



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, March 7, 2024

8:30 AM - Staff Review

Case number:	ANX2024-02001 -- 1410 Lime ST
Owner(s):	Leslie Tolmie Clearwater, FL PHONE: (727) 906-5707, Fax: No fax, Email: No email
Applicant:	Leslie Tolmie Clearwater, FL PHONE: (727) 906-5707, Fax: No fax, Email: No email
Representative:	Leslie Tolmie Clearwater, FL PHONE: (727) 906-5707, Fax: No fax, Email: No email
Location:	0.155 acres located on the north side of Lime Street, approximately 560 feet east of South Hillcrest Avenue.
Atlas Page:	307A
Zoning District:	LMDR - Low Medium Density Residential
Request:	This case involves a request for voluntary annexation into the City of Clearwater. It is proposed that the property be assigned an initial Future Land Use Map designation of Residential Low (RL) and an initial zoning category of Low Medium Density Residential (LMDR).
Proposed Use:	Detached Dwellings
Neighborhood Association(s):	Board of County Commissioners Clearwater Neighborhoods Coalition Pinellas County School Board
Assigned Planner:	Dylan Prins, Long Range Planner



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	02/06/2024	Prins
Stormwater Review	No Comments	02/20/2024	Vo
Public Utilities Review	Comments	02/20/2024	Vacca
Comments water and sewer available to the property			
Engineering Review	Comments	02/23/2024	Vaughan
Planning Review	Comments	02/27/2024	Prins
Environmental Review	No Comments	02/27/2024	Kessler
Parks and Rec Review	No Comments	02/27/2024	Parry
Land Resource Review	No Response	02/28/2024	Prins
Fire Review	No Response	02/28/2024	Prins
Traffic Eng Review	No Response	02/28/2024	Prins
Solid Waste Review	No Response	03/01/2024	Prins



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

The DRC reviewed this application with the following comments:

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

General Comments:

1. Any infrastructure (Utilities, roadways, and others) improvements or upgrades necessary to satisfy any future project-specific requirements at this site, shall be completed by the developer at their expense and, to the satisfaction of the City.
2. Annexation into the City of Clearwater will generate monthly stormwater utility fees on your City Utility bill. In contrast, properties in Unincorporated Pinellas County are typically assessed a yearly stormwater utility fee as part of the property tax bill.
3. Please note, any changes to the site and/or building shall require bringing all sub-standard sidewalks and sidewalk ramps adjacent to or a part of the project up to standard, including A.D.A. standards (truncated domes per FDOT Index #304).
4. Applicant shall acknowledge that the City will maintain the existing right of way infrastructure and rural cross section in the manner it was built or annexed into the City and has no immediate plans to improve said infrastructure.

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

Planning Review

1. The front exterior railing is discolored/rusted and is a code violation pursuant to Section 3-1502.B of the Community Development Code. The railing should be painted to avoid a Code Enforcement Notice of Violation once the property is annexed into the city.

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

9:00 AM

Case number: [FLD2024-01001 -- 1091 ELDORADO AVE](#)

Owner(s): Carlouel Yacht Corp
1091 Eldorado Ave
Clearwater, FL 33767-1007
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Marc Carter
1091 Eldorado Ave.
Clearwater
PHONE: No phone, Fax: No fax, Email: Marc@carlouel.Net

Representative: Al Carrier
Transystems
565 S Hercules Ave
Clearwater, FL 33764
PHONE: No phone, Fax: No fax, Email: Acarrier@transystems.Com

Location: 0.984-acre parcel located on east side of Eldorado Avenue, where Bay Esplanade intersects with Eldorado Avenue.

Atlas Page: 227A

Zoning District: I - Institutional

Request: Flexible Development review of a proposed 1,298 square foot addition to an existing 4,189 square foot commercial dock as accessory to the upland Carlouel Yacht Club use in the Institutional (I) District for the property located at 1091 Eldorado Avenue. The project requests allowable flexibility as a commercial dock (Community Development Code Section 3-601.C.3).

Proposed Use: Outdoor Recreation/Entertainment

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
Engineering Review	Comments	02/12/2024	Vaughan
Solid Waste Review	No Comments	02/13/2024	Portalatin
Parks and Rec Review	No Comments	02/13/2024	Parry
Stormwater Review	Comments	02/15/2024	Vo
Land Resource Review	No Comments	02/16/2024	McDonnell
Public Utilities Review	No Comments	02/16/2024	Vacca
no comments			
Traffic Eng Review	No Comments	02/20/2024	Jordi
Environmental Review	Comments	02/27/2024	Kessler
Planning Review	Comments	02/27/2024	Hauck-Baker
Fire Review	No Response	03/04/2024	Winget
Harbor Master Review	No Response	03/04/2024	Winget
Determination of Completeness	Complete	03/07/2024	Hauck-Baker

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 2/12/2024 2:32:30 PM

Issue created by Kyle Vaughan on 2/12/2024 2:32:30 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.



CITY OF CLEARWATER

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

ENGINEERING - Prior to CDB

Set to DRAFT on 2/12/2024 2:26:04 PM

Issue created by Kyle Vaughan on 2/12/2024 2:26:04 PM
kyle.vaughan@myclearwater.com - 727-444-8232

Please provide a land survey per FLS and FLD application requirements.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 2/27/2024 9:37:52 AM

Issue created by Sarah Kessler on 2/27/2024 9:37:52 AM
sarah.kessler@myclearwater.com - 727-444-8233

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

PLANNING - Disclaimer-Acknowledge

Set to DRAFT on 2/27/2024 12:14:44 PM

Issue created by Melissa Hauck-Baker on 2/27/2024 12:14:44 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

PLANNING – General Comments (Acknowledge):

Please note that additional comments may be generated at or after the 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 CDB: Benthic Survey

Set to DRAFT on 2/27/2024 11:02:09 AM

Issue created by Melissa Hauck-Baker on 2/27/2024 11:02:09 AM
melissa.hauck-baker@myclearwater.com - 727-444-8769

The submitted narrative makes reference to a Benthic Survey. The survey was not included in the application submittal. Provide the information and detail the environmental impacts. Provide water depths with the existing dock versus proposed configuration.

PLANNING - Prior to CDB: Confirm

Set to DRAFT on 2/27/2024 12:21:21 PM

Issue created by Melissa Hauck-Baker on 2/27/2024 12:21:21 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

Confirm that no fueling services or repairs will be conducted at the dock.

PLANNING - Prior to CDB: Existing vs. Proposed Dock

Set to DRAFT on 2/27/2024 12:16:00 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

Layout

Issue created by Melissa Hauck-Baker on 2/27/2024 12:16:00 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

Clarification regarding existing layout versus proposed configuration.

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

Set to DRAFT on 2/27/2024 1:16:32 PM

Issue created by Melissa Hauck-Baker on 2/27/2024 1:16:32 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

Verify the following:

Proposed project involves a 1,298 SF addition to the existing 4,189 SF commercial dock resulting in 5,487 SF.

Required Setbacks: CDC Section 3-601.C.3.h.i).a). 1/3 property width or 222.87 feet where 5 feet (north) and 176.2 feet (south) are proposed.

Permitted Length: CDC Section 3-601.C.3.h.ii). 75% waterfront maximum of 250 feet, 109.3 feet proposed.

Permitted Width: CDC Section 3-601.C.3.h.iii). 75% waterfront is 501.45 feet, 482.6 feet proposed.

PLANNING - Prior to CDB: Mooring Capacity

Set to DRAFT on 2/27/2024 12:20:21 PM

Issue created by Melissa Hauck-Baker on 2/27/2024 12:20:21 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

Clarify the existing mooring capacity versus proposed mooring capacity and related maximum boat sizes.

PLANNING - Prior to CDB: Proposed Boardwalk

Set to DRAFT on 2/27/2024 12:27:32 PM

Issue created by Melissa Hauck-Baker on 2/27/2024 12:27:32 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

Please detail the proposed activities for the boardwalk.

PLANNING - Prior to CDB: Setbacks

Set to DRAFT on 2/27/2024 12:16:41 PM

Issue created by Melissa Hauck-Baker on 2/27/2024 12:16:41 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

Setbacks-distance and what structure measured to/from between the existing layout and proposed configuration.

PLANNING - Prior to CDB: Waterfront Dimension

Set to DRAFT on 2/27/2024 12:26:16 PM

Issue created by Melissa Hauck-Baker on 2/27/2024 12:26:16 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

Waterfront linear feet has two different dimensions in submittal, 675 feet-Pinellas County Dock Application or 668.6 feet-Project Narrative, please confirm the exact dimension.

STORMWATER - Prior to CDB

Set to DRAFT on 2/15/2024 5:40:04 PM

Issue created by Phuong Vo on 2/15/2024 5:40:04 PM
phuong.vo@myclearwater.com - 727-444-8228

There is an existing storm pipe along the southern property line of the subject parcel. For City to perform maintenance needs and future upgrade of the system, please dedicate to the City a 20' wide drainage easement measured from the southern property line.



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

9:15 AM

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

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

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

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

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

Atlas Page: 314A

Zoning District: MDR - Medium Density Residential

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

Proposed Use: Attached Dwellings

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

Assigned Planner: Melissa Hauck-Baker, Senior Planner



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

Workflow:

Review Name	Task Status	Status Date	Last Name
Parks and Rec Review	Comments	02/09/2024	Parry
Stormwater Review	Comments	02/23/2024	Vo
Engineering Review	Comments	02/23/2024	Vaughan
Traffic Eng Review	Comments	02/25/2024	Jordi
Environmental Review	Comments	02/27/2024	Kessler
Land Resource Review	Comments	02/27/2024	Quinzi
Planning Review	Comments	02/28/2024	Hauck-Baker
Harbor Master Review	No Review Required	02/29/2024	Hauck-Baker
Fire Review	Comments	03/01/2024	Esposito
Solid Waste Review	Comments	03/04/2024	Winget
Public Utilities Review	Comments	03/04/2024	Winget
Determination of Completeness	Complete	03/07/2024	Hauck-Baker

The DRC reviewed this application with the following comments:

Plan Room Issues:



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

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 2/16/2024 9:28:15 AM

Issue created by Kyle Vaughan on 2/16/2024 9:28:15 AM
kyle.vaughan@myclearwater.com - 727-444-8232

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

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

ENGINEERING - Prior to Building Permit

Set to DRAFT on 2/23/2024 1:39:10 PM

Issue created by Kyle Vaughan on 2/23/2024 1:39:10 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.
2. All underground utility lines will need to be shown on the plans for building permit.
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. All proposed easements shall be approved between the private owners, and evidence of such shall be provided before building permit is issued.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 2/27/2024 9:38:32 AM

Issue created by Sarah Kessler on 2/27/2024 9:38:32 AM
sarah.kessler@myclearwater.com - 727-444-8233

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

FIRE - Fire Review

Set to DRAFT on 3/1/2024 2:28:18 PM

Issue created by Nicholas Esposito on 3/1/2024 2:28:18 PM
Issue is attached to Plans on sheet C-4.2
nicholas.esposito@myclearwater.com - 727-562-4327

Ensure all inside and outside turning radius are a minimum of 30 ft to curb. Not over driveways or sidewalks.



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

FIRE - Fire Review

Set to DRAFT on 3/1/2024 11:48:38 AM

Issue created by Nicholas Esposito on 3/1/2024 11:48:38 AM

Issue is attached to Plans on sheet C-4.3

nicholas.esposito@myclearwater.com - 727-562-4327

Fire Department Access Road greater than 150 lf shall be provided with a means for fire department apparatus to turn around and not back out.

18.2.3.5.4 Dead Ends. Dead-end fire department access roads in excess of 150 ft (46 m) in length shall be provided with approved provisions for the fire apparatus to turn around.

Provide measurement of road from T intersection to dead end.

FIRE - Fire Review

Set to DRAFT on 3/1/2024 11:41:39 AM

Issue created by Nicholas Esposito on 3/1/2024 11:41:39 AM

nicholas.esposito@myclearwater.com - 727-562-4327

If construction type is defined as a New Apartment Occupancy, they shall be fully sprinkler protected. Failure to provide fire underground requirements will delay process of permit approvals.

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.

C. 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.

D. 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.

UDC, ART. 13 SEC 124-254 (4) C (PAGE 762) - SOME OF THESE BUILDINGS MAY REQUIRE AN AUTOMATIC FIRE SPRINKLER SYSTEM BASED ON CONSTRUCTION TYPE, SQUARE FOOTAGE AND/OR OCCUPANCY USE. ALL NEW FIRE SPRINKLER SYSTEMS SHALL BE SUPERVISED BY A CENTRAL STATION MONITORED FIRE ALARM SYSTEM. INSTALLATIONS OF FIRE SPRINKLER, FIRE ALARM, UNDERGROUND FIRE MAIN ALL REQUIRE SEPARATE PERMITS BY FLORIDA CERTIFIED FIRE SYSTEM CONTRACTORS. F. FIRE SPRINKLER AND FIRE ALARM SYSTEM DESIGN CRITERIA IN A NARRATIVE FORM AND/OR LAY-OUT DRAWINGS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER PER FAC 61G15-32.008 (ALARM) AND SHALL ACCOMPANY THE BUILDING CONSTRUCTION PLANS.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

FIRE - Fire Review

Set to DRAFT on 3/1/2024 11:27:09 AM

Issue created by Nicholas Esposito on 3/1/2024 11:27:09 AM

Issue is attached to Plans on sheet C-1

nicholas.esposito@myclearwater.com - 727-562-4327

Please confirm the proposed structures are going to be constructed as true townhouses as defined by Fla Statute 481.203 (16)

(16) "Townhouse" means a single-family dwelling unit not exceeding three stories in height which is constructed in a series or group of attached units with property lines separating such units. Each townhouse shall be considered a separate building and shall be separated from adjoining townhouses by the use of separate exterior walls meeting the requirements for zero clearance from property lines as required by the type of construction and fire protection requirements; or shall be separated by a party wall; or may be separated by a single wall meeting the following requirements:

(a) Such wall shall provide not less than 2 hours of fire resistance. Plumbing, piping, ducts, or electrical or other building services shall not be installed within or through the 2-hour wall unless such materials and methods of penetration have been tested in accordance with the Standard Building Code.

(b) Such wall shall extend from the foundation to the underside of the roof sheathing, and the underside of the roof shall have at least 1 hour of fire resistance for a width not less than 4 feet on each side of the wall.

(c) Each dwelling unit sharing such wall shall be designed and constructed to maintain its structural integrity independent of the unit on the opposite side of the wall.

If other construction type, these will be defined as Apartment Occupancies which shall be fully sprinkler protected.

FIRE - Fire Review

Set to DRAFT on 3/1/2024 2:35:48 PM

Issue created by Nicholas Esposito on 3/1/2024 2:35:48 PM

Issue is attached to Plans on sheet C-1

nicholas.esposito@myclearwater.com - 727-562-4327

When submitting site plan, please do not attach any references to the fire underground or fire protection.

When submitting underground permit, please remove all utilities and only include fire protection underground drawings, to include hydrant, DDCV, FDC, PIV etc.

FIRE - Fire Review

Set to DRAFT on 3/1/2024 11:57:48 AM

Issue created by Nicholas Esposito on 3/1/2024 11:57:48 AM

Issue is attached to Plans on sheet C-6.1

nicholas.esposito@myclearwater.com - 727-562-4327

Relocate proposed fire hydrant to ingress side of main drive to allow access of additional fire apparatus when connection is made to hydrant.

LAND RESOURCE - Clarification

Set to DRAFT on 2/29/2024 10:05:32 AM

Issue created by Michael Quinzi on 2/29/2024 10:05:32 AM

Issue is attached to Plans on sheet C-3.1B

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

This page appears to show off site trees to be removed. Please clarify this location.

If off site trees are to be removed provide a signed affidavit from adjacent neighbor.



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 BCP Inches Spreadsheet

Set to DRAFT on 2/27/2024 3:32:52 PM

Issue created by Michael Quinzi on 2/27/2024 3:32:52 PM
michael.quinzi@myclearwater.com - 727-444-8770

Update Inches Spreadsheet based on Arborist Tree Inventory.

All trees rated below 3.0 shall be slated for removal, unless proposing to implement treatment to upgrade trees to 3.0 condition rating, see arborist report.

LAND RESOURCE - Prior To CDB Irrigation Plan

Set to DRAFT on 2/27/2024 4:58:48 PM

Issue created by Michael Quinzi on 2/27/2024 4:58:48 PM
michael.quinzi@myclearwater.com - 727-444-8770

Provide an Irrigation Plan.

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

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

LAND RESOURCE - Prior To CDB Landscape Details

Set to DRAFT on 2/27/2024 3:28:59 PM

Issue created by Michael Quinzi on 2/27/2024 3:28:59 PM
Issue is attached to Plans on sheet L2
michael.quinzi@myclearwater.com - 727-444-8770

Please use City of Clearwater Landscape details.

LAND RESOURCE - Prior To CDB Landscape Plan

Set to DRAFT on 2/27/2024 4:26:00 PM

Issue created by Michael Quinzi on 2/27/2024 4:26:00 PM
Issue is attached to Plans on sheet L1
michael.quinzi@myclearwater.com - 727-444-8770

Add the Statement to the landscape plan that all shade trees must be a minimum of 5 feet from any impervious surface or utility, adjust the location on the plan.

Additionally show tree barricades for trees to be preserved.

Do not install landscaping or irrigation (unless directional bore) in the critical root zone (inside the tree barricade) of the existing trees to be preserved.

Clarify- The work to the south appears to be off site.

LAND RESOURCE - Prior To CDB Tree Inventory

Set to DRAFT on 2/27/2024 10:44:10 AM

Issue created by Michael Quinzi on 2/27/2024 10:44:10 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 CDB.



CITY OF CLEARWATER

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

LAND RESOURCE - Prior To CDB Tree Preservation

Set to DRAFT on 2/27/2024 10:42:23 AM

Issue created by Michael Quinzi on 2/27/2024 10:42:23 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 CDB.

NOTES

- Provide arborist narrative detailing pruning of the low branches for the large Live Oak on the north east corner.
- Provide the dimensions for the tree barricades on the plan.
- The retaining wall appears to be in conflict with trees to be preserved, this must be addressed on the tree preservation plan.

PARKS AND REC - Parks and Rec Fees

Set to DRAFT on 2/9/2024 4:16:47 PM

Issue created by Mark Parry on 2/9/2024 4:16:47 PM
Issue is attached to Plans on sheet C-1
mark.parry@myclearwater.com - 727-444-8768

It appears that the subject site is vacant and was not previously developed, and the proposal is for 24 new attached dwelling units which qualify as affordable housing pursuant to CDC Section 3-920.

A Parks and Recreation Impact Fee of \$1,012 per dwelling unit (estimate of \$24,288 total) will be due prior to the issuance of any Certificate of Occupancy. Please be aware that the fee above is based on the affordable housing units only. Any market rate units will be determined separately.

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

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

In addition, evidence of a filing of a covenant pursuant to CDC Section 3-920.A.4.a or b, as applicable, must be submitted to the satisfaction of Parks and Recreation Staff prior to the issuance of any Certificate of Occupancy.

Please acknowledge prior to CDB.



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

PLANNING - Disclaimer-Acknowledge

Set to DRAFT on 2/28/2024 10:26:36 AM

Issue created by Melissa Hauck-Baker on 2/28/2024 10:26:36 AM
melissa.hauck-baker@myclearwater.com - 727-444-8769

PLANNING – General Comments (Acknowledge):

Please note that additional comments may be generated at or after the 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 CDB: Architectural Plans & Elevations

Set to DRAFT on 2/29/2024 11:36:23 AM

Issue created by Melissa Hauck-Baker on 2/29/2024 11:36:23 AM
melissa.hauck-baker@myclearwater.com - 727-444-8769

13. Architectural Plans & Elevations

The submittal includes only one elevation view of a portion of the project. At minimum details regarding the remaining elevations and floor plan layouts must be provided.

PLANNING - Prior to CDB: Cross access

Set to DRAFT on 2/28/2024 10:22:44 AM

Issue created by Melissa Hauck-Baker on 2/28/2024 10:22:44 AM
melissa.hauck-baker@myclearwater.com - 727-444-8769

11. Cross access to Private Drives

The project is proposing dead-end private drives along the north and south property lines where clearly access could occur to the existing private drive of the Norton Apartments to the north and Foundation Village to the south. Revisions to the proposed vehicular access issues is required and must be suitable to the following staff: Fire, Traffic Engineering, and Solid Waste.



CITY OF CLEARWATER

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

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

Set to DRAFT on 2/28/2024 10:20:12 AM

Issue created by Melissa Hauck-Baker on 2/28/2024 10:20:12 AM
melissa.hauck-baker@myclearwater.com - 727-444-8769

5. Setbacks – Confirm

The MDR district provides a range of front yard setback for a Residential Infill Project 10-25 feet where the front yard (east) setback will be 15 feet along the MLK frontage; a side yard (north and south) of 5 feet, where a range between zero to 5 feet is permitted; a rear yard (west) of 10 feet, where a range between zero to 10 feet is permitted.

PLANNING - Prior to CDB: Maximum Development Potential – Confirm

Set to DRAFT on 2/28/2024 10:18:49 AM

Issue created by Melissa Hauck-Baker on 2/28/2024 10:18:49 AM
melissa.hauck-baker@myclearwater.com - 727-444-8769

2. Maximum Development Potential – Confirm

The property is subject to CDC Section 2-301.1 for Residential Medium (RM) future land use category where 15 dwelling units per acre are permitted and the maximum Impervious Surface Ratio (ISR) is 0.75. The project is utilizing the Affordable Housing Incentives of CDC Section 3-920 and the density is increased to 18 dwelling units per acre. The plan shows the proposed ISR is 0.69.

PLANNING - Prior to CDB: Narrative – Affordable Housing Incentives

Set to DRAFT on 2/28/2024 10:18:30 AM

Issue created by Melissa Hauck-Baker on 2/28/2024 10:18:30 AM
melissa.hauck-baker@myclearwater.com - 727-444-8769

1. Narrative – Affordable Housing Incentives

Written responses to CDC Section 3-920 must be provided. Calculations have been provided but detailed information on how the project complies with the remainder of the code is required. Discrepancies will delay your scheduled reviews.

PLANNING - Prior to CDB: Narrative/Plans – Height

Set to DRAFT on 2/28/2024 10:19:12 AM

Issue created by Melissa Hauck-Baker on 2/28/2024 10:19:12 AM
melissa.hauck-baker@myclearwater.com - 727-444-8769

3. Narrative/Plans – Height

Height is listed here as 30 feet and two stories, elevations do not show height consistent with CDC Section 8-102, Definitions, please clarify and revise. The elevation sheet is not an original pdf, it is not legible, please revise. The maximum permitted height as a Residential Infill Project is a range of 30 to 50 feet.

PLANNING - Prior to CDB: Narrative/Plans – Mechanical Equipment

Set to DRAFT on 2/28/2024 10:19:34 AM

Issue created by Melissa Hauck-Baker on 2/28/2024 10:19:34 AM
melissa.hauck-baker@myclearwater.com - 727-444-8769

4. Narrative/Plans – Mechanical Equipment

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

PLANNING - Prior to CDB: Overhead Utilities

Set to DRAFT on 2/28/2024 10:21:12 AM



CITY OF CLEARWATER

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

Issue created by Melissa Hauck-Baker on 2/28/2024 10:21:12 AM
melissa.hauck-baker@myclearwater.com - 727-444-8769

7. Overhead Utilities

Please be aware the adjacent overhead utilities (south) 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 - Prior to CDB: Overhead Utilities and Landscaping

Set to DRAFT on 2/28/2024 10:21:30 AM

Issue created by Melissa Hauck-Baker on 2/28/2024 10:21:30 AM
melissa.hauck-baker@myclearwater.com - 727-444-8769

8. Overhead Utilities and Landscaping

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

PLANNING - Prior to CDB: Park & Amenities

Set to DRAFT on 2/28/2024 10:23:12 AM

Issue created by Melissa Hauck-Baker on 2/28/2024 10:23:12 AM
melissa.hauck-baker@myclearwater.com - 727-444-8769

12. Park & Amenities

Sheet C-4.1 details that a Park & Amenities is designated for the northeast portion of the property but nowhere in the plans are there any details regarding what this will include, clarification is required.

PLANNING - Prior to CDB: Preliminary Plat

Set to DRAFT on 2/28/2024 10:21:48 AM

Issue created by Melissa Hauck-Baker on 2/28/2024 10:21:48 AM
melissa.hauck-baker@myclearwater.com - 727-444-8769

9. Preliminary Plat

If the project includes selling each townhome/lot to the prospective homeowner, then a Preliminary Plat is required as per CDC Article 4, Division 7, Subdivisions/Plats and must be concurrent with the current application.

PLANNING - Prior to CDB: Revisions Required

Set to DRAFT on 2/28/2024 10:20:49 AM

Issue created by Melissa Hauck-Baker on 2/28/2024 10:20:49 AM
melissa.hauck-baker@myclearwater.com - 727-444-8769

6. Buffer Dimensions – Confirm

CDC Section 3-1202.D. requires landscaping buffers along all property lines. The dimension of the buffer is determined through the proposed use/adjacent use matrix. The north, south, and west property lines will feature attached dwelling units to attached dwelling units and a buffer of 10 feet is required, where 10 feet is proposed. The rear setback features multiple encroachments by structures connected to the dwelling units as well as the stormwater pond. The code requires that the entire width of the buffer must feature plant materials, please clarify.



CITY OF CLEARWATER

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

PLANNING - Prior to CDB:Fences/Walls

Set to DRAFT on 2/28/2024 10:22:10 AM

Issue created by Melissa Hauck-Baker on 2/28/2024 10:22:10 AM
melissa.hauck-baker@myclearwater.com - 727-444-8769

10. Fences/Walls

There is a combination of 6-foot high PVC fence, 6-foot black vinyl coated chain link fence, and a retaining wall which will run along the north, west and south property lines. Add to all of this, the adjacent properties feature existing fences. The proposal will result in areas of "no man's lands" where maintenance will be impossible. Another issue is impacts to existing vegetation and proposed landscaping buffers. A cross-section through the site along the noted property lines would be very helpful.

PUBLIC UTILITIES - Prior to CDB

Set to DRAFT on 2/26/2024 9:20:29 AM

Issue created by Michael Vacca on 2/26/2024 9:20:29 AM
Issue is attached to Plans on sheet C-6.1
mike.vacca@myclearwater.com - 727-265-1831

1. Due to City of Clearwater allowing Private fire hydrants - for the project, either install one or two Fire detector assembly devices outside of the project for your fire flow demands, thus making all buildings fire protection and fire hydrants within the project privately owned and maintained by others.
2. for the project - install one compound water meter or multiple meters located at the right of way, making all water mains within the project privately owned and maintained by others.
3. City of Clearwater's Gravity system is within proximity of the project, has connecting to City sewer been considered.
4. per section 2-806, no fences and or walls may enclose any City of Clearwater water meters, fire hydrants or manhole

SOLID WASTE - Trash and recycling barrels

Set to DRAFT on 2/13/2024 11:58:42 AM

Issue created by Brandi Portalatin on 2/13/2024 11:58:42 AM
brandi.portalatin@myclearwater.com - 727-562-4920

Please acknowledge that two barrels will be able to be stored inside the garages as they can not be left out front of a dwelling unit.



CITY OF CLEARWATER

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

STORMWATER - Prior to CDB

Set to DRAFT on 2/23/2024 6:26:01 PM

Issue created by Phuong Vo on 2/23/2024 6:26:01 PM
phuong.vo@myclearwater.com - 727-444-8228

- 1) A formal response letter shall be included on the resubmittal.
- 2) Please acknowledge that a thorough review of the submitted drainage report was not performed at DRC level. At the time of building permit submittal, a comprehensive review will be conducted, and further comments may be forthcoming.
- 3) Proposed walls for the retention pond shall not be located along the property lines.
- 4) Due to the pond outfall discharging onto private property, the design storm event shall be for 100-year event. Please acknowledge that this will be addressed at building permit submittal.
- 5) Please acknowledge that the drainage easement for the outfall pipe is not Public drainage easement.
- 6) Please acknowledge that at building permit submittal, the engineer to provide the specified void space percentage within the rock materials of the exfiltration system and demonstrate on stage/storage table that only ½ of specified void space can be counted toward the required volume.
- 7) Please consider setting the ridgeline at the entrance a minimum 1' above MLK's crown. Revision to plan is not required, acknowledging the condition is acceptable.

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

Set to DRAFT on 2/25/2024 6:59:24 PM

Issue created by Gus Jordi on 2/25/2024 6:59:24 PM
gus.jordi@myclearwater.com - 919-421-8370

.00Please acknowledge that you will be responsible for a multi-modal impact fee in the amount of \$29,952.00. Please see the calculation sheet named "Multi-modal Impact Fee" in the Accela system under "Documents". This fee will need to be collected by the City prior to issuance of building permit or CO.
The fee rate is based on Chapter 150 - IMPACT FEES | Code of Ordinances | Pinellas County, FL | Municode Library , link:
https://library.municode.com/fl/pinellas_county/codes/code_of_ordinances?nodeId=PTIILADECO_CH150IMFE_ARTIIMUIMFE

TRAFFIC ENG - Prior to CDB-ADA Ramp details

Set to DRAFT on 2/25/2024 7:10:08 PM

Issue created by Gus Jordi on 2/25/2024 7:10:08 PM
Issue is attached to Plans on sheet C-7.2
gus.jordi@myclearwater.com - 919-421-8370

Plan set must include ramp details for all types of ramp designs used to include ADA standard slopes etc.

TRAFFIC ENG - Prior to CDB-Floor plan for the units

Set to DRAFT on 2/25/2024 7:01:29 PM

Issue created by Gus Jordi on 2/25/2024 7:01:29 PM
gus.jordi@myclearwater.com - 919-421-8370

Please provide floor plans for the units.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

TRAFFIC ENG - Prior to CDB-sight visibility Triangles

Set to DRAFT on 2/25/2024 7:04:37 PM

Issue created by Gus Jordi on 2/25/2024 7:04:37 PM

Issue is attached to Plans on sheet C-4.1

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

The triangle side must overlap the driveway side.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

10:00 AM

Case number: [FLD2024-01003 -- 375 TURNER ST](#)

Owner(s): First United Methodist Church Of Clearwater Inc
411 Turner St
Clearwater, FL 33756-5328
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Krikor Kassarjian
13825 Icot Blvd., Ste. 605
Clearwater, FL 33760
PHONE: (727) 475-0001, Fax: (727) 524-6090, Email:
Krikor@gulfcoastconsultinginc.Com

Representative: Krikor Kassarjian
Gulf Coast Consulting Inc
13825 Icot Blvd., Ste. 605
Clearwater, FL 33760
PHONE: (727) 475-0001, Fax: (727) 524-6090, Email:
Krikor@gulfcoastconsultinginc.Com

Location: 0.257 acres located on the south side of Turner Street approximately 334 feet west of S Ft Harrison Ave

Atlas Page: 295B

Zoning District: I - Institutional

Request: Flexible Development review of a proposed medical clinic in the Institutional (I) District for the property located at 375 Turner Street as a Comprehensive Infill Redevelopment Project. The project proposes to utilize an existing building (interior changes only), and requests flexibility for parking and landscaping. (Community Development Code Sections 2-1204.A and Section 3-1202.G)

Proposed Use: Medical Clinic

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	02/05/2024	Baker
Parks and Rec Review	No Comments	02/13/2024	Parry
Public Utilities Review	Comments	02/20/2024	Vacca
Engineering Review	Comments	02/20/2024	Vaughan
Stormwater Review	Comments	02/21/2024	Vo
Traffic Eng Review	Comments	02/25/2024	Jordi
Environmental Review	Comments	02/27/2024	Kessler
Land Resource Review	No Comments	02/27/2024	McDonnell
Harbor Master Review	No Response	03/04/2024	Winget
Solid Waste Review	Comments	03/04/2024	Winget
Planning Review	Comments	03/04/2024	Winget
Fire Review	No Response	03/04/2024	Winget

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 2/20/2024 3:22:59 PM

Issue created by Kyle Vaughan on 2/20/2024 3:22:59 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. Work on right-of-way shall require a permit with the appropriate entity.
4. Applicant shall be responsible for maintaining all landscaping, hardscaping and lighting located within Right of Way.



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

ENGINEERING - Prior to Building Permit

Set to DRAFT on 2/20/2024 3:26:19 PM

Issue created by Kyle Vaughan on 2/20/2024 3:26:19 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.
- 2) All sod, sidewalk, curb and sprinkler damage, if any, within the right-of-way shall be repaired/replaced prior to engineering final inspection.

ENGINEERING - Prior to CDB

Set to DRAFT on 2/23/2024 8:29:17 AM

Issue created by Kyle Vaughan on 2/23/2024 8:29:17 AM
kyle.vaughan@myclearwater.com - 727-444-8232

We need to discuss ownership of the elevated walkway over Palm Ave. Please provide any documentation available to clarify.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 2/27/2024 9:39:12 AM

Issue created by Sarah Kessler on 2/27/2024 9:39:12 AM
sarah.kessler@myclearwater.com - 727-444-8233

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

PLANNING - Prior to CDB Change of Use -- Medical Clinic

Set to DRAFT on 3/1/2024 11:54:23 AM

Issue created by Thea French on 3/1/2024 11:54:23 AM
Issue is attached to page 1 in FLD Application.pdf
thea.french@myclearwater.com - 727-444-8771

Definition clarity

The Medical Clinic use definition is broad. Please provide additional information about the type of clinic that will be operating here, including any operational characteristics. The type of clinic can be a factor in determining the amount of parking required.

PLANNING - Prior to CDB Additional Information Requested

Set to DRAFT on 2/27/2024 4:29:48 PM

Issue created by James Baker on 2/27/2024 4:29:48 PM
Issue is attached to page 1 in Parking Assessment.pdf
james.baker@myclearwater.com - 727-444-8767

Prior to CDB: For the request for reduction of parking space; include the written information referenced from ITE Parking Generation, 5th Edition in an updated narrative. A copy of the information could be helpful.

PLANNING - Prior to CDB Job Valuation

Set to DRAFT on 2/27/2024 4:16:05 PM

Issue created by James Baker on 2/27/2024 4:16:05 PM
Issue is attached to Plans on sheet C1
james.baker@myclearwater.com - 727-444-8767

Prior to CDB: Provide a narrative of the valuation of the job proposal.

PLANNING - Prior to CDB Parking agreement

Set to DRAFT on 2/27/2024 4:28:15 PM

Issue created by James Baker on 2/27/2024 4:28:15 PM
Issue is attached to Plans on sheet ET1
james.baker@myclearwater.com - 727-444-8767

Prior to CDB: Provide shared parking agreement with owners of all parking lots and facilities that may be expected to share the space with customers during posted open business hours of the medical clinic.



CITY OF CLEARWATER

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

PLANNING - Prior to CDB Sight Visibility Triangle

Set to DRAFT on 2/27/2024 4:21:02 PM

Issue created by James Baker on 2/27/2024 4:21:02 PM

Issue is attached to Plans on sheet SUR

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

At the medical clinic ingress and egress points, adhere to Section 3-904. A.

To minimize traffic hazards at street or driveway intersections, no structure or landscaping may be installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within the sight visibility triangle.

PLANNING - Prior to CDB Skyway Connection

Set to DRAFT on 2/27/2024 4:26:19 PM

Issue created by James Baker on 2/27/2024 4:26:19 PM

Issue is attached to Plans on sheet ET1

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

Prior to CDB: Provide a narrative that addresses how the proposed development will separate the access between the church and the proposed development via the skyway located between the east wall of the proposed development and the west wall of the church.

PLANNING - Prior to CDB: Confirm any structural Changes

Set to DRAFT on 3/4/2024 12:52:23 PM

Issue created by Thea French on 3/4/2024 12:52:23 PM

Issue is attached to Plans on sheet ET1

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

Prior to CDB - Please Please confirm that no exterior changes are proposed to the existing building when renovations are being completed (all work is interior only). If that is accurate, then photographs of the front/sides of the building noting that will be sufficient. If any exterior changes are intended, this needs to be identified and shown on rendered elevations which are required to move forward. Elevations must include clearly labeled dimensions of all structures.

PLANNING - Prior to CDB: Elevations

Set to DRAFT on 2/27/2024 4:27:11 PM

Issue created by James Baker on 2/27/2024 4:27:11 PM

Issue is attached to Plans on sheet ET1

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

Prior to CDB - Provide elevations with clearly labeled dimensions of all structures of the proposed development.

If there aren't any exterior changes we would not need fully rendered drawings. Current photographs showing all four sides noted with building orientation details and height would be an acceptable substitution.

PUBLIC UTILITIES - general comments (acknowledge)

Set to DRAFT on 2/20/2024 11:32:23 AM

Issue created by Michael Vacca on 2/20/2024 11:32:23 AM

Issue is attached to Plans on sheet IR1

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

please acknowledge in your formal response letter:

1. reclaimed water is available to both locations, building and parking lot irrigation needs. a 1-inch and 2-inch are the only size of meters for reclaimed water to choose from.

acknowledge prior to building permit in your formal letter:

1. 1-1 location-- no backflow device required for reclaimed

2 - - 2-1 location -- reclaimed water is available, will need to show the existing 4-inch reclaimed water main, show / call out the sizes of the tap to be made, call out the service line sizes and show a road crossing for the reclaimed water service line, within casing on the drawings.



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

SOLID WASTE - Dumpster location

Set to DRAFT on 2/13/2024 12:08:02 PM

Issue created by Brandi Portalatin on 2/13/2024 12:08:02 PM
brandi.portalatin@myclearwater.com - 727-562-4920

Prior to CDB

Where is the dumpster location for garbage?
Based on the amount of change being done an enclosure may need to be built per ordinance.

STORMWATER - Prior to CDB

Set to DRAFT on 2/21/2024 6:08:48 PM

Issue created by Phuong Vo on 2/21/2024 6:08:48 PM
phuong.vo@myclearwater.com - 727-444-8228

Submit a revised drainage narrative describing that at the building permit submittal, the grading plan will show reasonable efforts in routing some parking lot drainage to the newly created landscape islands.

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

Set to DRAFT on 2/25/2024 5:21:12 PM

Issue created by Gus Jordi on 2/25/2024 5:21:12 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 \$ 75,027.20.. 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- ADA crosswalk ramps

Set to DRAFT on 2/25/2024 5:23:13 PM

Issue created by Gus Jordi on 2/25/2024 5:23:13 PM
gus.jordi@myclearwater.com - 919-421-8370

1. NW corner of Turner St and Palm Ave: the entire corner must be redesigned with two separate accessible ramp and not one continues all around the corner. Also on the plan please show the two ADA ramps that will be reconstructed and do not refer to them "Sidewalk Connection". They must be a proper ADA designed ramps . Plan show include design details.
2. SW corner of Turner St and Palm Ave: Please design accessible ramp to meet ADA standard. Also on the plan please show the ADA ramp that will be build and do not refer to it as "connection". It must be a proper ADA designed pramp.will be built and not call it a "Sidewalk Connection". Plan show include design details.

TRAFFIC ENG - Prior to CDB- Required parking spaces

Set to DRAFT on 2/25/2024 5:35:45 PM

Issue created by Gus Jordi on 2/25/2024 5:35:45 PM
gus.jordi@myclearwater.com - 919-421-8370

Number of parking spaces required. I am not sure that the parking spaces required for this change of use for the 375 Turner Ave can be divorced form the parking spaces required for the Church next door at 411 turner. To evaluate that, we need to know the number of church seats.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

TRAFFIC ENG - Prior to CDB- sky walkway

Set to DRAFT on 2/26/2024 2:24:39 PM

Issue created by Gus Jordi on 2/26/2024 2:24:39 PM

Issue is attached to Plans on sheet IR1

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

If ownership of property is to change then the issue of maintenance responsibility and liability relating to the over path between the Church and the proposed Clinic that crosses a city right of way must be addressed.

TRAFFIC ENG - Prior to CDB-Accessible spaces, Parking Lot East of Palm Ave

Set to DRAFT on 2/25/2024 5:27:28 PM

Issue created by Gus Jordi on 2/25/2024 5:27:28 PM

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

Parking lot accessible parking spaces. Since the parking for the proposed change of business facility appears to be shared with the rest of the Church and most likely the plan for the use of accessible parking spaces at the parking lot to the East Palm Avenue, then the parking lot east of Palm Ave must also be brought up to current standards.

1. Make sure the accessible spaces would not require a wheelchair to have to travel behind any other vehicle except their own. An accessible path must be provided.
2. 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?nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR
3. Proper turn around design meeting standards relative to appropriate curves etc.
4. Turning templates must be on the plan for a size 19' vehicles moving around the parking lot and entering and exiting.
5. Show ladder style crosswalk across the parking lot driveway on the sidewalk.

TRAFFIC ENG - Prior to CDB-Job value

Set to DRAFT on 2/25/2024 5:31:52 PM

Issue created by Gus Jordi on 2/25/2024 5:31:52 PM

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

Please provide the job value which means all expenses related to construction etc..



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

TRAFFIC ENG - Prior to CDB-Parking Lot West of Palm Ave

Set to DRAFT on 2/25/2024 5:26:24 PM

Issue created by Gus Jordi on 2/25/2024 5:26:24 PM
gus.jordi@myclearwater.com - 919-421-8370

1. Turn around capability: The parking lot must have proper turn around design.
2. Parking lot Marking: Since this parking lot has more than 27 spaces, then must have directional arrows in the aisles.
3. Sight visibility triangles: please show sight visibility triangles following 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
4. Turning templates must be on the plan for a size 19' vehicles moving around the parking lot and entering and exiting.
5. Show ladder style crosswalk across the parking lot driveway on the sidewalk

TRAFFIC ENG - Prior to CDB-West of Palm St Parking lot driveways

Set to DRAFT on 2/25/2024 5:44:18 PM

Issue created by Gus Jordi on 2/25/2024 5:44:18 PM
Issue is attached to Plans on sheet IR1
gus.jordi@myclearwater.com - 919-421-8370

The plan must be very clear in addressing the driveway design and driveway connection with the street that would be part of this upgrade to the parking lot. The existing driveway do not seem to be a math for the new design. Plan must show all lines and details .

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

10:30 AM

Case number: [FLS2024-01002 -- 1021 OSAGE ST](#)

Owner(s): Kim M Tate Roberts
1021 Osage St
Clearwater, FL 33755 183
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Kim Tate
1021 Osage St
Clearwater, FL 33755
PHONE: (928) 925-9158, Fax: No fax, Email: Kim@kimtate.Com

Representative: Kim Tate
Homeowner
1021 Osage St
Clearwater, FL 33755
PHONE: (928) 925-9158, Fax: No fax, Email: Kim@kimtate.Com

Location: 0.2583 acres located on the south side of Osage Street approximately 202 feet west of Apache Trail.

Atlas Page: 260A

Zoning District: LMDR - Low Medium Density Residential

Request: Flexible Standard Development approval to replace an existing driveway and walkway to a detached dwelling and construct a new concrete walkway in the rear of the property, in the Low Medium Density Residential (LMDR) District for a property located at 1021 Osage Street. Flexibility is requested to reduce the side setback for the driveway to four feet. (Community Development Code Section 2-203.B)

Proposed Use: Detached Dwellings

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

Assigned Planner: James Baker, Planner



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

Workflow:

Review Name	Task Status	Status Date	Last Name
Engineering Review	Comments	02/12/2024	Vaughan
Parks and Rec Review	No Comments	02/13/2024	Parry
Solid Waste Review	No Comments	02/13/2024	Portalatin
Stormwater Review	Comments	02/15/2024	Vo
Land Resource Review	No Comments	02/16/2024	McDonnell
Public Utilities Review	No Comments	02/16/2024	Vacca
no comments			
Traffic Eng Review	Comments	02/20/2024	Jordi
Environmental Review	Comments	02/27/2024	Kessler
Planning Review	No Response	03/04/2024	Winget
Fire Review	No Response	03/04/2024	Winget
Determination of Completeness	Complete	03/07/2024	Baker

The DRC reviewed this application with the following comments:



Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 2/12/2024 1:34:57 PM

Issue created by Kyle Vaughan on 2/12/2024 1:34:57 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 BCP

Set to DRAFT on 2/12/2024 1:40:54 PM

Issue created by Kyle Vaughan on 2/12/2024 1:40:54 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.
- 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.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 2/27/2024 9:36:51 AM

Issue created by Sarah Kessler on 2/27/2024 9:36:51 AM
sarah.kessler@myclearwater.com - 727-444-8233

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

STORMWATER - General comment

Set to DRAFT on 2/15/2024 4:46:55 PM

Issue created by Phuong Vo on 2/15/2024 4:46:55 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.



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

11:00 AM

Case number: [DVA2022-06001A -- 50 N 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: Katie Cole
600 Cleveland Street Ste 800
Clearwater
Clearwater, FL 33755
PHONE: (727) 259-6791, Fax: No fax, Email: Katie.Cole@hwhlaw.Com

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

Location: Southerly Development Parcel (former City Hall site): A portion of a parcel located on the west side of South Osceola Avenue approximately 410 feet south of Cleveland Street (address 112 South Osceola Avenue)
Northerly Development Parcel (former Harborview Center site): A portion of a parcel located on the northwest corner of North Osceola Avenue and Pierce Street. (address 50 North Osceola Avenue)
A 0.4 acre area abutting 50 North Osceola Avenue (will continue to be owned by the City)

Atlas Page: 286B

Zoning District: D - Downtown

Request: First Amendment to the Development Agreement between the City of Clearwater and Gotham Property Acquisitions, LLC and The DeNunzio Group originally approved on August 4, 2022 (Resolution No. 22-15). This amendment relates to the amount of development potential proposed on the southerly development parcel (former City Hall site, 112 South Osceola Avenue), as well as other revisions related to the Fourth Amendment to the Purchase and Sales Agreement for the property. No changes are proposed to the development on the northerly development parcel (former Harborview site, 50 North Osceola Avenue). (Community Development Code Section 4-606).

Proposed Use: Mixed Use

Neighborhood Association(s): Board of County Commissioners
Clearwater Neighborhoods Coalition
Pinellas County School Board
Old Clearwater Bay
Pierce 100 Condominium Association
East Gateway Business and Neighbors Association
Creekside Manor 1 & 2
Waters Edge Condo Assoc.

Assigned Planner: Gina Clayton, Planning & Development Director



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

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	02/09/2024	Matzke
Public Utilities Review	No Comments	02/20/2024	Vacca
Environmental Review	No Comments	02/27/2024	Kessler
Parks and Rec Review	No Comments	02/29/2024	Parry
Engineering Review	No Comments	02/29/2024	Vaughan
Traffic Engineering Review	Comments	03/01/2024	Jordi
Harbor Master Review	No Response	03/04/2024	Winget
Land Resource Review	No Response	03/04/2024	Winget
Solid Waste Review	No Response	03/04/2024	Winget
Stormwater Review	No Response	03/04/2024	Winget
Planning Review	Comments	03/04/2024	Winget
Fire Review	No Response	03/04/2024	Winget

The DRC reviewed this application with the following comments:

Planning Review Isabel Winget isabel.winget@myclearwater.com 727-444-8704

Planning Review - Conceptual Design (Appendix C, Divisions 3 & 4)

Pursuant to F.S. this project will be reviewed against the code provisions in place at the time the original DVA was approved. (Aug. 4, 2022)

112 South Osceola Avenue (former City Hall site) Consistency with the Downtown District and Development Standards

Division 3 Character District Standards
 Site density – 153 or 158 attached dwelling units per acre proposed whereas 75 units per acre allowed.

Requesting a 211-unit allocation from Public Amenities Incentive Pool. FAR proposed at 0.27 whereas 4.0 is permitted



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

Building Height – 295' mean height – no height limit in D District

C – 302 - Building setback along primary frontage (Osceola) provided at second level and along Pierce. Code requires between floors 3 and 6. Additional setback is provided at level 19 on west side of building facing the park. Code requires additional setback between floor 12 – 15 of 15' along primary frontage. Flexibility is permitted for varied and interesting design and/or visual and spatial relief. Current design doesn't appear to meet the criteria for flexibility.

At the time of site plan approval the dept of setbacks will be at least a minimum of 15'.

Proposed Uses – attached dwellings, retail/commercial – all allowed uses.

Required parking for attached dwellings – 1.0 per unit (400 units proposed = 440 spaces required); providing a minimum of 440 spaces.

Required long term bicycle parking - 1 space per 4 dwelling units (400 units proposed = space for 100 bicycles) Will need to be confirm at the time of site plan review that long term bicycle parking meets Code Section 3-1411.B which offers multiple design alternatives.

Division 4 - Frontage Standards

The conceptual plan is generally consistent with the District Frontage Standards.

Site is a corner lot, and pursuant to Code Section C-402, Osceola Avenue is the primary street frontage and Pierce Street is the secondary street frontage. Design is consistent.

Section C-404 - Storefront 1

South Osceola Drive frontage (Street Type B)

Front setback (east property line): max 3'. Flexibility pursuant to Code Section C-803.B.1 based on publicly accessible outdoor space (north portion of bldg) and the site's natural features including the preservation of two existing live oak trees (south portion of bldg). At time of site plan submittal (FLD) a detailed tree preservation plan prepared by a Board Certified ISA Certified Arborist will be required for the proposed preservation of the two oak trees.

Side setback (north property line) – 0' or as required by applicable fire or building code. The conceptual plans appear to be consistent with the setbacks required by the building code, but will need to be confirmed at the time of site plan review. Flexibility will likely be needed for the north side of the property for greater setbacks (publicly-accessible outdoor space).

Vehicular loading/unloading areas are prohibited in the front setback. Flexibility to this provision can be requested through Code Section C-803.E.2 specifically due to the site's location on a corner (access proposed from secondary street) at the time of site plan approval. Additional detail will be required to ensure a safe and comfortable environment is created consistent with this flexibility criterion.



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

At the time of site plan approval, details will need to be provided to confirm glazing meets the code requirement of 60% of the area of the ground floor between 2' and 10'.

Pierce Street frontage (Street Type C)

Front setback (south property line): max 3'. Will need to be confirmed at the time of site plan review. If not, flexibility can be requested consistent with Code Section C-803.B.1.

Side setback (west property line, adjacent to park) – 0'. Conceptual plans appear to comply with Code Section C-404.E.5.

Planning Review

Isabel Winget isabel.winget@myclearwater.com 727-444-8704

Planning Review - Conceptual Design (Appendix C, Divisions 5 & 6)

Division 5 - Site Design Standards

Site Access from Pierce meets Code Section C-503.A.1, which establishes site access hierarchy.

C-503.A.2 states that curb cuts should be minimized. Including the loading area, it appears there are 4 curb cuts which is excessive.

Details regarding streetscape improvements will be required at the time of site plan to ensure consistency with the Master Streetscape Plan and the Complete Streets standards.

Significant pedestrian access is provided with the plaza at the corner of the site and Park Plaza. Details addressing consistency with Code Section C-503.C will be further reviewed at the time of site plan review.

At the time of site plan review, landscape improvements shall meet the requirements of Article 3, Division 12

C-506.B – Renderings show walls along the Osceola frontage which are not permitted.

At the time of site plan review the parking garage shall demonstrate compliance with Article 3, Division 14 standards for garages.

Ensure renderings and site plan provide consistent information regarding general access to Coachman Park.

At time of site plan submittal (FLD) additional details showing the location, staging and servicing of solid waste will be required. The service area along Pierce Street is noted

Comments for structured parking are addressed in Division 6 comments.

Division 6 – Building Design Standards

C-601.A. - The design includes one residential tower on a podium and a one-story retail space. The main portion of the building generally incorporates complementary architectural details, materials, colors, and treatments but lacks varied interest. The design is somewhat monotonous.



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

Provide information detailing how the design of the above-ground portion of the parking garage has been coordinated with the design of the building. Based on the drawings it is difficult to see any similar architectural details, materials, design treatments, etc. Blank façades of the building front on Pierce Street, Coachman Park, and the Park Access Plaza. Additional details will be needed provided before the design can be determined to be compliant. See C-602.F

Additional work to the design is needed to determine general consistency with the Downtown District and Development Standards and any request for flexibility.

Clarify Park Access Plaza vs. Duke Energy easement.

Please discuss the proposed roof over commercial space as it is unusual. Does it include some type of parapet? Flat roofs shall have parapet walls, decorative cornices and/or other architectural features (C-604).

Planning Review

Isabel Winget

isabel.winget@myclearwater.com

727-444-8704



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 Review - Project Narrative & City Hall Site Data Table

- Update first paragraph as City Council approved the 4th Amendment to the PSA.
- Paragraph after bullets on first page – I think the first and second sentence should be one?
- Page 2 – Information about proposed use. In the initial approved plans I think all of the residential amenities were considered in the commercial floor area. Please explain if that is or is not the case with this submission. Because the square footages of roof-level amenities are provided, can you provide approximates for the lobby, leasing area, and any other amenities space.
- Clarify the green roof is still being proposed. In that explanation please clarify if it will be accessible by the residents.
- 1st paragraph under Downtown District and Development Standard Compliance. I believe commercial space is only provided along Osceola. The narrative states street frontages and speaks to creating a pedestrian-focused experience along the Harbor. Please clarify as commercial space in the original plan has been removed from the project adjacent to the Park, etc.
- Response to C-302 – The height must be locked in due to F.S. requirements. The last sentence states height may vary to accommodate unit mix and public realm improvements. Please confirm the maximum height will be 295'. Clarify how height is tied to public realm improvements.
- Response to Division 4 Frontage Standards – 3rd paragraph – there is a reference to ground floor uses oriented to the park. Based on the plans there are no ground-floor uses abutting the park. The parking garage abuts the park.
- Response to C-602 – Please clarify how the parking garage is integrated between the public spaces, amenities, and access points. As noted earlier, additional design work is needed to make general statements that the design is generally consistent with flexibility criteria.
- Response to C-803 – Please provide additional detail as to how the project provides alternative design treatments that are equal to or better than that required by the Code.

City Hall Site Data Table Part of the Application

- Roof level square footage amenities were provided. What is the approximate square footage for the lobby and leasing area on the ground floor and the residential amenities on the second floor?
- Add density and Public Amenities Incentive Pool request to the site data table in the application. There is no mention in the first page narrative about the reduction of the Pool request. I believe that is a proposed revision to the DVA.
- Explain how FAR was calculated. Based on my calculations it is 0.27

Planning Review

Isabel Winget

isabel.winget@myclearwater.com

727-444-8704



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 Review - Development Agreement

Should the 3rd Whereas reflect the date the agreement was approved (August 4, 2022)? Should the Resolution Number be included?

Should there be clarification in the amount of non-residential space?

4th Whereas – should you include a revision in your request for the Public Amenities Incentive Pool?

Will the amended agreement have a new Exhibit C that will only include the Harborview Site and Exhibit C-1 have the City Hall plans and then the plans that includes both sites?

e. Typo on second line.

Section 4.08 – Please clarify the 40,000 square of commercial space. The application materials include much less. I calculate the overall City Hall site density to be 153 units per acre.

Section 4.09 – 211 units are needed from the Public Amenities Incentive Pool. The approved DVA states for Harborview 29 dwelling units which equates to 36 overnight accommodation units for Harborview.

j. – “be” is missing from both (a) and (b). “The parties recognize that additional time may be necessary”

l. New Section 7.09 – clarify what “commencement of construction” means – site permit/foundation/vertical?

After Section 9.20 a Section 4 is listed entitled “No Further Amendments”. Where does this belong?



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Solid Waste Review Brandi Portalatin brandi.portalatin@myclearwater.com 727-562-4920

Solid Waste Review

Solid waste service should be a compactor.

The plans looks as though it is a chute room with a chute system.

Concerns of having a chute system:

Trash, debris falling from 28 floors into a rolling dumpster will damage cans.

Who will be rolling these containers out on service days and staging them where? Solid waste does not enter buildings to remove dumpsters unless it is a compactor.

What will the street grade be? Dumpsters on wheels have a possibility of rolling down hill.

Where will the recycling be?

What type of container will be used for recycling?

If the loading area is blocked by trucks how does solid waste proceed to provide service?

Where is the garbage for the commercial building?

Traffic Eng Review Gus Jordi gus.jordi@myclearwater.com 727-919-421-8370

Traffic Eng Review:

1. Since this development would generate more than 50 trips per peak hour, applicant must prepare/submit Traffic Impact Analysis Report after meeting with Traffic Division to agree on the methodology to define all scope elements as highlighted in the City TIS check list.

Traffic Eng Review Gus Jordi gus.jordi@myclearwater.com 727-919-421-8370

Traffic Eng Review

Parking spaces required: It seems that the hotel rooms were left out of the total number of spaces required. I my calculation correct as follows:

1. 400 residential attached unit require 1 space per unit, equals to 400 spaces
2. 158 hotel units require 0.75 spaces per unit, equals 119 paces

The total required spaces should be 519 spaces. Applicant starting to provide 440 spaces

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.