planning Review **Dylan Prins** **dylan.prins@myclearwater.com** **727-444-8777**

Planning Review

1. Any future development on this site would be subject to the development standards outlined in the US 19 (Neighborhood Center Subdistrict) Zoning District.
2. Due to the limited access of the subject property, the inability for the city to provide services, and the significant increase in intensity entitled by the proposed annexation, staff will be recommending denial of this annexation.



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

Public Utilities Review Michael Vacca mike.vacca@myclearwater.com 727-265-1831

After reviewing the annexation application for 2697 Sunset Point Road (ANX2024-03002),

there are few items that need to be addressed.

1.it appears that there are easements agreements from the property owners that would be required for this project to be possible, installing a private gravity line.

2. it appears that the project may require agreement with with the Pinellas County, Pinellas County owns the road, if the projects intent is to directional drill a under sunset point road, tapping into city of Clearwater sewer system.

3.it appear that the intent, of installing a private lift station at the project address, thus make the line from the projects lift station to the city sewer system, as a privately owned and maintained.

**Solid Waste Review Brandi Portalatin brandi.portalatin@myclearwater.co 727-562-4920
m**

Solid Waste Review

Solid waste concern for access as front property is county and private.

Solid waste concern for access if given permission based on narrowing of side path and a turn around area for our trucks.

Solid waste won't be able to provide service at this location as it is.

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.



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

9:35 AM

Case number: [FLD2023-05011 -- 685 BAY ESPLANADE](#)

Owner(s): Richard Esposito
699 Bay Esplandae
Clearwater, FL 33767
PHONE: No phone, Fax: No fax, Email: No email

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

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

Location: 0.303-acre subject properties are located at the southeast intersection of Bay Esplanade with Somerset Street.

Atlas Page: 258A

Zoning District: T - Tourist

Request: Flexible Development application for a 9-unit resort attached dwelling use in the Tourist (T) District and the Old Florida Character District of Beach by Design for the property located at 685 Bay Esplanade. Beach by Design limits the first 60 feet south of Somerset right-of-way a maximum height of 50 feet, the remainder of the project limits the maximum height to 65 feet. The project requires and proposes 14 parking spaces. The request seeks allowable flexibility from setbacks and height (Community Development Code Section 2-803.L., Beach by Design).

Proposed Use: Resort Attached Dwellings

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

Assigned Planner: Melissa Hauck-Baker, Senior Planner



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	10/04/2023	Parry
Route to Meeting	Ready for DRC	11/02/2023	Winget
Development Review Committee	Plans Received	03/01/2024	PlanRoom
Review package submitted by: PUBLICUSER4965			
Parks and Rec Review	No Comments	03/27/2024	Parry
Fire Review	Comments	03/29/2024	Esposito
Awaiting Re-Submittal	Return to DRC Meeting	04/04/2024	Hauck-Baker



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:

Planning Review

**Melissa Hauck-
Baker**

**melissa.hauck-
baker@myclearwater.com**

727-444-8769

Planning Review

1. Page 1 of the FLD application within the Description of Request, flexibility of height to 65 feet. The elevations show 65 feet height to what looks like the elevator shaft. Please have the height listed consistent with the following language taken from the Definitions, CDC Section 8-102; Height, building or structure, means for buildings, the vertical distance from the mean elevation of the existing grade to the highest finished roof surface in the case of a building with a flat roof, or the vertical distance from the existing grade to a point representing the midpoint of the peak and eave heights of the main roof structure of the roof of a building having a pitched roof. For other structures, the vertical distance from existing grade to the highest point of the structure above such existing grade. Where minimum floor elevations in flood prone areas have been established by law, the building height may be measured as though the required minimum floor elevations constitute existing grade. In addition, (1) linear radio and television antennas shall be permitted to project ten feet higher than the maximum height otherwise specified for the zoning district within which the antenna is located. Parabolic and other geometrically shaped antenna shall not be permitted this height increase. (2) Flagpoles located on top of buildings shall be permitted to project ten feet higher than the maximum height otherwise specified for the zoning district assigned to the property. (3) Elevator equipment rooms and like mechanical equipment enclosures shall be permitted to project up to 16 feet higher than the maximum height otherwise specified for the zoning district assigned to the property. (4) Parapet walls constructed on buildings with flat roofs shall be permitted to extend not higher than 42 inches over the maximum height specified for the zoning district in which the building is located. (5) Structures permanently affixed to the roof that accommodate rooftop occupancy shall only be permitted if within the maximum allowable height.

2. The request is for a 9-unit, resort attached dwelling use. Page 2 of the FLD application should not list number of hotel rooms. The request is for resort attached dwellings and the number of units must be listed under dwelling units. CDC Section 2-801.1, Maximum development potential permits 30 dwelling units per acre. Based on the property size of 0.312 acres, 9 units are permitted. Please revise this page.

3. Scrub the entire submittal and eliminate all references to overnight accommodations or hotel units, the project is a resort attached dwelling use.

4. There are previously submitted elevations, plans, etc. which are cluttering Plan Room, paying very close attention to how sheets were previously named or numbered; for example, a sheet of elevation drawings is named "7th & 8th Floor."

Plan Room Issues:



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

ENGINEERING - General Comments (Acknowledge):

Set to ACCEPTED on 3/18/2024 9:16:12 AM

Issue created by Kyle Vaughan on 10/17/2023 8:05:38 AM
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.

Sandra Bradbury on 3/1/2024 10:20:46 AM - ANSWERED

Response: Acknowledged, please see Sheet C3.1 & C4.1.

ENGINEERING - Prior to BCP

Set to ACCEPTED on 3/18/2024 9:16:21 AM

Issue created by Kyle Vaughan on 10/17/2023 8:10:07 AM
kyle.vaughan@myclearwater.com - 727-444-8232

- 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 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.)
- 3) 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.
- 4) All sod, sidewalk, curb and sprinkler damage, if any, within the right-of-way shall be repaired/replaced prior to engineering final inspection.
- 5) Applicant shall obtain permanent address assignments from the Engineering Department. The address assignment shall correspond to the street on which the entrance is located. Contact Pawel Dembinski, Engineering Systems Coordinator (727) 562- 4767.
- 6) Provide a copy of the recorded Parcel Combination Request from Pinellas County.

Sandra Bradbury on 3/1/2024 10:20:24 AM - ANSWERED

Response: Acknowledged, please sheet C3.1.



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

ENVIRONMENTAL - Prior to Building Permit

Set to ACCEPTED on 3/25/2024 2:54:31 PM

Issue created by Sarah Kessler on 10/24/2023 10:11:33 AM
sarah.kessler@myclearwater.com - 727-444-8233

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

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.

Sandra Bradbury on 3/1/2024 10:18:11 AM - ANSWERED

Response: Acknowledged, please see Sheet C2.1.

FIRE - Fire Review

Set to DRAFT on 3/29/2024 2:45:03 PM

Issue created by Nicholas Esposito on 3/29/2024 2:45:03 PM
nicholas.esposito@myclearwater.com - 727-562-4327

Shall meet the requirements of NFPA 1 2021 edition chapter 16 Safeguarding Construction, Alteration, and Demolition Operations to include but not be limited to complying with NFPA 241, establishing a fire protection plan, providing, and maintaining adequate escape facilities, providing and maintaining fire department access roads throughout the entire project, providing stairs and standpipes as the building progresses. A pre-construction meeting shall be set up to discuss these and other issues resulting in this construction project. This shall be coordinated through the construction site project manager. Where underground water mains and hydrants are to be installed, they shall be installed, completed and in service prior to construction as per NFPA-241.

Fire Underground Permit Shall Be Separate From Site Permit.

Failure To Submit Fire Underground Permit Will Delay All Permits Associated With This Project.

NFPA 241 - 7.5.5.1 - EVERY BUILDING SHALL BE ACCESSIBLE BY FIRE DEPARTMENT APPARATUS BY MEANS OF ROADWAYS HAVING AN ALL-WEATHER DRIVING SURFACE OF NOT LESS THAN 20 FT. OF UNOBSTRUCTED WIDTH, HAVING THE ABILITY TO WITHSTAND THE LIVE LOADS OF FIRE APPARATUS (32 TONS) AND HAVING A MINIMUM OF 13 FEET 6 INCHES OF VERTICAL CLEARANCE.



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

FIRE - Prior to CDB

Set to WITHDRAWN on 3/1/2024 12:34:11 PM

Issue created by Keith Hatten on 11/2/2023 9:16:26 AM

Issue is attached to Plans on sheet A1

ePermit@myclearwater.com - 727-562-4567

NFPA 101 Chp 30 - New Apartment Occupancy

30.2.5 Arrangement of Means of Egress.

30.2.5.1 Access to all required exits shall be in accordance with Section 7.5, as modified by

30.2.5.2.

30.2.5.2 The distance between exits addressed by 7.5.1.3 shall not apply to nonlooped exit access corridors in buildings that have corridor doors from the dwelling units that are arranged such that the exits are located in opposite directions from such doors.

Sandra Bradbury on 3/1/2024 10:17:56 AM - ANSWERED

Response: Please see revised architectural plans.

FIRE - Prior to CDB

Set to WITHDRAWN on 3/1/2024 12:34:11 PM

Issue created by Keith Hatten on 11/2/2023 9:23:05 AM

Issue is attached to Plans on sheet A1

ePermit@myclearwater.com - 727-562-4567

NFPA 1 Chp 13 Fire Protection

13.2 Standpipe Systems.

13.2.1 General. The design and installation of standpipe systems shall be in accordance with Section 13.2 and NFPA 14, Standard for the Installation of Standpipe and Hose Systems.

13.2.2 Where Required.

13.2.2.1 Where required by this Code or the referenced codes and standards listed in Chapter 2, standpipe systems shall be installed in accordance with 13.2.1.

13.2.2.2 New buildings shall be equipped with a Class I stand- pipe system installed in accordance with the provisions of Section 13.2 where any of the following conditions exist:

- (1) More than three stories above grade where the building is protected by an approved automatic sprinkler system
- (2) More than two stories above grade where the building is not protected by an approved automatic sprinkler system
- (3)* More than 50 ft (15 m) above grade and containing inter- mediate stories or balconies
- (4) More than one story below grade
- (5) More than 20 ft (6.1 m) below grade

Class I Standpipe Systems shall be automatic-wet which requires a fire pump.

Please show location of fire pump room.

Sandra Bradbury on 3/1/2024 10:17:29 AM - ANSWERED

Response: Please see revised architectural plans.

FIRE - Prior to CDB - Assembly Occupancy Means of Egress

Set to WITHDRAWN on 11/3/2023 8:18:42 AM

Issue created by Keith Hatten on 11/3/2023 8:18:42 AM

Issue is attached to Plans on sheet A3

ePermit@myclearwater.com - 727-562-4567

Assembly Occupancy on 5th Floor Amenities area is greater than 50 people and shall require two means of egress leading to an exit. Current plan shows only one.

NFPA 101 Chp. 12 New Assembly Occupancies and Chp. 7 Means of Egress.



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

FIRE - Prior to CDB - Trash/Dumpster Location

Set to WITHDRAWN on 11/3/2023 8:03:06 AM

Issue created by Keith Hatten on 11/3/2023 8:03:06 AM
Issue is attached to Plans on sheet C3.1
ePermit@myclearwater.com - 727-562-4567

Please so the location of the proposed trash room/Dumpster location.

NFPA 101 - Chp. 30 New Apartment Occupancies

30.3.2 Protection from Hazards.

30.3.2.1 Hazardous Areas. Any hazardous area shall be protected in accordance with Section 8.7.

30.3.2.1.1 The areas described in Table 30.3.2.1.1 shall be protected as indicated.

Table 30.3.2.1.1 Hazardous Area Protection

Hazardous Area Description	Separation/Protection†
- Trash collection rooms	1 hour and sprinklers

FIRE - Prior to Development Order - Door Swing Direction

Set to WITHDRAWN on 11/3/2023 8:29:37 AM

Issue created by Keith Hatten on 11/3/2023 8:29:37 AM
Issue is attached to Plans on sheet A1
ePermit@myclearwater.com - 727-562-4567

Door in a means of egress shall swing in the direction of travel.

NFPA 1 Chp 7 - Means of Egress

7.2.1.4.2* Door Leaf Swing Direction. Door leaves required to be of the side-hinged or pivoted-swinging type shall swing in the direction of egress travel.

FIRE - Prior to Development Order - Exit Discharge

Set to WITHDRAWN on 11/3/2023 8:36:12 AM

Issue created by Keith Hatten on 11/3/2023 8:36:12 AM
Issue is attached to Plans on sheet L1.1
ePermit@myclearwater.com - 727-562-4567

Exit discharge from Stair shall lead to a public way. Please provide a sidewalk to the public way.

NFPA 101 Chp. 7

7.7 Discharge from Exits.

7.7.1* Exit Termination. Exits shall terminate directly, at a public way or at an exterior exit discharge, unless otherwise provided in 7.7.1.2 through 7.7.1.4.

7.7.1.1 Yards, courts, open spaces, or other portions of the exit discharge shall be of the required width and size to provide all occupants with a safe access to a public way.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4567

LAND RESOURCE - Prior to CDB: Landscape Acknowledgement

Set to DRAFT on 3/28/2024 9:51:31 AM

Issue created by Danny McDonnell on 3/28/2024 9:51:31 AM
danny.mcdonnell@myclearwater.com - 727-444-8765

Please acknowledge;

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

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

"All landscaped areas must be covered with shrubs, ground cover, turf, three inches of organic mulch or other suitable material which permits percolation. Where mulch is used, it must be protected from washing out of the planting bed. Inorganic mulch, such as gravel or rock, should only be used where washouts occur. Plastic sheets / weed barrier shall not be installed under mulches."

PLANNING - Application Deemed Insufficient: Must Return to DRC

Set to DRAFT on 3/27/2024 12:07:43 PM

Issue created by Melissa Hauck-Baker on 3/27/2024 12:07:43 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

Substantial redesign is required and review of such must return to another DRC meeting. These items include but are not limited to the setback encroachments, waterfront sight visibility triangles, required stepbacks, maximum building height and meet all requirements of Beach by Design.

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

The next submittal deadline is Wednesday, May 1, 2024, by 12 noon. If complete and sufficient this would be routed to the June 6, 2024, Development Review Committee Meeting. Strongly recommend submitting in advance of the deadline. Please work directly with Isabel.Winget@Myclearwater.com to have the best chance of a clean and orderly resubmittal. Submittals with conflicting sheets, version errors, etc. will not move forward.

PLANNING - Access to Existing Docks

Set to DRAFT on 3/27/2024 12:08:11 PM

Issue created by Melissa Hauck-Baker on 3/27/2024 12:08:11 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

The site plan does not provide access to the two existing docks, clarification must be provided regarding the retention of the docks and how access will be provided.



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 - Beach by Design

Set to DRAFT on 3/27/2024 12:04:29 PM

Issue created by Melissa Hauck-Baker on 3/27/2024 12:04:29 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

The project is in the Old Florida character district of Beach by Design which supersedes the CDC with respect to development parameters. Any item not covered by Beach by Design defers back to the CDC. The submittal must include consistent and detailed written information and supporting graphics regarding the project meeting all requirements of the Old Florida character district, Design Guidelines, and all other requirements of Beach by Design (BBD). The Old Florida character district has very specific requirements which are detailed in BBD Section II.A. (pp. 7-10) and must be addressed in a separate document including detailed, point by point responses as well as to the Design Guidelines, BBD Section VII (pp. 64-78). Provide all dimensions, diagrams and details required by Beach by Design. Fully address all requirements of Beach by Design. Staff cannot review for compliance with Beach by Design if it is not fully detailed at time of submittal. This application will not move forward until all applicable requirements of Beach by Design are addressed, with all required dimensions, massing study, diagrams, details clearly provided. Specifically: Please provide the following information: building footprint in SF; isometric or axonometric drawings to show offsets of more than five feet and to clearly show building facade dimensions; elevations showing the percentages of windows or architectural decoration including exterior building materials, colors and finishes; elevations showing the theoretical building volumes. A review is not possible without a this information.

PLANNING - Construction within 18 feet of Seawall

Set to DRAFT on 3/27/2024 12:08:39 PM

Issue created by Melissa Hauck-Baker on 3/27/2024 12:08:39 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

The Building Division will not permit any subsurface construction within 18 linear feet of a seawall. The proposed development encroaches into this area which could compromise the structural integrity of the seawall.

PLANNING - Dumpster Enclosure.

Set to WITHDRAWN on 3/1/2024 12:34:11 PM

Issue created by Mark Parry on 10/10/2023 12:05:30 PM
Issue is attached to Plans on sheet C3.1
mark.parry@myclearwater.com - 727-444-8768

Pursuant to CDC Section 3-204.G.1, all solid waste containers, recycling or trash handling areas shall be completely screened on four sides by a fence, gate, wall, mounds of earth, or vegetation from view from public streets and abutting properties. If such screening is provided by means of a fence, gate, or wall, materials which are consistent with those used in the construction of and the architectural style of the principal building shall be utilized.

Please provide a detail which demonstrates compliance with this code provision.

Sandra Bradbury on 3/1/2024 10:27:11 AM - ANSWERED

Response: Dumpster will be moved from Parking Garage to Driveway Entrance for Pickup.

PLANNING - Dumpster Location.

Set to WITHDRAWN on 3/1/2024 12:34:11 PM

Issue created by Mark Parry on 10/10/2023 12:05:55 PM
Issue is attached to Plans on sheet C3.1
mark.parry@myclearwater.com - 727-444-8768

Please show the location of solid waste accommodations.

Sandra Bradbury on 3/1/2024 10:26:39 AM - ANSWERED

Response: Please see revised Sheet C3.1.



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 - Dumpster Sizing.

Set to WITHDRAWN on 3/1/2024 12:34:11 PM

Issue created by Mark Parry on 10/10/2023 12:05:44 PM
Issue is attached to Plans on sheet C3.1
mark.parry@myclearwater.com - 727-444-8768

Please show how solid waste will be accommodated on the site.

Sandra Bradbury on 3/1/2024 10:26:50 AM - ANSWERED

Response: Please see revised Sheet C3.1.

PLANNING - Duplicate Sheet 2.

Set to WITHDRAWN on 3/1/2024 12:34:11 PM

Issue created by Mark Parry on 10/10/2023 1:08:50 PM
Issue is attached to Plans on sheet A3-7
mark.parry@myclearwater.com - 727-444-8768

This version of Sheet A3 simultaneously lists these drawings and sixth and seventh floor and fifth floor and as 7th and 8th floors. Please correct.

Sandra Bradbury on 3/1/2024 10:21:42 AM - ANSWERED

Response: Please see revised Architectural Plan submitted.

PLANNING - Duplicate Sheet 3.

Set to WITHDRAWN on 3/1/2024 12:34:11 PM

Issue created by Mark Parry on 10/10/2023 1:09:35 PM
Issue is attached to Plans on sheet A4
mark.parry@myclearwater.com - 727-444-8768

Duplicate Sheet 3. This version of Sheet A3 simultaneously lists these drawings and sixth and seventh floor and fifth floor and as 7th and 8th floors. Please correct.

Sandra Bradbury on 3/1/2024 10:21:30 AM - ANSWERED

Response: Please see revised Architectural Plan submitted.

PLANNING - Duplicate Sheet.

Set to WITHDRAWN on 3/1/2024 12:34:11 PM

Issue created by Mark Parry on 10/10/2023 1:07:39 PM
Issue is attached to Plans on sheet A3-5
mark.parry@myclearwater.com - 727-444-8768

Sheet A3 has been included twice. Please make sure to only submit one of each sheet.

Sandra Bradbury on 3/1/2024 10:21:58 AM - ANSWERED

Response: Please see revised Architectural Plan submitted.

PLANNING - Fences/Walls

Set to DRAFT on 3/27/2024 12:06:50 PM

Issue created by Melissa Hauck-Baker on 3/27/2024 12:06:50 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

Provide clarification that no perimeter fence or wall is being proposed as part of the project.



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 - Height as measured.

Set to WITHDRAWN on 3/1/2024 12:34:11 PM

Issue created by Mark Parry on 10/10/2023 12:04:04 PM
Issue is attached to Plans on sheet A5
mark.parry@myclearwater.com - 727-444-8768

Clarify height(s) of all building components within 60 feet of Somerset Street. The maximum height within 60 feet of Somerset is 50 feet.

Sandra Bradbury on 3/1/2024 10:28:13 AM - ANSWERED

Response: Architectural Plans have been revised for height clarification.

PLANNING - Height Permitted.

Set to WITHDRAWN on 3/1/2024 12:34:11 PM

Issue created by Mark Parry on 10/10/2023 12:04:21 PM
Issue is attached to Plans on sheet A5
mark.parry@myclearwater.com - 727-444-8768

Pursuant to BBD II.A.1.c. Property throughout the remainder of the Old Florida District (beyond 60 feet of the southerly r-o-w line of Somerset Street) shall be permitted a maximum building height of 65 feet for attached dwellings and 75 feet for overnight accommodations. This provision supersedes any conflicting statement in the CDC which would include CDC Section 4-1403.C. The use includes 10 resort attached dwellings (attached dwellings) and one overnight accommodation unit. The building is primarily residential and is limited to no more than 65 feet in height where 75 feet is proposed. Please revise to provide no more than 65 feet in height.

Sandra Bradbury on 3/1/2024 10:27:55 AM - ANSWERED

Response: Civil and Architectural Plans have been revised, the height is now 65'.

PLANNING - Landscape Buffers

Set to DRAFT on 3/27/2024 12:09:08 PM

Issue created by Melissa Hauck-Baker on 3/27/2024 12:09:08 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

The Old Florida character district of Beach by Design requires a 10-foot-wide buffer along all street facing property lines. The landscape plan does not show the dimensions of the buffers. Additionally, consistent with CDC Section 3-1202, plant materials are intended to occupy the entire width of the provided buffer, adjust the plan as accordingly.

PLANNING - Massing Study.

Set to WITHDRAWN on 3/1/2024 12:34:11 PM

Issue created by Mark Parry on 10/10/2023 12:08:16 PM
Issue is attached to Plans on sheet A5
mark.parry@myclearwater.com - 727-444-8768

Please provide a massing study which demonstrates compliance with Beach by Design.

Sandra Bradbury on 3/1/2024 10:24:12 AM - ANSWERED

Response: Please see revised submittal.

PLANNING - Maximum Building Height

Set to DRAFT on 3/27/2024 12:10:27 PM

Issue created by Melissa Hauck-Baker on 3/27/2024 12:10:27 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

Due to the bifurcation of maximum permitted height as provided in Beach by Design, it would be very helpful if you included color coded portions of the elevation that are proposed at 50-foot and 65-foot. This must also include any habitable/amenity areas occurring on the roof tops. Additionally, the items encroaching on the maximum height of the building must be detailed further and be consistent with CDC Section 8-102, Definitions.



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 - Mechanical Equipment

Set to DRAFT on 3/27/2024 12:05:08 PM

Issue created by Melissa Hauck-Baker on 3/27/2024 12:05:08 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

Provide language regarding the proposed location of the mechanical equipment and please clarify how (1) this will be accomplished and (2) how the equipment will be screened. The note must include the following details; "Mechanical equipment will be screened from view from adjacent properties and rights-of-way with fencing and or landscaping."

PLANNING - Mechanical Equipment Location.

Set to WITHDRAWN on 3/1/2024 12:34:11 PM

Issue created by Mark Parry on 10/10/2023 12:04:48 PM
Issue is attached to Plans on sheet C3.1
mark.parry@myclearwater.com - 727-444-8768

Please show the location of all proposed mechanical equipment.

Sandra Bradbury on 3/1/2024 10:27:36 AM - ANSWERED

Response: Please see revised civil plans.

PLANNING - Mechanical Equipment Screening

Set to WITHDRAWN on 3/1/2024 12:34:11 PM

Issue created by Mark Parry on 10/10/2023 12:05:11 PM
Issue is attached to Plans on sheet C3.1
mark.parry@myclearwater.com - 727-444-8768

Please add a note to the site plan which provides that mechanical equipment will be screened from view from adjacent properties and rights-of-way with fencing and or landscaping. Fencing is permitted under separate permit. Existing fencing and landscaping counts.

Sandra Bradbury on 3/1/2024 10:27:26 AM - ANSWERED

Response: Please see revised civil plans.

PLANNING - Narrative Section D.1.

Set to ACCEPTED on 3/27/2024 8:37:53 AM

Issue created by Mark Parry on 10/10/2023 12:36:47 PM
Issue is attached to page 3 in NS11 Chan Club Proj Narr 2023-10-01.pdf
mark.parry@myclearwater.com - 727-444-8768

This section references resort attached dwellings and overnight accommodation uses at density up to 70 units per acre. This is factually inaccurate. RADs are permitted at a density of 30 dwelling units per acre. Overnight accommodations are permitted at a density of 50 units per acre. The referenced 70 units per acre is the alternative density which requires additional data to determine the permitted number of hotel units. The conclusion provided that the density if consistent with the Comprehensive Plan and BBD Please revise.

Sandra Bradbury on 3/1/2024 10:23:36 AM - ANSWERED

Response: Please see revised application and narratives overnight accommodation have been withdrawn, it will be 9 Resort Dwellings only.

PLANNING - Narrative Section D.2..8.

Set to ACCEPTED on 3/27/2024 8:42:17 AM

Issue created by Mark Parry on 10/10/2023 12:48:21 PM
Issue is attached to page 7 in NS11 Chan Club Proj Narr 2023-10-01.pdf
mark.parry@myclearwater.com - 727-444-8768

The maximum permitted height is 65 feet for attached dwellings which this project is primarily. Please revise.

Sandra Bradbury on 3/1/2024 10:22:43 AM - ANSWERED

Response: Please see revised plans and narratives.



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 - Narrative Section D.2.1.

Set to ACCEPTED on 3/27/2024 8:39:25 AM

Issue created by Mark Parry on 10/10/2023 12:42:26 PM
Issue is attached to page 5 in NS11 Chan Club Proj Narr 2023-10-01.pdf
mark.parry@myclearwater.com - 727-444-8768

This section provides that 17 hotel units is permitted at 50 units per acre. I calculate that 15 hotel units are permitted. It's also unclear what unit count the one and a half times the number proposed refers to. In other words, 10 dwelling units and one hotel unit are proposed (11 total units) where either nine dwelling units OR 15 hotel units are permitted. Please clarify.

Sandra Bradbury on 3/1/2024 10:23:16 AM - ANSWERED

Response: Please see revised narratives.

PLANNING - Narrative Section D.2.16.

Set to ACCEPTED on 3/27/2024 8:42:30 AM

Issue created by Mark Parry on 10/10/2023 12:50:03 PM
Issue is attached to page 10 in NS11 Chan Club Proj Narr 2023-10-01.pdf
mark.parry@myclearwater.com - 727-444-8768

The proposed density is not in compliance with the Comp. Plan or BBD hence the need for a TDR. Please revise.

Sandra Bradbury on 3/1/2024 10:22:26 AM - ANSWERED

Response: Please see revised Narratives, the TDR's have been removed.

PLANNING - Narrative Section D.2.6.

Set to ACCEPTED on 3/27/2024 8:42:00 AM

Issue created by Mark Parry on 10/10/2023 12:45:32 PM
Issue is attached to page 7 in NS11 Chan Club Proj Narr 2023-10-01.pdf
mark.parry@myclearwater.com - 727-444-8768

Please provide some additional details on how the exterior finished of the building is distinctive.

Sandra Bradbury on 3/1/2024 10:23:00 AM - ANSWERED

Response: Please see revised plans and narratives.

PLANNING - Narrative Section D.3.1.

Set to ACCEPTED on 3/27/2024 8:38:30 AM

Issue created by Mark Parry on 10/10/2023 12:54:59 PM
Issue is attached to page 13 in NS11 Chan Club Proj Narr 2023-10-01.pdf
mark.parry@myclearwater.com - 727-444-8768

The 70 dwelling units per acre noted is incorrect. The permitted density is 30 dwelling unit per acre and 50 hotel unit per acre. The 70 units per acre is the alternative density specific to overnight accommodations only. The request is not in compliance with the basic standards for the T district (hence the TDR component). AS noted in another comment, it's probably more accurate to address the specific use criteria for a mixed use rather than overnight accommodations. Please revise.

Sandra Bradbury on 3/1/2024 10:22:16 AM - ANSWERED

Response: Please see revised Narratives, the TDR's have been removed.



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 - Next Steps:

Set to WITHDRAWN on 3/1/2024 12:34:11 PM

Issue created by Mark Parry on 10/10/2023 12:12:01 PM
Issue is attached to Plans on sheet C1.1
mark.parry@myclearwater.com - 727-444-8768

Next Steps: The proposal is insufficient. This proposal must come back to DRC for an additional review. The next deadline is December 1, 2023 by noon which will result in a January 4, 2024 DRC.

Sandra Bradbury on 3/1/2024 10:23:52 AM - ANSWERED

Response: Acknowledged, please see revised application and documents.

PLANNING - Parcel Encroachment

Set to DRAFT on 3/27/2024 12:03:10 PM

Issue created by Melissa Hauck-Baker on 3/27/2024 12:03:10 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

The subject property addressed as 685 Bay Esplanade features a 2.85-foot property line overlap from the property to the south at 673 Bay Esplanade. This issue must be resolved as the disputed portion of land can have great implications on density, setbacks, and the developability of the subject properties. At the minimum an Affidavit must be executed by the owner of 673 Bay Esplanade as part of the application.

PLANNING - Property Survey

Set to DRAFT on 3/27/2024 12:02:37 PM

Issue created by Melissa Hauck-Baker on 3/27/2024 12:02:37 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

A boundary survey shall be included in all planning applications, please provide one for the existing properties.

PLANNING - Required Setbacks

Set to DRAFT on 3/27/2024 12:05:37 PM

Issue created by Melissa Hauck-Baker on 3/27/2024 12:05:37 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

Beach by Design is very specific with respect to required setbacks in the Old Florida character district, BBD Section II.A.2. where a 15-foot front setback and 10-foot side or rear setback is required. The proposed pool and decking are located within the required setbacks. Only Mandalay Avenue fronting properties may ask for flexibility to a zero-foot setback.

PLANNING - Rooftop Floor Plans

Set to DRAFT on 3/27/2024 12:09:54 PM

Issue created by Melissa Hauck-Baker on 3/27/2024 12:09:54 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

The floor plans do not include the rooftop of the 6th floor and the elevator shaft area. Clarify if rooftop occupancy is proposed. Keep in mind that any shade structures for rooftop occupancy count towards height.

PLANNING - Rooftop Occupancy.

Set to WITHDRAWN on 3/1/2024 12:34:11 PM

Issue created by Mark Parry on 10/10/2023 12:08:02 PM
Issue is attached to Plans on sheet A5
mark.parry@myclearwater.com - 727-444-8768

Clarify if rooftop occupancy proposed. If so, please show that on a rooftop plan. Keep in mind that any shade structures for rooftop occupancy count towards height.

Sandra Bradbury on 3/1/2024 10:24:26 AM - ANSWERED

Response: Please see revised Architectural Plans with more detail.



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 - Side (South) Setback.

Set to WITHDRAWN on 3/1/2024 12:34:11 PM

Issue created by Mark Parry on 10/10/2023 12:06:32 PM
Issue is attached to Plans on sheet C3.1
mark.parry@myclearwater.com - 727-444-8768

Please provide a dimension to the surface parking area along the south side of the site.

Sandra Bradbury on 3/1/2024 10:25:50 AM - ANSWERED

Response: Please see revised Sheet C3.1.

PLANNING - Sight Triangle.

Set to WITHDRAWN on 3/1/2024 12:34:11 PM

Issue created by Mark Parry on 10/10/2023 12:06:23 PM
Issue is attached to Plans on sheet C3.1
mark.parry@myclearwater.com - 727-444-8768

The building encroaches into the sight visibility triangles along Somerset and the driveway.

Sandra Bradbury on 3/1/2024 10:26:15 AM - ANSWERED

Response: Please see revised Sheet C3.1.

PLANNING - Sight Visibility Triangles

Set to DRAFT on 3/27/2024 12:10:58 PM

Issue created by Melissa Hauck-Baker on 3/27/2024 12:10:58 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

Must be shown, see CDC Section 3-904, proposed pool and decking is located within the required waterfront sight visibility triangle. Provide spot elevations on pool and decking. Details regarding a compliant perimeter fence must be provided and addressed.

PLANNING - Solid Waste

Set to DRAFT on 3/27/2024 12:11:23 PM

Issue created by Melissa Hauck-Baker on 3/27/2024 12:11:23 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

Please provide details regarding the method of solid waste handling, which must be approved by Solid Waste.

PLANNING - Specific Use Criteria.

Set to WITHDRAWN on 3/1/2024 12:34:11 PM

Issue created by Mark Parry on 10/10/2023 12:07:22 PM
Issue is attached to Plans on sheet C1.1
mark.parry@myclearwater.com - 727-444-8768

Technically, as a combination of overnight accommodations and resort attached dwellings, the use is mixed use which is subject to the provisions of either 2-802.I or 2-803.P. So far it appears that the provisions of Table 2-802 for mixed use appear to be met (as modified by Beach by Design) therefore, the specific use criteria of 2-802.I are applicable and must be addressed. It appears that the only aspect of the proposal which renders the project a Level II Flexible Development application is the inclusion of the TDR component.

Sandra Bradbury on 3/1/2024 10:24:56 AM - ANSWERED

Response: TDR's and Overnight Accommodations have been removed this will now be 9-unit Resort Dwelling.

PLANNING - Stepback Height Measurement

Set to DRAFT on 3/27/2024 12:06:05 PM

Issue created by Melissa Hauck-Baker on 3/27/2024 12:06:05 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

The Old Florida character district requires setbacks for buildings exceeding 35 feet in height. Setbacks must be measured from grade, not from Design Flood Elevation as shown on the architectural building elevations.



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 - TDR Units.

Set to WITHDRAWN on 3/1/2024 12:34:11 PM

Issue created by Mark Parry on 10/10/2023 12:06:54 PM

Issue is attached to Plans on sheet C1.1

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

TDR Units. The TDR lists two RADs to be transferred from 692 Bay Esplanade, the site data table also provides that two RADs and one hotel unit are to be transferred but the FLD application mentions one RAD TDR and one hotel unit TDR (page one of five). All components of the overall request need to correlate and agree.

With that all said, the size of the site (per the site data table) is 0.312 acres. One hotel unit at 50 units per acre requires 0.020 acres. Subtracting 0.020 acres from 0.312 acres yields 0.292 remaining acres. At 30 dwelling units per acre 0.292 acre yields eight units (rounded down per Code). An additional 20% yields nine dwelling units (BBD Section VII.A) where 10 dwelling units are proposed.

It appears that the only reason for the submittal of a TDR is to circumvent the 20 percent rule on the transfer of dwelling units. It appears that the primary use of the site is to be Resort Attached Dwellings. It's unclear how increasing the intensity of use by more than 20 percent of the otherwise permitted residential density will upgrade the immediate vicinity of the area. Staff is not in favor of the proposal as submitted and will recommend denial of the proposal.

Sandra Bradbury on 3/1/2024 10:25:19 AM - ANSWERED

Response: TDR's and Overnight Accommodations have been removed this will now be 9-unit Resort Dwelling.

PLANNING - Unity of Title

Set to DRAFT on 3/27/2024 12:03:51 PM

Issue created by Melissa Hauck-Baker on 3/27/2024 12:03:51 PM

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

A Unity of Title will be required as a condition of approval, see CDC Section 4-1601, please confirm.

PUBLIC UTILITIES - issues

Set to WITHDRAWN on 3/1/2024 12:34:11 PM

Issue created by Michael Vacca on 10/13/2023 4:20:42 PM

Issue is attached to Plans on sheet C4.1

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

prior to building permit.

1. acknowledge, schedule, existing water meter(s) not used for the project, are required to be pulled and service lines cut and capped at the water main, by city staff.
2. acknowledge, schedule, the existing gravity laterals not used for the project are required to be plugged.

Sandra Bradbury on 3/1/2024 10:21:07 AM - ANSWERED

Response: Acknowledged.



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

PUBLIC UTILITIES - Prior to building permit

Set to DRAFT on 3/12/2024 5:38:08 PM

Issue created by Michael Vacca on 3/12/2024 5:38:08 PM
Issue is attached to Plans on sheet C4.1
mike.vacca@myclearwater.com - 727-265-1831

- Acknowledge response though Accela
Call out- Demo, contractor to coordinate with city regarding existing water meters, backflow device and meter box removal, along with sewer lateral abandonment.
2. Call out contractor to verify location of existing sewer service lateral, and inspect condition of pipe, including correct lateral size. if new pipe is warranted, coordinate with city regarding lateral service abandonment. contractor to install new clean-out per city requirements.
3. Reclaimed water is available for the project's irrigation.
4. call out - contractor shall exercise extreme caution when excavating in proximity of all underground utilities. protect as needed
5. Per section 3-806, no fence or wall may enclose and water meters/ box or gravity system manholes. All water meters, fire detector assemblies and fire hydrants shall unstructured clearance around apparatus, public utilities shall have access and maintenance clearances

SOLID WASTE - Prior - Dumpster placement acknowledgement

Set to DRAFT on 3/13/2024 3:06:12 PM

Issue created by Brandi Portalatin on 3/13/2024 3:06:12 PM
brandi.portalatin@myclearwater.com - 727-562-4920

Please acknowledge it will be the responsibility of maintenance to roll the dumpster out to the staging area and to roll it back inside the chute system.

STORMWATER - General conditions (please acknowledge)

Set to ACCEPTED on 3/21/2024 2:26:51 PM

Issue created by Phuong Vo on 10/23/2023 5:54:37 PM
phuong.vo@myclearwater.com - 727-444-8228

Please acknowledge the following conditions in a formal response letter:

1. DRC review is a prerequisite for Building Permit Review; additional comments will be forthcoming upon submittal of a Building Permit Application which requires revisions to the submitted calculations and plans as well as additional supporting information (including but not limited to geotechnical investigations, drainage computations and SUE data for any work proposed in the R-O-W, etc.).
2. A formal response letter shall accompany resubmittals detailing how each condition has been addressed.
3. Applicant shall obtain applicable required ERP permit from other agencies such as SWFWMD or FDEP.

Sandra Bradbury on 3/1/2024 10:18:31 AM - ANSWERED

Response: Acknowledged.

STORMWATER - Prior to CDB

Set to ACCEPTED on 3/21/2024 2:26:24 PM

Issue created by Phuong Vo on 10/23/2023 5:53:26 PM
phuong.vo@myclearwater.com - 727-444-8228

Future infrastructure and maintenance work by the City on Somerset may interfere with site access at the proposed driveway on Somerset Dr. Please consider alternative site access.

Sandra Bradbury on 3/1/2024 10:18:40 AM - ANSWERED

Response: Acknowledged.

Phuong Vo on 3/21/2024 2:26:24 PM - ACCEPTED

The applicant had acknowledged of this on 3/1/2024, [PV, 2024]

TRAFFIC ENG - Multi-modal Impact Fee Estimate (Please

Set to ACCEPTED on 3/18/2024 7:16:42 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

acknowledge)

Issue created by Gus Jordi on 10/22/2023 2:57:10 PM
gus.jordi@myclearwater.com - 919-421-8370

Please acknowledge the following: Based on the associated plan at this time, the estimate for multi-modal impact fee is \$9,124.00. Please see the calculation sheet named "Multi-modal Impact Fee" in the Accela system under "Documents". Multi-modal impact fees are collected by the City prior to issuance of building permit or CO.

Sandra Bradbury on 3/1/2024 10:20:08 AM - ANSWERED

Response: Acknowledged, Multi-Modal Impact Fees will be paid prior to CO.

TRAFFIC ENG - Prior to CDB- Parking lot

Set to ACCEPTED on 3/18/2024 7:15:16 PM

Issue created by Gus Jordi on 10/22/2023 3:56:25 PM
gus.jordi@myclearwater.com - 919-421-8370

1. The isle width must be 24'. The isle is less than 24' at the point where the accessible space is located. Placing the sign in the accessible space caused the isle to be narrower than is acceptable.
2. Show on the plan directional arrows at the driveway entrance.
3. Show on the plan a stop sign at the driveway exit.

Sandra Bradbury on 3/1/2024 10:18:55 AM - ANSWERED

Response: Acknowledged.

Sandra Bradbury on 3/1/2024 10:19:16 AM - ANSWERED

Response: Please see revised Sheet C3.1.

TRAFFIC ENG - Prior to CDB- Sight visibility triangles

Set to ACCEPTED on 3/18/2024 7:15:48 PM

Issue created by Gus Jordi on 10/22/2023 3:41:30 PM
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), and along the property lines adjacent to street corner. 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

Sandra Bradbury on 3/1/2024 10:19:33 AM - ANSWERED

Response: Please see revised Sheet C3.1 for visibility triangles.



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 CDB- Turn around area

Set to ACCEPTED on 3/18/2024 7:16:31 PM

Issue created by Gus Jordi on 10/22/2023 3:39:08 PM
gus.jordi@myclearwater.com - 919-421-8370

Please provide back-out maneuvering area at the end of the dead-end isle to accommodate turning around when all spaces are full and backing out of the last spaces at the end of the isle. The back-out maneuvering area should be large enough for one backing out maneuver to be sufficient to clear moving forward into the aisle. Please provide turning templates for a 19' size vehicle to show the backing out and moving forward maneuvers. See CDC Section 3-1402.J, Dead End Parking Aisles: link:
https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV14PALO

Sandra Bradbury on 3/1/2024 10:19:50 AM - ANSWERED

Response: Please see revised Sheet C3.1.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

10:20 AM

Case number: [FLD2023-11024 -- 801 S FT HARRISON AVE](#)

Owner(s): Juergen Epple
1268 Jackson Rd
Clearwater, FL 33755-4716
PHONE: No phone, Fax: No fax, Email: No email

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

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

Location: 801 S Fort Harrison Avenue is a 0.167-acre property located on the southeast corner of Fort Harrison Avenue and Druid Road.

Atlas Page: 295B

Zoning District: C - Commercial

Request: Flexible Development approval to construct two mixed-use buildings, consisting of one detached dwelling and one 215 SF office in each, located at 801 S. Ft. Harrison Avenue in the Commercial (C) District as a Comprehensive Infill Redevelopment Project. The project will not exceed 31 feet in height, meets off-street parking requirements for both uses, and requests flexibility for height and setbacks. (Community Development Code Section 2-704.F)

Proposed Use: Detached Dwellings

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	01/10/2024	Baker
Route to Meeting	Ready for DRC	02/02/2024	Winget
Awaiting Re-Submittal	DRC Review	03/01/2024	Winget
Development Review Committee	Plans Received	03/01/2024	PlanRoom
Review package submitted by: PUBLICUSER4965			
Parks and Rec Review	Comments	03/11/2024	Parry
Solid Waste Review	No Comments	03/13/2024	Portalatin
Fire Review	No Comments	03/19/2024	Esposito
Stormwater Review	Comments	03/20/2024	Vo
Environmental Review	No Comments	03/25/2024	Kessler
Land Resource Review	No Comments	03/26/2024	McDonnell

The DRC reviewed this application with the following comments:

Plan Room Issues:



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

ENGINEERING - General Comments (Acknowledge):

Set to ACCEPTED on 3/18/2024 9:05:26 AM

Issue created by Kyle Vaughan on 1/11/2024 10:38:31 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.

Sandra Bradbury on 3/1/2024 11:18:43 AM - ANSWERED

Response: Acknowledged. (Items 1-4)

Response: Acknowledged. Note has been added to sheet C5.1. (Items 5-7)

ENGINEERING - Prior to Building Permit

Set to ACCEPTED on 3/18/2024 9:05:38 AM

Issue created by Kyle Vaughan on 1/11/2024 10:40:14 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) Engineering driveway rough (#903) and final (#904) inspections are required. Use inspection call line 727.562.4580 to schedule.

Sandra Bradbury on 3/1/2024 11:17:29 AM - ANSWERED

Response: Acknowledged, City index shall be added to construction plans.

Response: Acknowledged. Please see Site Preparation note #1 and notes on sheet C3.1.

Response: Acknowledged. Note has been added to sheet C5.1.

Response: Acknowledged. Note has been added to sheet C5.1.

Response: Acknowledged. Note has been added to sheet C5.1.



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

ENGINEERING - Prior to CDB

Set to ACCEPTED on 3/18/2024 8:49:11 AM

Issue created by Kyle Vaughan on 1/11/2024 10:36:54 AM
kyle.vaughan@myclearwater.com - 727-444-8232

1. "Construction in right of way" notes need to be updated to express conformity with City of Clearwater standards.
2. Driveway aprons cannot cross the side property line extended to the roadway.

Sandra Bradbury on 3/1/2024 11:19:07 AM - ANSWERED

*Response: 1. Notes have been revised on sheet C2.1.
2. Driveway has been redesigned.*

ENVIRONMENTAL - Prior to Building Permit

Set to ACCEPTED on 3/13/2024 9:51:48 AM

Issue created by Sarah Kessler on 1/23/2024 2:29:42 PM
sarah.kessler@myclearwater.com - 727-444-8233

Provide erosion control measure and details on plans.

Sandra Bradbury on 3/1/2024 11:09:31 AM - ANSWERED

Response: Please see sheet C2.2 in plans.

LAND RESOURCE - Prior to BCP: Irrigation Plan

Set to ACCEPTED on 3/26/2024 9:07:43 AM

Issue created by Danny McDonnell on 1/23/2024 8:33:37 AM
danny.mcdonnell@myclearwater.com - 727-444-8765

Please acknowledge:

An irrigation plan must be submitted.

Sandra Bradbury on 3/1/2024 11:10:43 AM - ANSWERED

Response: Acknowledged.

LAND RESOURCE - Prior to CDB: Inches Spreadsheet

Set to ACCEPTED on 3/26/2024 9:07:00 AM

Issue created by Danny McDonnell on 1/23/2024 8:24:54 AM
danny.mcdonnell@myclearwater.com - 727-444-8765

Inches Spreadsheet - Provide a spread sheet expressing the total number of trees to be removed, calculating the DBH (diameter at breast height) of all trees being removed with a rating of 3 and above and the total proposed inches. Note: palm trees with 10 feet of clear trunk receive a 1-inch deficit if removed and a 1-inch credit if proposed and accent trees receive a 2-inch deficit if removed and a 2-inch credit if proposed. Specimen palms (phoenix species) receive a 2.5-inch deficit if removed and a 2.5-inch credit is proposed. All shade trees receive a deficit based on the total DBH if removed and a credit based on the caliper size if planted. If a deficit exists, then it must be paid to the Tree Fund at a rate of 48 dollars and inch.

Sandra Bradbury on 3/1/2024 11:11:38 AM - ANSWERED

Response: Tree removal and replacement data has been added to sheets C2.1 and L1.1.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4567

LAND RESOURCE - Prior to CDB: Landscape Acknowledgement

Set to DRAFT on 3/28/2024 9:34:57 AM

Issue created by Danny McDonnell on 3/28/2024 9:34:57 AM
danny.mcdonnell@myclearwater.com - 727-444-8765

Please acknowledge;

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

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

"All landscaped areas must be covered with shrubs, ground cover, turf, three inches of organic mulch or other suitable material which permits percolation. Where mulch is used, it must be protected from washing out of the planting bed. Inorganic mulch, such as gravel or rock, should only be used where washouts occur. Plastic sheets / weed barrier shall not be installed under mulches."

LAND RESOURCE - Prior to CDB: Landscape Plan

Set to ACCEPTED on 3/26/2024 9:05:44 AM

Issue created by Danny McDonnell on 1/23/2024 8:22:48 AM
Issue is attached to Plans on sheet L1.1
danny.mcdonnell@myclearwater.com - 727-444-8765

Submit a revised landscape plan which provides dimensions on the plan showing all shade trees must be a minimum of 5 feet from any impervious surface or utility.

Sandra Bradbury on 3/1/2024 11:11:54 AM - ANSWERED

Response: Dimensions have been added to sheet L1.1.

LAND RESOURCE - Prior to CDB: Landscape Sizes

Set to DRAFT on 3/28/2024 9:31:29 AM

Issue created by Danny McDonnell on 3/28/2024 9:31:29 AM
Issue is attached to Plans on sheet L1.1
danny.mcdonnell@myclearwater.com - 727-444-8765

Tree calipers and heights were decreased during the last submittal. Please change them back to 2.5" caliper and 10' height.

LAND RESOURCE - Prior to CDB: Tree Removal

Set to ACCEPTED on 3/26/2024 9:07:28 AM

Issue created by Danny McDonnell on 1/23/2024 8:32:23 AM
Issue is attached to Plans on sheet T-1
danny.mcdonnell@myclearwater.com - 727-444-8765

Please add an 'X' to any trees that will be removed.

Sandra Bradbury on 3/1/2024 11:11:17 AM - ANSWERED

Response: All trees being removed have an 'X' over them on sheet C2.1.

PARKS AND REC - Parks and Recreation Comment Acknowledge Timing – FLD application

Set to DRAFT on 3/11/2024 9:34:36 AM

Issue created by Mark Parry on 12/11/2023 11:53:58 AM
Issue is attached to Plans on sheet C3.1
mark.parry@myclearwater.com - 727-444-8768

Please acknowledge all Parks and Recreation comments prior to CDB.

Sandra Bradbury on 1/9/2024 11:34:29 AM - ANSWERED

Acknowledged.



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

PARKS AND REC - Parks and Recreation Impact Fee; Detached Dwelling between 1,500 and 2,499 SF

Set to DRAFT on 3/11/2024 9:34:27 AM

Issue created by Mark Parry on 12/11/2023 11:56:56 AM

Issue is attached to Plans on sheet A-1

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

It appears that the subject site is or was previously developed, and the proposal is for two new dwelling units of between 1,500 and 2,499 SF GFA. Attached garages do not count towards the GFA.

A Parks and Recreation Impact Fee of \$3,358 per dwelling unit (estimate of \$3,358 total) will be due prior to the issuance of any Certificate of Occupancy. Credit is provided for the prior single detached dwelling.

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

Sandra Bradbury on 1/9/2024 11:34:07 AM - ANSWERED

We will coordinate with Park and Recreation to receive final amount due.

PLANNING - #2 - Goals and policies

Set to ACCEPTED on 3/5/2024 4:23:53 PM

Issue created by Thea French on 1/24/2024 5:35:08 PM

Issue is attached to page 5 in NS14 - 801 SFH Crit Resp Revd 2024--01-08.pdf

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

Please insert appropriate comments that you are referring to here to address this criterion.

Sandra Bradbury on 3/1/2024 11:07:52 AM - ANSWERED

Response: Please see revised narratives.

PLANNING - #4. - Back Out Parking Prohibited

Set to ACCEPTED on 3/5/2024 4:22:20 PM

Issue created by Thea French on 1/24/2024 5:14:18 PM

Issue is attached to page 3 in NS14 - 801 SFH Crit Resp Revd 2024--01-08.pdf

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

Acknowledge: There is to be no backing out into the right-of-way (ROW) from any parking spaces per Community Development Code Section 3-1402.C.

Sandra Bradbury on 3/1/2024 11:08:33 AM - ANSWERED

Response: Please see revised narratives.

PLANNING - #5. Community Character

Set to ACCEPTED on 3/5/2024 4:26:29 PM

Issue created by Thea French on 1/24/2024 5:28:05 PM

Issue is attached to page 3 in NS14 - 801 SFH Crit Resp Revd 2024--01-08.pdf

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

Please provide how the proposed development will be consistent with the community character of the immediate area.

This is your opportunity to explain "HOW" this will reflect the emerging zoning character of the current community development code.

Providing approved FLS/FLD cases or building permits within the immediate vicinity is a sufficient method to support your development proposal.

Sandra Bradbury on 3/1/2024 11:08:23 AM - ANSWERED

Response: Please see revised narratives.



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 - #6 - Clarify Use

Set to ACCEPTED on 3/5/2024 4:22:58 PM

Issue created by Thea French on 1/24/2024 5:30:14 PM
Issue is attached to page 4 in NS14 - 801 SFH Crit Resp Revd 2024--01-08.pdf
thea.french@myclearwater.com - 727-444-8771

Please clarify whether these units are detached dwellings with a home office or mixed use.

This information should be included in the Project Narrative.

Sandra Bradbury on 3/1/2024 11:08:13 AM - ANSWERED

Response: Please see revised narratives.

PLANNING - Access to residence

Set to DRAFT on 3/26/2024 9:27:01 AM

Issue created by Thea French on 3/26/2024 9:27:01 AM
thea.french@myclearwater.com - 727-444-8771

Prior to CDB - Provide plans showing how each residence access from the garage, street ROW, and sidewalk.

PLANNING - Accessory Structure Location

Set to ACCEPTED on 3/14/2024 2:45:37 PM

Issue created by James Baker on 1/22/2024 1:44:17 PM
Issue is attached to Plans on sheet C3.1
james.baker@myclearwater.com - 727-444-8767

The proposed accessory structure (lap pool on S Ft Harrison Ave) is in front of the property and needs to be relocated.

Section 3-203. - General standards.

A. Accessory uses and/or structures shall not be located between the right-of-way and the principal structure.

Sandra Bradbury on 3/1/2024 11:12:57 AM - ANSWERED

Response: Site has been redesigned with pool relocated.

James Baker on 3/5/2024 3:55:04 PM - NOTACCEPTED

Please clearly identify new pool location.

James Baker on 3/14/2024 2:45:37 PM - ACCEPTED

The pool has moved from its original location; however, it has not been clearly identified where the exact location is on the subject property.

PLANNING - B. Project Description - Evidence

Set to ACCEPTED on 3/5/2024 3:26:22 PM

Issue created by Thea French on 1/24/2024 5:56:52 PM
Issue is attached to page 2 in NS14 - 801 SFH Proj Narr Revd 2023-12-29.pdf
thea.french@myclearwater.com - 727-444-8771

Thank you for providing other developments as a part of your evidence.

Please provide addresses and approved FLS/FLD case numbers, or building permit numbers that confirm these developments are compliant with the current code.

Sandra Bradbury on 3/1/2024 11:06:55 AM - ANSWERED

Response: Please see revised narratives.



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 - Building Height

Set to ACCEPTED on 3/5/2024 4:18:47 PM

Issue created by Thea French on 1/24/2024 5:53:45 PM
Issue is attached to page 1 in NS14 - 801 SFH Proj Narr Revd 2023-12-29.pdf
thea.french@myclearwater.com - 727-444-8771

Contradictory info is provided about the number of building stories. In one instance, two stores are indicated and in other instances (site plan and elevations) three stories are noted.

Please clarify the building height in your narrative to match the site plan and elevations.

Please refer to the definition of height in Article 8 of the Community Development Code to ensure you are measuring it correctly.

Sandra Bradbury on 3/1/2024 11:07:02 AM - ANSWERED

Response: Please see revised narratives.

PLANNING - Building Setbacks

Set to NOTACCEPTED on 3/5/2024 4:03:48 PM

Issue created by James Baker on 1/22/2024 12:58:11 PM
Issue is attached to Plans on sheet C1.1
james.baker@myclearwater.com - 727-444-8767

Property has two fronts. Accordingly, the site table requires modification to indicate the direction of each -- Front (North), Front (West), Side (South) and Side (East)

This information should be updated on all plan sheets with required setbacks indicated accordingly.

Sandra Bradbury on 3/1/2024 11:14:11 AM - ANSWERED

Response: Setbacks have been revised.

James Baker on 3/5/2024 4:03:48 PM - NOTACCEPTED

The south side setback should be 4 feet 9 inches as proposed based on the site plan, sheet C3.1.

PLANNING - Criterion #3

Set to ACCEPTED on 3/5/2024 4:25:03 PM

Issue created by Thea French on 1/24/2024 5:36:01 PM
Issue is attached to page 5 in NS14 - 801 SFH Crit Resp Revd 2024--01-08.pdf
thea.french@myclearwater.com - 727-444-8771

This item was not answered. Please respond to the criterion.

Sandra Bradbury on 3/1/2024 11:07:41 AM - ANSWERED

Response: Please see revised narratives.

James Baker on 3/5/2024 4:25:03 PM - ACCEPTED

For clarity; however, the #3 criterion still remains unanswered.

PLANNING - Criterion #4

Set to ACCEPTED on 3/5/2024 4:26:07 PM

Issue created by Thea French on 1/24/2024 5:37:45 PM
Issue is attached to page 5 in NS14 - 801 SFH Crit Resp Revd 2024--01-08.pdf
thea.french@myclearwater.com - 727-444-8771

The response repeats the criterion. These types of responses are insufficient.

Please provide a clear response to this criterion.

Sandra Bradbury on 3/1/2024 11:07:28 AM - ANSWERED

Response: Please see revised narratives.



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 - Criterion #5

Set to ACCEPTED on 3/5/2024 4:21:09 PM

Issue created by Thea French on 1/24/2024 5:45:04 PM
Issue is attached to page 6 in NS14 - 801 SFH Crit Resp Revd 2024--01-08.pdf
thea.french@myclearwater.com - 727-444-8771

Acknowledge Criteria b and c. The comments regarding the development being supportive of the Morton Plant require substantiation.

Please provide analysis of specific uses and evidence of how these criteria will be met.

Sandra Bradbury on 3/1/2024 11:07:18 AM - ANSWERED

Response: Please see revised narratives.

PLANNING - Criterion #6 a,b,c

Set to ACCEPTED on 3/5/2024 4:19:56 PM

Issue created by Thea French on 1/24/2024 5:49:16 PM
Issue is attached to page 7 in NS14 - 801 SFH Crit Resp Revd 2024--01-08.pdf
thea.french@myclearwater.com - 727-444-8771

This area is in transition into a commercial corridor.

Please explain how the proposed development supports the emerging character of the commercial district.

Sandra Bradbury on 3/1/2024 11:07:12 AM - ANSWERED

Response: Please see revised narratives.

PLANNING - Design elements

Set to ACCEPTED on 3/5/2024 3:50:29 PM

Issue created by Thea French on 1/24/2024 5:10:14 PM
Issue is attached to Plans on sheet C3.1
thea.french@myclearwater.com - 727-444-8771

Please remove all extraneous elements not located within the boundaries of the property line.

Sandra Bradbury on 3/1/2024 11:08:47 AM - ANSWERED

Response: Acknowledged.

PLANNING - Detached Dwelling Office Percentage

Set to ACCEPTED on 3/5/2024 4:05:12 PM

Issue created by James Baker on 1/23/2024 9:52:06 AM
Issue is attached to Plans on sheet C1.1
james.baker@myclearwater.com - 727-444-8767

It is noted that each proposed office area is 215 square feet. Please provide the percentage that each office constitutes of each detached dwelling.

Please be aware that accessory uses may comprise up to 10 percent of the primary use gross floor area. If there is an alternate use besides the office use, it would be considered a second primary and would require Code-compliant parking that may not back out into a right of way.

Sandra Bradbury on 3/1/2024 11:10:02 AM - ANSWERED

Response: Office has been removed.



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 - Disclaimer

Set to ACCEPTED on 3/5/2024 2:42:08 PM

Issue created by Thea French on 1/25/2024 2:10:17 PM
Issue is attached to Plans on sheet C1.1
thea.french@myclearwater.com - 727-444-8771

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.

Sandra Bradbury on 3/1/2024 11:05:03 AM - ANSWERED

Response: Acknowledged.

PLANNING - Elements Crossing Property Line

Set to DRAFT on 3/26/2024 9:29:08 AM

Issue created by James Baker on 3/14/2024 2:42:51 PM
Issue is attached to Plans on sheet C3.1
james.baker@myclearwater.com - 727-444-8767

Prior to CDB -- Please clarify from what location the gutter overhangs originate from and correct the site showing gutter overhangs extending over the property line.

Pursuant to Section 3-903.A - Required setbacks, no building or structure shall be permitted in a setback required by the applicable zoning district.

PLANNING - Elevation Labeling

Set to ACCEPTED on 3/5/2024 4:13:45 PM

Issue created by James Baker on 1/22/2024 1:36:13 PM
Issue is attached to Plans on sheet A-4
james.baker@myclearwater.com - 727-444-8767

Indicate the elevation direction (east, west, north, south)

Sandra Bradbury on 3/1/2024 11:13:13 AM - ANSWERED

Response: Please see revised Architectural Plans.

PLANNING - Elevation Renderings & Materials

Set to ACCEPTED on 3/5/2024 4:15:19 PM

Issue created by James Baker on 1/22/2024 1:51:37 PM
Issue is attached to Plans on sheet A-4
james.baker@myclearwater.com - 727-444-8767

All elevations must be rendered in color. Call out materials used.

Sandra Bradbury on 3/1/2024 11:12:08 AM - ANSWERED

Response: Please see revised Architectural Plans.

PLANNING - Fences and Walls

Set to ACCEPTED on 3/5/2024 2:57:44 PM

Issue created by Thea French on 1/25/2024 11:17:32 AM
Issue is attached to Plans on sheet C3.1
thea.french@myclearwater.com - 727-444-8771

Please clarify the location, design, and construction details of the chainlink fence.

Please acknowledge chainlink fencing is prohibited in front of a principal structure.

Sandra Bradbury on 3/1/2024 11:05:52 AM - ANSWERED

Response: No chain link fences are shown on plans. Only masonry and metal fences are shown.



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 - Fences and Walls - Design

Set to DRAFT on 3/26/2024 9:30:31 AM

Issue created by Thea French on 1/25/2024 11:05:13 AM

Issue is attached to Plans on sheet C3.1

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

I do not see a narrative for the fencing, nor does the site plan provide evidence section 3-803 elements have been fulfilled. Clarify in writing how the requirements of Section 3-803 will be met.

Sandra Bradbury on 3/1/2024 11:06:28 AM - ANSWERED

Response: Fences look same from both sides, no fence along street exceeds 100' in any single horizontal plane.

James Baker on 3/5/2024 3:01:57 PM - NOTACCEPTED

Please provide a narrative of how the requirements of Section 3-803 A.-F. will be met.

Thea French on 3/26/2024 9:04:48 AM - OPEN

Design Requirements: Please provide a written narrative of how the requirements of Section 3-803 A - F will be met.

Thea French on 3/26/2024 9:30:31 AM - DRAFT

Prior to CDB -- Design Requirements: Please provide a written narrative of how the requirements of Section 3-803 A - F will be met.

PLANNING - Fences and Walls - Height

Set to OPEN on 3/28/2024 12:54:04 PM

Issue created by Thea French on 1/25/2024 11:14:06 AM

Issue is attached to Plans on sheet C3.1

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

Please provide scaled elevations of all fences and walls. The details of the fences and walls may be included with the scaled elevation drawing that has been requested in another comment.

Please clarify in writing how the requirements of Section 3-804 will be met.

Sandra Bradbury on 3/1/2024 11:06:09 AM - ANSWERED

Response: Fences along front property lines are 3' high.

James Baker on 3/5/2024 2:54:56 PM - NOTACCEPTED

Scaled elevations of all fences and walls requested. Please note that a four foot gate at at the front of the property is not permissible within the sight visibility triangle.

Section 3-904. - Sight visibility triangle.

No structure or landscaping may be installed 30 inches above grade within a sight visibility triangle.

James Baker on 3/14/2024 2:55:49 PM - OPEN

Section 3-904 A. Neither structures nor landscaping shall be higher than 30 inches within site visibility triangles.

Thea French on 3/26/2024 9:31:01 AM - DRAFT

Prior to CDB -- Section 3-904 A. Neither structures nor landscaping shall be higher than 30 inches within site visibility triangles.



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 - Fences and Walls - Landscape strip

Set to ACCEPTED on 3/5/2024 2:47:38 PM

Issue created by Thea French on 1/25/2024 11:25:59 AM

Issue is attached to Plans on sheet C3.1

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

Please clarify and update the site plan to include the landscape buffer.

Pursuant to Section 3-804C.4. - Any fence or wall that exceeds three feet in height shall provide a three-foot-wide landscaped strip on the right-of-way side of the fence or wall consistent with the general landscaping standards in Section 3-1202.

Sandra Bradbury on 3/1/2024 11:05:27 AM - ANSWERED

Response: Fence along front property line to west has been revised to 3' high.

PLANNING - Gross Floor Area

Set to ACCEPTED on 3/5/2024 4:04:34 PM

Issue created by James Baker on 1/23/2024 9:42:57 AM

Issue is attached to Plans on sheet C1.1

james.baker@myclearwater.com - 727-444-8767

Please provide the total gross floor area (GFA) of each building.

Section 8-102. defines GFA as follows --

Gross floor area means the total interior floor area of a building measured at the inside face of the exterior walls, but excluding parking garages, carports, stairwells and elevator shafts.

Sandra Bradbury on 3/1/2024 11:10:32 AM - ANSWERED

Response: Gross floor area has been added to the site data table.

PLANNING - Height measurement

Set to ACCEPTED on 3/5/2024 4:15:48 PM

Issue created by James Baker on 1/22/2024 1:27:07 PM

Issue is attached to Plans on sheet A-4

james.baker@myclearwater.com - 727-444-8767

Please provide dimensions on ALL the elevations showing height as measured from grade to the mid-point of the peak of the roof.

Sandra Bradbury on 3/1/2024 11:13:20 AM - ANSWERED

Response: Please see revised Architectural Plans.

PLANNING - Insufficient: Return to DRC

Set to DRAFT on 3/27/2024 11:53:53 AM

Issue created by Thea French on 3/27/2024 11:53:53 AM

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

Due to the number of changes, the amount of additional information, and details that are needed, this case is insufficient to move forward and needs to return to DRC.



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 - Legend Details

Set to ACCEPTED on 3/5/2024 4:06:24 PM

Issue created by Thea French on 1/24/2024 5:04:37 PM
Issue is attached to Plans on sheet C3.1
thea.french@myclearwater.com - 727-444-8771

Please clarify the location of the fence materials establishing which fence will be installed and where. (e.g. property line, lot line, chain link, masonry wall, and wood fence.)

Clarify the location of all listed elements in the legend. Remove any non-applicable elements from the legend. The lines infer a splitting of the lot into two parcels.

In sum, clarification of the overall site plan is needed.

Sandra Bradbury on 3/1/2024 11:09:17 AM - ANSWERED

Response: Legend has been revised on all sheets.

PLANNING - Office Purpose

Set to ACCEPTED on 3/5/2024 4:19:02 PM

Issue created by James Baker on 1/23/2024 9:58:20 AM
Issue is attached to page 1 in NS14 - 801 SFH Proj Narr Revd 2023-12-29.pdf
james.baker@myclearwater.com - 727-444-8767

Clarify if the intent is for each office space to be simply either a home office or an office for a home-based business.

This information also be included in General Applicability Criteria.

Sandra Bradbury on 3/1/2024 11:09:49 AM - ANSWERED

Response: Please see revised narratives.

Sandra Bradbury on 3/1/2024 11:10:16 AM - ANSWERED

Response: Please see revised narratives. Office has been removed.

PLANNING - Parking Space Dimensions

Set to ACCEPTED on 3/5/2024 3:52:36 PM

Issue created by James Baker on 1/22/2024 1:16:22 PM
Issue is attached to Plans on sheet C3.1
james.baker@myclearwater.com - 727-444-8767

Clearly label each parking space with the appropriate dimensions (9'x18').

Sandra Bradbury on 3/1/2024 11:13:35 AM - ANSWERED

Response: Dimensions have been added to sheet C3.1.



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 - Pool Elevation

Set to ACCEPTED on 3/26/2024 8:34:45 AM

Issue created by James Baker on 1/22/2024 1:49:34 PM

Issue is attached to Plans on sheet C3.1

james.baker@myclearwater.com - 727-444-8767

Please clarify the grade of the proposed construction through the provision of spot elevations and/or appropriate notations of the proposed grade of the pool/patio/decking. Spot elevations are to be provided at the corners of the decking and the adjacent grade.

Sandra Bradbury on 3/1/2024 11:12:38 AM - ANSWERED

Response: Grading has been revised on sheet C4.1.

James Baker on 3/5/2024 3:57:30 PM - NOTACCEPTED

Please clearly identify new pool location.

Thea French on 3/26/2024 8:34:45 AM - ACCEPTED

The prior incompleteness comment has been met for clarity, however, there may be later DRC comments. Minimum issues that must be satisfied to allowed for review have been noted on sheet C4.1 for grading.

PLANNING - Pool elevations

Set to DRAFT on 3/27/2024 11:51:32 AM

Issue created by Thea French on 3/27/2024 11:51:32 AM

Issue is attached to Plans on sheet C3.1

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

Prior to CDB -- Clearly label the pool with identifiers, dimensions, and spot elevations at each corner of each pool.

PLANNING - Pool location

Set to DRAFT on 3/26/2024 9:32:28 AM

Issue created by Thea French on 3/13/2024 4:32:00 PM

Issue is attached to Plans on sheet A-1

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

Prior to CDB -- The lap pool element shown here is not clearly labeled on the site plan. Please clarify the location of the lap pool(s) on the site plan.

Please clarify the location of the pool, on the site plan, with clearly labeled identifiers, and dimensions, and which sheet I will be able to find the lap pool element.

PLANNING - Prior to CDB - Fence details

Set to DRAFT on 3/28/2024 12:48:57 PM

Issue created by Thea French on 3/28/2024 12:48:57 PM

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

Prior to CDB - provide details of all proposed fencing, walls and gates.

PLANNING - Prior to CDB - Fences and Walls - Design

Set to DRAFT on 3/28/2024 12:45:35 PM

Issue created by Thea French on 3/28/2024 12:45:35 PM

Issue is attached to Plans on sheet C3.1

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

Prior to CDB - Update the site plan to reflect the height of all proposed fencing, walls, and gates.



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 - Property line

Set to ACCEPTED on 3/5/2024 3:44:46 PM

Issue created by Thea French on 1/24/2024 5:06:49 PM
Issue is attached to Plans on sheet C3.1
thea.french@myclearwater.com - 727-444-8771

Please clarify the property line, fencing, or wall, and pins.
The boundary lines overlap in such a way these elements are not discernible from one another.

Sandra Bradbury on 3/1/2024 11:09:01 AM - ANSWERED

Response: Fence line width has been reduced for clarity.

PLANNING - Setbacks

Set to DRAFT on 3/26/2024 9:22:15 AM

Issue created by Thea French on 3/26/2024 9:22:15 AM
Issue is attached to Plans on sheet C3.1
thea.french@myclearwater.com - 727-444-8771

Prior to CDB - Please update site plan setbacks and site data table. Site plans need to be consistent with site data table

PLANNING - Signage in Visibility Triangle

Set to ACCEPTED on 3/14/2024 2:25:25 PM

Issue created by James Baker on 1/22/2024 1:02:31 PM
Issue is attached to Plans on sheet C3.1
james.baker@myclearwater.com - 727-444-8767

Signage is not approved in a site plan; please remove it.

Please remove all signage illustrations on sheets - C3.1, C4.1, C5.1 and L1.1

Sandra Bradbury on 3/1/2024 11:13:55 AM - ANSWERED

Response: No signage is shown on plans on any sheet. Sign has been removed from legend on sheet C3.1.

James Baker on 3/5/2024 3:48:37 PM - NOTACCEPTED

Please clarify what the 2 blue boxes are in the northwest corner (sight visibility triangle).

PLANNING - Specific Criteria - Comprehensive Infill Redevelopment Project Criteria

Set to ACCEPTED on 3/5/2024 4:23:27 PM

Issue created by Thea French on 1/24/2024 5:33:42 PM
Issue is attached to page 5 in NS14 - 801 SFH Crit Resp Revd 2024--01-08.pdf
thea.french@myclearwater.com - 727-444-8771

Acknowledge that the specific criteria for the Comprehensive Infill Redevelopment Project are located in Division 7. Section 2-704.F

The correct criteria was found, but additional detail is needed.

Sandra Bradbury on 3/1/2024 11:08:04 AM - ANSWERED

Response: Please see revised narratives.



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 - Traffic Study

Set to ACCEPTED on 3/5/2024 4:27:27 PM

Issue created by Thea French on 1/25/2024 8:13:04 AM
Issue is attached to page 2 in NS14 - 801 SFH Crit Resp Revd 2024--01-08.pdf
thea.french@myclearwater.com - 727-444-8771

Agreed. The traffic study is not apropos here, as a formal traffic study would be more than necessary for a project of this size and scope. Essentially, a clarification of the parking situation was needed.

On the site plan, 2 spaces are shown for residential and 1 space for office space of the development. This delineation is helpful. Thank you. As noted in other comments on other sheets, please include the dimensions of all parking spaces.

The traffic study can be helpful in this situation if only to confirm that backing out into traffic is not allowable within either commercial zoning or as part of office parking.

Sandra Bradbury on 3/1/2024 11:06:44 AM - ANSWERED

Response: Please see revised narratives.

James Baker on 3/5/2024 3:06:16 PM - NOTACCEPTED

Two driveways cannot be supported based on Traffic Engineering's previous comments. Please update the narrative.

PUBLIC UTILITIES - acknowledge

Set to ACCEPTED on 3/12/2024 5:15:12 PM

Issue created by Michael Vacca on 1/19/2024 3:49:24 PM
Issue is attached to Plans on sheet C5.1
mike.vacca@myclearwater.com - 727-265-1831

please acknowledge

1. prior to building permit - All water meters, Fire detector assembly and fire hydrants to have uninstructed clearance around these apparatuses, Public Utilities shall have access and maintenance clearance
2. prior to building permit - contractor to verify location of existing sanitary sewer service lateral and inspect condition of pipe and for correct size. if new pipe is warranted, coordinate with City regarding lateral service abandonment. Contractor to install new clean-out per city requirements
3. Reclaimed water is available to the project, the reclaimed water main is location on Druid Rd

Sandra Bradbury on 3/1/2024 11:15:18 AM - ANSWERED

Response: Acknowledged. Note has been added to sheet C5.1.

Response: Acknowledged.

PUBLIC UTILITIES - acknowledge comments

Set to ACCEPTED on 3/25/2024 2:04:32 PM

Issue created by Michael Vacca on 1/19/2024 3:41:34 PM
Issue is attached to Plans on sheet C5.1
mike.vacca@myclearwater.com - 727-265-1831

please acknowledge

1. prior to building permit - All water meters, Fire detector assembly and fire hydrants to have uninstructed clearance around these apparatuses, Public Utilities shall have access and maintenance clearance
2. prior to building permit - contractor to verify location of existing sanitary sewer service lateral and inspect condition of pipe and for correct size. if new pipe is warranted, coordinate with City regarding lateral service abandonment. Contractor to install new clean-out per city requirements
3. Reclaimed water is available to the project, the reclaimed water main is location on Druid Rd

Sandra Bradbury on 3/1/2024 11:15:28 AM - ANSWERED

Response: Acknowledged. Note has been added to sheet C5.1.

Response: Acknowledged.



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

SOLID WASTE - Prior to all

Set to ACCEPTED on 3/13/2024 2:58:48 PM

Issue created by Brandi Portalatin on 1/19/2024 11:05:37 AM
brandi.portalatin@myclearwater.com - 727-562-4920

How will solid waste be implemented between residential and commercial? Is this commercial or residential?

Where is the solid waste container or barrels going to be stored depending on the type of service that is allowed to be provided at this location?

Concern; having a solid waste truck stop right after a turn to pick up bulk items that are manually placed in our truck from placement of residential bulk items usage. It will be the owner/tenant responsibility to roll containers out for service. Any landscaping done by a third party will need to be hauled away by the individuals that do the work, per city ordinance.

Sandra Bradbury on 3/1/2024 11:16:20 AM - ANSWERED

Response: Acknowledged. Driveway has been relocated.

Brandi Portalatin on 3/13/2024 2:58:48 PM - ACCEPTED

No commercial dumpster will be provided for this location if offices are built. This will strictly receive residential service, if a business is found to be operating within, solid waste can deny or change services per city ordinance.

STORMWATER - General condition

Set to ACCEPTED on 3/20/2024 4:28:38 PM

Issue created by Phuong Vo on 1/19/2024 11:22:34 AM
phuong.vo@myclearwater.com - 727-444-8228

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

Sandra Bradbury on 3/1/2024 11:15:45 AM - ANSWERED

Response: Acknowledged.



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

STORMWATER - Prior to CDB

Set to NOTACCEPTED on 3/20/2024 4:33:46 PM

Issue created by Phuong Vo on 1/19/2024 11:21:19 AM
phuong.vo@myclearwater.com - 727-444-8228

- 1) All re-submittals shall be accompanied with a formal response letter addressing how each condition has been met.
- 2) Show on the plan proposed stormwater management system(s) addressing water quality and attenuation as per City of Clearwater's redevelopment criteria.
- 3) Submit a 1-page drainage calculations showing the project provides sufficient water quality and attenuation volume.
- 4) Acknowledge that the refined drainage design at Building Permit submittal shall address contributing offsite drainage area with appropriately sized bypass system. Such bypass system shall not be occupied by other proposed improvements including landscaping or ground covers that could impede flow and cause adverse impacts.
- 5) Acknowledge that the refined drainage design at Building Permit submittal shall route onsite drainage to the proposed stormwater management system prior to leaving the project site.

Sandra Bradbury on 3/1/2024 11:16:02 AM - ANSWERED

Response: Use has been revised to two single family residential houses.

Phuong Vo on 3/20/2024 4:33:46 PM - NOTACCEPTED

3/20/2024 (PV): None of the 5 conditions issued on 1/19/2024 has been addressed.

TRAFFIC ENG - Driveway spacing – prior to CDB

Set to NOTACCEPTED on 3/18/2024 1:35:42 PM

Issue created by Gus Jordi on 1/21/2024 11:39:55 AM
gus.jordi@myclearwater.com - 919-421-8370

Considering this property in zoned "commercial", and the proposed driveway on a "Collector" (Druid street) with a speed limit of 30 mph, then according to Section 3-102 C.3. the minimum spacing for a driveway from the Fort Harrison Ave intersection must be a minimum of 125 feet. Therefore, the location of proposed driveway closer to the intersection is not acceptable.

Sandra Bradbury on 3/1/2024 11:14:39 AM - ANSWERED

Response: Driveway has been relocated.

Gus Jordi on 3/18/2024 1:35:42 PM - NOTACCEPTED

Issue has not been handled and remains an issue.



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 - Multi-modal Impact Fee- prior to Building Permit. Set to NOTACCEPTED on 3/18/2024 1:43:53 PM

Issue created by Gus Jordi on 1/21/2024 11:54:49 AM
gus.jordi@myclearwater.com - 919-421-8370

In order to calculate the multi-modal impact fee for the approved development plan, applicant should provide information on the structure that existed in the past on this property (type of use and livable SF) in order to receive the proper credit.

Sandra Bradbury on 3/1/2024 11:14:23 AM - ANSWERED

Response: Please see revised Narratives.

Gus Jordi on 3/18/2024 1:43:53 PM - NOTACCEPTED

This can be handled a t BCP if FLD is approved. But I did not see response to this issue in revised narative. There is not Ddocument named" Revised narratives"

TRAFFIC ENG - Sidewalk on right-of-way Set to DRAFT on 3/25/2024 3:08:55 PM

Issue created by Gus Jordi on 3/25/2024 3:08:55 PM
gus.jordi@myclearwater.com - 919-421-8370

Proposed sidewalk in the right-of way contains very sharp angles and must be smoother angles.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

10:40 AM

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

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

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

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

Location: 0.199-acre property located at the interior corner of the first bend in Bay Esplanade approximately 280 feet from Cyprus Avenue and Bay Esplanade.

Atlas Page: 258A

Zoning District:

Request: Flexible Development approval to construct a resort attached dwelling use located at 612 Bay Esplanade in the Tourist (T) District and Old Florida Character District of Beach by Design. The project does not exceed 55 feet in height, includes a minimum of nine parking spaces and requests allowable flexibility from height requirements and the Design Standards of the Old Florida District of Beach by Design.

Proposed Use: Resort Attached Dwellings

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

Assigned Planner: Thea French, 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	03/08/2024	French
Parks and Rec Review	Comments	03/11/2024	Parry
Traffic Eng Review	Comments	03/18/2024	Jordi
Engineering Review	Comments	03/18/2024	Vaughan
Stormwater Review	Comments	03/20/2024	Vo
Environmental Review	Comments	03/25/2024	Kessler
Land Resource Review	Comments	03/25/2024	Quinzi

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 3/18/2024 7:59:33 AM

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

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

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



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

ENGINEERING - Prior to Building Permit

Set to DRAFT on 3/18/2024 8:02:15 AM

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

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

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

ENGINEERING - Prior to CDB

Set to DRAFT on 3/18/2024 8:33:55 AM

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

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

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 3/25/2024 2:52:11 PM

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

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

FIRE - Fire Review

Set to DRAFT on 3/15/2024 10:10:58 AM

Issue created by Nicholas Esposito on 3/15/2024 10:10:58 AM
nicholas.esposito@myclearwater.com - 727-562-4327

NFPA 1: 16.4.3.1 AND NFPA 241:8.7.2.3 - FOR BUILDING CONSTRUCTION SITES, UNDERGROUND WATER MAINS AND HYDRANTS SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO BRINGING COMBUSTIBLE MATERIALS ON SITE AND/OR COMMENCEMENT OF BUILDING CONSTRUCTION, INCLUDING FOUNDATION SLAB AND FOOTERS. WATER MAINS AND HYDRANTS SHALL BE COMPLETED AND IN SERVICE (PER PHASE) PRIOR TO COMMENCING VERTICAL CONSTRUCTION ON ANY BUILDING OR BRINGING COMBUSTIBLE STOCK ON SITE.

All underground fire lines must be installed per NFPA-24 2016 edition by a licensed class 1, 2, or 5 fire protection system contractors with separate permit and plans.

Non adherence to this issue will cause a delay in any permit associated with this project except the site plan.

Underground permit shall not be submitted with the site plan.



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

LAND RESOURCE - Prior to CDB Landscape Acknowledgement

Set to DRAFT on 3/25/2024 5:35:14 PM

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

Please acknowledge;

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

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

"All landscaped areas must be covered with shrubs, ground cover, turf, three inches of organic mulch or other suitable material which permits percolation. Where mulch is used, it must be protected from washing out of the planting bed. Inorganic mulch, such as gravel or rock, should only be used where washouts occur. Plastic sheets / weed barrier shall not be installed under mulches."

LAND RESOURCE - Prior to CDB Landscape Plan

Set to DRAFT on 3/25/2024 5:50:32 PM

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

For neighbors trees to the south, address the following;

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

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

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

LAND RESOURCE - Prior to CDB Site Plan

Set to DRAFT on 3/26/2024 8:34:47 AM

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

For neighbors trees to the south, address the following;

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



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4567

LAND RESOURCE - Prior to CDB Tree Inventory

Set to DRAFT on 3/25/2024 5:52:08 PM

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

Inches Spreadsheet - Provide a spread sheet expressing the total number of trees to be removed, calculating the DBH (diameter at breast height) of all trees being removed with a rating of 3 and above and the total proposed inches. Note: palm trees with 10 feet of clear trunk receive a 1-inch deficit if removed and a 1-inch credit if proposed and accent trees receive a 2-inch deficit if removed and a 2-inch credit if proposed. Specimen palms (phoenix species) receive a 2.5-inch deficit if removed and a 2.5-inch credit is proposed. All shade trees receive a deficit based on the total DBH if removed and a credit based on the caliper size if planted. If a deficit exists, then it must be paid to the Tree Fund at a rate of 48 dollars and inch.

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

Set to DRAFT on 3/11/2024 9:32:27 AM

Issue created by Mark Parry on 3/11/2024 9:32:27 AM
Issue is attached to Plans on sheet C1.1
mark.parry@myclearwater.com - 727-444-8768

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

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

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

Please acknowledge this comment prior to CDB.

PLANNING - Base Flood Elevation

Set to DRAFT on 4/1/2024 3:51:13 PM

Issue created by Lauren Matzke on 4/1/2024 3:51:13 PM
Issue is attached to page 2 in NS13 Bay Esp Ste Proj Narr 2024-03-07.pdf
lauren.matzke@myclearwater.com - 727-444-8702

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

PLANNING - Check-in Desk

Set to DRAFT on 4/1/2024 3:48:56 PM

Issue created by Lauren Matzke on 4/1/2024 3:48:56 PM
Issue is attached to page 5 in NS13 Bay Esp Ste Crit Resp 2024-03-07.pdf
lauren.matzke@myclearwater.com - 727-444-8702

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

PLANNING - Enhanced Landscaping

Set to DRAFT on 4/1/2024 3:52:19 PM

Issue created by Lauren Matzke on 4/1/2024 3:52:19 PM
Issue is attached to page 4 in NS13 Bay Esp Ste Proj Narr 2024-03-07.pdf
lauren.matzke@myclearwater.com - 727-444-8702

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

PLANNING - Insufficient: Return to DRC

Set to DRAFT on 3/27/2024 2:09:02 PM

Issue created by Thea French on 3/27/2024 2:09:02 PM
thea.french@myclearwater.com - 727-444-8771

Due to the number of changes, the amount of additional information, and details that are needed, this case is insufficient to move forward and needs to return to DRC.



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 - Mechanical Equipment

Set to DRAFT on 4/1/2024 4:00:38 PM

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

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

PLANNING - Prior to CDB -- Clarify density

Set to DRAFT on 3/27/2024 1:35:50 PM

Issue created by Thea French on 3/27/2024 1:35:50 PM
Issue is attached to page 1 in NS13 Bay Esp Ste Proj Narr 2024-03-07.pdf
thea.french@myclearwater.com - 727-444-8771

Prior to CDB clarify the density, update the narrative and site plans.

The density for 612 Bay Esplanade in the Tourist district supports 30 resort attached dwelling units per acre. If the request is for resort attached dwelling units then the number of units is 5.

Calculation:
Lot Size (ft): $78 \times 110 = 8580$ SF
Lot Acres: $8580 \text{ SF} / 43560 \text{ SF} = 0.196$ acre
Max. Density $0.196 \text{ acre} \times 30 \text{ units per acre} = 5.97 = 5$ units max.

Section 3-902.E When calculating the lot area and/or density/intensity of a property, the total of either number shall not be rounded up to the next whole number.

Please clarify the following:

1. the request.
2. Update the narrative.
3. Update the site plans to reflect the correct number of dwelling units the subject property will support.

PLANNING - Prior to CDB - Additional Screening of Parking

Set to DRAFT on 4/1/2024 3:30:46 PM

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

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

PLANNING - Prior to CDB - Clarify the request

Set to DRAFT on 3/27/2024 12:44:50 PM

Issue created by Thea French on 3/27/2024 12:44:50 PM
Issue is attached to page 1 in FLD Application.pdf
thea.french@myclearwater.com - 727-444-8771

Prior to CDB -- "Resort facility" is not a permitted use in the Community Development Code (CDC), nor is it listed as defined in table 2-803 - Flexible Development. Please clarify your request that is permitted and defined within Section 2-803 of the CDC. Be sure to include the Section number for the appropriate request of the Tourist District whenever you are referring to the request. For example, the request and criteria you will need to address would be, "Resort attached dwelling Section 2-803.L".



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 - Clarify the request.

Set to DRAFT on 3/27/2024 12:50:28 PM

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

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

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

PLANNING - Prior to CDB - Confirm balconies encroachment into setback

Set to DRAFT on 3/27/2024 1:59:20 PM

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

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

PLANNING - Prior to CDB - confirm elevator

Set to DRAFT on 3/27/2024 2:08:19 PM

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

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

PLANNING - Prior to CDB - dimension needed

Set to DRAFT on 4/1/2024 3:35:02 PM

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

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

Additionally parking spaces need width of spaces indicated.

PLANNING - Prior to CDB - Finishes, colors

Set to DRAFT on 4/1/2024 2:57:24 PM

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

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

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

Set to DRAFT on 4/1/2024 2:50:42 PM

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

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

See Beach by Design Section C.3



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 - Identifiable Entrance needed

Set to DRAFT on 4/1/2024 2:59:40 PM

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

Issue is attached to Plans on sheet A403

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

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

PLANNING - Prior to CDB - Landscape Plan

Set to DRAFT on 4/1/2024 3:33:20 PM

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

Issue is attached to Plans on sheet L1.1

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

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

PLANNING - Prior to CDB - overall height

Set to DRAFT on 3/27/2024 2:01:51 PM

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

Issue is attached to Plans on sheet A403

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

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

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

PLANNING - Prior to CDB - Parapet height

Set to DRAFT on 3/27/2024 2:04:53 PM

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

Issue is attached to Plans on sheet A403

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

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

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

PLANNING - Prior to CDB - setbacks

Set to DRAFT on 3/27/2024 1:44:15 PM

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

Issue is attached to Plans on sheet C3.1

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

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

PLANNING - Prior to CDB - Stepbacks

Set to DRAFT on 4/1/2024 2:55:59 PM

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

Issue is attached to Plans on sheet A403

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

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

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



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 - Stepbacks Required

Set to DRAFT on 4/1/2024 3:57:18 PM

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

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

PLANNING - Prior to CDB - Update Site Data Table

Set to DRAFT on 4/1/2024 2:45:19 PM

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

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

PLANNING - Signage

Set to DRAFT on 4/1/2024 4:02:07 PM

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

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

PLANNING - Street Level Human Scale

Set to DRAFT on 4/1/2024 3:55:11 PM

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

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

PLANNING - Unclear of flexibility

Set to DRAFT on 4/1/2024 3:44:24 PM

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

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

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

PLANNING - Update information

Set to DRAFT on 4/1/2024 3:43:03 PM

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

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

PLANNING - Updates needed

Set to DRAFT on 4/1/2024 3:50:15 PM

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

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



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 - Views to be Labeled

Set to DRAFT on 4/1/2024 3:39:17 PM

Issue created by Lauren Matzke on 4/1/2024 3:39:17 PM

Issue is attached to Plans on sheet A430

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

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

PUBLIC UTILITIES - prior to CDB

Set to DRAFT on 3/12/2024 4:55:20 PM

Issue created by Michael Vacca on 3/12/2024 4:55:20 PM

Issue is attached to Plans on sheet C4.1

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

Acknowledge response though Accela

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

SOLID WASTE - solid waste service

Set to DRAFT on 3/12/2024 5:01:59 PM

Issue created by Brandi Portalatin on 3/12/2024 5:01:59 PM

brandi.portalatin@myclearwater.com - 727-562-4920

Is this a commercial development? Or multi-family?

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

How far is the trash staging area from the street?

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

STORMWATER - Prior to CDB

Set to DRAFT on 3/20/2024 2:17:51 PM

Issue created by Phuong Vo on 3/20/2024 2:17:51 PM

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

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

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



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 CDB- Sight visibility triangles

Set to DRAFT on 3/18/2024 6:45:51 PM

Issue created by Gus Jordi on 3/18/2024 6:45:51 PM
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 when applicable. 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

TRAFFIC ENG - Prior to BCP- Multi-modal Impact Fee, Not invoiced yet (Acknowledge)

Set to DRAFT on 3/18/2024 6:44:44 PM

Issue created by Gus Jordi on 3/18/2024 6:44:44 PM
gus.jordi@myclearwater.com - 919-421-8370

Please acknowledge that you will be responsible for a multi-modal impact fee in the amount of \$ 6,841.00 .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.

TRAFFIC ENG - Prior to BCP-Parking spaces' dimensions

Set to DRAFT on 3/18/2024 6:47:32 PM

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

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

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

11:25 AM

Case number: [FLS2023-12050 -- 200 S MYRTLE AVE](#)

Owner(s): Clearwater, City Of
Po Box 4748
Attn: Cash & Investments Mgr
Clearwater, FL 3358
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Sanchelle Mercer
132 Mirror Lake Drive N. Unit 301
St. Pete, FL 33701
PHONE: (727) 822-5566, Fax: No fax, Email: Sanchelle@wjarc.Com

Representative: Sanchelle Mercer
Wja
132 Mirror Lake Drive N. Unit 301
St. Pete, FL 33701
PHONE: (727) 822-5566, Fax: No fax, Email: Sanchelle@wjarc.Com

Location: 1.68 acres located on the southwest corner of Myrtle Avenue (Alternate US 19) and Pierce Street, comprising the block bounded by Myrtle Avenue, Pierce Street, East Avenue and Franklin Street.

Atlas Page: 286B

Zoning District: D - Downtown

Request: Request: Flexible Standard Development approval to construct a new City Hall (governmental use) located at 700 Franklin Street (new address to be assigned as property is located in 200 block of S. Myrtle Avenue) in the Downtown (D) District and Downtown Core Character District. The project will not exceed 75 feet in height and provides public parking along the perimeter of the property. Flexibility is requested for the application of development standards for governmental uses in Community Development Code Appendix C for certain frontage and building design standards, and landscaping provisions through a comprehensive landscape program. (Community Development Code Section C-803.M and 3-1202.G)

Proposed Use: Government Uses

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

Assigned Planner: Lauren Matzke, Planning & Development Asst. Director



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	12/11/2023	Matzke
Route to Meeting	Ready for DRC	01/04/2024	Winget
Development Review Committee	Return to DRC Meeting	01/04/2024	Matzke
Insufficient, must resubmit and return to DRC.			
Art Review	No Response	01/04/2024	Winget
Parks and Rec Review	Comments	03/19/2024	Parry
Engineering Review	Comments	03/21/2024	Vaughan
Environmental Review	No Comments	03/25/2024	Kessler
Planning Review	Comments	03/27/2024	Matzke
Land Resource Review	Comments	03/27/2024	McDonnell

The DRC reviewed this application with the following comments:

Plan Room Issues:



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

ENGINEERING - General Comments (Acknowledge):

Set to ACCEPTED on 3/12/2024 9:19:21 AM

Issue created by Kyle Vaughan on 12/22/2023 8:16:15 AM

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.

Sanchelle Mercer on 2/29/2024 4:48:35 PM - ANSWERED

1. Acknowledged.
2. Acknowledged.
3. Acknowledged.
4. Acknowledged.
5. Acknowledged.
6. Acknowledged.
7. Acknowledged.

ENGINEERING - Prior to Building Permit (Acknowledge)

Set to ACCEPTED on 3/12/2024 9:19:43 AM

Issue created by Kyle Vaughan on 12/22/2023 9:18:55 AM

kyle.vaughan@myclearwater.com - 727-444-8232

- 1) 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.
- 2) 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.)
- 3) All sod, sidewalk, curb and sprinkler damage, if any, within the right-of-way shall be repaired/replaced prior to engineering final inspection.
- 4) Applicant shall obtain permanent address assignments from the Engineering Department. The address assignment shall correspond to the street on which the entrance is located. Contact Pawel Dembinski, Engineering Systems Coordinator (727) 444-8218.
- 5) Provide a copy of the recorded Parcel Combination Request from Pinellas County.

Sanchelle Mercer on 2/29/2024 4:47:22 PM - ANSWERED

1. Acknowledged.
2. Acknowledged.
3. Acknowledged.
4. Acknowledged.
5. Acknowledged.



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

ENGINEERING - Prior to D.O.

Set to ACCEPTED on 3/12/2024 9:19:33 AM

Issue created by Kyle Vaughan on 12/22/2023 9:15:51 AM
kyle.vaughan@myclearwater.com - 727-444-8232

Please provide plans to bring the curb ramp on the northeast corner to ADA standards.

Sanchelle Mercer on 2/29/2024 4:47:41 PM - ANSWERED

This curb ramp has been designed to ADA standards, providing a 1:12 maximum slope and a detectable warning mat. In order to make this crosswalk ADA-compliant, improvements have also been proposed for the adjacent curb ramp to the north (southeast corner of Pierce Street and Myrtle Avenue). Additionally, the alignment of these curb ramps have been modified to direct pedestrian traffic to the north and south to cross Pierce Street, as opposed to the existing curb ramps which sloped northeast southeast toward Myrtle Avenue. The curbs ramps have also been shifted to provide more than 4' from the edge of the Myrtle Avenue travel lane. See sheet C3.01. These adjustments have been done per field meeting with Owner (City) and Owner's Representative's.

ENGINEERING - Prior to DO

Set to DRAFT on 3/21/2024 8:37:32 AM

Issue created by Kyle Vaughan on 3/21/2024 8:37:32 AM
kyle.vaughan@myclearwater.com - 727-444-8232

The curb ramp at the southwest corner of the property should be shifted south to align with the curb ramp on the west side of East Ave such that the cross walk follows a tangent path between the ramps with no change in direction.

ENVIRONMENTAL - Prior to Building Permit

Set to ACCEPTED on 3/25/2024 2:49:52 PM

Issue created by Sarah Kessler on 12/26/2023 8:03:44 AM
sarah.kessler@myclearwater.com - 727-444-8233

Continue to provide erosion control details and SPPP.

Sanchelle Mercer on 2/29/2024 4:45:00 PM - ANSWERED

All future civil plan submittals will include erosion control details and SPPP.

LAND RESOURCE - Pink Tabebuia Tree

Set to DRAFT on 3/27/2024 10:38:53 AM

Issue created by Danny McDonnell on 3/27/2024 10:38:53 AM
Issue is attached to Plans on sheet LS-1
danny.mcdonnell@myclearwater.com - 727-444-8765

Pink tabebuia trees are on the Florida Invasive Species Council's list of invasive plant species.

Please replace.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

LAND RESOURCE - Prior to DO: Inches Spreadsheet

Set to NOTACCEPTED on 3/27/2024 11:08:43 AM

Issue created by Danny McDonnell on 12/27/2023 9:28:14 AM
danny.mcdonnell@myclearwater.com - 727-444-8765

Inches Spreadsheet - Provide a spread sheet expressing the total number of trees to be removed, calculating the DBH (diameter at breast height) of all trees being removed with a rating of 3 and above and the total proposed inches. Note: palm trees with 10 feet of clear trunk receive a 1-inch deficit if removed and a 1-inch credit if proposed and accent trees receive a 2-inch deficit if removed and a 2-inch credit if proposed. Specimen palms (phoenix species) receive a 2.5-inch deficit if removed and a 2.5-inch credit is proposed. All shade trees receive a deficit based on the total DBH if removed and a credit based on the caliper size if planted.

Sanchelle Mercer on 2/29/2024 4:36:10 PM - ANSWERED

Mitigation table on sheet C1.05 has been updated to reflect Arborist report and only contains trees with a rating of 3 or higher. A mitigation table has been added to the landscape plan, and proposed caliper inches shown.

Danny McDonnell on 3/27/2024 11:08:43 AM - NOTACCEPTED

Please do not black out the DBH or tree ratings of trees that are rated below a 3 on sheet C1.05.

Please update the inches spreadsheet after all the necessary tree replacements from the Parks and Rec department are made.

LAND RESOURCE - Prior to DO: Landscape Plan

Set to ACCEPTED on 3/27/2024 10:57:20 AM

Issue created by Danny McDonnell on 12/27/2023 8:45:35 AM
danny.mcdonnell@myclearwater.com - 727-444-8765

1. Submit a revised landscape plan which provides dimensions on the plan showing all shade trees must be a minimum of 5 feet from any impervious surface or utility.
2. Please replace Crepe myrtle with a different native accent tree.
3. Chinese fan palm is listed on the Florida Exotic Pest Plant Council's List of Invasive Plant Species. Please replace with a different native palm tree.

Sanchelle Mercer on 2/29/2024 4:37:26 PM - ANSWERED

1. *Clear zones demarcation and dimensions have been added to the plan showing shade trees a minimum of 5 feet from any impervious surface or utility.*
2. *Crape myrtles have been removed from the planting plan.*
3. *Chinese fan palms have been removed from the planting plan and replaced with Sabal palms.*



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

LAND RESOURCE - Prior to DO: River Rock

Set to DRAFT on 3/27/2024 10:06:25 AM

Issue created by Danny McDonnell on 3/27/2024 10:06:25 AM

Issue is attached to Plans on sheet LS-1

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

Shell, rock, gravel, artificial turf, and any similar material are not acceptable landscape materials per CDC 3-1204.B.

The river rock in the rain gardens is not acceptable. Please revise.

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

"All landscaped areas must be covered with shrubs, ground cover, turf, three inches of organic mulch or other suitable material which permits percolation. Where mulch is used, it must be protected from washing out of the planting bed. Inorganic mulch, such as gravel or rock, should only be used where washouts occur. Plastic sheets / weed barrier shall not be installed under mulches."

LAND RESOURCE - Prior to DO: Streetscape

Set to ACCEPTED on 3/27/2024 10:31:00 AM

Issue created by Danny McDonnell on 12/27/2023 9:27:00 AM

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

Prior to DO, provide details on the landscape plan of the construction techniques to accommodate adequate rooting area for the shade trees located along South Myrtle Avenue in tree grates. Significant construction techniques are needed for this to be a viable option; however, no additional detail was provided. This is imperative as shade trees grow poorly in urban areas unless the soil beneath and adjacent to the hard surface supports root growth (For more on this please reference University of Florida studies: <https://hort.ifas.ufl.edu/woody/urban-design.shtml>). Detail how this will be provided for these trees. The technical excellence of this design will determine if this provides shade and improved streetscaping for decades or results in infrastructure damage and dead or declining trees. If you are unfamiliar with this, please get an ISA Certified Arborist who is experienced in this area of tree preservation and construction techniques.

Sanchelle Mercer on 2/29/2024 4:36:38 PM - ANSWERED

Structural soils plan and details have been added. A goal of 1,000 cu' of structural planting soils are planned for each tree located against the curblin e or located between parking spaces.

LAND RESOURCE - Prior to DO: Total DBH of Trees to be Removed

Set to ACCEPTED on 3/27/2024 11:04:30 AM

Issue created by Danny McDonnell on 12/29/2023 8:35:15 AM

Issue is attached to Plans on sheet C2.00

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

The tree removal DBH total on sheet C2.00 differs from both sheet C1.05 and the arborist report. Please revise.

Sanchelle Mercer on 2/29/2024 4:14:14 PM - ANSWERED

The total DBH of removed trees that have a rating of 3 or higher from Arborist report is 250".

PARKS AND REC - Acknowledge prior to DO

Set to DRAFT on 3/19/2024 10:17:32 AM

Issue created by Mark Parry on 3/19/2024 10:17:32 AM

Issue is attached to Plans on sheet LIP-1

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

Please address all Parks & Recreation comments prior to the issuance of a DO.



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

PARKS AND REC - ADA PICNIC TABLES

Set to DRAFT on 3/21/2024 8:09:03 AM

Issue created by Mark Parry on 3/21/2024 8:09:03 AM

Issue is attached to Plans on sheet LS-4

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

Please use the following:

Doty & Sons 84" tabletop & 74" seats ADA Classic style picnic table (Model # T6485) using two concrete legs with sandblast finish (SB4) and brown pigment with two coats of non-gloss sealer (ACR2) applied to concrete portion. Recycled plastic lumber tabletops and seats with finish (RPL5 – Dark Teak). Hardware: 3/8" – 16 x 2 1/2" flathead bolts with bolt holes counter sunk. As manufactured by Doty & Sons (800) 233-3907

Image available upon request.

PARKS AND REC - BENCHES

Set to DRAFT on 3/21/2024 8:07:55 AM

Issue created by Mark Parry on 3/21/2024 8:07:55 AM

Issue is attached to Plans on sheet LS-4

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

Please use the following:

Doty & Sons 5'-0" Classic style bench (Model # B4451) using two concrete legs with sandblast finish (SB4) and brown pigment with two coats of non-gloss sealer (ACR2) applied to concrete portion. Recycled plastic lumber back and seat with finish (RPL5 – Dark Teak). Hardware: 3/8" – 16 x 2 1/2" flathead bolts. As manufactured by Doty & Sons (800) 233-3907

Images available upon request.

PARKS AND REC - BICYCLE RACK

Set to DRAFT on 3/21/2024 8:14:17 AM

Issue created by Mark Parry on 3/21/2024 8:14:17 AM

Issue is attached to Plans on sheet LS-4

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

Please use the following:

Global Industrial 37" x 33-1/2" gray colored circular bicycle rack (Model # WB708388GY) two bicycle capacity all welded 10-gauge steel flange mounted to concrete. Contractor to include appropriate code compliant concrete pad for adequate ingress/egress. As manufactured by Global Industrial (888) 978-7559

Image available upon request.

PARKS AND REC - BICYCLE REPAIR STATIONS

Set to DRAFT on 3/21/2024 8:14:52 AM

Issue created by Mark Parry on 3/21/2024 8:14:52 AM

Issue is attached to Plans on sheet LS-4

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

Please use the following:

Dero Fixit © Plus bicycle repair station with Air Kit™ Prime. Includes single-sided hanger arms and repair tool kit. Materials: light gray powder coated galvanized steel. Contractor to include appropriate code compliant concrete pad for adequate ingress/egress. As manufactured by Dero (888) 337-6729.

Image available upon request.

PARKS AND REC - Date Palm

Set to DRAFT on 3/19/2024 10:25:40 AM

Issue created by Mark Parry on 3/19/2024 10:25:40 AM

Issue is attached to Plans on sheet LS-1

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

Replace the Date Palms with Caranday palms



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

PARKS AND REC - Delivery Coordination

Set to DRAFT on 3/19/2024 10:54:48 AM

Issue created by Mark Parry on 3/19/2024 10:54:48 AM
Issue is attached to Plans on sheet LS-1
mark.parry@myclearwater.com - 727-444-8768

All plant deliveries and plant and irrigation installation must be coordinated with P&R staff.

PARKS AND REC - Disclaimer:

Set to DRAFT on 3/21/2024 8:15:07 AM

Issue created by Mark Parry on 3/21/2024 8:15:07 AM
Issue is attached to Plans on sheet LS-4
mark.parry@myclearwater.com - 727-444-8768

Some amenities may have significant lead times and it is the contractor's responsibility to verify.
Substitutions are not permissible without written approval from the city's project manager.

PARKS AND REC - DRINKING FOUNTAINS

Set to DRAFT on 3/21/2024 8:13:31 AM

Issue created by Mark Parry on 3/21/2024 8:13:31 AM
Issue is attached to Plans on sheet LS-4
mark.parry@myclearwater.com - 727-444-8768

Please use the following:

Most Dependable Fountains pedestal water fountain (Model # 10145 SMSS) with bottle filler, dog bowl, hose bib (lockable), ADA fountain and standard fountain, (Blue in color w/ stainless steel). Contractor to include ADA compliant concrete pad with manufacturer drain specifications. As manufactured by Most Dependable Fountains (901) 867-0039.

Image available upon request.

PARKS AND REC - Hong Kong Orchid

Set to DRAFT on 3/19/2024 10:19:45 AM

Issue created by Mark Parry on 3/19/2024 10:19:45 AM
Issue is attached to Plans on sheet LS-1
mark.parry@myclearwater.com - 727-444-8768

Exchange this species with a native species.

PARKS AND REC - India Hawthorn

Set to DRAFT on 3/19/2024 11:26:08 AM

Issue created by Mark Parry on 3/19/2024 11:26:08 AM
Issue is attached to Plans on sheet LS-1
mark.parry@myclearwater.com - 727-444-8768

Replace this are with india hawthorne

PARKS AND REC - Ixora

Set to DRAFT on 3/19/2024 11:08:53 AM

Issue created by Mark Parry on 3/19/2024 11:08:53 AM
Issue is attached to Plans on sheet LS-1
mark.parry@myclearwater.com - 727-444-8768

swap out ixora with banana shrubs.

PARKS AND REC - LITTER RECEPTACLES

Set to DRAFT on 3/21/2024 8:09:31 AM

Issue created by Mark Parry on 3/21/2024 8:09:31 AM
Issue is attached to Plans on sheet LS-4
mark.parry@myclearwater.com - 727-444-8768

Please use the following:

Doty & Sons 26" diameter and 41 ¾" height Classic style litter receptacle (Model # LR1065) composed of concrete with sandblast finish (SB4) and brown pigment with two coats of non-gloss sealer (ACR2) applied to concrete portion with 32-gallon plastic liner and plastic brown pigment receptacle dome (LC). As manufactured by Doty & Sons (800) 233-3907

Image available upon request.



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

PARKS AND REC - Macho Fern

Set to DRAFT on 3/19/2024 10:45:55 AM

Issue created by Mark Parry on 3/19/2024 10:45:55 AM

Issue is attached to Plans on sheet LS-1

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

replace with Asiatic jasmine,

PARKS AND REC - Paurotis Palms

Set to DRAFT on 3/19/2024 10:31:49 AM

Issue created by Mark Parry on 3/19/2024 10:31:49 AM

Issue is attached to Plans on sheet LS-1

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

Replace the paurotis palms with vitex shoals creek (chaste tree) or similar.

PARKS AND REC - Paving

Set to DRAFT on 3/20/2024 8:33:47 AM

Issue created by Mark Parry on 3/20/2024 8:33:47 AM

Issue is attached to Plans on sheet LS-1

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

Clarify how paving will be handled on site. Tinted concrete and pavers are not desired.

PARKS AND REC - PICNIC TABLES

Set to DRAFT on 3/21/2024 8:08:38 AM

Issue created by Mark Parry on 3/21/2024 8:08:38 AM

Issue is attached to Plans on sheet LS-4

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

Please use the following:

Doty & Sons 72" Classic style picnic table (Model # T6461) using two concrete legs with sandblast finish (SB4) and brown pigment with two coats of non-gloss sealer (ACR2) applied to concrete portion. Recycled plastic lumber table tops and seats with finish (RPL5 – Dark Teak). Hardware: 3/8" – 16 x 2 1/2" flathead bolts. As manufactured by Doty & Sons (800) 233-3907.

Image available upon request.

PARKS AND REC - Questions:

Set to DRAFT on 3/21/2024 8:15:16 AM

Issue created by Mark Parry on 3/21/2024 8:15:16 AM

Issue is attached to Plans on sheet LS-4

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

Please contact Craig Wilson – Parks Senior Division Project Manager
craig.wilson@myclearwater.com Additional Park amenities may be added at the request of the City of Clearwater's – Parks & Recreation Department.

PARKS AND REC - Reclaimed Water

Set to DRAFT on 3/19/2024 10:14:34 AM

Issue created by Mark Parry on 3/19/2024 10:14:34 AM

Issue is attached to Plans on sheet LIP-1

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

If possible, hook up to reclaimed water - available at Cleveland and Myrtle.

City of Clearwater
Parks and Beautification
Irrigation Specifications
September 2023

The following is a list of components to be used in all irrigation applications done for Parks and Beautification.

1. Rotor Heads: Hunter PGP Ultra Adjustable Arc 360 deg
2. Spray Heads: Rainbird RD 1800 PRS series: 1806 for 6" and 1812 for 12" depending on spray height required. Contains check valve and pressure regulator when site proves necessary



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

- Nozzles: Rain Bird U-Series nozzles for park / green space sites. Use appropriately sized nozzle, for site requirement to achieve head – head coverage.
3. Drip Irrigation: No Drip Irrigation to be used unless approved by Parks and Rec. in design phase

4. Clocks/Timers:

For use on Large Park sites, requiring more than 10 zones, with 24volt source.

- ACC2 Decoder Controller, 75-station base model, stainless steel wall mount cabinet
Decoder Expansion Module for ACC2 Decoder Controller, 75-station)
- ACC2 Conventional Controller, 12-station base model, stainless steel wall mount cabinet
- ICD Decoders compatible with ACC2 Decoder Controllers and legacy ACC-99D Decoder Controllers

Flow Sensor Expansion Module for ACC2 Controller

Use Ped-SS Stainless steel pedestal for use with matching stainless steel I-Core, ACC, and ACC2 Controllers

Solar Sync Sensor, wireless, includes receiver and gutter mount Solar Sync Sensor, wired, includes 25' wire and gutter mount

Flow-Sync Sensor, use with ACC2, ICC2, and legacy ACC and I-Core Controllers; requires FCT fitting for pipe installation

For Use on Small Sites – Park, Green Spaces, Vacant lots, with 24volt source.

- ICC2 Controller, 8-station base model, stainless steel wall mount cabinet (With additional modules as needed)
- Solar Sync Sensor, wired, includes 25' wire and gutter mount
- Pro-C Controller, 4-station base model, plastic wall mount cabinet, 120 VAC with U.S. cable and plug (With additional modules as needed)

Use Solar Sync Sensor, wireless, includes receiver and gutter mount

Solar Sync Sensor, wired, includes 25' wire and gutter mount

Sites with no AC Power Provided, the following battery-operated Timers should be used with DC-latching solenoid for all irrigation valves

- XC Hybrid Controller, 6-station, battery-operated, stainless steel, outdoor with mounted solar panel
- XC Hybrid Controller, 12-station, battery-operated, stainless steel, outdoor with mounted solar panel
- Rain/Freeze-Clik Sensor, wired with Response Technology shutoff, includes 25' wire
- Hunter Node
- Node 100 (1 station)
- Node 200 (2 stations)
- Node 400 (4 stations)
- Node 600 (6 stations)
- Solar Panel Kit for NODE Controllers
- o Use Mini-Clik Sensor, wired rain sensor, adjustable from ?" to ¾" of rainfall, includes 25' wire and aluminum mount

5. Valves:

- 24-volt source - Irritrol (205 TF – 1", 216 – 1.5", 217 – 2")
 - 9-volt source - Rainbird PEB valves (100-PEB-1", 150- PEB-1.5", 200-PEB-2")
- Female thread on inlet and outlet side of valve.
- Each electronic valve must have a ball valve on source side of each valve to allow for source shut down.
 - All valves must be numbered: with permanent tag made of non-corrosive material, such as a plastic cattle ear tag. Each valve will be numbered accordingly as it is in the timer.
 - Gate Valves – Nibco Brass construction, female threaded on both sides, sized appropriate to source side delivery pipe, in line with electronic valve.



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

6. Solenoids:

- Irritrol 24-volt solenoid for hard wired controllers,
- DC-latching solenoid for battery operated controllers, with solenoid adapters

7. Bubblers: Rainbird: Root Watering System, (36"x 4"),

- Must be installed with associated sand sock, placed 1ft outside the root ball perimeter.
- DO NOT place gravel inside the reservoir at install.
- Shall contain check valve when site proves necessary
- 2-4 RSW units shall be used per tree.
- 30" spacing required, between devices, placed around perimeter of root ball.
- 30" spacing around root ball shall determine number of devices necessary per tree.
- (RWS-B-1401: .25GPM, RWS-B-1402: .5GPM), No check valve
- (RWS-B-C-1401: .25GPM, RWS-B-C-1402: .5GPM), Check valve installed

8. ½" PVC (IPS) Spiral reinforced flex pipe: a minimum of 30" length of flex, to be used for (Black) whips on rotors and Pop-ups

9. Valve box / covers: to be set at finish grade, in open visible areas of turf. Not to be in close proximity to plantings for future maintenance.

- Carson with T cover (Heavy Duty),
 - o 10" round for wire splices and gate valves.
 - o Rectangular (11.5" x 17" x 12 -18" deep) with green lids if source is Potable. If source is Reclaim then lid must be purple.

10. Wire Connectors: Only 3M DBY Connectors to be used

Irrigation System Design

- The application rate must not exceed the ability of the soil to absorb and retain the water applied during any one application.
- The design operating pressure must not be greater than the available source pressure.
- The design operating pressure must account for peak use times and supply line pressures at final buildout for the entire system.
- Distribution devices and pipes should be designed for optimum uniform coverage. The first and last distribution device should have no more than a 10% difference in flow rate. This usually corresponds to about a 20% difference in pressure.
- "Head-to-head" placement of sprinklers to achieve 100% coverage.
- Flexibility must exist to meet a site's peak water requirements and allow for the modification of the system's operation to meet seasonal irrigation changes or local restrictions.
- Distribution equipment (such as pop-ups, rotors, bubblers and drip) in a given zone must have the same precipitation rate.
- Turf and landscape areas should be zoned separately based on plant water requirements. Bubblers, drip, rotors and pop-ups will all be on separate zones.
- All water delivery devices (heads, tree bubblers, valves) shall be free of buried obstructions 8-10" below each device to be acceptable.



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

- Install valves in Turf areas where possible
- Install all irrigation heads at finish grade unless approved by Parks and Rec. before installation.
- The design package should include a general irrigation schedule with recommendations and instructions on modifying the schedule for local climatic and growing conditions.
- If required by plant species, the design should account for the need to leach out salt buildup from poor quality water.
- Water supply systems (such as wells and pipelines) should be designed for varying control devices, and backflow prevention.
- Water conveyance systems should be designed with thrust blocks and air release valves, such that flow velocity is 5 feet per second or less.
- Pipelines should be designed to provide the system with the appropriate pressure required for maximum irrigation uniformity.
- Pressure regulating or compensating equipment must be used where the system pressure exceeds the manufacturer's recommendations.
- Equipment with check valves must be used in low areas to prevent low head drainage.
- A rain-sensing device must be used to automatically shut off system when raining.
- Non-planted areas, including impervious surfaces should not be irrigated.
- The City of Clearwater, Parks and Beautification must approve irrigation plan before irrigation construction begins.

Irrigation System Installation

- Only qualified specialists under the direct supervision of a "Certified Irrigation Designer" or a "Certified Irrigation Contractor" should install the irrigation system. Certifications are through "The Irrigation Association".
- The construction must be consistent with the design.
- The designer must approve any design changes before construction.
- Construction and materials should meet existing standards and criteria.
- Mainline – To be laid with tracking wire / tape firmly attached throughout project. Leave 18" of excess cable at terminal ends in 6" round valve boxes. See Parks and Rec Irrigation Spec page for type.
- Sleeve size will be 2 times the diameter of pipe to be sleeved. Example 1.5" feed pipe dia. = 3" sleeve diameter.
- Acceptable safety practices must be followed during construction.
- All underground cables, pipes and other obstacles should be identified, and their locations flagged.
- Obtain all permits before construction.
- Always give the owner a copy of the as-built plans, operating manuals, warranties and written instructions on how to change the irrigation system's timers/clock/controllers.
- At the end of construction, the site must be cleaned of all construction materials.

PARKS AND REC - Saw Palmetto

Set to DRAFT on 3/19/2024 11:15:38 AM

Issue created by Mark Parry on 3/19/2024 11:15:38 AM

Issue is attached to Plans on sheet LS-1

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

Replace the saw palmetto with Texas Sage.

PARKS AND REC - Shade Trees - distance from pavement

Set to DRAFT on 3/19/2024 10:23:35 AM

Issue created by Mark Parry on 3/19/2024 10:23:35 AM

Issue is attached to Plans on sheet LS-1

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

Locate all shade trees a minimum of 10 feet from any pavement.

PARKS AND REC - Shade Trees along Myrtle and

Set to DRAFT on 3/19/2024 10:59:14 AM



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

Franklin

Issue created by Mark Parry on 3/19/2024 10:59:14 AM
Issue is attached to Plans on sheet LS-1
mark.parry@myclearwater.com - 727-444-8768

The shade trees along Myrtle will be in conflict with the overhead power lines. Please revise to accent trees unless there's a written commitment from the City and Duke Energy to underground overhead utilities.

PARKS AND REC - Silva Cells

Set to DRAFT on 3/19/2024 11:29:41 AM

Issue created by Mark Parry on 3/19/2024 11:29:41 AM
Issue is attached to Plans on sheet LS-1
mark.parry@myclearwater.com - 727-444-8768

This area is potentially better for the use of silva cells

PARKS AND REC - Sub-surface Drip

Set to DRAFT on 3/19/2024 10:16:24 AM

Issue created by Mark Parry on 3/19/2024 10:16:24 AM
Issue is attached to Plans on sheet LIP-1
mark.parry@myclearwater.com - 727-444-8768

Remove the reference to drip irrigation. Use City standards as provided below.

PARKS AND REC - Swap and Replace

Set to DRAFT on 3/19/2024 11:18:33 AM

Issue created by Mark Parry on 3/19/2024 11:18:33 AM
Issue is attached to Plans on sheet LS-1
mark.parry@myclearwater.com - 727-444-8768

Replace the saw palmetto with dwarf firebush and place Texas sage in front replacing the firebush.

PARKS AND REC - Zamia

Set to DRAFT on 3/19/2024 11:07:51 AM

Issue created by Mark Parry on 3/19/2024 11:07:51 AM
Issue is attached to Plans on sheet LS-1
mark.parry@myclearwater.com - 727-444-8768

swap out the zamia in areas with less than six feet clear to any sidewalks. Zamia needs enough room to grow and doesn't respond well to pruning.

PLANNING - Awnings

Set to ACCEPTED on 3/24/2024 12:03:18 PM

Issue created by Lauren Matzke on 12/29/2023 9:49:22 AM
Issue is attached to page 20 in City Hall FLS Narrative_Resubmittal.pdf
lauren.matzke@myclearwater.com - 727-444-8702

The south and north fronts of the building lack architectural interest consistent with certain development standards. The use of canopies on these frontages could be one way of better aligning with the Code.

Sanchelle Mercer on 2/29/2024 4:05:02 PM - ANSWERED

Canopies have been added to the north and south entrances over the doors.

Lauren Matzke on 3/24/2024 12:03:18 PM - ACCEPTED

Not specifically mentioned in the updated narrative, but awnings are shown over doors on elevations (and meet the required height above grade).



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 - Building Height

Set to ACCEPTED on 3/27/2024 8:31:44 AM

Issue created by Lauren Matzke on 12/29/2023 9:29:02 AM
Issue is attached to page 7 in City Hall FLS Narrative_Resubmittal.pdf
lauren.matzke@myclearwater.com - 727-444-8702

3.5 states that the building is 3-story (consistent with site data table). Is this accurate?

Sanchelle Mercer on 2/29/2024 4:07:12 PM - ANSWERED

Building height has been updated to 2-story in the site data table. See sheet C3.01.

PLANNING - Building Size

Set to ACCEPTED on 3/27/2024 8:31:07 AM

Issue created by Lauren Matzke on 12/29/2023 9:27:57 AM
Issue is attached to page 6 in City Hall FLS Narrative_Resubmittal.pdf
lauren.matzke@myclearwater.com - 727-444-8702

Size of building in Section 3.4 differs from gross floor area on site data table in site plans. All plans and supporting materials must be consistent to be considered legally sufficient.

Sanchelle Mercer on 2/29/2024 4:07:37 PM - ANSWERED

The site data table on Sheet C3.01 has been updated to include to the correct gross floor area.

PLANNING - C-506.C update

Set to ACCEPTED on 3/24/2024 11:48:40 AM

Issue created by Lauren Matzke on 12/29/2023 10:10:55 AM
Issue is attached to page 2 in Exhibit I Landscape Narrative_Resubmittal.pdf
lauren.matzke@myclearwater.com - 727-444-8702

This is missing the word "screened". Please correct when resubmitting. (... will be screened with appropriate landscaping ...)

Sanchelle Mercer on 2/29/2024 3:58:13 PM - ANSWERED

This section has been updated to include the word "screened."

Lauren Matzke on 3/24/2024 11:48:40 AM - ACCEPTED

Updated Landscape Narrative was not uploaded, but this is not critical to the understanding of the document. If a revised version does get submitted due to other changes hopefully it will incorporate this one. Thanks.

PLANNING - Corner Facade

Set to ACCEPTED on 3/26/2024 5:35:25 PM

Issue created by Lauren Matzke on 12/29/2023 8:59:34 AM
Issue is attached to Plans on sheet A-0.05
lauren.matzke@myclearwater.com - 727-444-8702

The current design does not create a seamless transition between the facades of the building on the northeast and southeast corner consistent with C-602.F.

Sanchelle Mercer on 2/29/2024 4:12:44 PM - ANSWERED

Behind the screen the glass that runs along the east and west façade turns the corner and continues the glass pattern to the north and south. Glazing wraps the corner to keep a consistent element from the transition from one face to the next. This creates the illusion of the glass box behind the metal screen. Additionally canopies and glass have been added to the entrances on the north and south to give these facades presence.



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 - Correct Document Information

Set to ACCEPTED on 3/26/2024 5:52:12 PM

Issue created by Lauren Matzke on 12/29/2023 7:18:32 AM
Issue is attached to Plans on sheet A-0.01
lauren.matzke@myclearwater.com - 727-444-8702

All plan sheets should be updated to remove "FLD Submittal" and replace with "FLS Submittal".

Sanchelle Mercer on 2/29/2024 4:35:18 PM - ANSWERED

So Noted, Refer to Plan Updates.

PLANNING - Correction to #4

Set to ACCEPTED on 3/27/2024 8:29:46 AM

Issue created by Lauren Matzke on 12/29/2023 9:24:38 AM
Issue is attached to page 3 in City Hall FLS Narrative_Resubmittal.pdf
lauren.matzke@myclearwater.com - 727-444-8702

Myrtle Avenue is Alternate US 19. Please correct throughout the document.

Sanchelle Mercer on 2/29/2024 4:12:19 PM - ANSWERED

So Noted, Alternate US 19 has been added to the Plans.

PLANNING - Correction to C.

Set to ACCEPTED on 3/27/2024 9:26:10 AM

Issue created by Lauren Matzke on 12/29/2023 10:04:58 AM
Issue is attached to page 1 in Exhibit I Landscape Narrative_Resubmittal.pdf
lauren.matzke@myclearwater.com - 727-444-8702

Section C. Irrigation appears to have some repetitive information that should be deleted/clarified.

Sanchelle Mercer on 2/29/2024 3:58:58 PM - ANSWERED

Irrigation plans and details have been updated.

Lauren Matzke on 3/27/2024 9:26:10 AM - ACCEPTED

Updated Landscape Narrative not submitted, but issue was minor and plans have been updated.

PLANNING - Flexibility, not Variance

Set to ACCEPTED on 3/27/2024 8:30:00 AM

Issue created by Lauren Matzke on 12/29/2023 9:25:43 AM
Issue is attached to page 1 in City Hall FLS Narrative_Resubmittal.pdf
lauren.matzke@myclearwater.com - 727-444-8702

The city does not have a variance process. Requests would be for flexibility, if available. Please update narrative to remove references to variances throughout.

Sanchelle Mercer on 2/29/2024 4:11:34 PM - ANSWERED

So Noted, Variances have been removed from all plans and narratives.



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 - Ground Floor Transparency

Set to ACCEPTED on 3/27/2024 8:33:58 AM

Issue created by Lauren Matzke on 12/29/2023 9:47:47 AM
Issue is attached to page 19 in City Hall FLS Narrative_Resubmittal.pdf
lauren.matzke@myclearwater.com - 727-444-8702

Please explain how 78% of the area between 2 and 10 feet along Myrtle Avenue is meeting the transparency requirement. This can be done with the addition of an elevation showing the applicable calculations.

Sanchelle Mercer on 2/29/2024 4:05:30 PM - ANSWERED

This calculation was from finish floor and not from grade. The building has since been lowered and the calculation is now taken from grade and not finish floor of the building. The percentage on the primary front is 63%. The numbers for this calculation are on the architectural elevations.

PLANNING - Long Term Bike Parking

Set to ACCEPTED on 3/27/2024 8:32:17 AM

Issue created by Lauren Matzke on 12/29/2023 9:29:56 AM
Issue is attached to page 8 in City Hall FLS Narrative_Resubmittal.pdf
lauren.matzke@myclearwater.com - 727-444-8702

Section 3.10 states that long-term bike parking will be covered. Please confirm if long-term bike parking is proposed, and if so where it is located. It was not readily apparent on the site plan.

Sanchelle Mercer on 2/29/2024 4:06:50 PM - ANSWERED

(5) Long term bike parking is being proposed inside the building located in the back of house.

PLANNING - Mechanical Equipment Screening

Set to ACCEPTED on 3/26/2024 5:36:24 PM

Issue created by Lauren Matzke on 12/29/2023 8:30:46 AM
Issue is attached to Plans on sheet A-0.05
lauren.matzke@myclearwater.com - 727-444-8702

As this site has four fronts, the flexibility to locate a limited amount of mechanical equipment between the building and the right-of-way may be permitted. Equipment must be appropriately screened whether ground mounted or rooftop-mounted, consistent with Section C-606.B.

Sanchelle Mercer on 2/29/2024 4:15:01 PM - ANSWERED

Screened mechanical equipment has been proposed within the property line. Roof top equipment will be screened by parapet walls.

PLANNING - Mechanical Equipment Screening

Set to ACCEPTED on 3/27/2024 8:34:55 AM

Issue created by Lauren Matzke on 12/29/2023 9:54:18 AM
Issue is attached to page 25 in City Hall FLS Narrative_Resubmittal.pdf
lauren.matzke@myclearwater.com - 727-444-8702

Please incorporate how equipment will be screened pursuant to C-606.B.

Sanchelle Mercer on 2/29/2024 4:04:37 PM - ANSWERED

Landscaping has been proposed to screen utilities and equipment. Roof top equipment will be screened by parapet walls.

Lauren Matzke on 3/27/2024 8:34:55 AM - ACCEPTED

Was not updated in narrative, but is shown on Plans.



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 - Parking Islands

Set to ACCEPTED on 3/26/2024 5:36:03 PM

Issue created by Lauren Matzke on 12/29/2023 8:48:29 AM

Issue is attached to Plans on sheet C3.01

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

Do the islands incorporated with the provided parking utilize LID techniques? This parking is not typical, however surface parking interior islands shall use LID techniques (Section C-504.A.3).

Sanchelle Mercer on 2/29/2024 4:13:39 PM - ANSWERED

Native species have been proposed in landscape islands.

PLANNING - Primary Entry on Myrtle Ave

Set to ACCEPTED on 3/27/2024 8:33:27 AM

Issue created by Lauren Matzke on 12/29/2023 9:45:24 AM

Issue is attached to page 18 in City Hall FLS Narrative_Resubmittal.pdf

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

Section C-402.A and C-203.A establish that Myrtle Avenue is the primary street frontage for this project block, as it is designated with Street Type B. It is understood that heightened pedestrian activity is also expected from the secondary street of East Ave due to the location along the Pinellas Trail. However, per the CDC only Myrtle is Primary. This is not clear in this section of the narrative, or on the Myrtle Avenue building facade (elevations).

Sanchelle Mercer on 2/29/2024 4:05:57 PM - ANSWERED

Myrtle Ave has been update to show as the primary. Emphasis has been placed on Myrtle Ave. by lifting the canopy and adding columns to frame the entrance.

PLANNING - Prior to DO - Additional Measurements Required

Set to NOTACCEPTED on 3/26/2024 5:50:20 PM

Issue created by Lauren Matzke on 12/29/2023 7:41:05 AM

Issue is attached to Plans on sheet A-0.05

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

Elevations require additional measurements.

1. Measurements needed for the facade bays to show width complies with the Code, or to demonstrate how the alternative design complies to the maximum extent practicable (e.g., if bays are wider or more narrow than Code requirement).
2. Height must be added to show the height from the ground to the lowest portion of any glazing.
3. Measurements for all doors must be provided. Currently only the rolling door and louvered segment on the south elevation have measurements.

Sanchelle Mercer on 2/29/2024 4:25:51 PM - ANSWERED

1. Additional dimensions have been added to show the length of the facades. The buildings façade does not undulate in the typical bay fashion but instead is a screen that flows in a fluid wave lifting at the entrance.

2. Heights have been added to the elevations.

3. Measurements are added to the elevations.

Lauren Matzke on 3/26/2024 5:50:20 PM - NOTACCEPTED

Building Height needs to be updated to include the mechanical screen (like Chambers) but exclude the elevator penthouse if penthouse is 16 feet or less in height. See comment on other elevations.



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 DO - Bicycle Parking Locations

Set to NOTACCEPTED on 3/26/2024 5:38:19 PM

Issue created by Lauren Matzke on 12/29/2023 8:17:44 AM

Issue is attached to Plans on sheet C3.01

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

1. Short Term Bike Parking is not required, however when it is included it should be in highly visible locations along walkways and near building entries. The selected location along Franklin Street is out of the way from the expected access point(s) from the Trail to the City Hall, and may be blocked visibly from building security by the proposed landscaping. Can these spaces be moved into the site more and located nearer to one of the proposed walkways?

2. Long Term Bike Parking is not required, but the narrative states that it is proposed. I do not see where this will be incorporated into the building or design. This is encouraged as it provides weather protection which is a nice amenity for City Hall visitors or employees who arrive by bicycle.

Sanchelle Mercer on 2/29/2024 4:17:20 PM - ANSWERED

1. *The proposed short-term parking has been relocated to the southwest corner of the site. See sheet C3.01, as most direct route between the Pinellas Trail and the New City Hall Building. In addition this corner is shown on PSTA's most recent concept plans as an activation corner, and thus closest to the bicycle parking placement.*

2. *(5) Long term bike parking is being proposed inside the building located in the back of house.*

Lauren Matzke on 3/26/2024 5:38:19 PM - NOTACCEPTED

Short-Term Parking: Please explain what users these are being provided for? If the short-term bike parking is proposed for visitors of City Hall, why would we not move this closer to the entrance to the building?

Long-Term Parking - Accepted.

PLANNING - Prior to DO - Blank Ground Floor Building East (Myrtle Ave) Facade

Set to ACCEPTED on 3/26/2024 5:44:02 PM

Issue created by Lauren Matzke on 12/29/2023 7:45:46 AM

Issue is attached to Plans on sheet A-0.06

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

Section C-602.B.5 requires: Blank sections of ground floor building facades fronting streets, public spaces, and surface parking areas shall not exceed 20 feet in length. Elements such as windows, doors, balconies, columns, pilasters, changes in material, or other architectural details that provide visual interest shall be distributed across the facade in a manner consistent with the overall design of the building.

Flexibility is requested as this is a government use; however, there is a very long expanse of smooth gray concrete proposed along the Myrtle Avenue frontage that exceeds 8 feet in height. Myrtle Avenue is the Primary Frontage of the building. This does not contribute to the creation of a comfortable pedestrian environment as designed.

Sanchelle Mercer on 2/29/2024 4:22:47 PM - ANSWERED

1. *The typology being a civic building the decision to raise the building to create a lifted presence along the street was intentional. In an effort to get closer to the above code reference, the building has been lowered from the previous submission to bring the glazing closer to the street level. Additionally, landscaping is planned to break up the stretch along the lower portion of the building. Due to the design of this building flexibility is being requested.*

2. *The typology being a civic building the decision to raise the building to create a lifted presence along the street was intentional. In an effort to get closer to the above code reference, the building has been lowered from the previous submission to bring the glazing closer to the street level. Additionally, landscaping is planned to break up the stretch along the lower portion of the building. Due to the design of this building flexibility is being requested.*

Set to NOTACCEPTED on 3/26/2024 5:48:04 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

PLANNING - Prior to DO - Building Height

Issue created by Lauren Matzke on 12/29/2023 7:50:52 AM

Issue is attached to Plans on sheet A-0.06

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

Please confirm the building height of the building (the vertical distance from the mean elevation of the existing grade to the highest finished roof surface, which is the extension of the Chamber).

Sanchelle Mercer on 2/29/2024 4:22:06 PM - ANSWERED

The building height is 51' which now goes to the elevator penthouse. Refer to elevations.

Lauren Matzke on 3/26/2024 5:48:04 PM - NOTACCEPTED

City definition of height: (3) Elevator equipment rooms and like mechanical equipment enclosures shall be permitted to project up to 16 feet higher than the maximum height otherwise specified for the zoning district assigned to the property.

Revisions:

Add height measurement for penthouse. If 16 feet or less, exclude from the building height calculation. In that situation height would include the mechanical screening that is going to look like the chamber only.

This should be updated on both elevations.

PLANNING - Prior to DO - Building Setbacks on North and South fronts

Set to ACCEPTED on 3/26/2024 5:41:24 PM

Issue created by Lauren Matzke on 12/29/2023 8:12:31 AM

Issue is attached to Plans on sheet C3.01

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

Building setbacks from the property line must be clearly shown for all fronts, missing on north and south frontages.

Sanchelle Mercer on 2/29/2024 4:20:18 PM - ANSWERED

Building setbacks for all sides have been added to sheet C3.01. Because this site has four frontages, the 0-3' front building setback applies to the north, south, east, and west.

PLANNING - Prior to DO - Ground Floor Facade Glazing Requirements

Set to ACCEPTED on 3/24/2024 12:11:09 PM

Issue created by Lauren Matzke on 12/29/2023 7:58:19 AM

Issue is attached to Plans on sheet A-0.06

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

Section C-404.D.2.b requires: A minimum of 60 percent of the area of the ground floor facade between 2 and 10 feet in height above adjacent ground level shall be comprised of transparent windows or doors. Glass utilized to provide this transparency shall have visible light transmittance to the maximum allowed by the Energy Code, shall not have reflective or mirrored coating or other treatments including but not limited to dark tinting, colored or opaque films, boards or paint.

The narrative that accompanies the plans indicates that this standard is being met; however, flexibility has been requested for an elevated finished floor. Discrepancies must be cleaned up, or an additional drawing or measurements illustrating how this complies should be provided.

Plans show that blue tinting is proposed, and this is not consistent with this Design Standard. Plans should be revised to be compliant.

Sanchelle Mercer on 2/29/2024 4:21:22 PM - ANSWERED

Finished floor was lowered and now glazing along Myrtle Ave. is complying with more than 60% from 2-10'. Glazing is not colored. Refer to elevations for measurements.



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 DO - Myrtle Avenue (Primary Frontage) Sidewalk

Set to NOTACCEPTED on 3/26/2024 5:40:31 PM

Issue created by Lauren Matzke on 12/29/2023 8:10:44 AM
Issue is attached to Plans on sheet C3.01
lauren.matzke@myclearwater.com - 727-444-8702

The location of the staircase at a zero-foot setback results in a clear path of only 6.64' where a minimum of 10 feet is desired.

Sanchelle Mercer on 2/29/2024 4:20:37 PM - ANSWERED

The building has shifted to the west and there is now a minimum of 17.31' from the bottom of the staircase to the edge of the sidewalk along Myrtle Avenue. See sheet C3.01.

Lauren Matzke on 3/26/2024 5:40:31 PM - NOTACCEPTED

Is there any ability to adjust the depth of landscaping provided to the west of the sidewalk (and shift the tree wells) to gain any more usable sidewalk in those areas? 8 ft is the minimum, but if there is any additional room to gain, it would make for an improved pedestrian environment since there is no landscape strip / buffer between curb and sidewalk.

PLANNING - Prior to DO - New Address Assigned

Set to ACCEPTED on 3/24/2024 11:32:10 AM

Issue created by Lauren Matzke on 12/29/2023 10:12:48 AM
Issue is attached to Plans on sheet A-0.01
lauren.matzke@myclearwater.com - 727-444-8702

Please update all applications, plans, and supporting narratives to reflect the newly assigned address of 200 S. Myrtle Avenue for this property.

Sanchelle Mercer on 2/29/2024 3:57:39 PM - ANSWERED

Applications, narratives, and the site data table on sheet C3.01 have been updated to reflect to newly assigned address.

PLANNING - Prior to DO - Parking

Set to ACCEPTED on 3/27/2024 8:20:18 AM

Issue created by Lauren Matzke on 12/29/2023 8:19:46 AM
Issue is attached to Plans on sheet C3.01
lauren.matzke@myclearwater.com - 727-444-8702

The provided parking is intended to function as on-street parking even though it is being provided on the parcel. Additional discussion is needed with the City Engineer and Planning & Development Director to determine if an easement or some other approach is needed for this parking.

Sanchelle Mercer on 2/29/2024 4:16:40 PM - ANSWERED

Acknowledged.

Lauren Matzke on 3/27/2024 8:20:18 AM - ACCEPTED

No additional action needed, per City Engineer and Planning & Development Director



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 DO - Primary Building Entry

Set to ACCEPTED on 3/24/2024 12:11:48 PM

Issue created by Lauren Matzke on 12/29/2023 7:54:19 AM

Issue is attached to Plans on sheet A-0.06

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

The design of the west elevation (secondary frontage) provides greater emphasis to the entry doors than the design of the east elevation (primary frontage) because the wave/architectural enhancement is more open and there is a greater percentage of glazing on the west facade. The Myrtle Avenue facade is the primary street frontage. Greater emphasis to the entry should be designed.

Sanchelle Mercer on 2/29/2024 4:21:43 PM - ANSWERED

East (Myrtle) primary elevation has had the canopy raised to match the west elevation. This created additional glazing. Columns have also been added to emphasize the entrance. There is also a designed boarder around the entry doors, to highlight the entrance doors.

PLANNING - Prior to DO - Stormwater Management

Set to ACCEPTED on 3/27/2024 8:19:42 AM

Issue created by Lauren Matzke on 12/29/2023 8:26:52 AM

Issue is attached to Plans on sheet C3.01

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

Section C-507 states: Stormwater retention and detention areas are not permitted in front setbacks or between any street and any building unless located underground in exfiltration trenches or open-bottomed underground storage and retention systems, or as part of a Low Impact Development stormwater management system incorporating features such as rain gardens and vegetative swales, or pervious pavers or pavement for pedestrian use. Traditional stormwater facilities such as dry and/or wet retention/detention ponds are permitted to the rear and side of buildings.

This plan shows several rain gardens which are permitted consistent with this provision, but it also shows two large ponds which is inconsistent with this standard.

Sanchelle Mercer on 2/29/2024 4:15:53 PM - ANSWERED

The retention ponds to the west of the building have been converted to rain gardens. See Sheet C5.00 and C5.01 for details and cross sections. Refer to Landscape Plan Sheets for planting details within the rain gardens. These two ponds have been converted to rain gardens. Refer to previous comments for locations on Plan Sheets.



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 DO: Facade Treatment & Design (North and South Elevations)

Set to ACCEPTED on 3/24/2024 12:19:16 PM

Issue created by Lauren Matzke on 12/29/2023 7:38:16 AM

Issue is attached to Plans on sheet A-0.05

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

Flexibility in meeting the Downtown District Development Standards is available for government uses; however, projects shall meet the standards to the greatest extent practicable and buildings shall include architectural details, landscape screening, and other treatments that contribute to the creation of safe and comfortable pedestrian environments along pedestrian walkways and/or public sidewalks. Appendix C. Division 6 Building Design Standards generally require building facades along streets and public spaces to have attractive ground floor facades, accomplished through façade articulation, varied materials and colors, façade bays unified with a complementary rhythm of windows, and limiting blank facades on ground floors to 20 feet in length.

Additionally, the applicable frontage standards in Division 4 require the use of windows and canopies on the ground floor to contribute to a positive pedestrian experience, appropriate for the high levels of existing and planned pedestrian activity.

This parcel has four (4) fronts, and it is understood that the south side (a secondary frontage) is proposed for more utilitarian functions of the building. However, there is very little architectural detail or façade variation proposed to mitigate the large expanses of blank walls on either north or south building fronts. This does not meet the intent of the flexibility provision as designed.

Sanchelle Mercer on 2/29/2024 4:34:58 PM - ANSWERED

Additional detail and glazing has been added to the north and south facades, including overhangs to the entrances. Additionally, bringing glazing down closer to the ground level to create a better pedestrian experience.

PLANNING - Prior to DO: Site Data Table

Set to ACCEPTED on 3/26/2024 5:34:05 PM

Issue created by Lauren Matzke on 12/29/2023 9:35:29 AM

Issue is attached to Plans on sheet C3.01

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

This property has four frontages so the site data table should reflect the required front setbacks (not side/rear) and indicate setbacks to building accordingly. Update to Front Setback (East/Myrtle), Front Setback (South/Franklin), Front Setback (West/East Ave), and Front Setback (North/Pierce).

Sanchelle Mercer on 2/29/2024 4:06:23 PM - ANSWERED

The site data table on sheet C3.01 has been updated to reflect four front setbacks.

PLANNING - Prior to DO: Update Flexibility Requests

Set to ACCEPTED on 3/27/2024 8:29:05 AM

Issue created by Lauren Matzke on 12/29/2023 10:02:26 AM

Issue is attached to page 27 in City Hall FLS Narrative_Resubmittal.pdf

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

Please revise to:

Remove all references to variance;

Clarify that this site has four fronts (no side/rear setbacks) and Myrtle Ave is the designated Primary Frontage;

Combine/consolidate items F & K, as well as D & M, which are repetitive;

Remove O. as it is not needed if it is not one of the items for which flexibility is requested; and

Verify that all requests for flexibility are included in this list.

Sanchelle Mercer on 2/29/2024 3:59:23 PM - ANSWERED

All references to variance have been replaced with flexibility. Myrtle Ave is the primary with the other three frontages as fronts. Combined and removed sections have been updated. All flexibility is included in the list.



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 - Remove references to Rear Yard Setback

Set to ACCEPTED on 3/24/2024 11:20:23 AM

Issue created by Lauren Matzke on 12/29/2023 1:48:20 PM
Issue is attached to Plans on sheet C3.01
lauren.matzke@myclearwater.com - 727-444-8702

This site has four (4) front setbacks, no side or rear setbacks. Please remove references to those not applicable and remove lines, etc. accordingly.

Sanchelle Mercer on 2/29/2024 3:57:09 PM - ANSWERED

The site data table on sheet C3.01 has been updated to reference four front building setbacks.

PLANNING - Sidewalk Width - Franklin and Pierce Streets

Set to ACCEPTED on 3/26/2024 5:37:05 PM

Issue created by Lauren Matzke on 12/29/2023 8:24:35 AM
Issue is attached to Plans on sheet C3.01
lauren.matzke@myclearwater.com - 727-444-8702

Proposed sidewalks are as narrow as 6 feet, whereas the city's Complete Streets Implementation Plan Street Design & Context Design Matrix envisions a minimum of 8 feet (10 feet preferred) on local streets in the Urban Core. Are there any opportunities to widen these sidewalks?

Sanchelle Mercer on 2/29/2024 4:16:19 PM - ANSWERED

These sidewalks have been widened to comply with this standard. The only exception to this requirement is the 6' sidewalk to the south of the building, east of the solid waste management access drive. There is very little flexibility in the grading design in this area and widening this sidewalk to 8' would require designing a sidewalk with cross-slopes greater than 2%. See Sheet C3.01 for updated sidewalk widths.

PLANNING - Signage - Separate Permit Required

Set to ACCEPTED on 3/24/2024 11:51:43 AM

Issue created by Lauren Matzke on 12/29/2023 9:54:54 AM
Issue is attached to page 25 in City Hall FLS Narrative_Resubmittal.pdf
lauren.matzke@myclearwater.com - 727-444-8702

Please note (acknowledge) that no signage is being permitted through this application. A separate permit will be required.

Sanchelle Mercer on 2/29/2024 4:00:10 PM - ANSWERED

Acknowledged. Signage shown for design intent purposes.

PLANNING - Site Plan - Various Notes

Set to ACCEPTED on 3/26/2024 5:40:43 PM

Issue created by Lauren Matzke on 12/29/2023 8:08:45 AM
Issue is attached to Plans on sheet C3.00
lauren.matzke@myclearwater.com - 727-444-8702

Are these General and Fire Notes necessary on this page? Tree and site prep comments are located under Fire Notes (H, I in that list).

Sanchelle Mercer on 2/29/2024 4:20:59 PM - ANSWERED

These notes have been moved to sheet C1.01.



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 - Traditional Stormwater Prohibited

Set to ACCEPTED on 3/27/2024 8:35:34 AM

Issue created by Lauren Matzke on 12/29/2023 9:57:26 AM
Issue is attached to page 11 in City Hall FLS Narrative_Resubmittal.pdf
lauren.matzke@myclearwater.com - 727-444-8702

The use of traditional stormwater techniques such as wet/dry ponds is prohibited between buildings and streets/rights-of-way. See Section C-507.

Sanchelle Mercer on 2/29/2024 3:59:47 PM - ANSWERED

Retention ponds have been replaced with rain gardens.

PLANNING - Tree Protection & Replacement

Set to NOTACCEPTED on 3/27/2024 8:36:27 AM

Issue created by Lauren Matzke on 12/29/2023 10:09:59 AM
Issue is attached to page 2 in Exhibit I Landscape Narrative_Resubmittal.pdf
lauren.matzke@myclearwater.com - 727-444-8702

Please ensure that the approach to be taken to mitigate tree removal is stated consistently across all documents. This landscape narrative states that all will be replaced inch for inch, whereas other documents have indicated that may not be the case.

Sanchelle Mercer on 2/29/2024 3:58:35 PM - ANSWERED

Tree mitigation tables have been updated to align with Arbortist report rating system. The new DBH of trees removed is 250". The site will not support an inch or inch replacement to occur, and any outstanding balance of required replacement may need to be handled by other means.

Lauren Matzke on 3/27/2024 8:36:27 AM - NOTACCEPTED

Updated narrative was not provided in resubmittal. Additional discussion regarding inch for inch deficiency needed.

PLANNING - Utility/Infrastructure Screening

Set to ACCEPTED on 3/26/2024 5:35:48 PM

Issue created by Lauren Matzke on 12/29/2023 8:51:33 AM
Issue is attached to Plans on sheet A-0.05
lauren.matzke@myclearwater.com - 727-444-8702

Section C-506.C requires: Utility/Infrastructure facilities other than telecommunication towers and utility distribution lines shall be screened from public view by landscape screens or architecturally-finished walls and enclosures.

Please confirm this has been accounted for.

Sanchelle Mercer on 2/29/2024 4:13:09 PM - ANSWERED

Landscape updated to screen utilities and equipment where possible and not interfere with required clear zones.



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

PUBLIC UTILITIES - Prior to Building permit

Set to ACCEPTED on 3/25/2024 1:43:58 PM

Issue created by Michael Vacca on 12/26/2023 11:03:10 AM

Issue is attached to Plans on sheet C6.01

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

Prior to Building permit

1. general comments- Public Utilities is currently working to provide availability of reclaimed water to the projects irrigation
2. general comments - minor correction regarding domestic water meter, 3-inch water meter and include a 3-inch Backflow device with a bypass size of a 2-inch backflow device, city does not use 2 1/2 inch backflow devices

Sanchelle Mercer on 2/29/2024 4:38:33 PM - ANSWERED

1. *Irrigation system has been updated to accommodate a future reclaimed source connection.*
2. *The utility plan sheet C6.01 has been updated to call out the correct sizing for the domestic water meter.*

PUBLIC UTILITIES - Prior to Building Permit

Set to DRAFT on 3/12/2024 4:28:17 PM

Issue created by Michael Vacca on 3/12/2024 4:28:17 PM

Issue is attached to Plans on sheet C6.00

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

Acknowledgement though Accela, prior to building permit

1. Call out- Demo - contractor to coordinate with city regarding existing water meters, backflow devices and meter box removal, along with sewer lateral abandonment.
2. Call out- sewer - existing gravity main size and new purposed lateral size. including pipe material to be used.
3. Call out - contractor to verify location of existing sewer service lateral, and inspect condition of pipe, including correct lateral size. if new pipe is warranted, coordinate with city regarding lateral service abandonment. contractor to install new clean-out per city requirements.
4. Callout - water - sizes of existing water main, proposed tap sizes, including pipe sizes and pipe material being installed.
5. General note - public utilities is currently in the design phase of extending reclaimed water to the project.

SOLID WASTE - Roll up door access

Set to DRAFT on 3/12/2024 4:45:26 PM

Issue created by Brandi Portalatin on 3/12/2024 4:45:26 PM

brandi.portalatin@myclearwater.com - 727-562-4920

How does solid waste access the roll up door? Badge swipe?



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

STORMWATER - Prior to Development Order

Set to ACCEPTED on 3/20/2024 1:45:29 PM

Issue created by Phuong Vo on 12/22/2023 2:19:02 PM
phuong.vo@myclearwater.com - 727-444-8228

1) Please submit the revised 1-page drainage calculation showing the proposed stormwater management system has holding capacity to address both water quality and attenuation under redevelopment criteria section which requires c value of existing impervious area be assigned a value of 0.5 in pre-development runoff coefficient calculations.

2) Please acknowledge that the following are to be addressed at the time of submitting building permit application:

- Provide a comprehensive drainage report with supporting geotechnical data of SWHT and percolation tests demonstrating the design of the proposed stormwater management system meets the City of Clearwater Drainage Design Criteria Manual.
- Design plans to show project site drainage is routed to the proposed stormwater management system prior to leaving the site.
- FFE of new building is to be set a minimum of 1' above the crown of abutting roads
- Show post discharge to each existing inlet not to exceed pre-development condition to ensure the existing system is not overburdened.

Sanchelle Mercer on 2/29/2024 4:45:40 PM - ANSWERED

1. Refer to attached stormwater narrative and calculations.
2. Acknowledged. A drainage report that addresses these items will be provided alongside the building permit application.

TRAFFIC ENG - Turning templates- Prior to DO

Set to ACCEPTED on 3/18/2024 3:48:09 PM

Issue created by Gus Jordi on 12/26/2023 10:08:05 AM
gus.jordi@myclearwater.com - 919-421-8370

1. If you are changing any corner radius or not, please provide turning templates for a for a City Transit Bus (ASSHTO, CITY-BUS) around all street corners and include the lane lines of the adjacent streets so we can determine whether turning issue exist at the present time or in the future due to the transit center planned across the street.
2. Show turning templates for passenger car 19' length backing out of the parking spaces and moving forward. Make sure the lane lines of adjacent street are presented with dimensions.

Sanchelle Mercer on 2/29/2024 4:40:16 PM - ANSWERED

1. Existing street corner radii will be maintained for the proposed development.
2. A passenger car turning analysis has been added to sheet C3.05.



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 - Accessible ramps/crosswalks- Prior to DO

Set to ACCEPTED on 3/18/2024 3:40:24 PM

Issue created by Gus Jordi on 12/26/2023 10:10:00 AM
gus.jordi@myclearwater.com - 919-421-8370

1. NW Corner: Both accessible ramps are too far down from the corner and must be brought closer to allow for pedestrians to be better seen. Plan must include ramps on the other corners off the development Lot and crosswalks connecting to ramps on both side of the street.
2. NE Corner: The NE corner's existing ramp appear not to meet ADA. Please make sure the reconstruction of the corner rebuilt the ramp to meet ADA. Ramp appears not to meet ADA due to its orientation that doesn't allow 4' clearance from the edge of travel lane. The receiving ramp across the Pierce Street also appears not to meet ADA due to its orientation that doesn't allow 4' clearance from the edge of travel lane.
3. SE corner: The way the proposed ramp is shown is uncomfortable to the wheelchair traveling from the westside on Franklin that want to cross to the right. The wheelchair will have to make more than a sharp 90 degree spin. Can the ramp not be more diagonal to the corner?
4. SW corner: Show utilities with dimensions from back of curb and proposed sidewalks and crosswalks across South East Ave and Franklin Street.

Sanchelle Mercer on 2/29/2024 4:39:45 PM - ANSWERED

1. *These curb ramps have been moved closer to the intersection to improve pedestrian visibility. A curb ramp has been proposed on the southwest corner of S. East Avenue and Pierce Street to ensure that this crosswalk meets ADA requirements. Both access connections were coordinated in the field with Owner and Owner's Representative's.*
2. *A modified ramp has been provided per coordination in the field with Owner and Owner's Representative's.*
3. *All ramps have been coordinated with Owner and Owner's Representative's during field visits.*
4. *So Noted.*

TRAFFIC ENG - Multi-modal Impact Fee (Acknowledge)

Set to ACCEPTED on 3/18/2024 1:59:29 PM

Issue created by Gus Jordi on 12/26/2023 10:11:07 AM
gus.jordi@myclearwater.com - 919-421-8370

Multi-Modal Impact Fee – Not required per Pinellas county code Sec.150-45- Exemption , part 4. The construction of publicly-owned facilities used primarily for traditional government.

Sanchelle Mercer on 2/29/2024 4:38:54 PM - ANSWERED

So Noted.

TRAFFIC ENG - Off-street loading space- Prior to DO

Set to ACCEPTED on 3/25/2024 1:35:38 PM

Issue created by Gus Jordi on 12/27/2023 12:27:53 PM
gus.jordi@myclearwater.com - 919-421-8370

CDC section 3-1406 require that accommodation is provided for off- street loading. The off-street loading location to include proper truck delivery templates for the delivery vehicle path.

Sanchelle Mercer on 2/29/2024 4:35:39 PM - ANSWERED

A turning analysis for a delivery vehicle has been included on sheet C3.03.



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 - Sidewalk- Prior to DO

Set to ACCEPTED on 3/18/2024 3:53:06 PM

Issue created by Gus Jordi on 12/26/2023 10:06:13 AM
gus.jordi@myclearwater.com - 919-421-8370

1. The sidewalk section on Franklin Street next to the Bicycle Parking area has two very sharp bends back-to-back and in a small distance. That is not comfortable for pedestrians, especially visually impaired, or for wheelchair maneuvering. Please try to reduce these bend angles.
2. Since this building appears to be a transit oriented design, it would be good to have larger sidewalk spaces areas at intersection corners to allow for an average size pedestrian group to wait comfortably to cross.

Sanchelle Mercer on 2/29/2024 4:42:00 PM - ANSWERED

1. Sidewalk angles have been improved with this submittal to the extent possible based on the desired on-street parking spaces.
2. 8-foot crosswalks and curb ramps have been proposed at all intersection corners, with the exception of the northeast curb ramp which has a width of 6.5' due to conflict with the existing curb inlet.

TRAFFIC ENG - Street corners- Prior to DO

Set to ACCEPTED on 3/18/2024 3:52:17 PM

Issue created by Gus Jordi on 12/26/2023 10:07:03 AM
gus.jordi@myclearwater.com - 919-421-8370

1. Please indicate on the plan if any existing street corner radius is changing or not and include the radius.
2. Please include existing utilities that exist at the corners to make sure no conflicts with proposed construction. Please include dimensions for the utilizes from back of curb or proposed sidewalk etc.
3. The intersection of Franklin Street and Myrtle Avenue is being considered for a traffic signal as part of the Transit center. Please provide stopping sight distance lines for the south bound direction of Myrtle Avenue and for eastbound direction for Franklin Street.
4. Please provide Sight visibility triangles at all 4 corners of the deployment in accordance with section 3-904 of the community development code

Sanchelle Mercer on 2/29/2024 4:41:20 PM - ANSWERED

1. Existing street corner radii will be maintained for the proposed development.
2. Dimensions from existing utilities have been added to sheet C3.01.
3. Per conversations with City Staff, a traffic light for PSTA at Franklin is highly unlikely.
4. So Noted. Refer to Sheet C3.01.

TRAFFIC ENG - Traffic Impact Analysis

Set to NOTACCEPTED on 3/28/2024 8:55:07 AM

Issue created by Gus Jordi on 12/26/2023 10:05:45 AM
gus.jordi@myclearwater.com - 919-421-8370

TIA report review was completed and the below response was emailed on 11/30/23 to Christian Kline and others:

Intersections are approved, see comments to be incorporated below:

- 1) Proposed scenarios (2025 Background and 2025 Total) are acceptable, as well as the AM and PM peak hours and the proposed study area intersections.
- 2) Pedestrian and bicycle volumes/patterns/impacts should be included in the analysis. Specifically, assess crossings on the four roads and intersections surrounding the sites.
- 3) Background Traffic Volumes – in addition to the 1.1% annual growth rate and the PSTA Clearwater development, volumes from other proposed developments in the area should also be included in the background traffic volumes.
- 4) Trip generation and distribution proposed are acceptable. 5) HCM 6th edition methodology should be employed. 6) Pedestrian and bicycle improvements should be investigated, as well as roadway and traffic control improvements.

Sanchelle Mercer on 2/29/2024 4:42:43 PM - ANSWERED

Please refer to updated Traffic Impact Analysis Report.

Gus Jordi on 3/28/2024 8:55:07 AM - NOTACCEPTED

We reviewed the revised traffic study, focusing on the comments that David transmitted below. The review comment is at the end of each condition and a conclusion at the end.

- 1) Proposed scenarios (2025 Background and 2025 Total) are acceptable, as well as the AM and PM peak hours and the proposed study area intersections. No changes needed.*
- 2) Pedestrian and bicycle volumes/patterns/impacts should be included in the analysis. Specifically, assess crossings on the four roads and intersections surrounding the sites. No pedestrian/bicycle data or analysis was included.*
- 3) Background Traffic Volumes – in addition to the 1.1% annual growth rate and the PSTA Clearwater development, volumes from other proposed developments in the area should also be included in the background traffic volumes. No other developments were included. There was no statement saying why no others were included.*
- 4) Trip generation and distribution proposed are acceptable. No changes needed.*
- 5) HCM 6th edition methodology should be employed. The appendix with the capacity analysis was not included so I cannot tell what methodology was used. They only say "Synchro 11", not what methodology was used.*
- 6) Pedestrian and bicycle improvements should be investigated, as well as roadway and traffic control improvements. No pedestrian/bicycle improvements were proposed.*

In short, none of the comments appear to be addressed. They included the scope comment email in an appendix, but it basically looks like the same report as last time. It is unacceptable as-is.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.