



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, June 6, 2024

8:30 AM - Staff Review

9:00 AM

Case number: [PLT2024-04002 -- 1454 S MARTIN LUTHER KING JR AVE](#)

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

Applicant: Frank Cornier
608 N Garden Avenue
Clearwater, FL 33755
PHONE: (727) 442-4155, Fax: No fax, Email: Fcornier@cnhs1.Org

Representative: Frank Cornier
Clearwater Neighborhood Housing Services, Inc.
608 N Garden Avenue
Clearwater, FL 33755
PHONE: (727) 442-4155, Fax: No fax, Email: Fcornier@cnhs1.Org

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

Atlas Page: 314A

Zoning District: Medium Density Residential

Request: Flexible Development review for a 24-unit attached dwelling use including a minimum of 10 affordable units including a 25-lot preliminary plat in the Medium Density Residential (MDR) District for the property located at 1454 South Martin Luther King, Jr. Avenue. The townhomes will not exceed 30 feet in height, provides a minimum of 36 off-street parking spaces, and requests flexibility for density and setbacks as a residential infill project (Community Development Code Sections 2-304.G, 3-920 and Article 4, Division 7, Subdivisions/Plats).

Proposed Use: Attached Dwellings

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

Assigned Planner: Melissa Hauck-Baker, Senior Planner



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Workflow:

Review Name	Task Status	Status Date	Last Name
Parks and Rec Review	No Comments	05/10/2024	Parry
Public Utilities Review	No Comments	05/13/2024	Vacca
No Comments			
Solid Waste Review	No Comments	05/13/2024	Portalatin
Stormwater Review	No Comments	05/16/2024	Vo
Engineering Review	Comments	05/22/2024	Vaughan
Environmental Review	No Comments	05/28/2024	Kessler
Fire Review	No Comments	05/29/2024	Esposito
Determination of Completeness	Complete	06/06/2024	Hauck-Baker
Planning Review	Comments	06/06/2024	Hauck-Baker

The DRC reviewed this application with the following comments:



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

Engineering Review

Please provide written acknowledgment in formal response letter.

General Comments:

1. Preliminary Plat review is required by the Planning and Development Department. Additional comments may be forthcoming upon submittal of a Final Plat Application.
2. Upon approval of the Preliminary Plat, the applicant shall complete a City of Clearwater Final Plat Application.
3. The plat fee for the final plat is set in Community Development Code Appendix A - Schedule of Fees, Rates and Charges, Section VIII. The Plat fee shall be paid prior to review by the Engineering Department.
4. All required forms may be obtained from the City of Clearwater Engineering Department. In accordance with Development Code Section 4-703, the final plat shall be suitable for recording at the office of the Clerk of the Circuit Court. It shall be prepared and signed and sealed by a Professional Surveyor and Mapper and shall conform with the requirements of any local or City ordinances as well as Chapter 177 of Florida Statutes.
5. The developer should notify the City Surveyor of the intent to provide the final plat to ensure that their packet will be complete.
6. The Title Certification or Owner Encumbrance in the Owner's name shall accompany the plat. In addition, a document entitled Consent to Platting of Lands and Partial Release of Mortgage shall be filed together with the final plat for each person or corporation holding a mortgage on all land included on the plat; where such person has not signed the final plat, Easements shall be shown and dedicated to the City on the plat as per the latest edition of Chapter 177 of Florida Statutes.
7. Any existing or proposed private restrictions and trusteeship and their periods of existence shall be filed as a separate instrument and reference to such instrument shall be noted on the final plat.
8. Underlying rights of way changes by the new plat must be vacated by separate action of the governing entity.

Planning Review **Melissa Hauck-Baker** **melissa.hauck-baker@myclearwater.com** **727-444-8769**



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TELEPHONE (727) 562-4567

PLANNING – General Comments (Acknowledge):??

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

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

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

In order to be reviewed by the Community Development Board (CDB) on July 16, 2024, 10 complete hard-copy sets (revised, folded and collated) and one electronic version of all updated materials must be submitted no later than 12:00pm on Friday, June 14, 2024.

Planning Review

Melissa Hauck-Baker

melissa.hauck-baker@myclearwater.com

727-444-8769

Prior to Development Order

1. The Preliminary Plat must provide the entire existing parcel and each of the proposed lots, including legal descriptions.
2. Please submit a flash drive with one pdf on it which will need to include all required documents for a Preliminary Plat application and ensure that everything is consistent with the companion flexible development application.

Planning Review

Melissa Hauck-Baker

melissa.hauck-baker@myclearwater.com

727-444-8769

Prior to Building Permit

1. An application for a building permit be submitted within one year of the issuance of the development order, unless time extensions are granted pursuant to CDC Section 4-407.
2. Prior to the issuance of any building permits, except for demolition, clearing and grubbing or the provision of fill, that the applicant submits a recorded copy of the Final Plat consistent with CDC Section 4-703.B.
3. The applicant must submit the Final Plat to the Engineering Department consistent with CDC Sections 4-702 and 4-703.B to allow for the approval of the Final Plat prior to issuance of any building permits unless time extensions for the submittal of a building permit are granted pursuant to CDC Section 4-407.
4. All conditions and stipulations of all other city departments be fully satisfied and completed prior to the issuance of any building permits.
5. Prior to the issuance of any building permits a Final Plat be submitted to Engineering and approved consistent with CDC Sections 4-703.B, 4-706,4-707 and 4-708.

Planning Review

Melissa Hauck-Baker

melissa.hauck-baker@myclearwater.com

727-444-8769



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Conditions of Approval

1. The contractor shall be responsible for an easement inspection by the Engineering Department prior to any flat work (slab) and prior to any vertical construction near the easement, to schedule an inspection, please call the Building Department's 24-Hour Call in Inspection Line at 727-562-4580 and the type of inspection will be a "006" (easement inspection), and that the contractor shall locate all property corners and have the easement line staked prior to the (006) Easement Inspection.
2. The applicant shall have installed, to the satisfaction of the city engineer, all of the required improvements in accordance with CDC Section 4-708 and as noted in the Preliminary Plat.

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

9:15 AM

Case number: [FLD2024-05013 -- 1951 N BELCHER RD](#)

Owner(s): Al-adwan Llc
2972 Kensington Trce
Tarpon Springs, FL 34688-8455
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Patrick Payne
2054 Central Ave
St. Petersburg, FL 33712
PHONE: (813) 679-9918, Fax: No fax, Email: Ely@baysiteeng.Com

Representative: Patrick Payne
Baysite Engineering Llc
2054 Central Ave
St. Petersburg, FL 33712
PHONE: (813) 679-9918, Fax: No fax, Email: Ely@baysiteeng.Com

Location: 2.370-acre parcel on the east side of North Belcher Road and bound by North Belcher Road on the west and Old Coachman Road on the north and east.

Atlas Page: 254A

Zoning District: C - Commercial

Request: Flexible Development approval for a proposed 6,800 square foot vehicle service, limited use (car wash) in the Commercial (C) District for the property located at 1951 North Belcher Road. The proposed building will not exceed 35 feet in height. The site will feature 33 spaces and the project requests flexibility for use, setbacks, parking and building orientation related to the vehicle service, limited use as a comprehensive infill redevelopment project (Community Development Code Sections 2-704.F, 2-704.I and 3-1402).

Proposed Use: Vehicle Service, Limited

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

Assigned Planner: Melissa Hauck-Baker, Senior Planner



Workflow:

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Parks and Rec Review	No Comments	05/10/2024	Parry
Solid Waste Review	Comments	05/14/2024	Portalatin
Engineering Review	Comments	05/16/2024	Vaughan
Stormwater Review	Comments	05/16/2024	Vo
Planning Review	Comments	05/24/2024	Hauck-Baker
Environmental Review	Comments	05/28/2024	Kessler
Traffic Eng Review	Comments	05/28/2024	Jordi
Fire Review	No Comments	05/29/2024	Esposito
Land Resource Review	Comments	05/31/2024	Quinzi
Determination of Completeness	Complete	06/06/2024	Hauck-Baker

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 5/16/2024 2:17:32 PM

Issue created by Kyle Vaughan on 5/16/2024 2:17:32 PM
 kyle.vaughan@myclearwater.com - 727-444-8232

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

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. Contractor shall request an easement inspection prior to any construction near an easement.

ENGINEERING - Prior to Building Permit

Set to DRAFT on 5/16/2024 2:19:17 PM

Issue created by Kyle Vaughan on 5/16/2024 2:19:17 PM
 kyle.vaughan@myclearwater.com - 727-444-8232

Applicant will need a construction easement with the adjacent property to construct proposed type D curb on the southeast side of the property.



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ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 5/28/2024 1:57:55 PM

Issue created by Sarah Kessler on 5/28/2024 1:57:55 PM
sarah.kessler@myclearwater.com - 727-444-8233

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

LAND RESOURCE - Prior to CDB - Acknowledge Landscape Plan

Set to DRAFT on 5/31/2024 7:31:48 PM

Issue created by Michael Quinzi on 5/31/2024 7:31:48 PM
michael.quinzi@myclearwater.com - 727-444-8770

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 - Arborist Information

Set to DRAFT on 5/31/2024 6:37:23 PM

Issue created by Michael Quinzi on 5/31/2024 6:37:23 PM
michael.quinzi@myclearwater.com - 727-444-8770

Arborist shown on Tree Inventory and Tree Preservation Plan- Please clearly label the Name of the ISA Certified Arborist, contact information, and ISA certification number on all plan sheets involving trees. This includes but is not limited to the tree inventory, tree preservation plans, and any demo sheets showing tree removal.

LAND RESOURCE - Prior To CDB - Inches Spreadsheet

Set to DRAFT on 5/31/2024 6:43:56 PM

Issue created by Michael Quinzi on 5/31/2024 6:43:56 PM
michael.quinzi@myclearwater.com - 727-444-8770

Recalculate Inches Spreadsheet based on the following;

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.

Note - The tree replacement calculations on L-4 are in conflict with the landscape plan's plant schedule specifications on L-3.



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LAND RESOURCE - Prior To CDB - Tree Preservation

Set to DRAFT on 5/31/2024 6:39:53 PM

Issue created by Michael Quinzi on 5/31/2024 6:39:53 PM
michael.quinzi@myclearwater.com - 727-444-8770

Tree Preservation Plan Required - Provide a Tree Preservation Plan prepared by an ISA Certified Arborist. This plan must show how the proposed building, parking, stormwater, irrigation and utilities impact the critical root zones (drip lines) of trees to be preserved and how you propose to address these impacts i.e.; crown elevating, root pruning and/or root aeration systems. Provide a scaled drawing showing all dimension. Other data required on this plan must show the trees canopy line, actual tree barricade limits (2/3 of the drip line and/or in the root prune lines if required), and the tree barricade detail. And any other pertinent information relating to tree preservation. Provide prior to CDB.

Provide a narrative that the stumps trees to be removed that are adjacent to the critical root zone of trees to be preserved shall be cut flush to the ground instead of using a stump grinder.

LAND RESOURCE - Prior to CDB Landscape plan

Set to DRAFT on 5/31/2024 7:41:46 PM

Issue created by Michael Quinzi on 5/31/2024 7:41:46 PM
michael.quinzi@myclearwater.com - 727-444-8770

Address the following on the Landscape Plan;

- All palm trees must be a minimum 10 feet of clear trunk to accepted for replacement mitigation inches.
- Accent trees receive a 2-inch deficit if removed and a 2-inch credit for replacement mitigation inches.
- All shade trees must be a minimum of 5 feet from any impervious surface or utility.

LAND RESOURCE - Prior to CDB Tree Preservation

Set to DRAFT on 5/31/2024 7:07:49 PM

Issue created by Michael Quinzi on 5/31/2024 7:07:49 PM
michael.quinzi@myclearwater.com - 727-444-8770

Tree barricades and root pruning from the Tree Preservation Plan shall be shown on all Civil Plans and Landscape Plans.

PLANNING - Cross Access Agreements

Set to DRAFT on 5/24/2024 12:31:05 PM

Issue created by Melissa Hauck-Baker on 5/24/2024 12:31:05 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

It is assumed that there are existing cross access agreements in place. Please show evidence that the proposed layout will be accommodated by the existing agreements.

PLANNING - Dumpster Enclosure Material

Set to DRAFT on 5/24/2024 12:33:00 PM

Issue created by Melissa Hauck-Baker on 5/24/2024 12:33:00 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

Please provide details regarding the dumpster enclosure material. Pursuant to CDC Section 3-804.A. materials which are consistent with those used in the construction of and the architectural style of the principal building shall be utilized.

PLANNING - Lighting Plan

Set to DRAFT on 5/24/2024 12:37:23 PM

Issue created by Melissa Hauck-Baker on 5/24/2024 12:37:23 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

Please clarify that no light will spill out onto the adjacent rights-of-way, the lighting plan is showing foot candles along the adjacent roadways, specifically, Old Coachman where the residential dwellings front yards are located. The foot candles should be zero at the private property line.



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PLANNING - Mechanical Equipment

Issue created by Melissa Hauck-Baker on 5/24/2024 12:32:03 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

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

PLANNING - Overhead Utilities

Set to DRAFT on 5/24/2024 12:31:32 PM

Issue created by Melissa Hauck-Baker on 5/24/2024 12:31:32 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

Please be aware the adjacent overhead utilities are required to be placed underground unless such undergrounding is not practicable Pursuant to CDC Section 3-912. In addition, clarify that all proposed utilities that will lead onto and serve the site will be placed underground to the extent allowed by Duke Energy.

PLANNING - Overhead Utilities and Landscaping

Set to DRAFT on 5/24/2024 12:32:35 PM

Issue created by Melissa Hauck-Baker on 5/24/2024 12:32:35 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

Show overhead lines on the landscape plan. Please make sure that your landscape plan is coordinated with overhead lines that are to remain.

PLANNING - Parking Lot Islands

Set to DRAFT on 5/24/2024 12:44:39 PM

Issue created by Melissa Hauck-Baker on 5/24/2024 12:44:39 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

The minimum dimension for a parking lot island is 17 feet from back of curb to back of curb, clarify how the project is consistent with this requirement.

PLANNING - PLANNING – General Comments (Acknowledge):??

Set to DRAFT on 5/24/2024 12:27:57 PM

Issue created by Melissa Hauck-Baker on 5/24/2024 12:27:57 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

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

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

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

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PLANNING - Signage

Set to DRAFT on 5/24/2024 12:21:43 PM

Issue created by Melissa Hauck-Baker on 5/24/2024 12:21:43 PM

Issue is attached to Plans on sheet P1

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

Please remove signage from the building. Signage is handled under separate permit and review process.

PLANNING - Site Data Table/Building Height

Set to DRAFT on 5/24/2024 12:30:29 PM

Issue created by Melissa Hauck-Baker on 5/24/2024 12:30:29 PM

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

Please revise the site data table and the architectural plans regarding the proposed building height. The site data table shows 22.33 feet and the architectural plans show 35 feet.

SOLID WASTE - Enclosure

Set to DRAFT on 5/14/2024 4:35:30 PM

Issue created by Brandi Portalatin on 5/14/2024 4:35:30 PM

brandi.portalatin@myclearwater.com - 727-562-4920

Please show the enclosure dimensions and materials per ordinance.
32.284 Waste receptacle

Please show vehicle template for solid waste front end loader truck.

STORMWATER - General condition

Set to DRAFT on 5/16/2024 4:24:56 PM

Issue created by Phuong Vo on 5/16/2024 4:24:56 PM

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

DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application.

TRAFFIC ENG - Multi-modal Impact Fee (Acknowledge)

Set to DRAFT on 5/28/2024 7:05:47 PM

Issue created by Gus Jordi on 5/28/2024 7:05:47 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 \$16,823.60. Please see the calculation sheet named "Multi-modal Impact Fee" in the Accela system under "Documents". This fee will need to be collected by the City prior to issuance of building permit or CO.

The fee rate is based on Chapter 150 - IMPACT FEES | Code of Ordinances | Pinellas County, FL | Municode Library, link:

https://library.municode.com/fl/pinellas_county/codes/code_of_ordinances?nodeld=PTIILADECO_CH150IMFE_ARTIIMUIMFE

TRAFFIC ENG - Prior to bulding permit- traffic control signage

Set to DRAFT on 5/28/2024 7:25:24 PM

Issue created by Gus Jordi on 5/28/2024 7:25:24 PM

Issue is attached to Plans on sheet C-5.0

gus.jordi@myclearwater.com - 919-421-8370

Please include on the site plan all required ADA sapce sign, do-no- enter signs, Stop signs etc.



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TRAFFIC ENG - Prior to CDB- Sight visibility triangles

Set to DRAFT on 5/28/2024 7:11:28 PM

Issue created by Gus Jordi on 5/28/2024 7:11:28 PM

Issue is attached to Plans on sheet C-5.0

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 CDB- Driveway length (throat)

Set to DRAFT on 5/28/2024 7:23:43 PM

Issue created by Gus Jordi on 5/28/2024 7:23:43 PM

Issue is attached to Plans on sheet C-5.0

gus.jordi@myclearwater.com - 919-421-8370

According to FDOT Access Management Guidebook, Table 23, the driveway length before conflicts are encountered by entering vehicles is 30'-50'. The plan shows a conflict immediately at the entrance/exit of the driveway from the left. Additionally, at the exit point a the driveway, a vehicle must be lined up facing the stop bar and not facing as in this case the other side of the driveway. all exiting vehicles must be lined up
https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/planning/systems/systems-management/document-repository/access-management/fdot-access-management-guidebook---nov-19.pdf?sfvrsn=c5aa6e5_4

TRAFFIC ENG - Prior to CDB- Dumpster location

Set to DRAFT on 5/28/2024 6:32:05 PM

Issue created by Gus Jordi on 5/28/2024 6:32:05 PM

Issue is attached to Plans on sheet AS1

gus.jordi@myclearwater.com - 919-421-8370

The trash dumpster location is not acceptable for the following reason:

1. Too close to the intersection with Old Coachman and most likely during pick-up will cause back onto Old coachman
2. Blind spot for right turns when pick-up
3. In the driveway radius blocking access to carwash during pick up
4. Difficult if not impossible for the trash truck to orient to get it
5. Access to dumpster must look like a mini driveway and be designed and build that way . Truck can't go over sidewalks.

TRAFFIC ENG - Prior to CDB- Turning templates

Set to DRAFT on 5/28/2024 6:41:51 PM

Issue created by Gus Jordi on 5/28/2024 6:41:51 PM

Issue is attached to Plans on sheet C-4.0

gus.jordi@myclearwater.com - 919-421-8370

Turning templates: Turning templates presentation on the plan must be smooth even at sharp turns. IF appearing chopped up or jagged and looking unnatural to the way motorist execute turns, they will be rejected. Turning templates for the different size vehicle must be presented on separate diagrams for ease of review.

1. Please provide turning templates for a size 19' vehicle and teh largest type of vehicle that can be accommodated thru the car wash (Note the type of vehicle separetlyclearly) continuously thought the parking lot in opposing directions of traffic simultaneously, including at the driveways, entering and exiting simultaneously as well.
2. Please provide turning template for a fire truck entering from either driveway and exiting form either driveway. present
3. Please provide turning templates for the route of solid waste truck and its activity as it si collecting waste to include where the containers are located.



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

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

9:45 AM

Case number: [FLD2024-04011 -- 861 N HERCULES AVE 115](#)

Owner(s): Hercules Avenue Llc
2045 Palmetto St Bldg B
Clearwater, FL 33765-2118
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Jean Mandilk
300 South Belcher Road
Clearwater, FL 33765
PHONE: (727) 443-2869, Fax: No fax, Email: Jean@northsideengineering.Net

Representative: Jean Mandilk
Northside Engineering
300 South Belcher Road
Clearwater, FL 33765
PHONE: (727) 443-2869, Fax: No fax, Email: Jean@northsideengineering.Net

Location: 1.548-acres located on the east side of Hercules Avenue approximately 143 feet south of the intersection with Hercules Avenue and Palmetto Street.

Atlas Page: 280B

Zoning District: O - Office

Request: Flexible Development approval for a proposed child daycare retail sales and service in the Office (O) District for the property located at 861 N. Hercules Avenue. The existing building will remain and is 21 feet in height. There will be a minimum of 68 parking spaces and the project requests flexibility for use, setbacks, parking, and landscaping as a Comprehensive Infill Redevelopment Project (Community Development Code Sections 2-1004.A, 3-1202.G, and 3-1401).

Proposed Use: Retail Sales and Services

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

Assigned Planner: Melissa Hauck-Baker, Senior Planner



Workflow:

Review Name	Task Status	Status Date	Last Name
Parks and Rec Review	No Comments	05/10/2024	Parry
Solid Waste Review	No Comments	05/13/2024	Portalatin
Engineering Review	Comments	05/16/2024	Vaughan
Stormwater Review	No Comments	05/16/2024	Vo
Traffic Eng Review	Comments	05/20/2024	Jordi
Environmental Review	Comments	05/28/2024	Kessler
Planning Review	Comments	05/28/2024	Hauck-Baker
Fire Review	No Comments	05/29/2024	Esposito
Land Resource Review	Comments	05/29/2024	McDonnell
Determination of Completeness	Complete	06/06/2024	Hauck-Baker

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 5/16/2024 11:04:35 AM

Issue created by Kyle Vaughan on 5/16/2024 11:04:35 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. Contractor shall request an easement inspection prior to any construction near an easement.

ENGINEERING - Prior to Building Permit

Set to DRAFT on 5/16/2024 11:13:22 AM

Issue created by Kyle Vaughan on 5/16/2024 11:13:22 AM
 kyle.vaughan@myclearwater.com - 727-444-8232

Please show ingress/egress easement recorded in OR book 7798 page 546 on your site plan.



CITY OF CLEARWATER

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

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 5/28/2024 1:54:05 PM

Issue created by Sarah Kessler on 5/28/2024 1:54:05 PM
sarah.kessler@myclearwater.com - 727-444-8233

1. Provide erosion control measures on plan sheet and provide notes detailing erosion control methods. Note: all silt fencing and other erosion control measures will be installed prior to commencement of site work and maintained throughout the project. 2. An Asbestos Survey is usually required prior to conducting any demolition or renovations. Contact Pinellas County Air Quality (727/464-4422) for more information.

LAND RESOURCE - Prior to CDB: Landscape Plan

Set to DRAFT on 5/29/2024 3:46:51 PM

Issue created by Danny McDonnell on 5/29/2024 3:46:51 PM
Issue is attached to Plans on sheet L1.1
danny.mcdonnell@myclearwater.com - 727-444-8765

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

LAND RESOURCE - Prior to CDB: Minimum Variety of Trees

Set to DRAFT on 5/29/2024 4:11:38 PM

Issue created by Danny McDonnell on 5/29/2024 4:11:38 PM
Issue is attached to Plans on sheet L1.1
danny.mcdonnell@myclearwater.com - 727-444-8765

A minimum variety of tree species shall be provided. For a total number of trees between 10-19, a minimum of 2 species must be provided.

LAND RESOURCE - Prior to CDB: Tree Survey

Set to DRAFT on 5/29/2024 3:43:16 PM

Issue created by Danny McDonnell on 5/29/2024 3:43:16 PM
Issue is attached to Plans on sheet C3.1
danny.mcdonnell@myclearwater.com - 727-444-8765

The proposed work on this site plan is different than the work being proposed on the tree survey. Please update the tree survey to show the correct work being proposed.

LAND RESOURCE - Prior to CDB: Trees in Parking Lot

Set to DRAFT on 5/30/2024 11:07:32 AM

Issue created by Danny McDonnell on 5/30/2024 11:07:32 AM
danny.mcdonnell@myclearwater.com - 727-444-8765

Some of the trees in the medians are causing damage to the curb and parking lot. Will there be any repairs done to these areas? If so, a tree preservation plan will be required.



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

PLANNING - Findings of Fact: Applicant must acknowledge the accuracy of the following

Set to DRAFT on 5/28/2024 3:03:25 PM

Issue created by Melissa Hauck-Baker on 5/28/2024 3:03:25 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

1. The 1.548-acre, subject property is located on the east side of Hercules Avenue approximately 143 feet south of the intersection with Hercules Avenue and Palmetto Street.
2. The subject property was originally part of the property to the south, 831 N. Hercules Avenue, which was approved on July 2, 1984, as the Hercules Office Center through certified site plan case PSP81-23.
3. The original site layout never came to fruition and on March 11, 1985, PSP81-23 was revised to eliminate the originally planned layout and accept the plan for the current development.
4. In February of 1987, PSP81-23 expired as a certificate of occupancy was not issued for constructed buildings.
5. On May 4, 1988, certified site plan case PSP81-23, was revalidated and modified to eliminate a third building on the easterly portion of the property, reconfiguration to the existing two-story building and the elimination of six parking spaces in order to provide additional landscaping area.
6. On November 18, 1986, the Planning & Zoning Board granted a Conditional Use (CU 86-89) for a commercial or trade school for the United Travel Schools.
7. The Planning & Zoning Board reviewed site plans for the entire site on September 15, 1987, and April 19, 1988.
8. The existing development features a 13,520 square foot, two-story building, which was constructed in 1988, as well as shared parking with the building to the south located at 831 N. Hercules Avenue.
9. The subject property is located within the Office (O) zoning district and the Residential/Office General (R/OG) future land use designation, where the maximum development potential is a Floor Area Ratio (FAR) of 0.50 and Impervious Surface Ratio (ISR) of 0.75, consistent with CDC Section 2-1001.1 maximum development potential.
10. The proposed project includes a change of use to the two-story office building into a child daycare which is a retail sales and service use defined in CDC Section 8-102, no new buildings are proposed.
11. Retail sales and service use is not a minimum standard development permitted use in the Office (O) zoning district consistent with CDC Section 2-1002 and as a Level One, Flexible standard development use, retail sales and service use is limited to the following criteria: 1. The use is located in a building which is primarily used for office purposes, and 2. The total floor area devoted to retail sales and service use and restaurant does not occupy more than ten percent of the floor area of the building in which it is located, consistent with CDC Section 2-1003.L.
12. It was determined that the proposed use of a child daycare may be requested as a Level Two, Flexible development application as a Comprehensive Infill Redevelopment Project consistent with the Countywide Future Land Use rules.
13. The proposed "Early Learning Center" will be a child daycare is being reviewed as a Comprehensive Infill Redevelopment Project consistent with CDC Section 2-1004.A and Table 2-1004.



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

**PLANNING - PLANNING – General Comments
(Acknowledge)**

Set to DRAFT on 5/23/2024 3:22:25 PM

Issue created by Melissa Hauck-Baker on 5/23/2024 3:22:25 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

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

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

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

In order to be reviewed by the Community Development Board (CDB) on July 16, 2024, 10 complete hard-copy sets (revised, folded and collated) and one electronic version of all updated materials must be submitted no later than 12:00pm on June 14, 2024.

PLANNING - Prior to CDB: Comprehensive Landscaping Program

Set to DRAFT on 5/28/2024 3:27:17 PM

Issue created by Melissa Hauck-Baker on 5/28/2024 3:27:17 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

The application did not include the Comprehensive Landscaping Program application consistent with CDC Section 3-1202.G. Clarification must be provided.

PLANNING - Prior to CDB: Landscape Plan

Set to DRAFT on 5/28/2024 3:26:46 PM

Issue created by Melissa Hauck-Baker on 5/28/2024 3:26:46 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

The submitted plan must address the proposed compliance with required landscaping, perimeter buffers, interior site landscaping, foundation landscaping consistent with CDC Section 3-1202. Hercules Avenue is classified as a collector which requires a 15-foot landscaping buffer which will impact the existing parking space located north of the driveway entrance along Hercules Avenue. The north and east property lines require a 5-foot landscape buffer.

PLANNING - Prior to CDB: Outdoor Play Area

Set to DRAFT on 5/28/2024 3:19:25 PM

Issue created by Melissa Hauck-Baker on 5/28/2024 3:19:25 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

The responses to the flexibility criteria mention the creation of an outdoor play area, clarify the location and show it on the site plan, Sheet C3.1. The inclusion of this will impact the existing site layout and details must be provided.

PLANNING - Prior to CDB: Proposed Daycare Operations

Set to DRAFT on 5/28/2024 3:16:26 PM

Issue created by Melissa Hauck-Baker on 5/28/2024 3:16:26 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

Provide details regarding hours of operation, number of anticipated attendees, and number of staff. Additionally, detail how pick-up and drop-off of the children will occur.



PUBLIC UTILITIES - issues

Set to DRAFT on 5/17/2024 12:59:18 PM

Issue created by Michael Vacca on 5/17/2024 12:59:18 PM
Issue is attached to Plans on sheet C3.1
mike.vacca@myclearwater.com - 727-265-1831

prior to permitting

1. acknowledge - will need to show on drawings, the city water main, Water valves, Fire hydrant and water meter(s) locations
2. acknowledge - confirm the location of the existing fire hydrant location will not conflict with parking spaces, ADA sidewalk.

TRAFFIC ENG - Prior to BCP- Parking lot marking

Set to DRAFT on 5/20/2024 9:59:11 PM

Issue created by Gus Jordi on 5/20/2024 9:59:11 PM
Issue is attached to Plans on sheet C3.1
gus.jordi@myclearwater.com - 919-421-8370

Please provide directional arrows in all the aisles for both directions of travel.

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

Set to DRAFT on 5/20/2024 9:56:27 PM

Issue created by Gus Jordi on 5/20/2024 9:56:27 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 \$ 23,538.32. Please see the calculation sheet named "Multi-modal Impact Fee" in the Accela system under "Documents". This fee will need to be collected by the City prior to issuance of building permit or CO.

The fee rate is based on Chapter 150 - IMPACT FEES | Code of Ordinances | Pinellas County, FL | Municode Library , link:

https://library.municode.com/fl/pinellas_county/codes/code_of_ordinances?nodeId=PTIILADECO_CH150IMFE_ARTIIMUIMFE

TRAFFIC ENG - Prior to CDB- Traffic Impact analysis

Set to DRAFT on 5/20/2024 10:17:30 PM

Issue created by Gus Jordi on 5/20/2024 10:17:30 PM
Issue is attached to Plans on sheet C3.1
gus.jordi@myclearwater.com - 919-421-8370

CDC Section 4-801, requires a Traffic Impact analysis study to examine the effect of a proposed development on the roadways of the city. Since this development would be generating more than 50 trips per peak hour, a TIS would be required.

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

If Applicant disagrees, then must provide a narrative to including the trips in the a.m. and p.m. that the new use would generate according to the current ITE trip generation manual.

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

10:15 AM

Case number: [FLD2024-04010 -- 848 DEMPSEY ST](#)

Owner(s): Matthew Tiernan
Po Box 533
Ozona, FL 34660-0533
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Gary Badders
793-d San Christopher Dr.
Dunedin, FL 34698
PHONE: (727) 736-5463, Fax: No fax, Email: Gary@sdgfl.Com

Representative: Gary Badders
Shorelines Design Group
793-d San Christopher Dr.
Dunedin, FL 34698
PHONE: (727) 736-5463, Fax: No fax, Email: Gary@sdgfl.Com

Location: 0.1171 acres located on the north side of Dempsey Street approximately 140 west of Shore Avenue.

Atlas Page: 306A

Zoning District:

Request: Flexible Development approval of a proposed construction of a single family residence in the Commercial (C) District as a Comprehensive Infill Redevelopment Project. for the property located at 848 Dempsey Street. Flexibility is requested to utilize a vacant commercial property. (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
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 MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
 TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	05/08/2024	Baker
Parks and Rec Review	No Comments	05/10/2024	Parry
Solid Waste Review	No Comments	05/13/2024	Portalatin
Public Utilities Review	Comments	05/13/2024	Vacca
prior to building permit, Acknowledge			
Engineering Review	Comments	05/15/2024	Vaughan
Stormwater Review	Comments	05/16/2024	Vo
Traffic Eng Review	Comments	05/20/2024	Jordi
Environmental Review	Comments	05/28/2024	Kessler
Fire Review	No Comments	05/29/2024	Esposito
Land Resource Review	Comments	05/29/2024	Quinzi

The DRC reviewed this application with the following comments:

- Planning Review** **James Baker** **james.baker@myclearwater.com** **727-444-8767**

Page 2 Change Floor Area Ratio (FAR) to NA as both entries are not required for residential use.
- Planning Review** **James Baker** **james.baker@myclearwater.com** **727-444-8767**

Page 3 Q1. Please provide a list of the adjacent properties that are single-family homes.
- Planning Review** **James Baker** **james.baker@myclearwater.com** **727-444-8767**

Page 4 Re-write the narrative. The flexibility requested is construction of a single-family residence on a lot that is only four feet more than the 5,000 square foot minimum size lot required in a residential district. Flexibility is necessary to construct a single-family residence on the subject property given not only the current zoning but also the lot size.

To keep within the character of the proposed single-family use existing in the neighborhood, where the properties are zoned Medium Density Residential ("MDR") – south of Dempsey Street Note: These addresses are the ones to be listed not only here but also on page 3.



Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 5/15/2024 1:17:59 PM

Issue created by Kyle Vaughan on 5/15/2024 1:17:59 PM
kyle.vaughan@myclearwater.com - 727-444-8232

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

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. Bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including A.D.A. (Per Sec.47.181).
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.

ENGINEERING - Prior to Building Permit

Set to DRAFT on 5/15/2024 1:21:53 PM

Issue created by Kyle Vaughan on 5/15/2024 1:21:53 PM
kyle.vaughan@myclearwater.com - 727-444-8232

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

- 1) Any new concrete driveway apron(s) constructed within the right-of-way shall be a minimum 6" thick fibrous concrete, and a minimum 3000 psi with 6" x 6" / 10 x 10 w.w.f. [sidewalks shall not be constructed within this apron area(s)]. Expansion joint will be required along the existing curb where applicable.
- 2) The existing sidewalk within the right-of-way is to be removed to the nearest joint beyond the proposed drive apron/driveway and replaced per City standards by the applicant. New sidewalk shall comply with City of Clearwater construction specifications index 109 sheet 1 of 5.
- 3) 3' X 5' driveway apron flares required where driveway connects to roadway or install an approved equal. Driveway apron shall not extend beyond extended side property line(s) per City of Clearwater Contract Specifications and Standards Index #103, page 2/2.
- 4) All sod, sidewalk, curb and sprinkler damage, if any, within the right-of-way shall be repaired/replaced prior to engineering final inspection.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 5/28/2024 1:49:57 PM

Issue created by Sarah Kessler on 5/28/2024 1:49:57 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.



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

Set to DRAFT on 5/29/2024 11:09:25 AM

Issue created by Michael Quinzi on 5/29/2024 11:09:25 AM
michael.quinzi@myclearwater.com - 727-444-8770

Please acknowledge the following.

-Prior to issuance of a certificate of occupancy you are required to install 4 code sized native shade trees or equivalents. These trees must meet the minimum code requirements and be installed.

-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 Tree Preservation

Set to DRAFT on 5/31/2024 4:36:44 PM

Issue created by Michael Quinzi on 5/31/2024 4:36:44 PM
michael.quinzi@myclearwater.com - 727-444-8770

Tree Preservation Plan Required - Provide a Tree Preservation Plan prepared by an ISA Certified Arborist. This plan must show how the proposed building, parking, stormwater, irrigation and utilities impact the critical root zones (drip lines) of trees to be preserved and how you propose to address these impacts i.e.; crown elevating, root pruning and/or root aeration systems. Provide a scaled drawing showing all dimension. Other data required on this plan must show the trees canopy line, actual tree barricade limits (2/3 of the drip line and/or in the root prune lines if required), and the tree barricade detail. And any other pertinent information relating to tree preservation. Provide prior to DO.

LAND RESOURCE - Prior to CDB Trees On Site Plan

Set to DRAFT on 5/31/2024 4:23:20 PM

Issue created by Michael Quinzi on 5/31/2024 4:23:20 PM
michael.quinzi@myclearwater.com - 727-444-8770

Right or way trees and adjacent off-site trees up to 25 feet from the property line with a DBH of 4 inches or more must be shown on the tree survey. Indicate if trees are to be removed.

PLANNING - Adjacent Vinyl Shed Encroachment

Set to DRAFT on 5/17/2024 11:12:51 AM

Issue created by James Baker on 5/17/2024 11:12:51 AM
Issue is attached to Plans on sheet A1
james.baker@myclearwater.com - 727-444-8767

Explain shed encroachment into side yard setback. Is it going to be removed prior to construction?



CITY OF CLEARWATER

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

PLANNING - Architectural Design Compliance to Flexibility Criteria

Set to DRAFT on 5/24/2024 4:38:12 PM

Issue created by James Baker on 5/24/2024 4:38:12 PM

Issue is attached to Plans on sheet A2

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

Consistent with a Comprehensive Infill Project, the architectural design must meet the following criteria:

Section 2-704. - Flexible development.

6. Flexibility with regard to use, lot width, required setbacks, height and off-street parking are justified based on demonstrated compliance with all of the following design objectives:

c. The design, scale and intensity of the proposed development supports the established or emerging character of an area;

d. In order to form a cohesive, visually interesting and attractive appearance, the proposed development incorporates a substantial number of the following design elements:

- Changes in horizontal building planes;
- Use of architectural details such as columns, cornices, stringcourses, pilasters, porticos, balconies, railings, awnings, etc.;
- Variety in materials, colors and textures;
- Distinctive fenestration patterns;
- Building stepbacks; and
- Distinctive roofs forms.

e. The proposed development provides for appropriate buffers, enhanced landscape design and appropriate distances between buildings.

PLANNING - General Applicability Criteria

Set to DRAFT on 5/17/2024 10:59:08 AM

Issue created by James Baker on 5/17/2024 10:59:08 AM

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

Page 3 of 5

5. Provide the addresses of the surrounding single-family homes to the subject property. This list supports the statement "The immediate vicinity of the proposed development is 100% single-family homes (list the addresses)." Therefore, the proposed use is consistent with the community's character.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

PLANNING - General Comments (Acknowledge)

Set to DRAFT on 5/17/2024 10:32:38 AM

Issue created by James Baker on 5/9/2024 9:47:57 AM
james.baker@myclearwater.com - 727-444-8767

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

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

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

PLANNING - Shell driveway not permitted

Set to DRAFT on 5/24/2024 4:19:12 PM

Issue created by James Baker on 5/24/2024 4:19:12 PM
Issue is attached to Plans on sheet A1
james.baker@myclearwater.com - 727-444-8767

Pursuant to Section 3-1407. - Parking restrictions in residential areas.

"Materials not permitted include crushed shell..."

PUBLIC UTILITIES - prior to building permit

Set to DRAFT on 5/13/2024 3:58:10 PM

Issue created by Michael Vacca on 5/13/2024 3:58:10 PM
Issue is attached to Plans on sheet A1
mike.vacca@myclearwater.com - 727-265-1831

Prior to building permit Acknowledge

1. the contractor shall exercise extreme caution when excavating in proximity of all underground utilities, ALL underground and above utilities are to be shown on drawings, and, the location of utilities services.
2. 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.
3. contractor to verify location of existing sanitary sewer lateral inspecting condition of pipe, if new pipe is warranted, coordinate with city regarding lateral abandonment s and or new size tap, thus. resetting new clean-out at property line
4. Reclaimed water is available to the property for irrigation use

STORMWATER - Prior to building permit

Set to DRAFT on 5/16/2024 10:52:32 AM

Issue created by Phuong Vo on 5/16/2024 10:52:32 AM
phuong.vo@myclearwater.com - 727-444-8228

Please acknowledge the condition below on a formal response letter:

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

TRAFFIC ENG - Prior to Building Permit- Multi-modal

Set to DRAFT on 5/20/2024 9:06:55 PM

Print date: 6/4/2024

25 of 93

DRC_ActionAgenda



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

impact fee

Issue created by Gus Jordi on 5/20/2024 9:06:55 PM

Issue is attached to Plans on sheet A1

gus.jordi@myclearwater.com - 919-421-8370

Please acknowledge that you will be responsible for a multi-modal impact fee in the amount of \$1,356.00. Please see the calculation sheet named "Multi-modal Impact Fee" in the Accela system under "Documents". This fee will need to be collected by the City prior to issuance of building permit or CO.

The fee rate is based on Chapter 150 - IMPACT FEES | Code of Ordinances | Pinellas County, FL | Municode Library , link:

[https://library.municode.com/fl/pinellas_county/codes/code_of_ordinances?](https://library.municode.com/fl/pinellas_county/codes/code_of_ordinances?nodeId=PTIILADECO_CH150IMFE_ARTIIMUIMFE)

[nodeId=PTIILADECO_CH150IMFE_ARTIIMUIMFE](https://library.municode.com/fl/pinellas_county/codes/code_of_ordinances?nodeId=PTIILADECO_CH150IMFE_ARTIIMUIMFE)

TRAFFIC ENG - Prior to CDB-Sight Visibility Triangles

Set to DRAFT on 5/20/2024 8:57:51 PM

Issue created by Gus Jordi on 5/20/2024 8:57:51 PM

Issue is attached to Plans on sheet A1

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

[nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR](https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR)

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

10:35 AM

Case number: [FLS2024-03009 -- 1401 PENNSYLVANIA AVE](#)

Owner(s): Jorge Fonte
6625 12th Ave N
St Petersburg, FL 33710-6113
PHONE: (727) 481-2639, Fax: No fax, Email: No email

Applicant: Jorge Fonte
6625 12th Ave N
St Petersburg, FL 33710-6113
PHONE: (727) 481-2639, Fax: No fax, Email: Dydcasas@gmail.Com

Representative: Jorge Fonte
6625 12th Ave N
St Petersburg, FL 33710-6113
PHONE: (727) 481-2639, Fax: No fax, Email: Dydcasas@gmail.Com

Location: 0.208-acre property located at the northeast corner of Pennsylvania Avenue where it crosses Carlton Street.

Atlas Page: 269A

Zoning District: Medium Density Residential

Request: Flexible Standard Development approval to recognize an expansion made to the detached dwelling located at 1401 Pennsylvania Avenue in the Medium Density Residential (MDR) District as a Residential Infill Redevelopment Project. The project does not exceed 20 feet in height and meets parking requirements. Flexibility is requested to provide a 12-foot front setback along Pennsylvania Avenue (west) consistent with the original house. (Community Development Code Section 2-303.D).

Proposed Use: Detached 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	05/08/2024	French
Fire Review	No Review Required	05/09/2024	Esposito
Parks and Rec Review	No Comments	05/10/2024	Parry
Solid Waste Review	No Comments	05/13/2024	Portalatin
Public Utilities Review	Comments	05/13/2024	Vacca
prior to building permit, acknowledge			
Engineering Review	Comments	05/15/2024	Vaughan
Stormwater Review	Comments	05/16/2024	Vo
Planning Review	Comments	05/17/2024	French
Traffic Eng Review	Comments	05/19/2024	Jordi
Environmental Review	Comments	05/28/2024	Kessler
Land Resource Review	Comments	05/31/2024	Quinzi

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 5/15/2024 8:50:39 AM

Issue created by Kyle Vaughan on 5/15/2024 8:50:39 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).



CITY OF CLEARWATER

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

ENGINEERING - Prior to Building Permit

Set to DRAFT on 5/15/2024 9:19:17 AM

Issue created by Kyle Vaughan on 5/15/2024 9:19:17 AM
kyle.vaughan@myclearwater.com - 727-444-8232

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

- 1) If the sidewalk is in disrepair, e.g. contains cracks or tripping hazards, then 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) All sod, sidewalk, curb and sprinkler damage, if any, within the right-of-way shall be repaired/replaced prior to engineering final inspection.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 5/28/2024 1:38:45 PM

Issue created by Sarah Kessler on 5/28/2024 1:38:45 PM
sarah.kessler@myclearwater.com - 727-444-8233

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

LAND RESOURCE - Acknowledge Prior To Development Order Landscape plan

Set to DRAFT on 5/31/2024 10:49:36 AM

Issue created by Michael Quinzi on 5/31/2024 10:49:36 AM
michael.quinzi@myclearwater.com - 727-444-8770

Please acknowledge the following;

- A landscape final inspection is required prior to C of O.
- 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."
- Prior to issuance of a certificate of occupancy you are required to install 4 code sized native shade trees or equivalents. These trees must meet the minimum code requirements and be installed.
- Remove any trees rated below 3.0 unless proposing to implement treatment by an ISA certified Arborist to upgrade trees to 3.0 condition rating.

PLANNING - 2 off-street parking spaces

Set to DRAFT on 5/30/2024 10:21:45 AM

Issue created by Thea French on 5/30/2024 10:21:45 AM
thea.french@myclearwater.com - 727-444-8771

Section 2-302 Medium Density Residential District requires 2 off-street parking spaces. Dimensions are required to be 9 feet wide by 18 feet long located on an improved permanent surface. Demonstrate on the site plan where the spaces are located.

Section 3-1403. - Parking surfaces.

A. Permanent surface. Driveways shall be improved with a permanent all-weather paving material which is graded to drain stormwater.

PLANNING - Consistency in the community

Set to DRAFT on 5/3/2024 2:12:52 PM



CITY OF CLEARWATER

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

Issue created by Thea French on 5/3/2024 2:12:52 PM
Issue is attached to page 3 in Application FLS2024-03009-rotated-2.pdf
thea.french@myclearwater.com - 727-444-8771

#1; How is the development in harmony, scale, bulk,, coverage, density, and character of adjacent properties?

#5, How is the development consistent with the community character of the immediate vicinity?

Provide evidence of other properties (addresses of consistent setbacks or reduced approved reductions of setbacks that are similar to your request).

PLANNING - Description of request

Set to DRAFT on 5/17/2024 4:51:20 PM

Issue created by Thea French on 5/17/2024 4:51:20 PM
Issue is attached to page 7 in 1401 Pennsylvania Ave - FLS Application.pdf
thea.french@myclearwater.com - 727-444-8771

Please include the specific use and flexibility you are requesting as a residential infill project as permitted through code section 2-303.D.

PLANNING - Floor plans

Set to DRAFT on 5/3/2024 2:16:04 PM

Issue created by Thea French on 5/3/2024 2:16:04 PM
Issue is attached to Plans on sheet A1
thea.french@myclearwater.com - 727-444-8771

Floor plans are required, but not submitted

PLANNING - Future land use

Set to DRAFT on 5/3/2024 2:04:52 PM

Issue created by Thea French on 5/3/2024 2:04:52 PM
Issue is attached to page 1 in Application FLS2024-03009-rotated-2.pdf
thea.french@myclearwater.com - 727-444-8771

Application, page 1, Future Land Use is incorrect: please correct as future land use is Residential Medium (RM).

PLANNING - Missing information

Set to DRAFT on 5/3/2024 2:08:33 PM

Issue created by Thea French on 5/3/2024 2:08:33 PM
Issue is attached to page 2 in Application FLS2024-03009-rotated-2.pdf
thea.french@myclearwater.com - 727-444-8771

Application, Page 2 is missing information.
Parking: Max permitted: 2 -- Proposed: 2

Need ISR square footage

Hotel and Floor area ratio may have "N/A" as they are "Not Applicable"

PLANNING - Paving, grading, and drainage plans

Set to DRAFT on 5/3/2024 2:16:28 PM

Issue created by Thea French on 5/3/2024 2:16:28 PM
Issue is attached to Plans on sheet A1
thea.french@myclearwater.com - 727-444-8771

Paving, grading, and drainage plans are required, but not submitted.

PLANNING - Requested flexibility

Set to DRAFT on 5/3/2024 2:06:30 PM

Issue created by Thea French on 5/3/2024 2:06:30 PM
Issue is attached to page 1 in Application FLS2024-03009-rotated-2.pdf
thea.french@myclearwater.com - 727-444-8771

Application, page 1, Description of request missing details: must include use and requested flexibility, etc.



CITY OF CLEARWATER

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

PLANNING - Site plan

Set to DRAFT on 5/3/2024 2:15:05 PM

Issue created by Thea French on 5/3/2024 2:15:05 PM
Issue is attached to Plans on sheet A1
thea.french@myclearwater.com - 727-444-8771

Provide all dimensions on the site plan. Including dimensions from the NW corner and NE of the structure to the adjacent property line.

PLANNING - Specific criteria

Set to DRAFT on 5/3/2024 2:14:03 PM

Issue created by Thea French on 5/3/2024 2:14:03 PM
Issue is attached to page 4 in Application FLS2024-03009-rotated-2.pdf
thea.french@myclearwater.com - 727-444-8771

Need the specific criteria:

Div 3; Section 2-303.D. for a reduced setback as a residential infill project. (criteria 1-8)

This needs a >2' front (south) setback reduction and 13' front (west) setback reduction for an existing nonconforming house, built in 1928.

PUBLIC UTILITIES - prior to building permit

Set to DRAFT on 5/13/2024 3:17:25 PM

Issue created by Michael Vacca on 5/13/2024 3:17:25 PM
Issue is attached to Plans on sheet SITE PLAN
mike.vacca@myclearwater.com - 727-265-1831

Prior to building permit Acknowledge

1. the contractor shall exercise extreme caution when excavating in proximity of all under ground utilities,
2. 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.
3. contractor to verify location of existing sanitary sewer lateral inspecting condition of pipe, if new pipe is warranted, coordinate with city regarding lateral abandonment and or new size tap, thus .resetting new clean-out at property line

STORMWATER - Prior to building permit

Set to DRAFT on 5/16/2024 10:14:43 AM

Issue created by Phuong Vo on 5/16/2024 10:14:43 AM
phuong.vo@myclearwater.com - 727-444-8228

Applicant to acknowledge the below in formal response letter:

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

TRAFFIC ENG - Prior to building permit- Multimodal impact fee

Set to DRAFT on 5/19/2024 10:22:41 PM

Issue created by Gus Jordi on 5/19/2024 10:22:41 PM
gus.jordi@myclearwater.com - 919-421-8370

In order to determine whether or not a multimodal Impact fee should be assessed, I need to know if additional livable area is going to be added to the existing structure.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

TRAFFIC ENG - Prior to DO, Site plan

Set to DRAFT on 5/19/2024 10:17:48 PM

Issue created by Gus Jordi on 5/19/2024 10:17:48 PM

gus.jordi@myclearwater.com - 919-421-8370

1. The site plan is unclear to where the driveway would be to accommodate a min of two vehicles if this is a single family residential unit.
2. At the driveway must have sight visibility triangles in accordance with 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

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

11:00 AM

Case number: [FLS2024-05014 -- 2052 Glass Loop](#)

Owner(s): PHONE: No phone, Fax: No fax, Email: No email

Applicant: William Scott
1021 Worth Street
Albany, GA 31705
PHONE: (229) 886-2373, Fax: No fax, Email: Curt@pursuitdev.Com

Representative: William Scott
Pursuit Development Llc
1021 Worth Street
Albany, GA 31705
PHONE: (229) 886-2373, Fax: No fax, Email: Curt@pursuitdev.Com

Location: 2.58-acre parcel on the east side of US Highway 19, approximately 1,600 feet north of Sunset Point Road

Atlas Page:

Zoning District:

Request: Flexible Standard Development approval to construct a new 112-room overnight accommodations use located at 2052 Glass Loop in the US 19 District and the US 19 Corridor Subdistrict. The project will be 48,660 square feet, more or less, with a floor area ratio (FAR) of 0.55, and not exceed 46 feet in height. Flexibility is requested for reduced building setbacks and percentage of windows. (Community Development Code Sections B-703.B.1 and B-703.E.1)

Proposed Use:

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

Assigned Planner: Lauren Matzke, Planning & Development Asst. Director



Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	05/06/2024	Matzke
Parks and Rec Review	No Comments	05/10/2024	Parry
Engineering Review	Comments	05/15/2024	Vaughan
Stormwater Review	Comments	05/16/2024	Vo
Public Utilities Review	No Comments	05/17/2024	Vacca
no comments			
Solid Waste Review	Comments	05/28/2024	Portalatin
Environmental Review	Comments	05/28/2024	Kessler
Traffic Eng Review	Comments	05/28/2024	Vaughan
Fire Review	Comments	05/29/2024	Esposito
Land Resource Review	Comments	05/29/2024	Quinzi

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 5/15/2024 10:07:12 AM

Issue created by Kyle Vaughan on 5/15/2024 10:07:12 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. Per Section 3-1094 N.
 Every subdivision shall be served by an adequate system of publicly dedicated streets or private streets meeting all city standards as specified in this section. All such streets within any subdivision or segments of streets to be built as part of any land development shall be located, platted and built in such a manner that they may be dedicated to the city in accordance with the standards defined in this division.



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

ENGINEERING - Prior to Building Permit

Set to DRAFT on 5/15/2024 10:13:24 AM

Issue created by Kyle Vaughan on 5/15/2024 10:13:24 AM
kyle.vaughan@myclearwater.com - 727-444-8232

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

- 1) Per City of Clearwater Construction Specifications Index 109 sheet 1 of 5: All sidewalks to be constructed 6" thick with concrete - 3000 PSI with fiber mesh reinforcing; at driveways, add 6"x6"/10x10 welded wire fabric (site plan calls out 4" thick proposed sidewalk.
- 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. (This is already called out in the Site Plan notes)

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 5/28/2024 1:41:29 PM

Issue created by Sarah Kessler on 5/28/2024 1:41:29 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 5/29/2024 10:49:23 AM

Issue created by Nicholas Esposito on 5/29/2024 10:49:23 AM
nicholas.esposito@myclearwater.com - 727-562-4327

ALL DESIGN AND WORK SHALL COMPLY WITH THE EDITIONS OF THE FLORIDA FIRE PREVENTION CODE, FLORIDA BUILDING CODE, NFPA 1, AND NFPA 101
This structure will be required to be protected by a fire sprinkler system

NFPA 241 - 8.7.2.3 - WHERE FIRE UNDERGROUND WATER MAINS AND FIRE HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO COMMENCING CONSTRUCTION WORK ON ANY STRUCTURE.

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.

NFPA 241 - 7.5.5.2 - ACCESS FOR USE OF FIRE DEPARTMENT APPARATUS SHALL BE PROVIDED TO THE IMMEDIATE JOB SITE AT THE START OF THE PROJECT AND MAINTAINED UNTIL COMPLETION. NFPA 241-7.5.5.5 - THE REQUIRED WIDTH OF ACCESS ROADWAYS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING OBSTRUCTION BY PARKED VEHICLES.

LAND RESOURCE - Prior to DO landscape Details

Set to DRAFT on 5/31/2024 5:44:56 PM

Issue created by Michael Quinzi on 5/31/2024 5:44:56 PM
Issue is attached to Plans on sheet L1.50
michael.quinzi@myclearwater.com - 727-444-8770

Use city of Clearwater Landscape details



CITY OF CLEARWATER

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

LAND RESOURCE - Prior to DO Landscape Plan

Set to DRAFT on 5/29/2024 10:53:56 AM

Issue created by Michael Quinzi on 5/29/2024 10:53:56 AM

Issue is attached to Plans on sheet L1.00

michael.quinzi@myclearwater.com - 727-444-8770

- Replace East Palatka Holly with a more disease resistant shade tree.
- Show minimum height of magnolia trees to be 10 feet.
- Show all palm trees must be a minimum of 10 feet of clear trunk.
- Pink Trumpet tree must be a minimum of 2 inch caliper.
- Add a narrative to the Landscape Plan stating that all shade trees shall be a minimum of 5 feet from any impervious surface or utility and adjust shade trees that do not comply

LAND RESOURCE - Prior to DO Landscape plan

Set to DRAFT on 5/29/2024 10:56:41 AM

Issue created by Michael Quinzi on 5/29/2024 10:56:41 AM

michael.quinzi@myclearwater.com - 727-444-8770

Please acknowledge the following;

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 - Clarify Proposed Lot Dimensions

Set to DRAFT on 5/29/2024 5:29:20 PM

Issue created by Lauren Matzke on 5/29/2024 5:29:20 PM

Issue is attached to Plans on sheet C200

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

Show dimensions for each of the proposed lots on plan.

PLANNING - Clarify Screening of Parking

Set to DRAFT on 5/29/2024 5:01:44 PM

Issue created by Lauren Matzke on 5/29/2024 5:01:44 PM

Issue is attached to Plans on sheet C200

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

This is a multi-frontage lot with several designated frontage types, some of which require that parking be screened with a low wall (24 to 36 inches) or opaque hedge. Please confirm continuous opaque hedge is the proposed approach to comply with this standard. See Sections B-402.D.2 (side parking for Type A street frontages to screen the small parking area in northeast section of site) and B-406.E.2 (parking along public sidewalks for Type E street frontages).

PLANNING - Confirm Entry Grade

Set to DRAFT on 5/29/2024 5:06:51 PM

Issue created by Lauren Matzke on 5/29/2024 5:06:51 PM

Issue is attached to Plans on sheet A2.2

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

Section B-402.E.3 requires thresholds at front building entries for nonresidential uses on the ground floor to generally match the grade of the adjacent walkway. Please confirm this is what is proposed for the entry along Glass Loop (the primary building entry).



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
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TELEPHONE (727) 562-4567

PLANNING - General Comments (Acknowledge)

Set to DRAFT on 5/29/2024 7:17:06 PM

Issue created by Lauren Matzke on 5/29/2024 7:17:06 PM
lauren.matzke@myclearwater.com - 727-444-8702

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

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

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

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

PLANNING - Prior to BCP – Parcel Split Required

Set to DRAFT on 5/30/2024 4:29:52 PM

Issue created by Lauren Matzke on 5/30/2024 4:29:52 PM
Issue is attached to Plans on sheet C200
lauren.matzke@myclearwater.com - 727-444-8702

Prior to the issuance of any permits except for clearing and grubbing, evidence of a parcel split by the Pinellas County Property Appraiser is submitted to the satisfaction of Planning Staff. This is necessary to subdivide the current lot (Aventon Clearwater Lot 1) into two lots as shown in this plan and all related plans and documents.

PLANNING - Prior to DO - Address

Set to DRAFT on 5/29/2024 3:52:17 PM

Issue created by Lauren Matzke on 5/29/2024 3:52:17 PM
Issue is attached to page 1 in Clearwater WSS - FLS Application.pdf
lauren.matzke@myclearwater.com - 727-444-8702

The address assigned is 2052 Glass Loop. Please update application and any other supporting documents that reference the address (currently as TBD) to include this corrected address.

PLANNING - Prior to DO - Bicycle Parking Required

Set to DRAFT on 5/29/2024 4:46:56 PM

Issue created by Lauren Matzke on 5/29/2024 4:46:56 PM
Issue is attached to Plans on sheet C200
lauren.matzke@myclearwater.com - 727-444-8702

Section B-303.D establishes standards for bicycle parking. Table 4 sets forth that for "all other nonresidential uses" short term bike parking is required as follows - 2 min., or 1 per 10,000 SF GFA. This needs to be provided in a location meeting the standards in the Code (both B-303.D and 3-1411) and also needs to be added to the Site Data Table.



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PLANNING - Prior to DO – Comprehensive Landscape Program Application Required

Set to DRAFT on 5/30/2024 4:41:44 PM

Issue created by Lauren Matzke on 5/30/2024 4:41:44 PM
Issue is attached to Plans on sheet C200
lauren.matzke@myclearwater.com - 727-444-8702

The current proposal requests a reduced front setback to building of 20 feet along a portion of the US 19 frontage due to the irregularly shaped lot. In addition, front landscape area is proposed at 14 feet in this same area. Flexibility under Section B-703.B.1 permits this type of request, but reduction to the required landscape area may only be modified as part of a comprehensive landscape program pursuant to the criteria set forth in Section 3-1202.G. The proposed landscape plan currently needs additional work, so please review this section and address concurrently or modify the building setback and provide 30 feet of landscaping, etc. as required.

PLANNING - Prior to DO – Enhance Primary Building Entry

Set to DRAFT on 5/30/2024 4:25:09 PM

Issue created by Lauren Matzke on 5/30/2024 4:25:09 PM
Issue is attached to Plans on sheet A2.2
lauren.matzke@myclearwater.com - 727-444-8702

While the building design on the north side is overall what is expected of a primary entry, the door and transparency are not sufficient. This should be equal to or better than the design of the rear (south/parking lot facing) of the building.

PLANNING - Prior to DO - Front Façade Transparency

Set to DRAFT on 5/30/2024 4:35:39 PM

Issue created by Lauren Matzke on 5/30/2024 4:35:39 PM
Issue is attached to Plans on sheet C200
lauren.matzke@myclearwater.com - 727-444-8702

The Flexibility provision only permits a reduction in the amount of required transparency from 40% required along Street Type A frontages (Glass Loop) to 25% and the front must meet all other design standards. This ties in with other comment regarding needing to enhance the primary entry. Revisions will be needed to comply with that standard, and those may provide the necessary additional transparency to meet this flexibility request. (Section B-703.E)

PLANNING - Prior to DO - Landscape Plan Revisions

Set to DRAFT on 5/30/2024 4:59:30 PM

Issue created by Lauren Matzke on 5/30/2024 4:59:30 PM
Issue is attached to Plans on sheet L1.00
lauren.matzke@myclearwater.com - 727-444-8702

The provided plans need to be revised to fully address the landscape requirements in Article 3, Division 12.

1. Confirm you are really intending to install 18' royal palms.
2. Are you counting the two islands near the entrance of the hotel with one Japanese Blueberry each as interior landscaping? These do not meet the size requirement.
3. Shade Trees – these are all shade tree or equivalent (two accent tree or three palms or one specimen palm. Deficiency may be related to classification of holly as shade vs. accent trees. This information is based on past classification as accent trees, so additional conversation may be needed to clarify on both sides.
 - a. Overall shade tree (or equivalent) count required is 54 where 25 shade trees (or equivalent) is provided. This requires 30 additional trees.
 - b. North: 10 required; 3.5 proposed
 - c. South: 8 required; 0 proposed
 - d. East: 9 required; 5 proposed
 - e. West: 11 required; 1.33 proposed
4. Note that the plan lists one shade tree per 400 SF of interior landscaping where Code is one tree per 300 SF. have no idea how they figured that they only need to provide 2 trees on the buffer and 13 trees on the interior.



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PLANNING - Prior to DO - Trash Enclosure Design

Set to DRAFT on 5/29/2024 5:46:10 PM

Issue created by Lauren Matzke on 5/29/2024 5:46:10 PM
Issue is attached to Plans on sheet A2.2
lauren.matzke@myclearwater.com - 727-444-8702

Waste containers must be screened from view by architecturally finished walls designed consistent with and complementary to the exterior facade of the building. The proposed use of painted block does not meet this standard (see Section B-504.A.8).

PLANNING - Prior to DO - Update Proposed Use

Set to DRAFT on 5/29/2024 3:50:17 PM

Issue created by Lauren Matzke on 5/29/2024 3:50:17 PM
Issue is attached to Plans on sheet C200
lauren.matzke@myclearwater.com - 727-444-8702

Proposed Use for "Lot 1" is Overnight Accommodations (Hotel). Please update.

PLANNING - Prior to DO - Upper Floor Fenestration

Set to DRAFT on 5/29/2024 5:58:04 PM

Issue created by Lauren Matzke on 5/29/2024 5:58:04 PM
Issue is attached to Plans on sheet A2.2
lauren.matzke@myclearwater.com - 727-444-8702

Section B-602-E.3 requires a minimum of 20% of each floor's façade area as measured between finished floor and finished ceiling be fenestration (doors, windows, other openings). I do not see this clearly depicted on the West and North elevations (applies along street frontages, facades fronting streets and new primary drives). Please calculate and confirm or revise plans as needed to meet this requirement.

PLANNING - Prior to DO: Remove References to "Lot 2"

Set to DRAFT on 5/30/2024 4:27:41 PM

Issue created by Lauren Matzke on 5/30/2024 4:27:41 PM
Issue is attached to Plans on sheet C200
lauren.matzke@myclearwater.com - 727-444-8702

The proposal is to further divide this platted lot into two lots. The subject request pertains to a proposed "Lot 1", with nothing depicted on proposed "Lot 2". References to Lot 2 shall be removed outside of anything in the narrative that discusses the proposal to subdivide this specific platted lot.

PLANNING - Prior to DO: Signage

Set to DRAFT on 6/3/2024 12:19:08 PM

Issue created by Melissa Hauck-Baker on 6/3/2024 12:19:08 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

Please remove any references to signage from the plans. Signage is handled under a separate permit/review process consistent with CDC Division 18, Article 3., see below link.
https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV18SI

PLANNING - Update Address

Set to DRAFT on 5/29/2024 3:56:06 PM

Issue created by Lauren Matzke on 5/29/2024 3:56:06 PM
Issue is attached to page 1 in Clearwater WSS - US 19 Addendum.pdf
lauren.matzke@myclearwater.com - 727-444-8702

Update to include new assigned address.

PLANNING - Update Flexibility Requests

Set to DRAFT on 5/29/2024 6:09:35 PM

Issue created by Lauren Matzke on 5/29/2024 6:09:35 PM
Issue is attached to page 9 in Clearwater WSS - US 19 Flexibility Narrative.pdf
lauren.matzke@myclearwater.com - 727-444-8702

The Narrative will need to be updated pertaining to the flexibility requests to reflect what is able to be requested. See issues identified on building elevation for transparency request and site plan for setback reduction request.



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PLANNING - Update of Height on Elevations

Set to DRAFT on 5/29/2024 5:51:41 PM

Issue created by Lauren Matzke on 5/29/2024 5:51:41 PM

Issue is attached to Plans on sheet A2.1

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

Height is measured from zero (0 feet) so all elevations need to be updated to reflect actual proposed height consistent with the city's definition of height (see CDC Article 8 for that definition).

PLANNING - Walkway Connection to Front Entry

Set to DRAFT on 5/29/2024 4:51:04 PM

Issue created by Lauren Matzke on 5/29/2024 4:51:04 PM

Issue is attached to Plans on sheet C200

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

Is there a reason why a walkway connection between the Pedestrian Area in front of the building and the sidewalk along Glass Loop is not provided? The only connections are at the ends of the building, but this should be serving as the Primary Building Entry.

SOLID WASTE - Solid waste enclosure location/dimensions

Set to DRAFT on 5/13/2024 1:25:13 PM

Issue created by Brandi Portalatin on 5/13/2024 1:25:13 PM

brandi.portalatin@myclearwater.com - 727-562-4920

Prior:

The vehicle template is for the incorrect garbage truck. It is a front end loader. They have different dimensions than the one provided in the plans.. This will need to be corrected to ensure accuracy.

Driving a garbage truck around the entire property raises concern within the parking lot and leachate spillage on the property. It is best to limit solid waste trucks from driving around the entire property. Please see if there is a better location for the solid waste enclosure.

The dimensions of the enclosure and material type need to be included in the plans.

STORMWATER - Prior to DO - Please acknowledge only

Set to DRAFT on 5/16/2024 4:58:03 PM

Issue created by Phuong Vo on 5/16/2024 4:58:03 PM

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

Please acknowledge in a formal response letter of the following:

1. Pursuant to the approved drainage document under the referenced permit BCP2021-040659 of Avention, the total combined impervious area for lot 1 (Basin ST-113) and lot 2 (Basin ST-108) cannot exceed 2.301 acres. The proposed project lot 1 has 1.831 acres of impervious area, that leaves lot 2 can only have 0.47 acres of impervious area to be covered under the existing permitted pond.

2. Revisions to the submitted narrative, calculations and plans as well as additional supporting information including but not limited to drainage computations, etc.) will be required to be submitted to and approved by drainage staff to ensure the project meets the City's specifications and design criteria.

TRAFFIC ENG - Prior to Building permit- directional arrow markings

Set to DRAFT on 5/19/2024 11:11:21 PM

Issue created by Gus Jordi on 5/19/2024 11:11:21 PM

gus.jordi@myclearwater.com - 919-421-8370

Please provide directional arrow marking at the driveway and on all aisles in the parking lot.



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TRAFFIC ENG - Prior to building permit- Multimodal Impact fee

Set to DRAFT on 5/19/2024 10:54:20 PM

Issue created by Gus Jordi on 5/19/2024 10:54:20 PM
Issue is attached to Plans on sheet C200
gus.jordi@myclearwater.com - 919-421-8370

The applicant must provide information to the number of residential units that existed on this parcel prior to demolition in order to receive due credit. That would help calculate the traffic impact fee to assessed.

TRAFFIC ENG - Prior to DO- Minimum Drive raduis

Set to DRAFT on 5/19/2024 10:59:24 PM

Issue created by Gus Jordi on 5/19/2024 10:59:24 PM
Issue is attached to Plans on sheet C200
gus.jordi@myclearwater.com - 919-421-8370

The minimum driveway raduis should be 25'

TRAFFIC ENG - Prior to DO- passender car templates

Set to DRAFT on 5/19/2024 11:07:59 PM

Issue created by Gus Jordi on 5/19/2024 11:07:59 PM
gus.jordi@myclearwater.com - 919-421-8370

1. Please provide turning templates for a size 19' vehicle continuously thought the parking lot in opposing directions of traffic simultaneously, including at the driveways, entering and exiting simultaneously as well
2. Must show both side of the street that the driveway is on including the centerline. We need to be certain that the center line is not crossed while making right turn out.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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

TELEPHONE (727) 562-4567

11:30 AM

Case number: [FLD2023-11024 -- 501 DRUID RD E WEST](#)

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 South 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 detached dwellings located at 801 South Fort. Harrison Avenue in the Commercial (C) District as a Comprehensive Infill Redevelopment Project. The project will not exceed 30 feet in height, provide off-street parking requirements for both dwellings, and requests flexibility for front and side 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



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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	04/04/2024	Horanlli
Development Review Committee	Sufficient for CDB	05/06/2024	Baker
Awaiting Re-Submittal	Return to DRC Meeting	05/24/2024	Baker
Stormwater Review	Comments	05/28/2024	Vo
Environmental Review	No Comments	05/28/2024	Kessler
Solid Waste Review	No Comments	05/28/2024	Portalatin
Fire Review	No Comments	05/29/2024	Esposito
Parks and Rec Review	No Comments	05/30/2024	Parry

The DRC reviewed this application with the following comments:

Plan Room Issues:



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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

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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 if 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.



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LAND RESOURCE - Prior to CDB: Landscape Acknowledgement

Set to ACCEPTED on 5/29/2024 9:07:38 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."

Sandra Bradbury on 4/30/2024 1:58:12 PM - ANSWERED

Response: Acknowledged. No mulch is shown anywhere on plans.

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 ACCEPTED on 5/29/2024 9:14:15 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.

Sandra Bradbury on 4/30/2024 1:58:46 PM - ANSWERED

Response: Please see Division 12, Section 3-1202, B.2.a.

Danny McDonnell on 5/29/2024 9:14:15 AM - ACCEPTED

Offices removed from plans.

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.



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TELEPHONE (727) 562-4567

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

Set to ACCEPTED on 5/30/2024 8:25:10 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.

Sandra Bradbury on 4/30/2024 2:06:56 PM - ANSWERED

Response: Acknowledged.

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

Set to ACCEPTED on 5/30/2024 8:24:51 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.

Sandra Bradbury on 4/30/2024 2:06:42 PM - ANSWERED

Response: Fees will be paid prior to CO.

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



CITY OF CLEARWATER

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

Issue created by 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.

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 INREVIEW on 5/28/2024 9:21:14 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.

Sandra Bradbury on 4/30/2024 1:59:41 PM - ANSWERED

Response: Residence without garage will have access from sidewalk.



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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.

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.



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PLANNING - Building Setbacks

Set to DRAFT on 5/24/2024 3:00:16 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.

Please note that under the Allowed/Code for the setbacks, it should read "N/A"

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.

Sandra Bradbury on 4/30/2024 2:02:33 PM - ANSWERED

Response: Dimension on sheet C3.1 has been corrected.

James Baker on 5/17/2024 4:56:59 PM - NOTACCEPTED

South setback is rounded up to 5 feet.

James Baker on 5/17/2024 4:58:28 PM - ACCEPTED

Side setback is shown as five feet that matches site data table.

PLANNING - Clarify Walkway(s) /Stairs Adjacent to Swimming Pools

Set to DRAFT on 5/30/2024 2:03:17 PM

Issue created by James Baker on 5/30/2024 2:03:17 PM

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

It is NOT clear from the site plan whether i- n the rear of the subject property - there are either walkways or stairs adjacent to the swimming pools. Please clarify.

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.



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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.

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 DRAFT on 5/28/2024 9:29:13 AM

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.

James Baker on 5/28/2024 9:29:13 AM - DRAFT

Need to show a substantial number of design elements.



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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.

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 - 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.



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TELEPHONE (727) 562-4567

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.

PLANNING - Fences and Walls - Design

Set to ACCEPTED on 5/17/2024 5:12:53 PM

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.

Sandra Bradbury on 4/30/2024 2:02:16 PM - ANSWERED

Response: Please see Narrative.

James Baker on 5/17/2024 5:12:53 PM - ACCEPTED

The 2/29 narrative is the response.



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PLANNING - Fences and Walls - Height

Set to ACCEPTED on 5/17/2024 4:38:46 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 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.

Sandra Bradbury on 4/30/2024 2:01:50 PM - ANSWERED

Response: Last response had typo, fences along front property line are 2.5' high.

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.



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PLANNING - General Comments (Acknowledge)

Set to DRAFT on 5/17/2024 11:41:39 AM

Issue created by James Baker on 5/9/2024 10:02:27 AM
james.baker@myclearwater.com - 727-444-8767

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

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

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

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 - Inaccurate statement in narrative

Set to DRAFT on 5/28/2024 9:55:57 AM

Issue created by James Baker on 5/28/2024 9:55:57 AM
Issue is attached to page 8 in NS14 - 801 SFH Crit Resp Revd 2024--01-08.pdf
james.baker@myclearwater.com - 727-444-8767

The statement "The proposed development fully complies with all applicable dimensional criteria."

Accordingly, please delete.



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PLANNING - Insufficient: Return to DRC

Set to DRAFT on 5/28/2024 8:45:18 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.

Sandra Bradbury on 4/30/2024 1:59:03 PM - ANSWERED

Response: Acknowledged.

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 - Not functioning as a unit under single ownership

Set to DRAFT on 5/28/2024 9:00:18 AM

Issue created by James Baker on 5/28/2024 9:00:18 AM
Issue is attached to Plans on sheet C3.1
james.baker@myclearwater.com - 727-444-8767

As currently configured, the property does NOT meet the requirements under the parcel definition within the Community Development Code --

Parcel of land means any legally described piece of land which is designated by the owner or developer as land to be used or developed as a unit, or which has been developed as a unit as determined by the community development coordinator.

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.



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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.

PLANNING - Pool Elevation

Set to DRAFT on 5/28/2024 8:52:20 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.

James Baker on 5/28/2024 8:52:20 AM - DRAFT

Pool and outdoor portion extends into the five-foot setback; need to request in the narrative.

PLANNING - Pool elevations

Set to DRAFT on 5/28/2024 9:22:19 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.

Sandra Bradbury on 4/30/2024 1:59:26 PM - ANSWERED

Response: Please see revised Sheets C3.1 & C4.1.

James Baker on 5/28/2024 8:47:13 AM - DRAFT

Pool and outdoor portion extends into the 5-foot setback



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TELEPHONE (727) 562-4567

PLANNING - Pool location

Set to INREVIEW on 5/28/2024 9:20:45 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.

Sandra Bradbury on 4/30/2024 2:01:18 PM - ANSWERED

Response: Please see revised Sheets C3.1 & C4.1.

James Baker on 5/17/2024 4:55:00 PM - ACCEPTED

Pool is labeled on C3.1 only.

PLANNING - Prior to CDB - Fence details

Set to DRAFT on 5/28/2024 8:44:27 AM

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.

Sandra Bradbury on 4/30/2024 1:57:19 PM - ANSWERED

Response: Per FLD application, the only construction details required before submission for construction are the dumpster enclosure details. There is no dumpster enclosure for this project.

PLANNING - Prior to CDB - Fences and Walls - Design

Set to INREVIEW on 5/28/2024 9:22:10 AM

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.

Sandra Bradbury on 4/30/2024 1:57:45 PM - ANSWERED

Response: Please see sheet C3.1, this information is already on the plans.

PLANNING - Property line

Set to DRAFT on 5/28/2024 9:37:31 AM

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.

James Baker on 5/28/2024 9:37:31 AM - DRAFT

It is still not clear, particularly in the rear of the proeprty.



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TELEPHONE (727) 562-4567

PLANNING - Setbacks

Set to DRAFT on 5/28/2024 9:25:57 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

Sandra Bradbury on 4/30/2024 2:00:00 PM - ANSWERED

Response: Dimension has been revised on sheet C3.1.

James Baker on 5/28/2024 9:25:57 AM - DRAFT

Clarify whether a 0' setback is requested. Identify the property line.

PLANNING - Show substantial number of design elements

Set to DRAFT on 5/28/2024 9:45:52 AM

Issue created by James Baker on 5/28/2024 9:45:52 AM
Issue is attached to Plans on sheet C3.1
james.baker@myclearwater.com - 727-444-8767

Please illustrate on the site plan what criteria are being met pursuant to Community Development Code Section 2-704.F.6.

c. The design, scale and intensity of the proposed development supports the established or emerging character of an area.

d. In order to form a cohesive, visually interesting and attractive appearance, the proposed development incorporates a substantial number of the following design elements:

- Changes in horizontal building planes;
- Use of architectural details such as columns, cornices, stringcourses, pilasters, porticos, balconies, railings, awnings, etc.;
- Variety in materials, colors and textures;
- Distinctive fenestration patterns;
- Building setbacks; and
- Distinctive roofs forms.

e. The proposed development provides for appropriate buffers, enhanced landscape design and appropriate distances between

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

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



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Redevelopment Project Criteria

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.

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.



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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.

PUBLIC UTILITIES - issue

Set to DRAFT on 5/17/2024 12:30:18 PM

Issue created by Michael Vacca on 5/17/2024 12:30:18 PM
Issue is attached to Plans on sheet C5.1
mike.vacca@myclearwater.com - 727-265-1831

Acknowledge

city connection clean-out, will not be located nor installed within retention pond

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.



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STORMWATER - Prior to CDB

Set to NOTACCEPTED on 5/16/2024 5:08:58 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.

Sandra Bradbury on 4/30/2024 2:06:16 PM - ANSWERED

1. *Response: Acknowledged.*
2. *Response: Please see revised plans, sheet C4.1.*
3. *Response: Please see attached Drainage Report.*
4. *Response: Acknowledged.*
5. *Response: Acknowledged.*

Phuong Vo on 5/16/2024 5:08:58 PM - NOTACCEPTED

- 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. [NOT MET, 5/16/24 - Water quality was provided but also need attenuation volume as well].*



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TRAFFIC ENG - Driveway spacing – prior to CDB

Set to ACCEPTED on 5/20/2024 9:11:49 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.

Sandra Bradbury on 4/30/2024 2:03:27 PM - ANSWERED

- 1. Response: Driveway has been reduced to 20' width.*
- 2. Yes, resident and visitors of west property will park and walk.*

TRAFFIC ENG - Multi-modal Impact Fee– prior to Building Permit.

Set to ACCEPTED on 5/20/2024 9:11:30 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 narrative. There is not Ddocument named" Revised narratives"

Sandra Bradbury on 4/30/2024 2:02:49 PM - ANSWERED

Response: Fees will be paid prior to CO.

TRAFFIC ENG - Sidewalk on right-of-way

Set to ACCEPTED on 5/20/2024 9:12:11 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.

Sandra Bradbury on 4/30/2024 2:00:21 PM - ANSWERED

Response: Due to location of driveway and existing utility poles, unless the new sidewalk is placed against the road to match the existing sidewalk, this is the smoothest transition that can be made.

Plan Room Conditions:

No Plan Room Conditions on this case.



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Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

1:00 PM

Case number: [FLS2024-01003 -- 608 N OSCEOLA AVE](#)

Owner(s): Holyfield, Shon
608 N Osceola Ave
Clearwater, FL 33755
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Russell Jeffrey Miller
8033 Paperbark Lane
Port Richey, FL 34668
PHONE: (727) 434-7502, Fax: No fax, Email: Permits@homelove.Construction

Representative: Russell Jeffrey Miller
Home Love Construction
8033 Paperbark Lane
Port Richey, FL 34668
PHONE: (727) 434-7502, Fax: No fax, Email: Permits@homelove.Construction

Location:

Atlas Page: 277B

Zoning District: D - Downtown

Request: Flexible Standard Development approval to construct a pool cabana accessory to an existing detached dwelling located at 608 North Osceola Avenue in the Downtown (D) District and the Old Bay Character District. The project does not exceed 11 feet in height. Flexibility is requested to provide a 1.2-foot side setback along the northern property line. (Community Development Code Section C-409.B.1.b.).

Proposed Use: Accessory Dwellings

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

Assigned Planner: James Baker, Planner



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 TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	05/07/2024	Baker
Fire Review	No Review Required	05/09/2024	Esposito
Parks and Rec Review	No Review Required	05/09/2024	Baker
Harbor Master Review	No Review Required	05/09/2024	Baker
Art Review	No Review Required	05/09/2024	Baker
Public Utilities Review	Comments	05/13/2024	Vacca
prior to building permit, acknowledge			
Engineering Review	Comments	05/15/2024	Vaughan
Stormwater Review	Comments	05/16/2024	Vo
Traffic Eng Review	No Comments	05/19/2024	Jordi
Environmental Review	Comments	05/28/2024	Kessler
Land Resource Review	No Comments	05/29/2024	McDonnell



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The DRC reviewed this application with the following comments:

Planning Review	James Baker	james.baker@myclearwater.com	727-444-8767
	Application Page 1, modify Description of Request. Inaccurate description of the request that should read as follows: "The request is for flexibility to construct a proposed pool cabana encroaching into the 5-yard setback to a proposed detached dwelling use."		
Planning Review	James Baker	james.baker@myclearwater.com	727-444-8767
	Application, Page 2, complete responses to Impervious Surface Ratio (ISR), Max. Permitted, Proposed Please provide impervious surface ratio defined as follows: Impervious surface ratio (ISR) means a measurement of intensity of hard surfaced development on a site. An impervious surface ratio is the relationship between the total impervious surface area on a site and the gross land area. The ISR is calculated by dividing the square footage of the area of all impervious surfaces on the site by the square footage of the gross land area. To calculate the ISR, please use the ISR worksheet that that is available at the following link. https://www.myclearwater.com/files/sharedassets/public/v/1/planning-and-development/documents/zoning-approval/isrupdated5_12_2020.pdf		
Planning Review	James Baker	james.baker@myclearwater.com	727-444-8767
	Application, Page 3, elaborate on answers to criterion 2, 3, 5 and 6 to support the flexibility request. One-word responses are insufficient; rationale requires elaboration to justify why the flexibility should be granted.		
Planning Review	James Baker	james.baker@myclearwater.com	727-444-8767
	Sheet A4. Identify the cabana location. Call out exactly where the proposed cabana is to be located.		
Planning Review	James Baker	james.baker@myclearwater.com	727-444-8767
	The Drainage plan refers to a fence and gate on landscape plans. Please provide the height and location of each.		
Planning Review	James Baker	james.baker@myclearwater.com	727-444-8767
	Application, Page 5. Please provide a notarized statement.		
Planning Review	James Baker	james.baker@myclearwater.com	727-444-8767
	Application, Page 3 Criterion 1. Explain how the proposed development is consistent with adjacent properties. Show examples of similar projects in the neighborhood to support it.		

Plan Room Issues:



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ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 5/15/2024 9:34:57 AM

Issue created by Kyle Vaughan on 5/15/2024 9:34:57 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.

ENGINEERING - Prior to Building Permit

Set to DRAFT on 5/15/2024 9:36:20 AM

Issue created by Kyle Vaughan on 5/15/2024 9:36:20 AM
kyle.vaughan@myclearwater.com - 727-444-8232

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

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

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 5/28/2024 1:40:22 PM

Issue created by Sarah Kessler on 5/28/2024 1:40:22 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.

PLANNING - Criteria 2, 3, 5 and 6

Set to ACCEPTED on 4/18/2024 4:37:32 PM

Issue created by James Baker on 4/9/2024 9:06:50 AM
Issue is attached to page 3 in 1. Completed FLS-FLD Application.pdf
james.baker@myclearwater.com - 727-444-8767

One word responses are insufficient; rationale requires elaboration to justify why the flexibility should be granted.

Russell Miller on 4/16/2024 9:55:09 AM - ANSWERED

Please see revised application. Thank you.

James Baker on 4/18/2024 4:37:32 PM - ACCEPTED

Applicant answered criteria in depth on revised application.



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PLANNING - Criterion1

Set to ACCEPTED on 4/18/2024 4:44:58 PM

Issue created by James Baker on 4/9/2024 9:03:27 AM
Issue is attached to page 3 in 1. Completed FLS-FLD Application.pdf
james.baker@myclearwater.com - 727-444-8767

Explain how the proposed development is consistent with adjacent properties. Show examples of similar projects in the neighborhood to support it.

Russell Miller on 4/16/2024 9:55:04 AM - ANSWERED

Please see revised application. Thank you.

James Baker on 4/18/2024 4:44:58 PM - ACCEPTED

Although applicant did not refer to the photos of properties with similar projects in the rear yard, this information can support the application. Note: the addresses to these properties will be need to be identified to verify that they are within the neighborhood of the subject property.

PLANNING - Fence and Gate Locations and Dimensions

Set to ACCEPTED on 4/18/2024 1:09:45 PM

Issue created by James Baker on 4/9/2024 9:58:22 AM
Issue is attached to Plans on sheet A9
james.baker@myclearwater.com - 727-444-8767

The drainage plan refers to a fence and gate on the landscape plan. Please provide the height and location of each.

Russell Miller on 4/16/2024 9:57:57 AM - ANSWERED

Please see revised site plan. Thank you.

James Baker on 4/18/2024 1:09:45 PM - ACCEPTED

Applicant has provided revised site plan show locations of gate and fence on the property.

PLANNING - Flexibility Criteria or Use Specific Criteria

Set to DRAFT on 5/17/2024 9:41:19 AM

Issue created by James Baker on 5/17/2024 9:41:19 AM
james.baker@myclearwater.com - 727-444-8767

On FLS Application page 4 of 5, please explain why the flexibility is necessary:

- 1.. What is s the rationale for building into the side setback?
2. Are there comparable neighborhood projects? If so, provide addresses.



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PLANNING - General Comments (Acknowledge)

Set to DRAFT on 5/16/2024 10:09:24 AM

Issue created by James Baker on 5/9/2024 9:34:25 AM
james.baker@myclearwater.com - 727-444-8767

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

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

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

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

PLANNING - Identify Cabana Location

Set to ACCEPTED on 4/18/2024 1:14:32 PM

Issue created by James Baker on 4/9/2024 9:38:54 AM
Issue is attached to Plans on sheet A4
james.baker@myclearwater.com - 727-444-8767

Call exactly where the proposed cabana is to be located.

Russell Miller on 4/16/2024 9:56:25 AM - ANSWERED

Please see site plan identifying cabana location. Thank you.

James Baker on 4/18/2024 1:14:32 PM - ACCEPTED

Applicant has indicated location of proposed cabana on revised 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

PLANNING - Impervious Surface Ratio

Set to ACCEPTED on 4/18/2024 4:31:43 PM

Issue created by James Baker on 4/9/2024 8:42:34 AM
Issue is attached to page 2 in 1. Completed FLS-FLD Application.pdf
james.baker@myclearwater.com - 727-444-8767

Please provide impervious surface ratio defined as follows:

Impervious surface ratio (ISR) means a measurement of intensity of hard surfaced development on a site. An impervious surface ratio is the relationship between the total impervious surface area on a site and the gross land area. The ISR is calculated by dividing the square footage of the area of all impervious surfaces on the site by the square footage of the gross land area.

To calculate the ISR, please use the ISR worksheet that that is available at the following link.
https://www.myclearwater.com/files/sharedassets/public/v/1/planning-amp-development/documents/zoning-approval/isrupdated5_12_2020.pdf

Russell Miller on 4/16/2024 9:54:58 AM - ANSWERED

Please see revised application. Thank you.

James Baker on 4/18/2024 4:31:43 PM - ACCEPTED

Although the calculations are in square feet instead of percentages, answers were provided.

PLANNING - Modify Request Description

Set to ACCEPTED on 4/18/2024 1:05:57 PM

Issue created by James Baker on 4/9/2024 10:17:07 AM
Issue is attached to page 1 in Holyfield Variance Application.pdf
james.baker@myclearwater.com - 727-444-8767

Inaccurate description of the request that should read as follows:

"The request is for flexibility to construct a proposed pool cabana encroaching into the 5-yard setback to a proposed detached dwelling."

Russell Miller on 4/16/2024 9:55:23 AM - ANSWERED

Please see revised application. Thank you.

James Baker on 4/18/2024 1:05:57 PM - ACCEPTED

Applicant has modified request description.

PLANNING - Notarized Document

Set to ACCEPTED on 4/18/2024 1:19:49 PM

Issue created by James Baker on 4/9/2024 9:19:38 AM
Issue is attached to page 5 in Holyfield Variance Application.pdf
james.baker@myclearwater.com - 727-444-8767

Please provide a notarized document .

Russell Miller on 4/16/2024 9:55:18 AM - ANSWERED

Please see revised application. Thank you.

James Baker on 4/18/2024 1:19:49 PM - ACCEPTED

Applicant has provided notarized statement from the owner.



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TELEPHONE (727) 562-4567

PLANNING - Substantial Competence Evidence

Set to DRAFT on 5/30/2024 10:48:46 AM

Issue created by James Baker on 5/30/2024 10:48:46 AM
james.baker@myclearwater.com - 727-444-8767

The applicant has not provided substantial competent evidence of the existing, surrounding development pattern supporting the request and without such information, staff will be recommending Denial of the application in the current design and layout.

PUBLIC UTILITIES - prior to building permit

Set to DRAFT on 5/13/2024 3:28:38 PM

Issue created by Michael Vacca on 5/13/2024 3:28:38 PM
Issue is attached to Plans on sheet A2
mike.vacca@myclearwater.com - 727-265-1831

Prior to building permit Acknowledge

1. the contractor shall exercise extreme caution when excavating in proximity of all underground utilities,
2. 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.
3. contractor to verify location of existing sanitary sewer lateral inspecting condition of pipe, if new pipe is warranted, coordinate with city regarding lateral abandonment s and or new size tap, thus. resetting new clean-out at property line

SOLID WASTE - acknowledgement

Set to DRAFT on 5/13/2024 11:08:34 AM

Issue created by Brandi Portalatin on 5/13/2024 11:08:34 AM
brandi.portalatin@myclearwater.com - 727-562-4920

Debris from construction cannot be placed at the curb for removal unless a time charge is agreed upon.

Debris from construction cannot be placed in the city issued barrels.

City of Clearwater has the ability to offer a roll off service in order to place the debris in for proper disposal. (727-562-4920)

Please acknowledge.

STORMWATER - Prior to DO

Set to DRAFT on 5/16/2024 11:50:08 AM

Issue created by Phuong Vo on 5/16/2024 11:50:08 AM
Issue is attached to Plans on sheet A4
phuong.vo@myclearwater.com - 727-444-8228

Proposed cabana at the current location impact existing drainage swale pattern and the existing storm pipe underneath both were designed to handle site's drainage and route runoff to the designed destination to ensure no adverse drainage impact to adjoining properties. Please revise the plan to address the concern.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

1:20 PM

Case number: [FLD2024-02007 -- 18 BAY ESPLANADE](#)

Owner(s): Sunset Green Flash Llc
10 Bay Esplanade
Clearwater, FL 33767-1603
PHONE: No phone, Fax: No fax, Email: No email

Applicant:
10 Bay Esplanade
Clearwater, FL 33767
PHONE: No phone, Fax: No fax, Email: Bja@macfar.Com

Location:

Atlas Page: 258A

Zoning District: Tourist

Request: Flexible Development approval for a termination of status as a nonconformity to recognize the nonconforming hotel density of 30 units where 14 units are permitted for property located at 18 Bay Esplanade in the Tourist District. A comprehensive landscaping program is being submitted to address perimeter buffers. (Community Development Code Section 6-109.B.1 and 3 and C)

Proposed Use: Overnight Accomodations

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

Assigned Planner: Gina Clayton, Planning & Development Director



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

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	05/08/2024	Clayton
Parks and Rec Review	No Comments	05/10/2024	Parry
Engineering Review	No Comments	05/15/2024	Vaughan
Stormwater Review	No Comments	05/16/2024	Vo
Public Utilities Review	No Comments	05/17/2024	Vacca
no comments			
Solid Waste Review	No Comments	05/28/2024	Portalatin
Environmental Review	No Comments	05/28/2024	Kessler
Fire Review	No Comments	05/29/2024	Esposito
Planning Review	Comments	05/30/2024	Clayton
Traffic Eng Review	No Comments	05/30/2024	Jordi
Land Resource Review	Comments	05/30/2024	McDonnell
Harbor Master Review	No Review Required	05/30/2024	Clayton

The DRC reviewed this application with the following comments:

Plan Room Issues:

LAND RESOURCE - Landscaping

Set to DRAFT on 5/30/2024 10:49:11 AM

Issue created by Danny McDonnell on 5/30/2024 10:49:11 AM
 danny.mcdonnell@myclearwater.com - 727-444-8765

It appears that there is areas where new palms, accent trees, or shrubs can be installed on site.
 Please submit a landscape plan with new plant material throughout the site.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

PLANNING - 6-109

Set to DRAFT on 5/29/2024 5:31:51 PM

Issue created by Gina Clayton on 5/29/2024 5:31:51 PM
Issue is attached to page 1 in General Applicability Criteria_Palm Pavilion (6).pdf
gina.clayton@myclearwater.com - 727-444-8701

The limited landscape plan indicates existing plants on the site. I'm not seeing proposed enhancements in the perimeter or parking lot. Please clarify as I only see the addition of 21 shrubs creating a walkway to the pool. Under Section 6-109.C. 1 and 4 a comprehensive landscaping program must be submitted if the required perimeter buffed is not met (which in Old Florida is 10' except for properties 35 feet and below in height that may be granted flexibility in the required setback, in which case the entire setback shall be landscaped). Based on this I believe you need to submit an application for the comprehensive landscaping program.

PLANNING - Calculations

Set to DRAFT on 5/29/2024 5:04:55 PM

Issue created by Gina Clayton on 5/29/2024 5:04:55 PM
Issue is attached to page 2 in FLD App_Palm Pavilion Inn_04.30.2024.pdf
gina.clayton@myclearwater.com - 727-444-8701

Please provide the calculated maximum allowance as opposed to what the code allows and then what is on the site.

PLANNING - Description of Request in Accela

Set to DRAFT on 5/30/2024 2:07:39 PM

Issue created by Gina Clayton on 5/30/2024 2:07:39 PM
gina.clayton@myclearwater.com - 727-444-8701

Please review the project description you initially provided in Accela as it reflects the request when it involved the Palm Pavilion restaurant. Also be sure the units are correct.

PLANNING - Floor Plans

Set to DRAFT on 5/29/2024 6:20:46 PM

Issue created by Gina Clayton on 5/29/2024 6:20:46 PM
Issue is attached to Plans on sheet N2
gina.clayton@myclearwater.com - 727-444-8701

Are there floor plans documenting 30 rooms?

PLANNING - Narrative/Plan Conflict

Set to DRAFT on 5/29/2024 5:55:38 PM

Issue created by Gina Clayton on 5/29/2024 5:55:38 PM
Issue is attached to Plans on sheet N2
gina.clayton@myclearwater.com - 727-444-8701

The narrative states there are proposed enhancements to the perimeter landscaping and parking lot landscaping. None are shown on this plan. While I understand there is very limited space for enhancements, any improvements to existing planting areas should be considered.

PLANNING - Needed Evidence

Set to DRAFT on 5/29/2024 6:07:13 PM

Issue created by Gina Clayton on 5/29/2024 6:07:13 PM
Issue is attached to page 1 in PalmPavilionInn_RoomCount_Letter.pdf
gina.clayton@myclearwater.com - 727-444-8701

Upon resubmittal, there should be some evidence that the 30 rooms had been legally constructed. This letter verifies the number of rooms. I believe staff found documentation in our records and had provided that to you.

PLANNING - Nonconforming sign

Set to DRAFT on 5/29/2024 5:41:08 PM

Issue created by Gina Clayton on 5/29/2024 5:41:08 PM
Issue is attached to page 1 in General Applicability Criteria_Palm Pavilion (6).pdf
gina.clayton@myclearwater.com - 727-444-8701

There is a nonconforming sign on the Kendall frontage. Please address that this will be removed.



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TELEPHONE (727) 562-4567

PLANNING - Number of Hotel Units

Set to DRAFT on 5/29/2024 5:24:57 PM

Issue created by Gina Clayton on 5/29/2024 5:24:57 PM
Issue is attached to page 1 in FLD App_Palm Pavilion Inn_04.30.2024.pdf
gina.clayton@myclearwater.com - 727-444-8701

The application states 13 units are allowed and the plan data sheet says 15. My calculations based on a site of 0.299 acres of land allow 14 units as the CDC does not allow rounding of density.

PLANNING - Property Card Documentation

Set to DRAFT on 5/29/2024 6:01:10 PM

Issue created by Gina Clayton on 5/29/2024 6:01:10 PM
Issue is attached to page 1 in Palm Pavilion Inn_Property Record Card (1).pdf
gina.clayton@myclearwater.com - 727-444-8701

A review of the property card indicates there are 27 units and not 30.

PLANNING - References to CCCL

Set to DRAFT on 5/29/2024 5:36:58 PM

Issue created by Gina Clayton on 5/29/2024 5:36:58 PM
Issue is attached to page 1 in General Applicability Criteria_Palm Pavilion (6).pdf
gina.clayton@myclearwater.com - 727-444-8701

As the application was amended to exclude the Palm Pavilion restaurant, references to the CCCL are no longer relevant. Please revise accordingly.

PLANNING - Response to Criteria

Set to DRAFT on 5/29/2024 5:49:25 PM

Issue created by Gina Clayton on 5/29/2024 5:49:25 PM
Issue is attached to page 1 in General Applicability Criteria_Palm Pavilion (6).pdf
gina.clayton@myclearwater.com - 727-444-8701

The response states there are no current improvements contemplated which is not consistent with the response for 6-109.

PLANNING - Sign

Set to DRAFT on 5/29/2024 6:12:29 PM

Issue created by Gina Clayton on 5/29/2024 6:12:29 PM
Issue is attached to Plans on sheet N2
gina.clayton@myclearwater.com - 727-444-8701

If sign is being removed it probably should be deleted from this sheet or denoted that it is being removed.

PLANNING - Signs

Set to DRAFT on 5/29/2024 6:13:39 PM

Issue created by Gina Clayton on 5/29/2024 6:13:39 PM
Issue is attached to Plans on sheet N1
gina.clayton@myclearwater.com - 727-444-8701

Is sign being removed? If so, it should be shown on the demolition plan.

PLANNING - Terminated Units

Set to DRAFT on 5/29/2024 5:42:52 PM

Issue created by Gina Clayton on 5/29/2024 5:42:52 PM
Issue is attached to page 1 in General Applicability Criteria_Palm Pavilion (6).pdf
gina.clayton@myclearwater.com - 727-444-8701

Based on my calculations the request is to terminate 16 units as 14 are permitted (50 units per acre x 0.299)

Plan Room Conditions:

No Plan Room Conditions on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

Plan Room Notes:

No Plan Room Notes on this case.



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

TELEPHONE (727) 562-4567

1:35 PM

Case number: [FLD2024-04012 -- 112 S OSCEOLA AVE](#)

Owner(s): Clearwater, City Of
Po Box 4748
Attn Cash & Investments Mgr
Clearwater, FL 33758
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Angela Rauber
101 E Kennedy Blvd
Tampa, FL 33602
PHONE: (813) 222-8504, Fax: (813) 221-2900, Email:
Angela.Rauber@hwlaw.Com

Representative: Angela Rauber
Hwh
101 E Kennedy Blvd
Tampa, FL 33602
PHONE: (813) 222-8504, Fax: (813) 221-2900, Email:
Angela.Rauber@hwlaw.Com

Location: 2.6 acres located on the northwest corner of South Osceola Avenue and Pierce Street

Atlas Page: 286B

Zoning District: D - Downtown

Request: Flexible Development approval for a proposed mixed-use project located at 112 S. Osceola Avenue in the Downtown (D) District and the Downtown Core Character District. The proposed project will include 12,400 square feet of commercial and retail space along Osceola Avenue and a pedestrian walkway on the northern property line and 400 attached dwelling units in a single tower located along Pierce Street and is requesting 211 dwelling units from the Public Amenities Incentive Pool. The building height will not exceed 295 feet and a minimum of 440 parking spaces will be provided consistent with the approved development agreement (DVA2022-06001A). Flexibility is requested for height transitions, building setbacks, building spacing, parking location, service area location, and façade design and articulation. (Community Development Code Sections C-803.A, C-803.C.1 and C.5, C-803.F.2.b, C-803.J, and C-803.L, and Clearwater Downtown Redevelopment Plan)

Proposed Use: Mixed Use

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

Assigned Planner: Lauren Matzke, Planning & Development Asst. Director



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 TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	05/06/2024	Matzke
Parks and Rec Review	Comments	05/10/2024	Parry
Stormwater Review	Comments	05/16/2024	Vo
Engineering Review	Comments	05/16/2024	Vaughan
Traffic Eng Review	Comments	05/20/2024	Jordi
Solid Waste Review	Comments	05/28/2024	Portalatin
Environmental Review	Comments	05/28/2024	Kessler
Public Utilities Review	Comments	05/28/2024	Vacca
Prior to CDB			
Fire Review	Comments	05/29/2024	Esposito
Land Resource Review	Comments	05/29/2024	McDonnell

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 5/16/2024 1:02:25 PM

Issue created by Kyle Vaughan on 5/16/2024 1:02:25 PM
 kyle.vaughan@myclearwater.com - 727-444-8232

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

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. Bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including A.D.A. (Per Sec.47.181).
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.



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TELEPHONE (727) 562-4567

ENGINEERING - Prior to Building Permit

Set to DRAFT on 5/16/2024 1:50:37 PM

Issue created by Kyle Vaughan on 5/16/2024 1:50:37 PM
kyle.vaughan@myclearwater.com - 727-444-8232

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

- 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. New sidewalk shall comply with City of Clearwater construction specifications Index 109 sheet 1 of 5.
- 2) All sod, sidewalk, curb and sprinkler damage, if any, within the right-of-way shall be repaired/replaced prior to engineering final inspection.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 5/28/2024 1:56:08 PM

Issue created by Sarah Kessler on 5/28/2024 1:56:08 PM
sarah.kessler@myclearwater.com - 727-444-8233

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

FIRE - Fire Review

Set to DRAFT on 5/29/2024 11:25:57 AM

Issue created by Nicholas Esposito on 5/29/2024 11:25:57 AM
nicholas.esposito@myclearwater.com - 727-562-4327

ALL DESIGN AND WORK SHALL COMPLY WITH THE EDITIONS OF THE FLORIDA FIRE PREVENTION CODE, FLORIDA BUILDING CODE, NFPA 1, AND NFPA 101

NFPA 241 - 8.7.2.3 - WHERE FIRE UNDERGROUND WATER MAINS AND FIRE HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO COMMENCING CONSTRUCTION WORK ON ANY STRUCTURE.

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.

NFPA 241 - 7.5.5.2 - ACCESS FOR USE OF FIRE DEPARTMENT APPARATUS SHALL BE PROVIDED TO THE IMMEDIATE JOB SITE AT THE START OF THE PROJECT AND MAINTAINED UNTIL COMPLETION. NFPA 241-7.5.5.5 - THE REQUIRED WIDTH OF ACCESS ROADWAYS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING OBSTRUCTION BY PARKED VEHICLES.

LAND RESOURCE - Prior to CDB: Inches Spreadsheet

Set to DRAFT on 5/29/2024 3:04:24 PM

Issue created by Danny McDonnell on 5/29/2024 3:04:24 PM
danny.mcdonnell@myclearwater.com - 727-444-8765

The inches spreadsheet is incorrect. Accent trees, such as crape myrtle, only receive a 2-inch deficit if removed and a 2-inch credit if proposed no matter the actual DBH of the tree.

Since the inventory is currently incomplete, more trees may need to be added to the inches spreadsheet.

LAND RESOURCE - Prior to CDB: Irrigation Plan

Set to DRAFT on 5/29/2024 3:28:02 PM

Issue created by Danny McDonnell on 5/29/2024 3:28:02 PM
danny.mcdonnell@myclearwater.com - 727-444-8765

Please submit an irrigation plan.

LAND RESOURCE - Prior to CDB: Landscape Plan

Set to DRAFT on 5/29/2024 3:25:26 PM



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

Issue created by Danny McDonnell on 5/29/2024 3:25:26 PM

Issue is attached to Plans on sheet L-101

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

1. Tabebuia heterophylla is listed on the Florida Exotic Plant Pest Council's most recent list will not be accepted as landscape material. Please replace.
2. According to IFAS, dwarf poinciana trees only reach a mature height of 8-12 feet. This does not meet our accent tree requirement of having a mature height over 15 feet. Please replace.
3. Podocarpus trees are considered to be accent trees. Please replace this species with an acceptable shade tree.
4. Please remove the 'OR' in the "10' HT. OR 2.5" CAL. MIN." and "8' HT. OR 2" CAL. MIN." statements.

LAND RESOURCE - Prior to CDB: Shade Trees in the ROW?

Set to DRAFT on 5/29/2024 3:59:37 PM

Issue created by Danny McDonnell on 5/29/2024 3:59:37 PM

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

Shade Trees in the ROW?

LAND RESOURCE - Prior to CDB: Tree Inventory

Set to DRAFT on 5/29/2024 2:56:17 PM

Issue created by Danny McDonnell on 5/29/2024 2:56:17 PM

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

Tree Inventory Required - This application requires a tree inventory to be prepared by an ISA Certified Arborist using the City's scale from 0 to 6 (See CDC 3-1202.H.) to evaluate existing trees and indicated if the tree is worth or preservation or removal. This must be accompanied by a tree survey. All required landscape trees including accent trees with a DBH of 2 inches, all other trees with a DBH of 4 inches, and all palms with 10 feet of clear trunk must be included. Sites over one acre must tag the trees with aluminum nails and tags. Adjacent off-site trees up to 25 feet must be shown on the tree survey. No review will be performed until the inventory is received. Provide prior to CDB.

NOTE: The tree inventory is incomplete.

LAND RESOURCE - Prior to CDB: Tree Preservation Plan

Set to DRAFT on 5/29/2024 3:02:34 PM

Issue created by Danny McDonnell on 5/29/2024 3:02:34 PM

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

Tree Preservation Plan Required - Provide a Tree Preservation Plan prepared by an ISA Certified Arborist. This plan must show how the proposed building, parking, stormwater, irrigation and utilities impact the critical root zones (drip lines) of trees to be preserved and how you propose to address these impacts i.e.; crown elevating, root pruning and/or root aeration systems. Other data required on this plan must show the trees canopy line, actual tree barricade limits (2/3 of the drip line and/or in the root prune lines if required), and the tree barricade detail. And any other pertinent information relating to tree preservation. Provide prior to CDB.



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TELEPHONE (727) 562-4567

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

Set to DRAFT on 5/10/2024 9:28:27 AM

Issue created by Mark Parry on 5/10/2024 9:28:27 AM
Issue is attached to Plans on sheet A0.02
mark.parry@myclearwater.com - 727-444-8768

It appears that the proposal is for 400 new attached dwelling units.

A Parks and Recreation Impact Fee of \$2,204 per dwelling unit (estimate of \$809,600 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 - General Comments (Acknowledge)

Set to DRAFT on 5/29/2024 7:18:15 PM

Issue created by Lauren Matzke on 5/29/2024 7:18:15 PM
lauren.matzke@myclearwater.com - 727-444-8702

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

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

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

PLANNING - Pedestrian Lighting along Walkways

Set to DRAFT on 6/4/2024 7:46:19 AM

Issue created by Lauren Matzke on 6/4/2024 7:46:19 AM
Issue is attached to Plans on sheet C-100
lauren.matzke@myclearwater.com - 727-444-8702

Is any lighting planned along walkways, in particular the walkway proposed along the northern side between the proposed building and Water's Edge?

**PLANNING - Prior to CDB – Confirm Setback of Drop Off
Area from Corner**

Set to DRAFT on 6/4/2024 7:51:45 AM

Issue created by Lauren Matzke on 6/4/2024 7:51:45 AM
Issue is attached to Plans on sheet C-100
lauren.matzke@myclearwater.com - 727-444-8702

Measurement required to ensure compliance with Flexibility to allow the drop off area in the front setback per Section C-803.F.2.b. Setback must be at least 20 feet from corner of Osceola and Pierce.

**PLANNING - Prior to CDB: Canopy Projection
Measurements**

Set to DRAFT on 6/4/2024 7:50:27 AM

Issue created by Lauren Matzke on 6/4/2024 7:50:27 AM
Issue is attached to Plans on sheet C-100
lauren.matzke@myclearwater.com - 727-444-8702

Confirm ground floor awning/canopy projections on site plan. I see the note on A0.02 but typically there is a measurement also shown on site plan for projections.

PLANNING - Prior to CDB: Clarification of Curb Cuts on

Set to DRAFT on 6/4/2024 7:44:21 AM



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PLANNING & DEVELOPMENT DEPARTMENT
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TELEPHONE (727) 562-4567

Pierce Street

Issue created by Lauren Matzke on 6/4/2024 7:44:21 AM
Issue is attached to Plans on sheet C-100
lauren.matzke@myclearwater.com - 727-444-8702

All curb cuts are provided from Pierce Street, consistent with Section C-503.A. However, to accomplish this additional curb cuts were required along Pierce Street to accommodate the drop off area (requested flexibility) and two entrances to the parking garage. Currently no cut is requested for solid waste access, but may be required. If so, It is important to understand how this will be designed to mitigate impact on the pedestrian circulation (persons walking Pierce to access waterfront, park, and other buildings).

PLANNING - Prior to CDB: Clarify Pedestrian Walkway dimensions

Set to DRAFT on 6/4/2024 7:45:52 AM

Issue created by Lauren Matzke on 6/4/2024 7:45:52 AM
Issue is attached to Plans on sheet C-100
lauren.matzke@myclearwater.com - 727-444-8702

Show dimensions for all walkways which must be a min. of 6-feet wide. All appear to meet this standard, but dimensions required where the walkways taper to confirm min. width.

PLANNING - Prior to CDB: Confirm Front Setback Improvements

Set to DRAFT on 6/4/2024 7:42:52 AM

Issue created by Lauren Matzke on 6/4/2024 7:42:52 AM
Issue is attached to Plans on sheet C-100
lauren.matzke@myclearwater.com - 727-444-8702

Please confirm that the proposal complies with Section C-404.C in that there is hardscape extension with no change in elevation from sidewalks (or gradual to not require ramping) and no curbing, railing or fencing.

PLANNING - Prior to CDB: Confirm height of parapet on elevations

Set to DRAFT on 6/4/2024 7:41:18 AM

Issue created by Lauren Matzke on 6/4/2024 7:41:18 AM
Issue is attached to Plans on sheet A2.02
lauren.matzke@myclearwater.com - 727-444-8702

Please confirm height of parapet on elevations, separate from the mechanical equipment screening which is shown at up to 10 feet in height above the roof. Parapets are limited to 4 feet in height. Dimension needed to confirm.

PLANNING - Prior to CDB: Dimension for Height of Canopy along Ground Floor Fronts

Set to DRAFT on 6/4/2024 7:43:48 AM

Issue created by Lauren Matzke on 6/4/2024 7:43:48 AM
Issue is attached to Plans on sheet A2.02
lauren.matzke@myclearwater.com - 727-444-8702

Canopies must be at least 8 feet in height (which you state on A0.02) Dimension needed on elevations.

PLANNING - Prior to CDB: Long Term Bike Parking

Set to DRAFT on 6/4/2024 7:41:52 AM

Issue created by Lauren Matzke on 6/4/2024 7:41:52 AM
Issue is attached to Plans on sheet A0.02
lauren.matzke@myclearwater.com - 727-444-8702

Long Term Bike Parking needs to be increased. 1 per 4 units required = 100 long term bike spaces (per 2023 Code). 2018 Code was 1 per 20 units which appears to be what was used.



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TELEPHONE (727) 562-4567

PLANNING - Prior to CDB: Parking Garage Columns

Set to DRAFT on 6/4/2024 7:49:49 AM

Issue created by Lauren Matzke on 6/4/2024 7:49:49 AM
Issue is attached to Plans on sheet A1.01
lauren.matzke@myclearwater.com - 727-444-8702

Some parking spaces have columns that appear to be encroaching into the space (couple marked on this page, maybe some on next page) and dimensions are not provided to ensure compliance with applicable standards, including Section 3-1402.1.4.

PLANNING - Prior to CDB: Parking Space Dimensions & Counts Required

Set to DRAFT on 6/4/2024 7:47:46 AM

Issue created by Lauren Matzke on 6/4/2024 7:47:46 AM
Issue is attached to Plans on sheet A1.01
lauren.matzke@myclearwater.com - 727-444-8702

Dimensions required on both pages A1.01 and A1.02 for length and width of parking spaces. Additionally, please include counts for the different clusters of parking (in addition to the overall count per floor currently provided).

PLANNING - Prior to CDB: Transparency Clarification

Set to DRAFT on 6/4/2024 7:43:27 AM

Issue created by Lauren Matzke on 6/4/2024 7:43:27 AM
Issue is attached to Plans on sheet A2.02
lauren.matzke@myclearwater.com - 727-444-8702

Clarify what is proposed as "decorative screen" along the south elevation. Unclear if meeting the requirements of Section C-404.D.2.b.

PLANNING - Proposed Bollards

Set to DRAFT on 6/4/2024 7:46:38 AM

Issue created by Lauren Matzke on 6/4/2024 7:46:38 AM
Issue is attached to Plans on sheet C-100
lauren.matzke@myclearwater.com - 727-444-8702

Proposed bollards are inconsistent with the provisions prohibiting permanent structures in front setbacks of this nature. While flexibility is being requested to permit this drop-off area in the front, additional discussion about this design approach is needed.

PLANNING - Proposed Seat Walls

Set to DRAFT on 6/4/2024 7:46:58 AM

Issue created by Lauren Matzke on 6/4/2024 7:46:58 AM
Issue is attached to Plans on sheet C-100
lauren.matzke@myclearwater.com - 727-444-8702

Walls are prohibited in front setbacks. Further discussion needed regarding proposed seat walls. Can benches be utilized instead if function is to provide seating? Ties in with Flexibility request as walls reduce the feeling of the space being publicly accessible outdoor open space (Section C-803.C.1) but a limited amount may be possible to meet the other flexibility request for vehicular drop off area in front setbacks (Section C-803.F.2.b).

PLANNING - Remove Reference to Flexibility Provision

Set to DRAFT on 6/4/2024 7:51:00 AM

Issue created by Lauren Matzke on 6/4/2024 7:51:00 AM
Issue is attached to Plans on sheet A0.02
lauren.matzke@myclearwater.com - 727-444-8702

Remove reference to code section C-803.N under Façade Treatment & Design as it is not needed for this project.



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TELEPHONE (727) 562-4567

PUBLIC UTILITIES - prior To CDB

Set to DRAFT on 5/20/2024 4:09:41 PM

Issue created by Michael Vacca on 5/20/2024 4:09:41 PM

Issue is attached to Plans on sheet C-130

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

Prior CDB

1. Call-out 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.

WATER

1. Call-out All water meters, fire detector assembly and fire hydrant to have uninstructed clearance around the devices.
2. Call -out all water meters, fire hydrant and fire detector assembly shall have separate taps from existing water mains. (Pierce St.)
3. Call -out all water meter, backflow device fire hydrants, fire detectors including water main taps are purchased through the city
4. Clarification - at the domestic 3-inch meter and RPZ assembly located off Osceola Ave., the wording " 8-inch gate valve and box"? is this a typo?
5. Call-out- existing fire hydrant located at the N.W corner of intersection at Pierce St and N Osceola Ave. fire hydrant shall not be located within the pedestrian sidewalk, as shown on drawings. Relocate fire hydrant.
6. call-out -existing fire hydrant, N.E corner of project, by the commercial space on Osceola Ave, not shown on drawing. will the fire hydrant be relocated?

RECLAIMED WATER

1. consideration - use reclaimed water for buildings cooling tower water make-up system
2. Call -out on drawings, reclaimed water meter size shall be 2 inch.

GRAVITY SEWER

1. Call-out due to the depth of the existing gravity manhole being greater than 10ft. in depth, will need to be confirmed, following city design detail will require an out-side drop connection into the manhole (city design detail 302, 2 of 3, note #2)

2. As advised in previous meeting, Due to the chosen locations on Pierce Street to make the gravity and water main utility taps. These Utilities are located within pierce St. roadway. Bring to the attention, that Pierce Street is a dead-end street and actively used by both residents and visitors, will need to provide method of how roadway will remain open during construction for residents while constructing new utility connections. Is there Consideration of having utilities come from Osceola Ave. an option



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SOLID WASTE - Solid waste concerns

Set to DRAFT on 5/13/2024 4:50:27 PM

Issue created by Brandi Portalatin on 5/13/2024 4:50:27 PM
brandi.portalatin@myclearwater.com - 727-562-4920

Prior:

I don't see a curb cut for the dumpsters' to be rolled out onto Pierce St. for service. Solid waste will not roll dumpsters over a curb.

Concerns with the 3 shade trees on Pierce St. between the first loop and the first entrance into the parking garage. Solid waste will have to service the dumpsters on Pierce St. and will end up hitting the trees along with the truck. Suggestion of low shrubbery to enhance landscaping in place of shade trees?

Where will the commercial business be placing their garbage?

Will recycling also be set up like the trash system? Multifamily is required to have the city's recycling program per ordinance.

STORMWATER - General condition

Set to DRAFT on 5/16/2024 7:00:04 PM

Issue created by Phuong Vo on 5/16/2024 7:00:04 PM
phuong.vo@myclearwater.com - 727-444-8228

DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application.

STORMWATER - Prior to CDB

Set to DRAFT on 5/16/2024 6:59:05 PM

Issue created by Phuong Vo on 5/16/2024 6:59:05 PM
phuong.vo@myclearwater.com - 727-444-8228

- 1) The submitted drainage narrative on this application does not agree with the approved drainage report under Imagine Clearwater site permit BCP2021-020519. The 4.69 acres of this project site under Basin B-800 needs to be provided with both water quality and attenuation volume as the project's vault connects directly to the city's storm sewer system. Please submit revised drainage computations to reflect.
- 2) For the western portion of old City site, Imagine Clearwater project added a 15" stub-out for the connection of this project, submitted plan does not utilize the stub-out to minimize impact.
- 3) Please be advised, attenuation volume is required whether the vault's outfall connects to the 48" or 24" on Pierce Street. There are closer existing storm structures on north side of Pierce St for a connection point to minimize impacting to the road and avoid using undesirable doghouse MH.

**TRAFFIC ENG - Prior to building permit- garage markings
ADA spaces signs**

Set to DRAFT on 5/20/2024 11:53:44 PM

Issue created by Gus Jordi on 5/20/2024 11:53:44 PM
Issue is attached to Plans on sheet A1.01
gus.jordi@myclearwater.com - 919-421-8370

1. Please provide directional arrows in both direction thru all the travel aisles.
2. Show on the plan the accessible spaces' signs.

TRAFFIC ENG - Prior to CDB- Turning radii

Set to DRAFT on 5/20/2024 11:41:30 PM

Issue created by Gus Jordi on 5/20/2024 11:41:30 PM
Issue is attached to Plans on sheet C-100
gus.jordi@myclearwater.com - 919-421-8370

Please show the turning radii for all driveway on the site plan. The minimum turning radius is 25' unless the turning templates determine it has to be larger.



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TRAFFIC ENG - Prior to CDB- Turning templates

Set to DRAFT on 5/20/2024 11:37:48 PM

Issue created by Gus Jordi on 5/20/2024 11:37:48 PM

Issue is attached to Plans on sheet C-100

gus.jordi@myclearwater.com - 919-421-8370

1. Please provide turning templates for a size 19' vehicle continuously through the circular drop-off area and the parking garage in opposing directions of traffic simultaneously, including at the driveways, entering and exiting simultaneously as well.
2. Please provide turning template for a fire truck from any potential entrance or exit and through the areas they need to pass which should include the drop of circle.
3. Please provide turning templates for the route of solid waste truck entering and exiting. To include where the containers are located.

TRAFFIC ENG - Prior to CDB- un-interrupted access along Pierce St during construction activities

Set to DRAFT on 5/28/2024 5:15:46 PM

Issue created by Gus Jordi on 5/28/2024 5:15:46 PM

gus.jordi@myclearwater.com - 919-421-8370

Pierce Street serves as the only access to properties west of the development. Therefore, at no time during construction, Pierce streets would be allowed to close for any reason, whatsoever. Only during actual daily field construction activities, Pierce St may be allowed to be reduced to one lane for both directions of traffic utilizing certified flagging personnel and executing an approved flagging operation. No mechanical flagging operation utilizing traffic signals will be allowed. On daily basis, as soon as construction activities are suspended, all lanes on Pierce St will be required to open back up accommodating two directions of traffic.

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

Set to DRAFT on 5/20/2024 10:54:35 PM

Issue created by Gus Jordi on 5/20/2024 10:54:35 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 \$349,401.73. Please see the calculation sheet named "Multi-modal Impact Fee" in the Accela system under "Documents". This fee will need to be collected by the City prior to issuance of building permit or CO.

The fee rate is based on Chapter 150 - IMPACT FEES | Code of Ordinances | Pinellas County, FL | Municode Library, link:

https://library.municode.com/fl/pinellas_county/codes/code_of_ordinances?nodeId=PTIILADECO_CH150IMFE_ARTIIMUIMFE

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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

Case number: [PLT2024-04001 -- 100 N OSCEOLA AVE](#)

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

Applicant: Thomas Mahony
100 S Myrtle Ave
Public Works/Engineering Suite 220
Clearwater, FL
PHONE: No phone, Fax: No fax, Email: Thomas.Mahony@myclearwater.Com

Representative: Thomas Mahony
100 S Myrtle Ave
Public Works/Engineering Suite 220
Clearwater, FL
PHONE: No phone, Fax: No fax, Email: Thomas.Mahony@myclearwater.Com

Location: 26.081-acre project site consists of four contiguous parcels located on the west side of Osceola Avenue, generally from Drew Street to the north and Pierce Street to the south.

Atlas Page: 286B

Zoning District: D - Downtown

Request: Preliminary Plat approval for a three-lot subdivision in the Downtown (D) District located at 100 N Osceola/112 S Osceola/300 Cleveland and an unaddressed parcel (16-29-15-76482-002-0010, as a companion case to FLD2024-04012 and DVA2022-06001A, pursuant to Community Development Code Article 4, Division 7, Subdivisions/Plats.

Proposed Use: Mixed Use

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

Assigned Planner: Melissa Hauck-Baker, Senior Planner



CITY OF CLEARWATER

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Workflow:

Review Name	Task Status	Status Date	Last Name
Parks and Rec Review	No Comments	05/10/2024	Parry
Public Utilities Review	No Comments	05/13/2024	Vacca
no comments			
Solid Waste Review	No Comments	05/14/2024	Portalatin
Stormwater Review	No Comments	05/16/2024	Vo
Engineering Review	Comments	05/22/2024	Vaughan
Planning Review	Comments	05/23/2024	Hauck-Baker
Environmental Review	No Comments	05/28/2024	Kessler
Fire Review	No Comments	05/29/2024	Esposito
Determination of Completeness	Complete	06/06/2024	Hauck-Baker

The DRC reviewed this application with the following comments:



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

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

Engineering Review

Please provide written acknowledgment in formal response letter.

General Comments:

1. Preliminary Plat review is required by the Planning and Development Department. Additional comments may be forthcoming upon submittal of a Final Plat Application.
2. Upon approval of the Preliminary Plat, the applicant shall complete a City of Clearwater Final Plat Application.
3. The plat fee for the final plat is set in Community Development Code Appendix A - Schedule of Fees, Rates and Charges, Section VIII. The Plat fee shall be paid prior to review by the Engineering Department.
4. All required forms may be obtained from the City of Clearwater Engineering Department. In accordance with Development Code Section 4-703, the final plat shall be suitable for recording at the office of the Clerk of the Circuit Court. It shall be prepared and signed and sealed by a Professional Surveyor and Mapper and shall conform with the requirements of any local or City ordinances as well as Chapter 177 of Florida Statutes.
5. The developer should notify the City Surveyor of the intent to provide the final plat to ensure that their packet will be complete.
6. The Title Certification or Owner Encumbrance in the Owner's name shall accompany the plat. In addition, a document entitled Consent to Platting of Lands and Partial Release of Mortgage shall be filed together with the final plat for each person or corporation holding a mortgage on all land included on the plat; where such person has not signed the final plat, Easements shall be shown and dedicated to the City on the plat as per the latest edition of Chapter 177 of Florida Statutes.
7. Any existing or proposed private restrictions and trusteeship and their periods of existence shall be filed as a separate instrument and reference to such instrument shall be noted on the final plat.
8. Underlying rights of way changes by the new plat must be vacated by separate action of the governing entity.



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TELEPHONE (727) 562-4567

Planning Review

**Melissa Hauck-
Baker**

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

727-444-8769

PLANNING – General Comments (Acknowledge):??

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

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

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

In order to be reviewed by the Community Development Board (CDB) on July 16, 2024, 10 complete hard-copy sets (revised, folded and collated) and one electronic version of all updated materials must be submitted no later than 12:00pm on Friday, June 14, 2024.

Planning Review

**Melissa Hauck-
Baker**

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

727-444-8769

Prior to DO

1. This application is a companion case to FLD2024-04012 and DVA2022-06001A and all companion cases move together, and additional comments may be generated based on any resubmittals.
2. Please note that additional comments may be generated at or subsequent to the DRC meeting based on responses to DRC comments.
3. Site Area must provide accurate total acreage of existing parcel, including submerged and uplands, consistent with the Pinellas County Property Appraiser information.
4. Preliminary Plat, must provide the entire existing parcels and each of the proposed lots, showing both submerged and upland areas including legal descriptions.
5. Proposed remainder portions of existing parcels have not been addressed in the submittal package.

Planning Review

**Melissa Hauck-
Baker**

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

727-444-8769

Prior to Building Permit

1. An application for a building permit be submitted within one year of the issuance of the development order, unless time extensions are granted pursuant to CDC Section 4-407.
2. Prior to the issuance of any building permits, except for demolition, clearing and grubbing or the provision of fill, that the applicant submits a recorded copy of the Final Plat consistent with CDC Section 4-703.B.
3. The applicant must submit the Final Plat to the Engineering Department consistent with CDC Sections 4-702 and 4-703.B to allow for the approval of the Final Plat prior to issuance of any building permits unless time extensions for the submittal of a building permit are granted pursuant to CDC Section 4-407.
4. All conditions and stipulations of all other city departments be fully satisfied and completed prior to the issuance of any building permits.
5. Prior to the issuance of any building permits a Final Plat be submitted to Engineering and approved consistent with CDC Sections 4-703.B, 4-706,4-707 and 4-708.

Planning Review

Melissa Hauck-Baker

melissa.hauck-baker@myclearwater.com

727-444-8769

Conditions of Approval

1. The contractor shall be responsible for an easement inspection by the Engineering Department prior to any flat work (slab) and prior to any vertical construction near the easement, to schedule an inspection, please call the Building Department's 24-Hour Call in Inspection Line at 727-562-4580 and the type of inspection will be a "006" (easement inspection), and that the contractor shall locate all property comers and have the easement line staked prior to the (006) Easement Inspection.
2. The applicant shall have installed, to the satisfaction of the city engineer, all of the required improvements in accordance with CDC Section 4-708 and as noted in the Preliminary Plat.

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.