



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, January 4, 2024

8:30 AM - Staff Review

Case number: [FLD2023-11023 -- 1028 SUNSET POINT RD](#)

Owner(s): S O S Of Tampa Bay Inc
1899 Edgewater Dr
Clearwater, FL 33755-1414
PHONE: No phone, Fax: No fax, Email: No email

Applicant: 400 Cleveland Street
Clearwater
PHONE: No phone, Fax: No fax, Email: Jjenner@valorc.Com

Location: 0.961-acre parcel located on on both the north and south sides of Sunset Point Road approximately 370 feet east of Edgewater Drive.

Atlas Page: 251A

Zoning District: MDR - Medium Density Residential

Request: Flexible Development approval to construct a commercial (multi-family) dock located at 1028 Sunset Point Road in the Medium Density Residential (MDR) District that complies with length and width requirements. Deviations are requested to reduce the required side setbacks as set forth in the dock standards (Community Development Code Section 3-601.C.).

Proposed Use:

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	12/13/2023	Parry
Traffic Eng Review	No Comments	12/21/2023	Jordi
Solid Waste Review	No Comments	12/22/2023	Portalatin
Stormwater Review	No Comments	12/22/2023	Vo
Planning Review	Comments	12/22/2023	Hauck-Baker
Engineering Review	Comments	12/26/2023	Vaughan
Environmental Review	Comments	12/26/2023	Kessler
Public Utilities Review	Comments	12/26/2023	Vacca
issues, please review comments waterway utility easements in relationship to driven dock pilings			
Land Resource Review	Comments	12/29/2023	Quinzi
Determination of Completeness	Complete	01/04/2024	Hauck-Baker

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 12/22/2023 10:57:42 AM

Issue created by Kyle Vaughan on 12/22/2023 10:57:42 AM
 kyle.vaughan@myclearwater.com - 727-444-8232

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

ENGINEERING - Prior to D.O.

Set to DRAFT on 12/22/2023 10:56:48 AM

Issue created by Kyle Vaughan on 12/22/2023 10:56:48 AM
 kyle.vaughan@myclearwater.com - 727-444-8232

Can floating dock be moved to the east side to avoid the City's easement?



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ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 12/26/2023 8:06:11 AM

Issue created by Sarah Kessler on 12/26/2023 8:06:11 AM
sarah.kessler@myclearwater.com - 727-444-8233

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

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 12/26/2023 8:06:28 AM

Issue created by Sarah Kessler on 12/26/2023 8:06:28 AM
sarah.kessler@myclearwater.com - 727-444-8233

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

LAND RESOURCE - Site Plan Prior to CDB

Set to DRAFT on 12/29/2023 8:30:31 AM

Issue created by Michael Quinzi on 12/29/2023 8:30:31 AM
michael.quinzi@myclearwater.com - 727-444-8770

Provide a site plan that includes staging area and access route. Show trees with tree barricades if applicable.

LAND RESOURCE - Tree Preservation Mangrove Trees Acknowledge Prior to CDB

Set to DRAFT on 12/29/2023 8:06:14 AM

Issue created by Michael Quinzi on 12/29/2023 8:06:14 AM
michael.quinzi@myclearwater.com - 727-444-8770

Please acknowledge:

The protection of Mangrove trees is regulated by Pinellas County any impact of Mangrove trees must be approved by them.

PLANNING - General Comments

Set to DRAFT on 12/22/2023 4:19:42 PM

Issue created by Melissa Hauck-Baker on 12/22/2023 4:19:42 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

In order to be reviewed by the CDB on February 20, 2024, 10 complete sets (revised as needed, folded and collated) and one electronic version (uploaded) must be submitted no later than noon January 12, 2024. Hardcopies are to be delivered to the Municipal Service Building at 100 S. Myrtle Avenue, Clearwater, FL. Clearly label to the ATTN of Isabel Winget and include the case number and address.

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

PLANNING - Prior to CDB

Set to DRAFT on 12/22/2023 4:20:23 PM



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TELEPHONE (727) 562-4567

Issue created by Melissa Hauck-Baker on 12/22/2023 4:20:23 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

Review Comments – Revisions Needed

1. The current request is for a 1,656 square foot dock, the T shaped dock will feature 9 slips with boatlifts, a floating dock and kayak launch.
2. CDC Section 3-601.A, requires that, "No dock may be constructed, added to, or structurally altered without first obtaining approval by the city and a permit from the Pinellas County Water and Navigation Control Authority."
3. CDC Section 3-601.C.2-3, requires that a multi-use dock exceeding 500 square feet must be reviewed as a commercial dock through the Level Two, Flexible Development review process.
4. Required setbacks for the dock are subject to CDC Section 3-601.C.1.h.(i). The property features 200 feet along the waterfront and there is a detached dwelling located immediately to the east, therefore CDC Section 3-601.C.1.h.(i).(a). applies and the minimum required setback is 66.67 feet. The proposed setbacks are 50.9 feet (west) and 27.9 feet (east). The submitted responses to this section cited the wrong sub-section.
5. The application will require the applicable responses to the requested Deviations, CDC Section 3-601.C.1.i., for the reduced setbacks.
6. The maximum length of a commercial dock is 75% of the property waterfront width, up to a maximum of 250 feet, and the property has 200 feet of waterfront where 150 feet is the maximum. The proposed dock will be 80 feet (40 percent) in length, which is consistent with CDC Section 3-601.C.1.h.ii.
7. The maximum width of a commercial dock is 75% of the property waterfront width and the property has 200 feet of waterfront where 150 feet is the maximum and the proposed dock will be 109.5 feet in width which is consistent with CDC Section 3-601.C.1.h.iii.
8. That, CDC Section 3-601.C.1.i. provides the deviations to the dimensional standards of CDC Section 3-601.C.3.h. which may be approved through a Level Two, flexible development planning application and the following are the justifications for the proposed project.

PUBLIC UTILITIES - issues

Set to DRAFT on 12/26/2023 12:04:08 PM

Issue created by Michael Vacca on 12/26/2023 12:04:08 PM
Issue is attached to Plans on sheet DOCK PLAN VIEW
mike.vacca@myclearwater.com - 727-265-1831

1. provide the locations of new utility service(s) for the dock.
2. utility easement crossing waterway - identifying those dock pilings that are to be driven into the ground that are expected near the utility easement. also, providing the expected depth of those identified pilings.
3. show the northern portion of dock and how the new dock is expected to connect to the mainland, showing existing utilities easements, identifying locations water valves, sewer manhole

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

Case number: [FLS2023-12049 -- 520 HOWARD CT](#)

Owner(s): 5 2 0 H C Llc
Po Box 815
Clearwater, FL 33757 081
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Brett Hazelwood
6985 1st Ave N
St. Petersburg, FL 33710
PHONE: No phone, Fax: No fax, Email: Brett@edseifried.Com

Representative: Brett Hazelwood
Ed Seifried Construction
6985 1st Ave N
St. Petersburg, FL 33710
PHONE: No phone, Fax: No fax, Email: Brett@edseifried.Com

Location: 1520 Howard Court; consisting of one parcel at the northwest corner of Howard Court and South Fort Harrison Avenue.

Atlas Page: 313B

Zoning District: C - Commercial

Request: The Development Review Committee (DRC) is reviewing an increase in height and reduction in number of loading spaces for a proposed addition to an existing office in the Commercial (C) District for the property located at 1520 Howard Court. The building is 40 feet in height, provides 91-off street parking spaces, one loading space and requests allowable flexibility from height and number of loading space requirements in Community Development Code Section 2-703.M and 3-1406.A.3.

Proposed Use: Offices

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

Assigned Planner: James Baker, Planner



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Workflow:

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Stormwater Review	No Comments	12/22/2023	Vo
Engineering Review	Comments	12/26/2023	Vaughan
Environmental Review	Comments	12/26/2023	Kessler
Public Utilities Review	Comments	12/26/2023	Vacca
prior to building permit			
Land Resource Review	Comments	12/29/2023	Quinzi
Planning Review	Comments	01/02/2024	Baker

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 12/18/2023 3:15:20 PM

Issue created by Kyle Vaughan on 12/18/2023 3:15:20 PM
 kyle.vaughan@myclearwater.com - 727-444-8232

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. 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.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 12/26/2023 7:57:33 AM

Issue created by Sarah Kessler on 12/26/2023 7:57:33 AM
 sarah.kessler@myclearwater.com - 727-444-8233

Provide erosion control plans and details.



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LAND RESOURCE - Acknowledge Tree Replacement

Set to DRAFT on 1/2/2024 9:27:11 AM

Issue created by Michael Quinzi on 1/2/2024 9:27:11 AM
michael.quinzi@myclearwater.com - 727-444-8770

Acknowledge permit BCP2019-060779 is still active and has not passed a Landscape Final Inspection and mitigation fees have not been paid. The trees that were planted did not meet the condition of occupancy requirement and shall be addressed with this permit.

As per the Landscape plan 38 inches are to be removed, 28.5 inches are to be replanted, giving a deficit of 9.5 inches to be paid to the tree fund at a rate of \$48 per inch for a total of \$456. Must be paid prior to CO and subject to change depending on passing the Landscape Final inspection. Acknowledge and inspected before the CO.

LAND RESOURCE - Irrigation Plan Prior to DO

Set to DRAFT on 12/29/2023 8:55:51 AM

Issue created by Michael Quinzi on 12/29/2023 8:55:51 AM
michael.quinzi@myclearwater.com - 727-444-8770

Submit an Irrigation plan.

LAND RESOURCE - Landscape Plan Prior to DO

Set to DRAFT on 12/29/2023 8:47:09 AM

Issue created by Michael Quinzi on 12/29/2023 8:47:09 AM
michael.quinzi@myclearwater.com - 727-444-8770

Replace Crape Myrtle with a different species of accent tree.

LAND RESOURCE - Tree Inventory Prior to DO

Set to DRAFT on 12/29/2023 8:36:41 AM

Issue created by Michael Quinzi on 12/29/2023 8:36:41 AM
michael.quinzi@myclearwater.com - 727-444-8770

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 DO.

LAND RESOURCE - Tree Preservation Prior to DO

Set to DRAFT on 12/29/2023 8:37:16 AM

Issue created by Michael Quinzi on 12/29/2023 8:37:16 AM
michael.quinzi@myclearwater.com - 727-444-8770

Tree Preservation Plan Required - Provide a Tree Preservation Plan prepared by an ISA Certified Arborist. This plan must show how the proposed building, 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 DO.

PLANNING - Addition Area:

Set to DRAFT on 12/11/2023 1:15:52 PM

Issue created by Mark Parry on 12/11/2023 1:15:52 PM
Issue is attached to Plans on sheet C-1
mark.parry@myclearwater.com - 727-444-8768

Clarify the area of the addition. The site data table lists an addition area of 4,660 SF and 4,050 SF.



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PLANNING - Elevations.

Set to DRAFT on 12/11/2023 1:24:48 PM

Issue created by Mark Parry on 12/11/2023 1:24:48 PM
Issue is attached to Plans on sheet A-9
mark.parry@myclearwater.com - 727-444-8768

Please submit rendered elevations

PLANNING - General Applicability Criteria.

Set to DRAFT on 12/11/2023 1:21:23 PM

Issue created by Mark Parry on 12/11/2023 1:21:23 PM
Issue is attached to page 3 in FLS app 520 howard.pdf
mark.parry@myclearwater.com - 727-444-8768

Please revise the responses to the general applicability criteria as they essentially just restate the criteria.

PLANNING - Grading plan.

Set to DRAFT on 12/11/2023 1:24:23 PM

Issue created by Mark Parry on 12/11/2023 1:24:23 PM
Issue is attached to Plans on sheet C-1
mark.parry@myclearwater.com - 727-444-8768

Please submit a grading plan. Unless otherwise not needed per Engineering.

PLANNING - Height.

Set to DRAFT on 12/11/2023 1:16:23 PM

Issue created by Mark Parry on 12/11/2023 1:16:23 PM
Issue is attached to Plans on sheet A-9
mark.parry@myclearwater.com - 727-444-8768

Please provide a dimension to the midpoint of the pitch of the roof.

PLANNING - Loading Spaces

Set to DRAFT on 12/20/2023 4:08:03 PM

Issue created by James Baker on 12/20/2023 4:08:03 PM
james.baker@myclearwater.com - 727-444-8767

Need narrative indicating how the business operates and how one loading space is sufficient and will remain so after the addition is completed.

PLANNING - Mechanical Equipment.

Set to DRAFT on 12/11/2023 1:16:46 PM

Issue created by Mark Parry on 12/11/2023 1:16:46 PM
Issue is attached to Plans on sheet C-1
mark.parry@myclearwater.com - 727-444-8768

Please show all proposed mechanical equipment. Please be aware that mechanical equipment may not be located anywhere between any street and the building.

PLANNING - Setback.

Set to DRAFT on 12/11/2023 1:16:38 PM

Issue created by Mark Parry on 12/11/2023 1:16:38 PM
Issue is attached to Plans on sheet C-1
mark.parry@myclearwater.com - 727-444-8768

Please adjust the south setback dimension so it's perpendicular to the property line. The listed 81 foot setback is not accurate the ways the dimension line is drawn. Please also include a setback dimension to the west property line at the cul-de-sac to the addition's west facade

PLANNING - Site Area:

Set to DRAFT on 12/11/2023 1:20:28 PM

Issue created by Mark Parry on 12/11/2023 1:20:28 PM
Issue is attached to page 1 in FLS app 520 howard.pdf
mark.parry@myclearwater.com - 727-444-8768

Please revise the application to includes the total site area.



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TELEPHONE (727) 562-4567

PLANNING - Specific Use Criteria.

Set to DRAFT on 12/11/2023 1:21:45 PM

Issue created by Mark Parry on 12/11/2023 1:21:45 PM
Issue is attached to page 4 in FLS app 520 howard.pdf
mark.parry@myclearwater.com - 727-444-8768

Please submit a response to CDC Section 2-703.M.1.a and b. M. Offices.1. Height: a. The increased height results in an improved site plan, landscaping area in excess of the minimum required or improved design and appearance. b. The increased height will not reduce the vertical component of the view from any adjacent residential property.

PLANNING - Stormwater Narrative.

Set to DRAFT on 12/11/2023 1:23:51 PM

Issue created by Mark Parry on 12/11/2023 1:23:51 PM
Issue is attached to Plans on sheet C-1
mark.parry@myclearwater.com - 727-444-8768

Please submit a stormwater narrative.

PLANNING - Survey.

Set to DRAFT on 12/11/2023 1:22:09 PM

Issue created by Mark Parry on 12/11/2023 1:22:09 PM
Issue is attached to Plans on sheet C-1
mark.parry@myclearwater.com - 727-444-8768

Please submit a signed and sealed survey.

PLANNING - Tree survey/inventory/preservation plan.

Set to DRAFT on 12/11/2023 1:24:03 PM

Issue created by Mark Parry on 12/11/2023 1:24:03 PM
Issue is attached to Plans on sheet C-1
mark.parry@myclearwater.com - 727-444-8768

Please submit a tree survey/inventory/preservation plan.

PLANNING - Utility Plan.

Set to DRAFT on 12/11/2023 1:24:32 PM

Issue created by Mark Parry on 12/11/2023 1:24:32 PM
Issue is attached to Plans on sheet C-1
mark.parry@myclearwater.com - 727-444-8768

Please submit a utility plan. Unless otherwise not needed per Engineering.

PLANNING - Vehicular Use Area:

Set to DRAFT on 12/11/2023 1:16:05 PM

Issue created by Mark Parry on 12/11/2023 1:16:05 PM
Issue is attached to Plans on sheet C-1
mark.parry@myclearwater.com - 727-444-8768

Clarify the amount of Vehicular area. The site table lists 39,962 SF and the landscape plan lists 5,000 SF. Please clarify/correct to include the total vehicular area as well as the amount of interior landscape area. To count landscape area must meet the dimensional standards of CDC Section 3-1202.E.

PUBLIC UTILITIES - prior to building permit

Set to DRAFT on 12/26/2023 11:32:37 AM

Issue created by Michael Vacca on 12/26/2023 11:32:37 AM
Issue is attached to Plans on sheet N0
mike.vacca@myclearwater.com - 727-265-1831

Prior to building permit

1. comment and show if the new structure building will use existing utilities or will the structure require new utility taps, water and Sewer connections show new location if so.
2. show existing utility connection locations on drawings. water meter(s), and sewer connection point(s).
3. Clarity, identify on drawings, the cities utility easements. showing the width and length.



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TELEPHONE (727) 562-4567

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

Case number: [FLS2023-12050 -- 200 S MYRTLE AVE](#)

Owner(s): Clearwater, City Of
Po Box 4748
Attn: Cash & Investments Mgr
Clearwater, FL 3358
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Sanchelle Mercer
132 Mirror Lake Drive N. Unit 301
St. Pete, FL 33701
PHONE: (727) 822-5566, Fax: No fax, Email: Sanchelle@wjarc.Com

Representative: Sanchelle Mercer
Wja
132 Mirror Lake Drive N. Unit 301
St. Pete, FL 33701
PHONE: (727) 822-5566, Fax: No fax, Email: Sanchelle@wjarc.Com

Location: 1.68 acres located on the southwest corner of Myrtle Avenue (Alternate US 19) and Pierce Street, comprising the block bounded by Myrtle Avenue, Pierce Street, East Avenue and Franklin Street.

Atlas Page: 286B

Zoning District: D - Downtown

Request: Request: Flexible Standard Development approval to construct a new City Hall (governmental use) located at 700 Franklin Street (new address to be assigned as property is located in 200 block of S. Myrtle Avenue) in the Downtown (D) District and Downtown Core Character District. The project will not exceed 75 feet in height and provides public parking along the perimeter of the property. Flexibility is requested for the application of development standards for governmental uses in Community Development Code Appendix C for certain frontage and building design standards, and landscaping provisions through a comprehensive landscape program. (Community Development Code Section C-803.M and 3-1202.G)

Proposed Use: Government Uses

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

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



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Workflow:

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Solid Waste Review	No Comments	12/22/2023	Portalatin
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Engineering Review	Comments	12/26/2023	Vaughan
Environmental Review	Comments	12/26/2023	Kessler
Traffic Eng Review	Comments	12/26/2023	Jordi
Public Utilities Review	Comments	12/26/2023	Vacca
prior to building permit			
Land Resource Review	Comments	12/27/2023	McDonnell

The DRC reviewed this application with the following comments:

Plan Room Issues:

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kyle.vaughan@myclearwater.com - 727-444-8232

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



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TELEPHONE (727) 562-4567

ENGINEERING - Prior to Building Permit (Acknowledge)

Set to DRAFT on 12/22/2023 9:18:55 AM

Issue created by Kyle Vaughan on 12/22/2023 9:18:55 AM
kyle.vaughan@myclearwater.com - 727-444-8232

- 1) The existing sidewalk within the right-of-way is to be removed to the nearest joint beyond the proposed drive apron/driveway and replaced per City standards by the applicant.
- 2) The City of Clearwater, at the applicant's expense, will remove/relocate any/all water and/or gas meters that have to be relocated as part of this permit, including reclaim water meters. (No meters shall be located within any impervious areas.)
- 3) All sod, sidewalk, curb and sprinkler damage, if any, within the right-of-way shall be repaired/replaced prior to engineering final inspection.
- 4) Applicant shall obtain permanent address assignments from the Engineering Department. The address assignment shall correspond to the street on which the entrance is located. Contact Pawel Dembinski, Engineering Systems Coordinator (727) 444-8218.
- 5) Provide a copy of the recorded Parcel Combination Request from Pinellas County.

ENGINEERING - Prior to D.O.

Set to DRAFT on 12/22/2023 9:15:51 AM

Issue created by Kyle Vaughan on 12/22/2023 9:15:51 AM
kyle.vaughan@myclearwater.com - 727-444-8232

Please provide plans to bring the curb ramp on the northeast corner to ADA standards.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 12/26/2023 8:03:44 AM

Issue created by Sarah Kessler on 12/26/2023 8:03:44 AM
sarah.kessler@myclearwater.com - 727-444-8233

Continue to provide erosion control details and SPPP.

LAND RESOURCE - Prior to DO: Inches Spreadsheet

Set to DRAFT on 12/27/2023 9:28:14 AM

Issue created by Danny McDonnell on 12/27/2023 9:28:14 AM
danny.mcdonnell@myclearwater.com - 727-444-8765

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

LAND RESOURCE - Prior to DO: Landscape Plan

Set to DRAFT on 12/27/2023 8:45:35 AM

Issue created by Danny McDonnell on 12/27/2023 8:45:35 AM
danny.mcdonnell@myclearwater.com - 727-444-8765

1. Submit a revised landscape plan which provides dimensions on the plan showing all shade trees must be a minimum of 5 feet from any impervious surface or utility.
2. Please replace Crepe myrtle with a different native accent tree.
3. Chinese fan palm is listed on the Florida Exotic Pest Plant Council's List of Invasive Plant Species. Please replace with a different native palm tree.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

LAND RESOURCE - Prior to DO: Streetscape

Set to DRAFT on 12/27/2023 9:27:00 AM

Issue created by Danny McDonnell on 12/27/2023 9:27:00 AM
danny.mcdonnell@myclearwater.com - 727-444-8765

Prior to DO, provide details on the landscape plan of the construction techniques to accommodate adequate rooting area for the shade trees located along South Myrtle Avenue in tree grates. Significant construction techniques are needed for this to be a viable option; however, no additional detail was provided. This is imperative as shade trees grow poorly in urban areas unless the soil beneath and adjacent to the hard surface supports root growth (For more on this please reference University of Florida studies: <https://hort.ifas.ufl.edu/woody/urban-design.shtml>). Detail how this will be provided for these trees. The technical excellence of this design will determine if this provides shade and improved streetscaping for decades or results in infrastructure damage and dead or declining trees. If you are unfamiliar with this, please get an ISA Certified Arborist who is experienced in this area of tree preservation and construction techniques.

LAND RESOURCE - Prior to DO: Total DBH of Trees to be Removed

Set to DRAFT on 12/29/2023 8:35:15 AM

Issue created by Danny McDonnell on 12/29/2023 8:35:15 AM
Issue is attached to Plans on sheet C2.00
danny.mcdonnell@myclearwater.com - 727-444-8765

The tree removal DBH total on sheet C2.00 differs from both sheet C1.05 and the arborist report. Please revise.

PLANNING - Awnings

Set to DRAFT on 12/29/2023 9:49:22 AM

Issue created by Lauren Matzke on 12/29/2023 9:49:22 AM
Issue is attached to page 20 in City Hall FLS Narrative_Resubmittal.pdf
lauren.matzke@myclearwater.com - 727-444-8702

The south and north fronts of the building lack architectural interest consistent with certain development standards. The use of canopies on these frontages could be one way of better aligning with the Code.

PLANNING - Building Height

Set to DRAFT on 12/29/2023 9:29:02 AM

Issue created by Lauren Matzke on 12/29/2023 9:29:02 AM
Issue is attached to page 7 in City Hall FLS Narrative_Resubmittal.pdf
lauren.matzke@myclearwater.com - 727-444-8702

3.5 states that the building is 3-story (consistent with site data table). Is this accurate?

PLANNING - Building Size

Set to DRAFT on 12/29/2023 9:27:57 AM

Issue created by Lauren Matzke on 12/29/2023 9:27:57 AM
Issue is attached to page 6 in City Hall FLS Narrative_Resubmittal.pdf
lauren.matzke@myclearwater.com - 727-444-8702

Size of building in Section 3.4 differs from gross floor area on site data table in site plans. All plans and supporting materials must be consistent to be considered legally sufficient.

PLANNING - C-506.C update

Set to DRAFT on 12/29/2023 10:10:55 AM

Issue created by Lauren Matzke on 12/29/2023 10:10:55 AM
Issue is attached to page 2 in Exhibit I Landscape Narrative_Resubmittal.pdf
lauren.matzke@myclearwater.com - 727-444-8702

This is missing the word "screened". Please correct when resubmitting. (... will be screened with appropriate landscaping ...)



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

PLANNING - Corner Facade

Set to DRAFT on 12/29/2023 8:59:34 AM

Issue created by Lauren Matzke on 12/29/2023 8:59:34 AM
Issue is attached to Plans on sheet A-0.05
lauren.matzke@myclearwater.com - 727-444-8702

The current design does not create a seamless transition between the facades of the building on the northeast and southeast corner consistent with C-602.F.

PLANNING - Correct Document Information

Set to DRAFT on 12/29/2023 7:18:32 AM

Issue created by Lauren Matzke on 12/29/2023 7:18:32 AM
Issue is attached to Plans on sheet A-0.01
lauren.matzke@myclearwater.com - 727-444-8702

All plan sheets should be updated to remove "FLD Submittal" and replace with "FLS Submittal".

PLANNING - Correction to #4

Set to DRAFT on 12/29/2023 9:24:38 AM

Issue created by Lauren Matzke on 12/29/2023 9:24:38 AM
Issue is attached to page 3 in City Hall FLS Narrative_Resubmittal.pdf
lauren.matzke@myclearwater.com - 727-444-8702

Myrtle Avenue is Alternate US 19. Please correct throughout the document.

PLANNING - Correction to C.

Set to DRAFT on 12/29/2023 10:04:58 AM

Issue created by Lauren Matzke on 12/29/2023 10:04:58 AM
Issue is attached to page 1 in Exhibit I Landscape Narrative_Resubmittal.pdf
lauren.matzke@myclearwater.com - 727-444-8702

Section C. Irrigation appears to have some repetitive information that should be deleted/clarified.

PLANNING - Flexibility, not Variance

Set to DRAFT on 12/29/2023 9:25:43 AM

Issue created by Lauren Matzke on 12/29/2023 9:25:43 AM
Issue is attached to page 1 in City Hall FLS Narrative_Resubmittal.pdf
lauren.matzke@myclearwater.com - 727-444-8702

The city does not have a variance process. Requests would be for flexibility, if available. Please update narrative to remove references to variances throughout.

PLANNING - Ground Floor Transparency

Set to DRAFT on 12/29/2023 9:47:47 AM

Issue created by Lauren Matzke on 12/29/2023 9:47:47 AM
Issue is attached to page 19 in City Hall FLS Narrative_Resubmittal.pdf
lauren.matzke@myclearwater.com - 727-444-8702

Please explain how 78% of the area between 2 and 10 feet along Myrtle Avenue is meeting the transparency requirement. This can be done with the addition of an elevation showing the applicable calculations.

PLANNING - Long Term Bike Parking

Set to DRAFT on 12/29/2023 9:29:56 AM

Issue created by Lauren Matzke on 12/29/2023 9:29:56 AM
Issue is attached to page 8 in City Hall FLS Narrative_Resubmittal.pdf
lauren.matzke@myclearwater.com - 727-444-8702

Section 3.10 states that long-term bike parking will be covered. Please confirm if long-term bike parking is proposed, and if so where it is located. It was not readily apparent on the site plan.

PLANNING - Mechanical Equipment Screening

Set to DRAFT on 12/29/2023 8:30:46 AM

Issue created by Lauren Matzke on 12/29/2023 8:30:46 AM
Issue is attached to Plans on sheet A-0.05
lauren.matzke@myclearwater.com - 727-444-8702

As this site has four fronts, the flexibility to locate a limited amount of mechanical equipment between the building and the right-of-way may be permitted. Equipment must be appropriately screened whether ground mounted or rooftop-mounted, consistent with Section C-606.B.



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TELEPHONE (727) 562-4567

PLANNING - Mechanical Equipment Screening

Set to DRAFT on 12/29/2023 9:54:18 AM

Issue created by Lauren Matzke on 12/29/2023 9:54:18 AM

Issue is attached to page 25 in City Hall FLS Narrative_Resubmittal.pdf

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

Please incorporate how equipment will be screened pursuant to C-606.B.

PLANNING - Parking Islands

Set to DRAFT on 12/29/2023 8:48:29 AM

Issue created by Lauren Matzke on 12/29/2023 8:48:29 AM

Issue is attached to Plans on sheet C3.01

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

Do the islands incorporated with the provided parking utilize LID techniques? This parking is not typical, however surface parking interior islands shall use LID techniques (Section C-504.A.3).

PLANNING - Primary Entry on Myrtle Ave

Set to DRAFT on 12/29/2023 9:45:24 AM

Issue created by Lauren Matzke on 12/29/2023 9:45:24 AM

Issue is attached to page 18 in City Hall FLS Narrative_Resubmittal.pdf

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

Section C-402.A and C-203.A establish that Myrtle Avenue is the primary street frontage for this project block, as it is designated with Street Type B. It is understood that heightened pedestrian activity is also expected from the secondary street of East Ave due to the location along the Pinellas Trail. However, per the CDC only Myrtle is Primary. This is not clear in this section of the narrative, or on the Myrtle Avenue building facade (elevations).

PLANNING - Prior to DO - Additional Measurements Required

Set to DRAFT on 12/29/2023 7:41:05 AM

Issue created by Lauren Matzke on 12/29/2023 7:41:05 AM

Issue is attached to Plans on sheet A-0.05

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

Elevations require additional measurements.

1. Measurements needed for the facade bays to show width complies with the Code, or to demonstrate how the alternative design complies to the maximum extent practicable (e.g., if bays are wider or more narrow than Code requirement).
2. Height must be added to show the height from the ground to the lowest portion of any glazing.
3. Measurements for all doors must be provided. Currently only the rolling door and louvered segment on the south elevation have measurements.

PLANNING - Prior to DO - Bicycle Parking Locations

Set to DRAFT on 12/29/2023 8:17:44 AM

Issue created by Lauren Matzke on 12/29/2023 8:17:44 AM

Issue is attached to Plans on sheet C3.01

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

1. Short Term Bike Parking is not required, however when it is included it should be in highly visible locations along walkways and near building entries. The selected location along Franklin Street is out of the way from the expected access point(s) from the Trail to the City Hall, and may be blocked visibly from building security by the proposed landscaping. Can these spaces be moved into the site more and located nearer to one of the proposed walkways?

2. Long Term Bike Parking is not required, but the narrative states that it is proposed. I do not see where this will be incorporated into the building or design. This is encouraged as it provides weather protection which is a nice amenity for City Hall visitors or employees who arrive by bicycle.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

PLANNING - Prior to DO - Blank Ground Floor Building East (Myrtle Ave) Facade

Set to DRAFT on 12/29/2023 7:45:46 AM

Issue created by Lauren Matzke on 12/29/2023 7:45:46 AM
Issue is attached to Plans on sheet A-0.06
lauren.matzke@myclearwater.com - 727-444-8702

Section C-602.B.5 requires: Blank sections of ground floor building facades fronting streets, public spaces, and surface parking areas shall not exceed 20 feet in length. Elements such as windows, doors, balconies, columns, pilasters, changes in material, or other architectural details that provide visual interest shall be distributed across the facade in a manner consistent with the overall design of the building.

Flexibility is requested as this is a government use; however, there is a very long expanse of smooth gray concrete proposed along the Myrtle Avenue frontage that exceeds 8 feet in height. Myrtle Avenue is the Primary Frontage of the building. This does not contribute to the creation of a comfortable pedestrian environment as designed.

PLANNING - Prior to DO - Building Height

Set to DRAFT on 12/29/2023 7:50:52 AM

Issue created by Lauren Matzke on 12/29/2023 7:50:52 AM
Issue is attached to Plans on sheet A-0.06
lauren.matzke@myclearwater.com - 727-444-8702

Please confirm the building height of the building (the vertical distance from the mean elevation of the existing grade to the highest finished roof surface, which is the extension of the Chamber).

PLANNING - Prior to DO - Building Setbacks on North and South fronts

Set to DRAFT on 12/29/2023 8:12:31 AM

Issue created by Lauren Matzke on 12/29/2023 8:12:31 AM
Issue is attached to Plans on sheet C3.01
lauren.matzke@myclearwater.com - 727-444-8702

Building setbacks from the property line must be clearly shown for all fronts, missing on north and south frontages.

PLANNING - Prior to DO - Ground Floor Facade Glazing Requirements

Set to DRAFT on 12/29/2023 7:58:19 AM

Issue created by Lauren Matzke on 12/29/2023 7:58:19 AM
Issue is attached to Plans on sheet A-0.06
lauren.matzke@myclearwater.com - 727-444-8702

Section C-404.D.2.b requires: A minimum of 60 percent of the area of the ground floor facade between 2 and 10 feet in height above adjacent ground level shall be comprised of transparent windows or doors. Glass utilized to provide this transparency shall have visible light transmittance to the maximum allowed by the Energy Code, shall not have reflective or mirrored coating or other treatments including but not limited to dark tinting, colored or opaque films, boards or paint.

The narrative that accompanies the plans indicates that this standard is being met; however, flexibility has been requested for an elevated finished floor. Discrepancies must be cleaned up, or an additional drawing or measurements illustrating how this complies should be provided.

Plans show that blue tinting is proposed, and this is not consistent with this Design Standard. Plans should be revised to be compliant.

PLANNING - Prior to DO - Myrtle Avenue (Primary Frontage) Sidewalk

Set to DRAFT on 12/29/2023 8:10:44 AM

Issue created by Lauren Matzke on 12/29/2023 8:10:44 AM
Issue is attached to Plans on sheet C3.01
lauren.matzke@myclearwater.com - 727-444-8702

The location of the staircase at a zero-foot setback results in a clear path of only 6.64' where a minimum of 10 feet is desired.



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TELEPHONE (727) 562-4567

PLANNING - Prior to DO - New Address Assigned

Set to DRAFT on 12/29/2023 10:12:48 AM

Issue created by Lauren Matzke on 12/29/2023 10:12:48 AM
Issue is attached to Plans on sheet A-0.01
lauren.matzke@myclearwater.com - 727-444-8702

Please update all applications, plans, and supporting narratives to reflect the newly assigned address of 200 S. Myrtle Avenue for this property.

PLANNING - Prior to DO - Parking

Set to DRAFT on 12/29/2023 8:19:46 AM

Issue created by Lauren Matzke on 12/29/2023 8:19:46 AM
Issue is attached to Plans on sheet C3.01
lauren.matzke@myclearwater.com - 727-444-8702

The provided parking is intended to function as on-street parking even though it is being provided on the parcel. Additional discussion is needed with the City Engineer and Planning & Development Director to determine if an easement or some other approach is needed for this parking.

PLANNING - Prior to DO - Primary Building Entry

Set to DRAFT on 12/29/2023 7:54:19 AM

Issue created by Lauren Matzke on 12/29/2023 7:54:19 AM
Issue is attached to Plans on sheet A-0.06
lauren.matzke@myclearwater.com - 727-444-8702

The design of the west elevation (secondary frontage) provides greater emphasis to the entry doors than the design of the east elevation (primary frontage) because the wave/architectural enhancement is more open and there is a greater percentage of glazing on the west facade. The Myrtle Avenue facade is the primary street frontage. Greater emphasis to the entry should be designed.

PLANNING - Prior to DO - Stormwater Management

Set to DRAFT on 12/29/2023 8:26:52 AM

Issue created by Lauren Matzke on 12/29/2023 8:26:52 AM
Issue is attached to Plans on sheet C3.01
lauren.matzke@myclearwater.com - 727-444-8702

Section C-507 states: Stormwater retention and detention areas are not permitted in front setbacks or between any street and any building unless located underground in exfiltration trenches or open-bottomed underground storage and retention systems, or as part of a Low Impact Development stormwater management system incorporating features such as rain gardens and vegetative swales, or pervious pavers or pavement for pedestrian use. Traditional stormwater facilities such as dry and/or wet retention/detention ponds are permitted to the rear and side of buildings.

This plan shows several rain gardens which are permitted consistent with this provision, but it also shows two large ponds which is inconsistent with this standard.



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TELEPHONE (727) 562-4567

PLANNING - Prior to DO: Facade Treatment & Design (North and South Elevations)

Set to DRAFT on 12/29/2023 7:38:16 AM

Issue created by Lauren Matzke on 12/29/2023 7:38:16 AM

Issue is attached to Plans on sheet A-0.05

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

Flexibility in meeting the Downtown District Development Standards is available for government uses; however, projects shall meet the standards to the greatest extent practicable and buildings shall include architectural details, landscape screening, and other treatments that contribute to the creation of safe and comfortable pedestrian environments along pedestrian walkways and/or public sidewalks. Appendix C. Division 6 Building Design Standards generally require building facades along streets and public spaces to have attractive ground floor facades, accomplished through façade articulation, varied materials and colors, façade bays unified with a complementary rhythm of windows, and limiting blank facades on ground floors to 20 feet in length.

Additionally, the applicable frontage standards in Division 4 require the use of windows and canopies on the ground floor to contribute to a positive pedestrian experience, appropriate for the high levels of existing and planned pedestrian activity.

This parcel has four (4) fronts, and it is understood that the south side (a secondary frontage) is proposed for more utilitarian functions of the building. However, there is very little architectural detail or façade variation proposed to mitigate the large expanses of blank walls on either north or south building fronts. This does not meet the intent of the flexibility provision as designed.

PLANNING - Prior to DO: Site Data Table

Set to DRAFT on 12/29/2023 9:35:29 AM

Issue created by Lauren Matzke on 12/29/2023 9:35:29 AM

Issue is attached to Plans on sheet C3.01

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

This property has four frontages so the site data table should reflect the required front setbacks (not side/rear) and indicate setbacks to building accordingly. Update to Front Setback (East/Myrtle), Front Setback (South/Franklin), Front Setback (West/East Ave), and Front Setback (North/Pierce).

PLANNING - Prior to DO: Update Flexibility Requests

Set to DRAFT on 12/29/2023 10:02:26 AM

Issue created by Lauren Matzke on 12/29/2023 10:02:26 AM

Issue is attached to page 27 in City Hall FLS Narrative_Resubmittal.pdf

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

Please revise to:

Remove all references to variance;

Clarify that this site has four fronts (no side/rear setbacks) and Myrtle Ave is the designated Primary Frontage;

Combine/consolidate items F & K, as well as D & M, which are repetitive;

Remove O. as it is not needed if it is not one of the items for which flexibility is requested; and

Verify that all requests for flexibility are included in this list.

PLANNING - Remove references to Rear Yard Setback

Set to DRAFT on 12/29/2023 1:48:20 PM

Issue created by Lauren Matzke on 12/29/2023 1:48:20 PM

Issue is attached to Plans on sheet C3.01

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

This site has four (4) front setbacks, no side or rear setbacks. Please remove references to those not applicable and remove lines, etc. accordingly.



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TELEPHONE (727) 562-4567

PLANNING - Sidewalk Width - Franklin and Pierce Streets

Set to DRAFT on 12/29/2023 8:24:35 AM

Issue created by Lauren Matzke on 12/29/2023 8:24:35 AM
Issue is attached to Plans on sheet C3.01
lauren.matzke@myclearwater.com - 727-444-8702

Proposed sidewalks are as narrow as 6 feet, whereas the city's Complete Streets Implementation Plan Street Design & Context Design Matrix envisions a minimum of 8 feet (10 feet preferred) on local streets in the Urban Core. Are there any opportunities to widen these sidewalks?

PLANNING - Signage - Separate Permit Required

Set to DRAFT on 12/29/2023 9:54:54 AM

Issue created by Lauren Matzke on 12/29/2023 9:54:54 AM
Issue is attached to page 25 in City Hall FLS Narrative_Resubmittal.pdf
lauren.matzke@myclearwater.com - 727-444-8702

Please note (acknowledge) that no signage is being permitted through this application. A separate permit will be required.

PLANNING - Site Plan - Various Notes

Set to DRAFT on 12/29/2023 8:08:45 AM

Issue created by Lauren Matzke on 12/29/2023 8:08:45 AM
Issue is attached to Plans on sheet C3.00
lauren.matzke@myclearwater.com - 727-444-8702

Are these General and Fire Notes necessary on this page? Tree and site prep comments are located under Fire Notes (H, I in that list).

PLANNING - Traditional Stormwater Prohibited

Set to DRAFT on 12/29/2023 9:57:26 AM

Issue created by Lauren Matzke on 12/29/2023 9:57:26 AM
Issue is attached to page 11 in City Hall FLS Narrative_Resubmittal.pdf
lauren.matzke@myclearwater.com - 727-444-8702

The use of traditional stormwater techniques such as wet/dry ponds is prohibited between buildings and streets/rights-of-way. See Section C-507.

PLANNING - Tree Protection & Replacement

Set to DRAFT on 12/29/2023 10:09:59 AM

Issue created by Lauren Matzke on 12/29/2023 10:09:59 AM
Issue is attached to page 2 in Exhibit I Landscape Narrative_Resubmittal.pdf
lauren.matzke@myclearwater.com - 727-444-8702

Please ensure that the approach to be taken to mitigate tree removal is stated consistently across all documents. This landscape narrative states that all will be replaced inch for inch, whereas other documents have indicated that may not be the case.

PLANNING - Utility/Infrastructure Screening

Set to DRAFT on 12/29/2023 8:51:33 AM

Issue created by Lauren Matzke on 12/29/2023 8:51:33 AM
Issue is attached to Plans on sheet A-0.05
lauren.matzke@myclearwater.com - 727-444-8702

Section C-506.C requires: Utility/Infrastructure facilities other than telecommunication towers and utility distribution lines shall be screened from public view by landscape screens or architecturally-finished walls and enclosures.

Please confirm this has been accounted for.



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TELEPHONE (727) 562-4567

PUBLIC UTILITIES - Prior to Building permit

Set to DRAFT on 12/26/2023 11:03:10 AM

Issue created by Michael Vacca on 12/26/2023 11:03:10 AM
Issue is attached to Plans on sheet C6.01
mike.vacca@myclearwater.com - 727-265-1831

Prior to Building permit

1. general comments- Public Utilities is currently working to provide availability of reclaimed water to the projects irrigation
2. general comments - minor correction regarding domestic water meter, 3-inch water meter and include a 3-inch Backflow device with a bypass size of a 2-inch backflow device, city does not use 2 1/2 inch backflow devices

STORMWATER - Prior to Development Order

Set to DRAFT on 12/22/2023 2:19:02 PM

Issue created by Phuong Vo on 12/22/2023 2:19:02 PM
phuong.vo@myclearwater.com - 727-444-8228

1) Please submit the revised 1-page drainage calculation showing the proposed stormwater management system has holding capacity to address both water quality and attenuation under redevelopment criteria section which requires c value of existing impervious area be assigned a value of 0.5 in pre-development runoff coefficient calculations.

2) Please acknowledge that the following are to be addressed at the time of submitting building permit application:

- Provide a comprehensive drainage report with supporting geotechnical data of SWHT and percolation tests demonstrating the design of the proposed stormwater management system meets the City of Clearwater Drainage Design Criteria Manual.
- Design plans to show project site drainage is routed to the proposed stormwater management system prior to leaving the site.
- FFE of new building is to be set a minimum of 1' above the crown of abutting roads
- Show post discharge to each existing inlet not to exceed pre-development condition to ensure the existing system is not overburdened.

TRAFFIC ENG - Turning templates- Prior to DO

Set to DRAFT on 12/26/2023 10:08:05 AM

Issue created by Gus Jordi on 12/26/2023 10:08:05 AM
gus.jordi@myclearwater.com - 919-421-8370

1. If you are changing any corner radius or not , please provide turning templates for a for a City Transit Bus (ASSHTO, CITY-BUS) around all street corners and include the lane lines of the adjacent streets so we can determine whether turning issue exist at the present time or in the future due to the transit center planned across the street.
2. Show turning templates for passenger car 19' length backing out of the parking spaces and moving forward. Make sure the lane lines of adjacent street are presented with dimensions.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

TRAFFIC ENG - Accessible ramps/crosswalks- Prior to DO

Set to DRAFT on 12/26/2023 10:10:00 AM

Issue created by Gus Jordi on 12/26/2023 10:10:00 AM
gus.jordi@myclearwater.com - 919-421-8370

1. NW Corner: Both accessible ramps are too far down from the corner and must be brought closer to allow for pedestrians to be better seen. Plan must include ramps on the other corners off the development Lot and crosswalks connecting to ramps on both side of the street.
2. NE Corner: The NE corner's existing ramp appear not to meet ADA. Please make sure the reconstruction of the corner rebuilt the ramp to meet ADA. Ramp appears not to meet ADA due to its orientation that doesn't allow 4' clearance from the edge of travel lane. The receiving ramp across the Pierce Street also appears not to meet ADA due to its orientation that doesn't allow 4' clearance from the edge of travel lane.
3. SE corner: The way the proposed ramp is shown is uncomfortable to the wheelchair traveling from the westside on Franklin that want to cross to the right. The wheelchair will have to make more than a sharp 90 degree spin. Can the ramp not be more diagonal to the corner?
4. SW corner: Show utilities with dimensions from back of curb and proposed sidewalks and crosswalks across South East Ave and Franklin Street.

TRAFFIC ENG - Multi-modal Impact Fee (Acknowledge)

Set to DRAFT on 12/26/2023 10:11:07 AM

Issue created by Gus Jordi on 12/26/2023 10:11:07 AM
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- Multi-Modal Impact Fee – Not required per Pinellas county code Sec.150-45- Exemption , part 4. The construction of publicly-owned facilities used primarily for traditional government.

TRAFFIC ENG - Off-street loading space- Prior to DO

Set to DRAFT on 12/27/2023 12:27:53 PM

Issue created by Gus Jordi on 12/27/2023 12:27:53 PM
gus.jordi@myclearwater.com - 919-421-8370

CDC section 3-1406 require that accommodation is provided for off- street loading. The off-street loading location to include proper truck delivery templates for the delivery vehicle path.

TRAFFIC ENG - Sidewalk- Prior to DO

Set to DRAFT on 12/26/2023 10:06:13 AM

Issue created by Gus Jordi on 12/26/2023 10:06:13 AM
gus.jordi@myclearwater.com - 919-421-8370

1. The sidewalk section on Franklin Street next to the Bicycle Parking area has two very sharp bends back-to-back and in a small distance. That is not comfortable for pedestrians, especially visually impaired, or for wheelchair maneuvering. Please try to reduce these bend angles.
2. Since this building appears to be a transit oriented design, it would be good to have larger sidewalk spaces areas at intersection corners to allow for an average size pedestrian group to wait comfortably to cross.

TRAFFIC ENG - Street corners- Prior to DO

Set to DRAFT on 12/26/2023 10:07:03 AM

Issue created by Gus Jordi on 12/26/2023 10:07:03 AM
gus.jordi@myclearwater.com - 919-421-8370

1. Please indicate on the plan if any existing street corner radius is changing or not and include the radius.
2. Please include existing utilities that exist at the corners to make sure no conflicts with proposed construction. Please include dimensions for the utilizes from back of curb or proposed sidewalk etc.
3. The intersection of Franklin Street and Myrtle Avenue is being considered for a traffic signal as part of the Transit center. Please provide stopping sight distance lines for the south bound direction of Myrtle Avenue and for eastbound direction for Franklin Street.
4. Please provide Sight visibility triangles at all 4 corners of the deployment in accordance with section 3-904 of the community development code

TRAFFIC ENG - Traffic Impact Analysis

Set to DRAFT on 12/26/2023 10:05:45 AM

Issue created by Gus Jordi on 12/26/2023 10:05:45 AM
gus.jordi@myclearwater.com - 919-421-8370

TIA report review was completed and the below response was emailed on 11/30/23 to Christian Kline and others:

Intersections are approved, see comments to be incorporated below:

- 1) Proposed scenarios (2025 Background and 2025 Total) are acceptable, as well as the AM and PM peak hours and the proposed study area intersections.
- 2) Pedestrian and bicycle volumes/patterns/impacts should be included in the analysis. Specifically, assess crossings on the four roads and intersections surrounding the sites.
- 3) Background Traffic Volumes – in addition to the 1.1% annual growth rate and the PSTA Clearwater development, volumes from other proposed developments in the area should also be included in the background traffic volumes.
- 4) Trip generation and distribution proposed are acceptable.5) HCM 6th edition methodology should be employed. 6) Pedestrian and bicycle improvements should be investigated, as well as roadway and traffic control improvements.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.