



# 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, November 7, 2024

### 8:30 AM - Staff Review

### 9:00 AM

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**Case number:** [ANX2024-10008 -- 1755 ST ANTHONY DR](#)

**Owner(s):** Contessa Lynn Boecker  
1755 St Anthony Dr  
Clearwater, FL 33759  
PHONE: (727) 637-4885, Fax: No fax, Email: No email

**Applicant:** Contessa Boecker  
1755 St Anthony Dr  
Clearwater, FL 33759  
PHONE: (727) 637-4885, Fax: No fax, Email: No email

**Representative:** Contessa Boecker  
1755 St Anthony Dr  
Clearwater, FL 33759  
PHONE: (727) 637-4885, Fax: No fax, Email: No email

**Location:** 0.150 acres located on the east side of St Anthony Drive approximately 340 feet south of St Croix Drive.

**Atlas Page:** 264B

**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 Urban (RU) 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:** Adrian Young, Planner



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TELEPHONE (727) 562-4567

## Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	10/04/2024	Young
Parks and Rec Review	No Comments	10/18/2024	Parry
Solid Waste Review	No Comments	10/21/2024	Portalatin
Planning Review	No Comments	10/21/2024	Young
Engineering Review	Comments	10/22/2024	Vaughan
Stormwater Review	No Comments	10/23/2024	Vo
Traffic Eng Review	No Comments	10/24/2024	Dresch
Public Utilities Review	No Comments	10/25/2024	Vacca
Environmental Review	No Comments	10/28/2024	Kessler
Land Resource Review	No Response	10/30/2024	Young
Fire Review	No Response	10/30/2024	Young



**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.

**Plan Room Issues:**

No Plan Room Issues on this case.

**Plan Room Conditions:**

No Plan Room Conditions on this case.

**Plan Room Notes:**

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

**9:05 AM**

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**Case number:** [FLD2024-09020 -- 1115 N MARTIN LUTHER KING JR AVE](#)

**Owner(s):** Killarney 6 Investments Group Inc.  
12802 Killarney Ct  
Odessa, FL 33556  
PHONE: (727) 524-1818, Fax: No fax, Email: No email

**Applicant:** Sean Cashen  
13825 Icot Blvd., Suite 605  
Clearwater, FL 33760  
PHONE: No phone, Fax: (727) 524-6090, Email:  
Krikor@gulfcoastconsultinginc.Com

**Representative:** Sean Cashen  
Gulf Coast Consulting Inc  
13825 Icot Blvd., Suite 605  
Clearwater, FL 33760  
PHONE: No phone, Fax: (727) 524-6090, Email:  
Krikor@gulfcoastconsultinginc.Com

**Location:** South side of N. Martin Luther King Jr. Avenue at the intersection of Lasalle Street.  
(0.17 acres)

**Atlas Page:** 269A

**Zoning District:** C - Commercial

**Request:** Flexible Development approval to renovate a retail plaza for a mix of uses in the Commercial (C) District as a Comprehensive Infill Redevelopment Project for the property located at 1107 & 1115 N. Martin Luther King Jr. Avenue. The retail plaza will not exceed 30 feet in height. Requested is flexibility for parking and reduced landscape buffers along the property lines and interior landscaping through a comprehensive landscape program. (Community Development Code Sections 2-704.F & 3-1202.D. and G.)

**Proposed Use:** Comprehensive infill redevelopment project (CIRP)

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

**Assigned Planner:** Ryan Green, Planner II



**Workflow:**

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	10/14/2024	Green
Parks and Rec Review	No Comments	10/18/2024	Parry
Engineering Review	Comments	10/22/2024	Vaughan
Public Utilities Review	No Comments	10/23/2024	Vacca
No Comments			
Traffic Eng Review	Comments	10/24/2024	Dresch
Stormwater Review	Comments	10/25/2024	Vo
Planning Review	Comments	10/31/2024	Green
Land Resource Review	No Comments	11/04/2024	McDonnell

The DRC reviewed this application with the following comments:

**Plan Room Issues:**

**ENGINEERING - General Comments (Acknowledge):**

Set to DRAFT on 10/22/2024 9:13:41 AM

Issue created by Kyle Vaughan on 10/22/2024 9:13:41 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.



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## PLANNING - General Comment- Acknowledge

Set to DRAFT on 10/29/2024 10:37:21 AM

Issue created by Ryan Green on 10/29/2024 10:37:21 AM

Issue is attached to Plans on sheet C1

ryan.green@myclearwater.com - 727-444-7791

Acknowledge;

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

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.

In order to be reviewed by the Community Development Board (CDB) on December 17, 2024, 10 complete hard-copy sets (revised, folded and collated) and electronic version of all updated materials must be submitted no later than 12:00 p.m. on November 15, 2024.

## PLANNING - Prior to CDB: Elevations/Plans

Set to DRAFT on 10/29/2024 10:27:10 AM

Issue created by Ryan Green on 10/29/2024 10:27:10 AM

Issue is attached to Plans on sheet A3.0A

ryan.green@myclearwater.com - 727-444-7791

- a. Each elevation needs to have the cardinal direction attached.
- b. The east elevation seems to be missing.
- c. Provide language regarding the proposed location of the mechanical equipment and clarify how the equipment will be screened. The note must include the following details "Mechanical equipment will be screened from view from the adjacent properties and rights-of-way with fence or landscaping. Since this is a level 2 approval no mechanical equipment can be placed within a reduced setback, but may be installed on the roof - Section 3-903.I.2.
- d. All roofs need to transition height and material. Currently, the roofs between the alley do not transition.
- e. Comprehensive infill projects require an improved site appearance for front setback flexibility. More building enhancements are needed - Section 2-704 F.6.d.



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**PLANNING - Prior to CDB: Landscaping**

Set to DRAFT on 10/29/2024 10:31:54 AM

Issue created by Ryan Green on 10/29/2024 10:31:54 AM

Issue is attached to Plans on sheet LA1

ryan.green@myclearwater.com - 727-444-7791

a. The parking lot on west site of the property requires a 15 foot landscaping buffer between the parking lot and the road since MLK Ave is a collector road - Section 3-1202.D. Any landscape reduction/ flexibility needs to be included in the flexibility request, which is called a Comprehensive Landscaping program - Section 3-1202.G.

b. Shrubs are proposed along the north foundation of the building. Please provide evidence that the provision of less than 2 feet is adequate for them to grow.

**PLANNING - Prior to CDB: Parking**

Set to DRAFT on 10/29/2024 10:36:20 AM

Issue created by Ryan Green on 10/29/2024 10:36:20 AM

Issue is attached to Plans on sheet C2

ryan.green@myclearwater.com - 727-444-7791

a. The code allows a parking reduction, approved by the director, based on the specific use(s) and/or the ITE manual standards. To meet this requirement, provide a signed document from a parking/traffic professional stating why this reduction is justified. It appears that the city parking lots shown are not available for use. Please confirm, and if so, the proposed off-site parking areas need to be removed from request.

b. Provide the dimensions of the parking spaces and drive aisle, confirming that the spaces comply with Article 3, Division 14. Any undersized spaces must be clearly labeled on the plans and the plans need to confirm that all parking spaces function independently. Also confirm that the provided ADA parking space(s) provide at least a 5-foot wheelchair travel isle on one side. - Section 3-1409.B.

c. The on site parking lot needs to have turning radii labeled to show the site is navigable.

**PLANNING - Prior to CDB: Site Plan**

Set to DRAFT on 10/31/2024 3:21:14 PM

Issue created by Ryan Green on 10/31/2024 3:21:14 PM

Issue is attached to Plans on sheet C3

ryan.green@myclearwater.com - 727-444-7791

a. Although loading spaces are not required, identify how vendors will access the building. Also indicate how trash will be collected since there is no trash enclosure provided on the plan(s).

b. Provide a cut sheet of the bike rack showing its design, spacing, installation height, and confirming that is no closer than 36 inches from the walls edge of pavement or other obstructions - Section 3-1411.4 .

c. Site visibility triangles need to be labeled on plans. The triangles are required to be 20ft x 20ft size right triangles and within the triangles visibility cannot be blocked between a height of 30 inches and 8 feet. It appears that three triangles are required - one at the SE intersection of MLK and LaSalle and both sides of the entrance to the parking lot - Section 3-904.A.

d. Clarify how the concrete area indicated on the west side of the property will be used. If nothing will be placed in the area, label plans "open concrete are to remain".

e. Clarify how the two open alleys - one on the north side and one on the east side - will be used. Are there any plans to secure these areas since they may be a security/ safety concern? (per Crime Prevention through Environmental Design (CPTED) principles to create safer places)





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**SOLID WASTE - Prior to CDB Dumpster location**

Set to DRAFT on 10/29/2024 10:11:24 AM

Issue created by Brandi Portalatin on 10/29/2024 10:11:24 AM  
brandi.portalatin@myclearwater.com - 727-562-4920

Missing dumpster location.

Missing enclosure for dumpster  
Found in Sec. 32.284 Waste receptacle

**STORMWATER - General condition**

Set to DRAFT on 10/25/2024 10:31:26 AM

Issue created by Phuong Vo on 10/25/2024 10:31:26 AM  
phuong.vo@myclearwater.com - 727-444-8228

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

**TRAFFIC ENG - Prior to Building Permit**

Set to DRAFT on 10/24/2024 2:51:12 PM

Issue created by Raymond Dresch on 10/24/2024 2:51:12 PM  
raymond.dresch@myclearwater.com - 727-444-8775

- 1-- Based on the extend of proposed work, site work will likely be required to make the parking area code compliant. (1)
- 1a-- Missing access aisle adjacent to the accessible parking space (2)
- 1b-- Insufficient maneuver space at last parking space on a dead-end drive aisle (current design and orientation of spaces impedes safe egress when backing from the parking space along the storefront walkway. (3)
- 2-- Be advised that if a second accessible parking space is added due to the distance from the proposed shared parking areas, then considerations need to be made to address Florida Statute requirements related to the accessible path directing users to not walk behind another vehicle (other than their own). (4)
- 3-- Consider how you will manage Solid Waste and where a dumpster (if used) will be located and accessed on the property.

References

- (1) Section 3-1401.B.3. a. If an existing use is improved or remodeled in a value of 25 percent or more of the valuation of the existing principal structure as reflected on the property appraiser's current records.
- (2) Please see Index 188: <https://www.myclearwater.com/files/sharedassets/public/v/3/doing-business-in-clearwater/city-projects/documents/100-streets/100streets.pdf>
- (3) Section 3-1402.J.1. Dead-end parking aisles are discouraged, but when site conditions dictate that there be dead-end parking aisles, they shall be designed so that there is a back-out maneuvering area at the end of the aisle. This maneuvering area shall not encroach upon any required landscape areas.
- (4) Florida Statute 553.5041(5)(a) All spaces must be located on an accessible route that is at least 44 inches wide so that users are not compelled to walk or wheel behind parked vehicles except behind his or her own vehicle.

**TRAFFIC ENG - Prior to Building Permit - Parking Shared Use**

Set to DRAFT on 10/24/2024 3:00:02 PM

Issue created by Raymond Dresch on 10/24/2024 3:00:02 PM  
raymond.dresch@myclearwater.com - 727-444-8775

Both, a CRA Shared Use Agreement and Share Use calculation table will need to be provided. The City is aware of additional proposals to have Share Usage with the lot designated as "North Lot" (vicinity Engman St) in your proposal.

Section 3-1405. Shared Parking.  
[https://library.municode.com/fl/clearwater/codes/community\\_development\\_code?nodeId=PTICODECO\\_ART3DEST\\_DIV14PALO\\_S3-1405SHPA](https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV14PALO_S3-1405SHPA)





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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

**9:20 AM**

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**Case number:** [FLD2024-09021 -- 699 BAY ESPLANADE](#)

**Owner(s):** R&r Getaway Llc  
699 Bay Esplandae  
Clearwater, FL 33767  
PHONE: No phone, Fax: No fax, Email: No email

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

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

**Location:** Northeast corner of Bay Esplanade and Somerset Street. (1.13 acres, 0.3 acres upland)

**Atlas Page:** 258A

**Zoning District:** T - Tourist

**Request:** Flexible Development approval to construct a six-unit Resort Attached Dwelling use in the Tourist (T) zoning district, Old Florida Character District of Beach by Design for the properties located at 693 and 699 Bay Esplanade. The building will not exceed 35 feet and 11 parking spaces are proposed. Requested is flexibility for pool and deck setbacks. (Community Development Code Section 2-803.L. and Beach by Design)

**Proposed Use:** Resort Attached Dwellings

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

**Assigned Planner:** Melissa Hauck-Baker, Senior Planner



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**Workflow:**

<b>Review Name</b>	<b>Task Status</b>	<b>Status Date</b>	<b>Last Name</b>
Parks and Rec Review	Comments	10/15/2024	Parry
Engineering Review	Comments	10/18/2024	Vaughan
Solid Waste Review	Comments	10/21/2024	Portalatin
Traffic Eng Review	Comments	10/23/2024	Dresch
Stormwater Review	Comments	10/25/2024	Vo
Public Utilities Review	Comments	10/25/2024	Vacca
Environmental Review	Comments	10/28/2024	Kessler
Fire Review	No Response	11/04/2024	Hauck-Baker
Land Resource Review	Comments	11/04/2024	McDonnell
Harbor Master Review	No Response	11/04/2024	Hauck-Baker
Route to Meeting	Ready for DRC	11/07/2024	Hauck-Baker
Planning Review	Comments	11/07/2024	Hauck-Baker
Determination of Completeness	Complete	11/07/2024	Hauck-Baker

The DRC reviewed this application with the following comments:

**Plan Room Issues:**



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TELEPHONE (727) 562-4567

**ENGINEERING - General Comments (Acknowledge):**

Set to OPEN on 10/18/2024 7:51:44 AM

Issue created by Kyle Vaughan on 10/18/2024 7:51:44 AM  
kyle.vaughan@myclearwater.com - 727-444-8232

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

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. Bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including A.D.A. (Per Sec.47.181).
4. Work on right-of-way shall require a permit with the appropriate entity.
5. Applicant shall be responsible for maintaining all landscaping, hardscaping and lighting located within Right of Way.
6. Contractor shall request an easement inspection prior to any construction near an easement.

**ENGINEERING - Prior to Building Permit**

Set to OPEN on 10/18/2024 7:55:09 AM

Issue created by Kyle Vaughan on 10/18/2024 7:55:09 AM  
kyle.vaughan@myclearwater.com - 727-444-8232

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

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

**ENVIRONMENTAL - Prior to Building Permit**

Set to OPEN on 10/28/2024 10:36:01 AM

Issue created by Sarah Kessler on 10/28/2024 10:36:01 AM  
sarah.kessler@myclearwater.com - 727-444-8233

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

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



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**LAND RESOURCE - Prior to CDB: Landscape Materials**

Set to OPEN on 10/29/2024 8:19:21 AM

Issue created by Danny McDonnell on 10/29/2024 8:19:21 AM  
danny.mcdonnell@myclearwater.com - 727-444-8765

Please acknowledge:

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

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

Set to OPEN on 10/14/2024 6:02:53 PM

Issue created by Mark Parry on 10/14/2024 6:02:53 PM  
Issue is attached to Plans on sheet C2.1  
mark.parry@myclearwater.com - 727-444-8768

It appears that the proposal is for six new market rate attached dwelling units.

A Parks and Recreation Impact Fee of \$2,024 per dwelling unit (estimate of \$12,144 total) will be due prior to the issuance of any Certificate of Occupancy.

If the site was previously developed credit is applied for any legally permitted dwelling unit. In that case, 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.

Please acknowledge this comment prior to CDB.

**PLANNING - General Comments (Acknowledge)**

Set to OPEN on 10/28/2024 3:46:20 PM

Issue created by Melissa Hauck-Baker on 10/28/2024 3:46:20 PM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

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

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.

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TELEPHONE (727) 562-4567

**PLANNING - Prior to Building Permit: Unity of Title**

Set to OPEN on 10/28/2024 3:32:43 PM

Issue created by Melissa Hauck-Baker on 10/28/2024 3:32:43 PM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

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

**PLANNING - Prior to CDB: Access to Existing Dock**

Set to OPEN on 10/28/2024 3:48:36 PM

Issue created by Melissa Hauck-Baker on 10/28/2024 3:48:36 PM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

The site plan does not provide sufficient information regarding the retention of the existing dock located at 699 Bay Esplanade, clarification must be provided regarding the retention of the dock and how future access will be provided.

**PLANNING - Prior to CDB: Beach by Design**

Set to OPEN on 10/28/2024 3:35:49 PM

Issue created by Melissa Hauck-Baker on 10/28/2024 3:35:49 PM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

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

**PLANNING - Prior to CDB: Fences/Walls**

Set to OPEN on 10/28/2024 3:42:32 PM

Issue created by Melissa Hauck-Baker on 10/28/2024 3:42:32 PM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

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

**PLANNING - Prior to CDB: Height Measurement**

Set to OPEN on 10/28/2024 3:42:06 PM

Issue created by Melissa Hauck-Baker on 10/28/2024 3:42:06 PM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

The Old Florida character district limits the maximum building height of 35 feet for properties on the north side of Somerset Street. This requirement also eliminates the need for building stepbacks, please confirm that the building will not exceed 35 feet in height and that building stepbacks are not required or proposed.





# 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: Landscaping**

Set to OPEN on 10/28/2024 4:01:33 PM

Issue created by Melissa Hauck-Baker on 10/28/2024 4:01:33 PM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

The Old Florida character district of Beach by Design requires a 10-foot-wide buffer along all street facing property lines. The landscape plan does show the dimensions of the buffers, however, CDC Section 3-1202 requires plant materials are intended to occupy the entire width of the provided buffers along the south and west property lines, adjust the plan as accordingly. Additionally, as the request is seeking flexibility for the pool and deck setbacks, tiered landscaping areas provided along the north and east property lines in excess of CDC requirements.

## **PLANNING - Prior to CDB: Mechanical Equipment**

Set to OPEN on 10/28/2024 3:39:00 PM

Issue created by Melissa Hauck-Baker on 10/28/2024 3:39:00 PM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

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

## **PLANNING - Prior to CDB: Parking Space Dimensions**

Set to OPEN on 10/28/2024 4:07:04 PM

Issue created by Melissa Hauck-Baker on 10/28/2024 4:07:04 PM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

All of the parking spaces must show dimensions proving that the spaces comply with the minimum space size. Any space which is undersized must be clearly labeled and identify the method of blocking the same to prevent a resident from attempting to park there.

## **PLANNING - Prior to CDB: Required Setbacks (Acknowledge)**

Set to OPEN on 10/28/2024 3:39:58 PM

Issue created by Melissa Hauck-Baker on 10/28/2024 3:39:58 PM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

Beach by Design is very specific with respect to required setbacks in the Old Florida character district, BBD Section II.A.2. where a 15-foot front setback and 10-foot side or rear setback is required. The proposed front setbacks are 16.7 feet (west) and 15 feet (south) with the proposed side setback of 10 feet (north) and the existing pool with decking which was completed under permit, BCP2020-12015, in 2020 will remain in the east side setback which is included in the request for flexibility.

## **PLANNING - Prior to CDB: Rooftop Floor Plan**

Set to OPEN on 10/28/2024 4:04:16 PM

Issue created by Melissa Hauck-Baker on 10/28/2024 4:04:16 PM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

The floor plans do not clarify if the rooftop floor area will become outdoor living spaces or if in fact it will be closed off to the residents.





# CITY OF CLEARWATER

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

## **PLANNING - Prior to CDB: Sight Visibility Triangles**

Set to OPEN on 11/1/2024 10:42:40 AM

Issue created by Melissa Hauck-Baker on 11/1/2024 10:42:40 AM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

The southern portion of the proposed building encroaches into the required sight visibility triangles, please modify the proposed building footprint to comply with the sight visibility triangle requirements of CDC Section 3-904.A.

Consistent with CDC Section 3-904.B, please provide spot elevations along perimeter of the existing pool and decking to ensure that the elevation remains under 12 inches from grade.

## **PUBLIC UTILITIES - Prior to Building Permit**

Set to OPEN on 10/23/2024 4:33:20 PM

Issue created by Michael Vacca on 10/23/2024 4:33:20 PM  
Issue is attached to Plans on sheet C4.1  
mike.vacca@myclearwater.com - 727-265-1831

1. acknowledge and call out on drawings - reclaimed water is available for irrigation need

## **SOLID WASTE - Prior to CDB: Trash service/Trash room**

Set to OPEN on 10/21/2024 3:41:38 PM

Issue created by Brandi Portalatin on 10/21/2024 3:41:38 PM  
brandi.portalatin@myclearwater.com - 727-562-4920

What are the dimensions of the trash room?

Where is the staging area that maintenance will roll out trash dumpsters for service?

Please be aware there are a lot of low wires around that area and our trucks need clearance to dump.

## **STORMWATER - Prior to CDB (need acknowledgement)**

Set to OPEN on 10/25/2024 11:17:48 AM

Issue created by Phuong Vo on 10/25/2024 11:17:48 AM  
phuong.vo@myclearwater.com - 727-444-8228

Please acknowledge the following DO's condition approval:

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

## **TRAFFIC ENG - Prior to Building Permit (acknowledgement)**

Set to OPEN on 10/23/2024 12:50:58 PM

Issue created by Raymond Dresch on 10/23/2024 12:50:58 PM  
raymond.dresch@myclearwater.com - 727-444-8775

--1-- Parking Spaces Adjoining Walls/Obstructions: When the side of a parking space adjoins a wall, landscaping, or other obstruction that is taller than 6 inches above the parking surface, a minimum 1 foot of additional clear space beyond the parking space is recommended on the side of the obstruction to ensure operator/passenger access. The additional clear space mimics the space typically available between vehicles parked in adjoining spaces.

--2-- Storage Access: When occupied, there are parking spaces that will restrict/block access to storage areas.



# CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

## TRAFFIC ENG - Prior to CDB

Set to OPEN on 10/23/2024 1:23:11 PM

Issue created by Raymond Dresch on 10/23/2024 1:23:11 PM  
raymond.dresch@myclearwater.com - 727-444-8775

--1-- Parking Area Entry: Both the west (left) and east (right) sides of the parking area entry/exit encroaches into the Sight Visibility Triangle.

### Plan Room Conditions:

No Plan Room Conditions on this case.

### Plan Room Notes:

No Plan Room Notes on this case.



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

**9:35 AM**

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**Case number:** [FLD2024-09022 -- 651 N OLD COACHMAN RD](#)

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

**Applicant:** John Timberlake  
651 N Old Coachman Rd  
Clearwater, FL 33765  
PHONE: No phone, Fax: No fax, Email: Jtimberlake@threshersbaseball.Com

**Representative:** Jason Sheridan  
Pennoni Associates  
5755 Rio Vista Drive  
Clearwater, FL 33760  
PHONE: (302) 743-5617, Fax: No fax, Email: Jsheridan@pennoni.Com

**Location:** East side of N. Old Coachman Road, west side of US-19, 840 feet north of Drew Street. (38.7 acres)

**Atlas Page:** 281B

**Zoning District:** US 19 - US 19 Corridor Zoning

**Request:** Flexible Standard Development approval to construct a 25,000 square foot addition to a governmental use (Baycare Ballpark) in the Open Space/ Recreation (OS/R) District, in the US 19 District and the US 19 Regional Center (US 19-RC) subdistrict and in the Preservation (P) District for the property located at 651 N. Old Coachman Road. The project will not exceed 50 feet in height and meets parking requirements. Requested is an amendment to the original approvals FLD2002-07021 and FLD2004-07055. (Community Development Code Sections 2-1403 and B-303.A.)

**Proposed Use:** Government Uses

**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
Determination of Completeness	Complete	10/04/2024	Kozak
Engineering Review	Comments	10/18/2024	Vaughan
Parks and Rec Review	No Comments	10/18/2024	Parry
Traffic Eng Review	No Comments	10/23/2024	Dresch
Stormwater Review	Comments	10/25/2024	Vo
Environmental Review	Comments	10/28/2024	Kessler
Public Utilities Review	Comments	10/30/2024	Vacca
see identified issues comments			
Planning Review	Comments	10/31/2024	Hauck-Baker
Land Resource Review	Comments	11/01/2024	Quinzi
Fire Review	No Response	11/04/2024	Hauck-Baker
Route to Meeting	Ready for DRC	11/04/2024	Hauck-Baker
Solid Waste Review	No Response	11/04/2024	Hauck-Baker

The DRC reviewed this application with the following comments:

**Plan Room Issues:**

**ENGINEERING - General Comments (Acknowledge):**

Set to OPEN on 10/18/2024 9:40:28 AM

Issue created by Kyle Vaughan on 10/18/2024 9:40:28 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.



# CITY OF CLEARWATER

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

## **ENVIRONMENTAL - Prior to Building Permit**

Set to OPEN on 10/28/2024 10:42:41 AM

Issue created by Sarah Kessler on 10/28/2024 10:42:41 AM  
sarah.kessler@myclearwater.com - 727-444-8233

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

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

## **LAND RESOURCE - Landscape Acknowledgement**

Set to OPEN on 11/1/2024 4:06:38 PM

Issue created by Michael Quinzi on 11/1/2024 4:06:38 PM  
michael.quinzi@myclearwater.com - 727-444-8770

### **Landscape Acknowledgement**

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

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

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

## **LAND RESOURCE - Pior to CDB: Tree Inventory**

Set to OPEN on 10/31/2024 4:41:36 PM

Issue created by Michael Quinzi on 10/31/2024 4:41:36 PM  
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.

## **LAND RESOURCE - Prior to CDB: Inches Spreadsheet**

Set to OPEN on 10/31/2024 4:55:33 PM

Issue created by Michael Quinzi on 10/31/2024 4:55:33 PM  
michael.quinzi@myclearwater.com - 727-444-8770

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



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

## **LAND RESOURCE - Prior to CDB: Landscape plan**

Set to OPEN on 10/31/2024 5:15:57 PM

Issue created by Michael Quinzi on 10/31/2024 5:15:57 PM  
michael.quinzi@myclearwater.com - 727-444-8770

- Replace Crape Myrtle trees with a Florida Native accent tree.
- Please use City of Clearwater Landscape Details. LP5001
- Please add the following narrative to the Landscape Plan;

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.

All shade trees must be a minimum of 5 feet from any impervious surface or utility.

## **LAND RESOURCE - Prior to CDB: Tree Preservation**

Set to OPEN on 10/31/2024 4:40:25 PM

Issue created by Michael Quinzi on 10/31/2024 4:40:25 PM  
michael.quinzi@myclearwater.com - 727-444-8770

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

## **PLANNING - FEMA Flood Hazard Areas (Acknowledge)**

Set to OPEN on 10/30/2024 2:59:42 PM

Issue created by Melissa Hauck-Baker on 10/30/2024 2:59:42 PM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

Please be aware that portions of the proposed project are located within FEMA Flood Hazard Areas which may impact the construction phase of the project.





# CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

## PLANNING - General Comments (Acknowledge)

Set to OPEN on 10/30/2024 4:15:13 PM

Issue created by Melissa Hauck-Baker on 10/30/2024 4:15:13 PM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

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

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 quasijudicial 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.

In order to be reviewed by the Community Development Board (CDB) on December 17, 2024, 10 complete hard-copy sets (revised, folded and collated) and one electronic version of all updated materials must be submitted no later than 12:00pm on November 15, 2024.

## PLANNING - Mechanical Equipment

Set to OPEN on 11/4/2024 9:43:32 AM

Issue created by Melissa Hauck-Baker on 11/4/2024 9:43:32 AM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

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

## PLANNING - Prior Approvals (Acknowledge)

Set to OPEN on 10/30/2024 2:55:52 PM

Issue created by Melissa Hauck-Baker on 10/30/2024 2:55:52 PM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

The narrative identifies that this project is a modification to the prior approvals, FLD2002-07021A, approved April 15, 2003, and FLD2004-07055, approved October 19, 2004, however, on January 16, 2007, the Community Development Board approved FLD2002-07021B and FLD2004-07055A. Please confirm if the proposed project is a modification to the most recent approvals.





# CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

## PLANNING - Prior to CDB: Affidavit of Authorized Agent

Set to OPEN on 10/30/2024 3:08:51 PM

Issue created by Melissa Hauck-Baker on 10/30/2024 3:08:51 PM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

The application identifies that one parcel will be impacted by the proposed project, however, Sheet CS0501 identifies that the area of work extends beyond the one parcel provided. If the scope of the project extends onto the adjacent property to the west, additional information is required before the project could move forward to the CDB.

If the adjacent property to the west is included within the project area then a properly executed Affidavit of Authorized Agent is required before the application could move forward. Additionally, CDC Section 3-907.B provides the following language and any improvements into the Transportation/Utility future land use area: "Buffer required within Transportation/Utility future land use category. A ten-foot buffer shall be provided on all lands designated Transportation/Utility on the Future Land Use Map that are adjacent to any other future land use classification other than Industrial. Lands designated Transportation/Utility that are adjacent to lands designated industrial future land use classifications are exempt from this requirement."



# CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

## **PUBLIC UTILITIES - prior to CDB (acknowledge)**

Set to OPEN on 10/30/2024 1:11:45 PM

Issue created by Michael Vacca on 10/30/2024 1:11:45 PM

Issue is attached to Plans on sheet CS1501

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

### Water

1. Call out on your drawings and acknowledge – (carpenters' field) on the demo plans show to remove / relocate the fire hydrant and valve. On your drawings added note contracted to work with the city prior to shutting down the water main. This is a dead-end water main and we require the issuance of boil water notice prior to commencing work.
2. Call out on your drawings and acknowledge -No structures will be placed over any existing cities water, sewer or reclaim mains. the site has a blanket easement, but we require a 10LF clearance zone over any utilities. show
3. Plans have potable water details but no water main new construction you don't show where to relocate the new hydrant to please advise

### RECLAIMED WATER

1. Call out on Drawings and acknowledge - on demo plans, shows / states relocate 4 inch above ground reclaimed meter assembly, you'll need to show where the proposed new location will be and with no obstructions around assembly. Add note on plans during construction City crews will need access to the assemble and have minimum interruption of service for this meter services city Clearwater transfer station with RCW water.
2. Call out on your drawings and acknowledge - Relocating of 24-inch RCW main - PVC pipe is not allowed per city specs for pressure pipe over 8 inch, call out to install ductile iron or HDPE pipe instead
3. call out on your drawings and acknowledge - scheduling with the city prior to turning off any reclaimed water mains within the project.
4. Call out on your drawings and acknowledge - no structures will be over any existing city water, sewer or reclaimed mains, the site has a blanket easement, but we require 10 linear feet clearance zone over any utilities including assemblies and apparatuses. show

### City gravity system (will need to see modifications)

1. Call out on drawings and acknowledge - show all existing city sanitary sewer pipes and manholes on your drawings.
2. Call out and acknowledge any request to abandon city sanitary sewer pipes and or Maholes
3. Relocate the new proposed sanitary sewer pipe from under the generator pad. if this sewer pipe is to be privately owned and maintained by others call it out
4. Explain sewer pipe connection point and fitting on drawings, should be manhole for ease of access and maintenance
5. Drawings shows or appears adding a new manhole to connect the proposed sewer pipe underneath the generator pad. Per city spec Doghouse manholes are not permitted.



# CITY OF CLEARWATER

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

## **STORMWATER - Address prior to Building Permit submittal**

Set to OPEN on 10/25/2024 4:54:29 PM

Issue created by Phuong Vo on 10/25/2024 4:54:29 PM  
phuong.vo@myclearwater.com - 727-444-8228

- 1) Try to intercept runoff from all areas of project, including the proposed permeable paver drive, and route it to the proposed vaults.
- 2) The orientation of the new 24" pipe to MES #1 is not desirable.
- 3) Notate flow direction of new and old storm pipes.
- 4) Dirt area to have a runoff coefficient value of 0.2.

Additional conditions will be provided upon reviewing of Building Permit application.

## **STORMWATER - General conditions (need acknowledgment)**

Set to OPEN on 10/25/2024 4:34:57 PM

Issue created by Phuong Vo on 10/25/2024 4:34:57 PM  
phuong.vo@myclearwater.com - 727-444-8228

General Condition:

- DRC review is a prerequisite for Building Permit Review. A comprehensive review of submitted site design related plans and calculations was not performed at this time; additional comments will be forthcoming upon submittal of a Building Permit Application.
- ERP permit from SWFWMD is required prior to CO issuance.
- Drainage permit from FDOT is required prior to CO issuance.
- If floodplain impact is involved, coordinate review for required mitigation with City's floodplain administrator.

## **STORMWATER - Prior to CDB (need acknowledgement)**

Set to OPEN on 10/25/2024 3:40:49 PM

Issue created by Phuong Vo on 10/25/2024 3:40:49 PM  
phuong.vo@myclearwater.com - 727-444-8228

Please acknowledge the following DO's condition approval:

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



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

## Plan Room 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

**9:50 AM**

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**Case number:** [FLS2024-09032 -- 1573 OWEN DR](#)

**Owner(s):** Scott S Blazer  
4205 Kent Dr  
Largo, FL 33774 101  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Scott Blazer  
4205 Kent Dr  
Largo, FL 33774  
PHONE: (727) 460-1098, Fax: No fax, Email: Scott\_Blazer@yahoo.Com

**Representative:** Scott Blazer  
4205 Kent Dr  
Largo, FL 33774  
PHONE: (727) 460-1098, Fax: No fax, Email: Scott\_Blazer@yahoo.Com

**Location:** Located on the east side of Owen Drive approximately 434 feet south of State Road 590. (0.210 acres)

**Atlas Page:** 273A

**Zoning District:** LDR - Low Density Residential

**Request:** Flexible Standard Development for a detached dwelling in the Low Density Residential (LDR) District located at 1573 Owen Drive. The detached dwelling will not to exceed 13 feet in height. Requested is flexibility from the front setback requirements. (Community Development Code Section 2-103.C)

**Proposed Use:** Detached Dwellings

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

**Assigned Planner:** Thea French, Planner



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

**Workflow:**

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	10/15/2024	French
Engineering Review	Comments	10/21/2024	Vaughan
Traffic Eng Review	No Comments	10/24/2024	Dresch
Public Utilities Review	No Comments	10/25/2024	Vacca
Stormwater Review	No Comments	10/25/2024	Vo
Environmental Review	Comments	10/28/2024	Kessler
Planning Review	Comments	10/29/2024	French
Land Resource Review	Comments	10/31/2024	Quinzi

The DRC reviewed this application with the following comments:

**Plan Room Issues:**

**ENGINEERING - General Comments (Acknowledge):**

Set to DRAFT on 10/21/2024 11:06:05 AM

Issue created by Kyle Vaughan on 10/21/2024 11:06:05 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.

**ENVIRONMENTAL - Prior to Building Permit**

Set to DRAFT on 10/28/2024 10:46:31 AM

Issue created by Sarah Kessler on 10/28/2024 10:46:31 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.



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**LAND RESOURCE - Prior to Development Order / Tree Preservation**

Set to DRAFT on 10/31/2024 4:31:46 PM

Issue created by Michael Quinzi on 10/31/2024 4:31:46 PM  
michael.quinzi@myclearwater.com - 727-444-8770

If the proposed patio is closer than 10 feet from the base of the east side of the Live Oak tree a Tree Preservation Plan Required

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

**LAND RESOURCE - Prior to Development Order / Trees on the site plan**

Set to DRAFT on 10/31/2024 4:18:51 PM

Issue created by Michael Quinzi on 10/31/2024 4:18:51 PM  
michael.quinzi@myclearwater.com - 727-444-8770

Show the location of the live oak tree in the front yard including the distance from the proposed patio to the base of the tree.

Show the location of the 2 palms trees and note that you are removing them.

**PLANNING - Prior to development order - Elevations**

Set to DRAFT on 10/29/2024 10:34:56 AM

Issue created by Thea French on 10/29/2024 10:34:56 AM  
Issue is attached to Plans on sheet G2  
thea.french@myclearwater.com - 727-444-8771

The text is too blurry and illegible. Please provide copy that is not so blurry. It's like this on all of the sheets with text. You may want to increase the font size, and change to a different font for more clarity. Please note, the floor plan (sheet F2), with the larger font, is still quite blurry.

Provide clearly labeled dimensions on architectural elevations showing proposed building height.

Height is defined as in Article 8 - DEFINITIONS AND RULES OF CONSTRUCTION

Height, building or structure, means for buildings, the vertical distance from the mean elevation of the existing grade to the highest finished roof surface in the case of a building with a flat roof, or the vertical distance from the existing grade to a point representing the midpoint of the peak and eave heights of the main roof structure of the roof of a building having a pitched roof.

**PLANNING - Prior to development order - Site Plan**

Set to DRAFT on 10/29/2024 10:44:58 AM

Issue created by Thea French on 10/29/2024 10:44:58 AM  
Issue is attached to Plans on sheet D2  
thea.french@myclearwater.com - 727-444-8771

Provide clearly labeled dimensions on site plan. Need more clarity for dimensions of all setbacks, and proposed development.

Clean up the image of the site plan. make sure the numbers/dimensions are legible and clearly labeled. Remove all irrelevant graphical information, numbers, or dimensions.



**PLANNING - Prior to development order - Respond to Flexibility Criteria**

Set to DRAFT on 10/29/2024 10:57:07 AM

Issue created by Thea French on 10/29/2024 10:57:07 AM  
Issue is attached to page 4 in Planining and development FLS&FLD APPL.pdf  
thea.french@myclearwater.com - 727-444-8771

Application, Page 4; Prior to development order - Respond to Flexibility Criteria The specific use criteria (page four) is not addressed. Responses are fairly superficial/simply reiterating the criteria. Planning would be looking for more in-depth responses. The criterion can be found in CDC Section 2-103.C.

- 1. Need evidence of adjacent and community character
- 2. Confirm setbacks of adjacent and community structures

Property addresses, approved planning case numbers, and/or approved building permit numbers would provide such information.

**PLANNING - Prior to development order - Respond to General Applicability Criteria**

Set to DRAFT on 10/29/2024 10:52:24 AM

Issue created by Thea French on 10/29/2024 10:52:24 AM  
Issue is attached to page 3 in Planining and development FLS&FLD APPL.pdf  
thea.french@myclearwater.com - 727-444-8771

Application page 3 - The General Applicability Criteria (page 3) responses are fairly superficial/simply reiterating the criteria. Planning would be looking for more in-depth responses. In particular, more specific answers and examples in responses for #1 and #5.

Property addresses, approved planning case numbers, and/or approved building permit numbers would provide such information.

**Plan Room Conditions:**

No Plan Room Conditions on this case.

**Plan Room Notes:**

No Plan Room Notes on this case.