



CITY OF CLEARWATER

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

DRAFT ACTION AGENDA DEVELOPMENT REVIEW COMMITTEE

Thursday, June 1, 2023

8:30 AM - Staff Review

9:00 AM

Case number: [FLD2016-06018A -- 301 GULFVIEW BLVD COMMON](#)

Owner(s): B W C W Hospitality Llc
5847 San Felipe St Ste 4600
Houston, TX 77057-3426
PHONE: (713) 417-8668, Fax: No fax, Email: No email

Applicant: Katie Cole
600 Cleveland St Suite 800
Clearwater, FL 33755
PHONE: (727) 259-6791, Fax: No fax, Email: Katie.Cole@hwhlaw.Com

Representative: Katherine Cole
Hill Ward Henderson
Clearwater, FL
PHONE: (727) 259-6791, Fax: No fax, Email: Katie.Cole@hwhlaw.Com

Location: bound by South Gulfview Boulevard (west), Coronado Drive (east), and Second Street (north).

Atlas Page:

Zoning District: T - Tourist

Request: The Community Development Board (CDB) is reviewing a first amendment to an approved Level Two Flexible Development application (FLD2016-06018) for the addition of 25 hotel units to an existing 287-unit hotel;); and a Transfer of Development Rights (25 hotel units) (CDC Section 4-1403); no changes to the exterior of the building or the site are proposed as the additional units will be accommodated by dividing existing rooms.

Proposed Use: Overnight Accommodations

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

Assigned Planner: Mark Parry, Senior Planner



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Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	05/09/2023	Matzke
Parks and Rec Review	No Comments	05/10/2023	Kader
Engineering Review	Comments	05/11/2023	Vaughan
Stormwater Review	No Comments	05/15/2023	Vo
Environmental Review	No Comments	05/17/2023	Kessler
Traffic Eng Review	No Comments	05/17/2023	Jordi
Planning Review	Comments	05/18/2023	Parry
Public Utilities Review	No Comments	05/18/2023	Vacca
no comments			
Land Resource Review	No Comments	05/19/2023	McDonnell
Fire Review	No Comments	05/25/2023	Hatten

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 5/11/2023 3:42:03 PM

Issue created by Kyle Vaughan on 5/11/2023 3:42:03 PM
 kyle.vaughan@myclearwater.com - 727-339-2108

If the proposed project necessitates infrastructure modifications to satisfy the site-specific water capacity and pressure requirements and/or wastewater capacity requirements, the modifications shall be completed by the applicant and at their expense. If underground water mains and hydrants are to be installed, the installation shall be completed and in service prior to construction in accordance with Fire Department requirements.



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PLANNING - Parking

Set to DRAFT on 5/24/2023 11:14:36 AM

Issue created by Mark Parry on 5/24/2023 11:14:36 AM

Issue is attached to Plans on sheet B2

mark.parry@myclearwater.com - 727-562-4741

On behalf of Legal:

The subject property was previously subject to development agreements that required the parking garage to maintain 400 public parking spaces.

The subject property has an approved development order to construct a pedestrian bridge (FLD2016-12038). As a companion to that site plan application, the property owner entered into a license agreement with the City on March 8, 2018, for the development of a yet to be constructed pedestrian bridge which requires the hotel to maintain the 400 public parking spaces. Failure to do so would be a material default of this agreement.

The proposed application to transfer development rights (25 hotel units) will require an additional 30 parking spaces. Based on the as-built plans provided, it appears there are currently 743 parking spaces provided where 751 parking spaces would be required to accommodate the existing and proposed hotel units and maintain the reserve of 400 public spaces required by the license agreement.

Please confirm the number of parking spaces currently provided in the garage and acknowledge that it is understood that the addition of 25 hotel rooms through this development application may impact the ability to comply with the existing licensing agreement vis-à-vis parking.

PLANNING - Parking Count.

Set to DRAFT on 5/17/2023 2:57:19 PM

Issue created by Mark Parry on 5/17/2023 2:57:19 PM

Issue is attached to Plans on sheet B2

mark.parry@myclearwater.com - 727-562-4741

The parking count (historic through today-ish) is 250 spaces for 250 hotel units at 1 space/unit; 44 spaces for 37 hotel units at 1.2 spaces/unit; 27 spaces for 18 dwelling units at 1.5 spaces per unit and, current proposal, 30 spaces for 25 hotel units at 1.2 spaces per unit. That's 324 spaces for 312 hotel units, 27 spaces for 18 dwelling units and 400 public spaces (I need confirmation from our Legal that those spaces are no longer required or, conversely, that they are). Otherwise, notwithstanding the verdict from Legal, that's a grand total of 351 private spaces plus 400 public spaces for a total of 751 spaces. I went ahead and counted parking spaces based on the plans submitted and have a total of 743 spaces where 751 are required. By my count the number of proposed hotel units needs to drop from 25 to 18.

PLANNING - Parking Count.

Set to WITHDRAWN on 5/9/2023 10:46:13 AM

Issue created by Mark Parry on 5/9/2023 10:46:13 AM

Issue is attached to page 1 in Original Floor Plans.pdf

mark.parry@myclearwater.com - 727-562-4741

The parking count (historic through today-ish) is 250 spaces for 250 hotel units at 1 space/unit; 44 spaces for 37 hotel units at 1.2 spaces/unit; 27 spaces for 18 dwelling units at 1.5 spaces per unit and, current proposal, 30 spaces for 25 hotel units at 1.2 spaces per unit. That's 324 spaces for 312 hotel units, 27 spaces for 18 dwelling units and 400 public spaces (I need confirmation from our Legal that those spaces are no longer required). That's a grand total of 351 private spaces plus 400 public spaces for a total of 751 spaces. Please provide a clear set of plans which show all required parking spaces.



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PLANNING - Room Count.

Set to WITHDRAWN on 5/9/2023 10:45:52 AM

Issue created by Mark Parry on 5/9/2023 10:45:52 AM

Issue is attached to page 1 in Hyatt Clearwater Key Split 4-4-23.pdf

mark.parry@myclearwater.com - 727-562-4741

The key split sheet shows 42 new keys where the proposal is for 25 new keys. Please clarify which rooms will be split and where.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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Case number: [TDR2023-05001 -- 830 BAYWAY BLVD](#)

Owner(s): Clearwater Yacht Club Inc
 830 Bayway Blvd
 Clearwater, FL 33767-2613
 PHONE: (727) 447-6000, Fax: No fax, Email: No email

Applicant: Katherine Cole
 Clearwater, FL
 PHONE: (727) 259-6791, Fax: No fax, Email: Katie.Cole@hwhlaw.Com

Representative: Katherine Cole
 Clearwater, FL
 PHONE: (727) 259-6791, Fax: No fax, Email: Katie.Cole@hwhlaw.Com

Location: bound by South Gulfview Boulevard (west), Coronado Drive (east), and Second Street (north) (TDR receiving site); 830 Bayway Boulevard; north side of Bayway Boulevard approximately 85 feet east of Gulf Boulevard (TDR sending site).

Atlas Page: 285B

Zoning District: Tourist

Request: The Community Development Board (CDB) is reviewing a first amendment to an approved Level Two Flexible Development application (FLD2016-06018) for the addition of 25 hotel units to an existing 287-unit hotel;); and a Transfer of Development Rights (25 hotel units) (CDC Section 4-1403); no changes to the exterior of the building or the site are proposed as the additional units will be accommodated by dividing existing rooms.

Proposed Use: Social and Community Centers

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

Assigned Planner: Mark Parry, Senior Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	05/10/2023	Crandall
Environmental Review	No Comments	05/17/2023	Kessler

The DRC reviewed this application with the following comments:



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TELEPHONE (727) 562-4567

Planning Review

Ellen Crandall

ellen.crandall@myclearwater.com

727-562-4836

All Planning comments are prior to CDB.

1. At time of DRC resubmittal update, clarify and revise: Page one of the application you must provide the square footage of the Membership club/marina to calculate what density/intensity is available for transfer. Revised application 5.8.23 lists size of property at 10,278 sq ft and 1.14 acres (which would be 49,658.4 square feet). The square footage and acreage conflict. The intention may have been to convey that the community membership organization listed on the next line is a 10,278 square foot. However, the PCPAO lists total heated at 10,278 and total gross as 11,510. City staff has recently used the total gross as per the prior TDR from this sending site. Article 8 definition of FAR is the "relationship between the gross floor area on a site". Prior to CDB revise the application to list the correct number on the correct line. All other calculations on available density/intensity must be updated throughout.

2. At time of DRC resubmittal update, clarify and revise: Page one of the application on how many development rights are allocated to this site says "see attached e-mail". No email was attached and this is unclear. "Development rights" may be a vague term. It is clearest to discuss it in terms of acreage and future land use. The sending site has 1.14 acres as Resort Facilities High, minus 0.264 acres (for the 11,510 square feet existing development calculated at a 1.0 floor area ratio) which allows for 0.876 acres of unutilized density available. The applicant must provide a clear and concise request and data, simply attaching numerous pages of prior applications is not clear nor concise.

3. At time of DRC Resubmittal update, clarify and revise: Page two of the application under current use of the property lists "overnight accommodations". Provide the full scope of the development and the exact number of units. If there is commercial (that is not accessory) if there are dwelling units this must be detailed.

4. At time of DRC resubmittal update, clarify and revise: Page two must provide how many development rights are allocated to this site (under the receiving site). The response of "n/a development agreement" does not clarify. How many units and of which type does the receiving site have allocated? Provide a clear and candid response. A table to list all forms of intensity/density and types of units, how it was allocated would be a good way to address this.

Planning Review

Ellen Crandall

ellen.crandall@myclearwater.com

727-562-4836



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5. At time of DRC Resubmittal update: Page two and throughout the application the units must be specified as "overnight accommodation units". The abbreviation of "units" is unclear. Further, the application lists "transient units" Clearly specify the types of units. Either overnight accommodation units or dwelling units or commercial space. Use CDC code defined uses. The Hyatt hotel appears to have approvals for 287unit hotel plus 18 dwelling units. Confirm if all commercial was approved as accessory.

6. At time of DRC resubmittal update, clarify and revise: There are two-page twos in the PDF. Clarify which one is correct and remove the duplicate.

7. At time of DRC resubmittal update, clarify and revise: The Legal description does not include all parcels associated with the address as per the Pinellas County Property Appraiser. Staff has cross referenced and can provide an excel sheet with these details. There are approximately 27 parcels that have been omitted. Further, several of the parcels list ownership different from "B W C W Hospitality LLC". All parcels must be listed. All ownership must authorize the application. Signed and notarized affidavits from each ownership is required.

8. Confirm and acknowledge:

CLEARWATER BEACH YACHT CLUB, INC. has 1.14 acres of development potential at Resort Facilities High with an existing development of 11,510 square feet, utilizing the equivalent of 0.264 acres calculated at a 1.0 floor area ratio., leaving 0.876 acres of unutilized density available.

The requested TDR2023 is for 25 overnight accommodation units or the equivalent of 0.50 acres of Resort Facilities High future land use, which allows for remaining calculated 0.8426 available acres after TDR2022-1001, then subtract 0.5 acres for TDR2023 leave 0.3426 acres of development potential remaining for the sending side of 830 Bayway.

9. At time of DRC resubmittal update, clarify and revise: Page 37 of the submitted PDF has a consent of mortgagee and release of units which lists two parcel numbers where the first page of the application only lists one parcel number. The parcel numbers listed here are generally consistent with 483 Mandalay Avenue. This appears to be an entirely incorrect parcel. Additionally, this lists 29 overnight accommodation units where the request is for Remove all extraneous materials, properties, prior submittals etc. The applicant is responsible for a clear, clean and concise application. Conflicting and insufficient applications will not move to CDB.

Planning Review

Ellen Crandall

ellen.crandall@myclearwater.com

727-562-4836



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10. At time of DRC resubmittal update, clarify and revise: The pages following 37 of the PDF appear to be prior TDRs. These old TDRs are not being re-reviewed or re-approved and are not helpful in this submittal. The prior submittals must be removed. The direction was to remove extraneous material; however, more extraneous material has been added. Remove the remain pages that are not germane to the request. Each request must stand on its own. Clearly detail the request, the density, the types of units, etc., do not simply submit old material. Conflicting and insufficient applications will not move to CDB.

11. Disclaimer, must be acknowledged. Staff has done considerable research and calculations trying to determine the actual request and density/intensity as an example. Applicant must provide their own data and is responsible for the accuracy of the submittal.

Planning Review

Ellen Crandall

ellen.crandall@myclearwater.com 727-562-4836

Next Step – if moving forward to CDB.

To be reviewed by the next available Community Development Board hearing (generally the following month from DRC) ten (10) complete sets (revised as needed, folded and collated) and one electronic version (uploaded) must be submitted no later than noon by the submittal calendar deadline. Please review the submittal calendar online: <https://www.myclearwater.com/Business-Development/Planning-and-Zoning-Approvals/Development-Review-Committee-DRCCCommunity-Development-Board-CDB/Submittal-Calendar> All deadlines are 12 noon. The electronic and hardcopies must match exactly. Hardcopies are to be delivered to the Municipal Service Building at 100 S. Myrtle Avenue Clearwater Fl. Clearly label to the ATTN of Isabel Winget and include the case number and address. The electronic resubmittal must fully address all city staff comments/issues in Plan room to proceed to CDB. Failure to address all Planning comments fully and completely will delay your application. Failure to coordinate narratives, plans, elevations, and all documents with each other will delay your application. Failure to meet deadlines will delay your application. Finally, please be aware that City Staff will not organize, collate or otherwise piece together this or any other application. The responsibility of providing a complete, collated and organized submittal rests solely with the applicant

This case has a companion case, FLD2016-06018A. Both cases must move forward together or be delayed together.

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

9:30 AM

Case number: [FLD2023-04008 -- 50 N OSCEOLA AVE](#)

Owner(s): City Of Clearwater
Po Box 4748
Clearwater, FL 33758
PHONE: (727) 555-1212, Fax: No fax, Email: No email

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

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

Location: west side of North Osceola Avenue approximately 85 feet north of Cleveland Street.

Atlas Page: 286B

Zoning District: D - Downtown

Request: The Community Development Board (CDB) is reviewing a proposed 158-unit overnight accommodations development (117.19 units per acre) including 30 hotel units allocated from the Public Amenities Incentive Pool) in the Downtown (D) District and the Downtown Core Character District for the property located at 50 North Osceola Avenue. The proposal includes a maximum building height of 157 feet for the hotel component and 53 feet for any other component (from grade), a minimum of 196 off-street parking spaces (119 spaces for the hotel and 50 for the public), requests allowable flexibility from setbacks, façade design and articulation standards; requests an allocation of 30 hotel units from the Public Amenities Incentive Pool. (Clearwater Downtown Redevelopment Plan, Community Development Code (CDC) Appendix C Sections 803.C.1, 2, 3, 4 and 5, 803.L; 301.A.2). subject to change upon formal resubmittal for CDB

Proposed Use: Overnight Accomodations

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

Assigned Planner: Mark Parry, Senior Planner



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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	05/09/2023	Parry
Parks and Rec Review	No Comments	05/10/2023	Kader
Stormwater Review	Comments	05/15/2023	Vo
Engineering Review	Comments	05/17/2023	Vaughan
Environmental Review	Comments	05/17/2023	Kessler
Traffic Eng Review	Comments	05/17/2023	Jordi
Planning Review	Comments	05/18/2023	Parry
Public Utilities Review	Comments	05/22/2023	Vacca
comments			
Land Resource Review	Comments	05/23/2023	Quinzi
Fire Review	Comments	05/25/2023	Hatten

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - E 15' of Lot 3

Set to DRAFT on 5/17/2023 1:47:03 PM

Issue created by Kyle Vaughan on 5/17/2023 1:47:03 PM
Issue is attached to Plans on sheet SURVEY
kyle.vaughan@myclearwater.com - 727-339-2108

Please acknowledge it is the intent of the applicant to formally dedicate this portion of right of way that is "likely extinguished by merger doctrine" to the City of Clearwater for public right of way via recording of a new plat which would be required prior to building permit.



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TELEPHONE (727) 562-4567

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 5/17/2023 1:21:47 PM

Issue created by Kyle Vaughan on 5/17/2023 1:21:47 PM
kyle.vaughan@myclearwater.com - 727-339-2108

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

ENGINEERING - Prior to BCP

Set to DRAFT on 5/17/2023 1:54:16 PM

Issue created by Kyle Vaughan on 5/17/2023 1:54:16 PM
kyle.vaughan@myclearwater.com - 727-339-2108

1. Applicant shall obtain permanent address assignments from the Engineering Department. The address assignment shall correspond to the street on which the entrance is located. Contact Pawel Dembinski, Engineering Systems Coordinator (727) 562- 4767.
2. Provide a copy of the recorded Parcel Combination Request from Pinellas County.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 5/17/2023 3:12:24 PM

Issue created by Sarah Kessler on 5/17/2023 3:12:24 PM
sarah.kessler@myclearwater.com - 727-562-4897

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

FIRE - Prior to CDB

Set to DRAFT on 5/25/2023 9:11:47 AM

Issue created by Keith Hatten on 5/25/2023 9:11:47 AM
Issue is attached to Plans on sheet CIV 4
keith.hatten@myclearwater.com - 727-224-7368

Relocate proposed FDC and existing hydrant away from building and not underneath overhang.

LAND RESOURCE - Prior to BCP - Irrigation Plan

Set to DRAFT on 5/25/2023 9:19:14 AM

Issue created by Michael Quinzi on 5/25/2023 9:19:14 AM
michael.quinzi@myclearwater.com - 727-562-4558

Provide an Irrigation plan prior to BCP.

LAND RESOURCE - Prior to CDB Landscape plan

Set to DRAFT on 5/23/2023 10:10:43 AM



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TELEPHONE (727) 562-4567

Issue created by Michael Quinzi on 5/23/2023 10:10:43 AM
michael.quinzi@myclearwater.com - 727-562-4558

Provide a landscape plan with City of Clearwater details and specifications. Show how the proposed landscape integrates with the surrounding Imagine Clearwater landscape.

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

Provide the following specifications for each species on the Plant Material Legend:

- Shade trees must be 10 feet in height and 2.5 inch caliper at time of planting.
- Accent trees must be 8 feet in height and 2.0 inch in caliper at time of planting.
- Palms must have 10 feet of clear trunk at time of planting. Palms with a crown shaft (example: Fox tail, Royal Palm) the crown shaft will not be included in the 10 feet measurement.
- Shrubs and ground cover provide container size, height and width/spread.
- Provided dimensions on the landscape plan showing all shade trees must be a minimum of 5 feet from any impervious surface or utility.

PLANNING - Awnings, canopies, etc.

Set to DRAFT on 5/18/2023 12:50:22 PM

Issue created by Mark Parry on 5/18/2023 12:50:22 PM
Issue is attached to Plans on sheet A2.01
mark.parry@myclearwater.com - 727-562-4741

SECTION C-404. STOREFRONT 1 FRONTAGE (Consistent with Street Types A, B and C); Flexibility for all Design Standards, below, is available per 803.N. Not all sections include a separate call out for 803.N

D) Ground Floor Facades & Entries

3. Awnings, canopies, or other forms of weather protection shall be required along at least 80 percent of the front facade and shall meet the standards in Appendix C, Division 6. Provide façade length and awning length.

Please provide the total façade width dimension for each building and the amount of awning/canopy in feet provided

PLANNING - Building Bays - upper floors

Set to DRAFT on 5/18/2023 12:58:51 PM

Issue created by Mark Parry on 5/18/2023 12:58:51 PM
Issue is attached to Plans on sheet A2.01
mark.parry@myclearwater.com - 727-562-4741

SECTION C-602. FACADE TREATMENT & DESIGN: Flexibility permitted pursuant to 803.N.

B) Facade Articulation; Flexibility permitted pursuant to 803.L and N.

3. To avoid flat, continuous facades above the ground floor on all building sides, the maximum length of an upper floor facade section shall be between 80 and 120 feet and the articulation between upper floor facade sections shall be accomplished by recessing the facade 2 feet minimum for a distance of at least 10 feet as illustrated in Figure 31. Facade Bays & Articulation.

Additional details needed to show compliance with this provision.



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TELEPHONE (727) 562-4567

PLANNING - Building Entry - design

Set to DRAFT on 5/18/2023 12:59:55 PM

Issue created by Mark Parry on 5/18/2023 12:59:55 PM

Issue is attached to Plans on sheet A2.01

mark.parry@myclearwater.com - 727-562-4741

SECTION C-605. BUILDING ENTRIES: Flexibility permitted pursuant to 803.N.

B) Design Treatment: Flexibility permitted pursuant to 803.N. Primary building entries, including main entries to individual tenant spaces and to lobbies used to access upper story building space, shall be distinguished by facade design, accomplished through the use of a combination of materials, articulation, or other architectural treatments such as variation in building height, arches, columns, towers, or similar treatments that provide interest to the building facade and draw attention to the entrance.

The primary pedestrian access points to both buildings from Osceola are somewhat nondescript. Can we add some additional detailing?

PLANNING - Building Setback

Set to DRAFT on 5/22/2023 9:17:28 AM

Issue created by Mark Parry on 5/22/2023 9:17:28 AM

Issue is attached to Plans on sheet CIV 2

mark.parry@myclearwater.com - 727-562-4741

Flexibility is needed for the maximum front setbacks pursuant to 803.C.

The required side setback of zero feet (exceeded by the application between 13 and 23.67 feet) has no opportunity for flexibility.

Flexibility is available for side setbacks less than the otherwise minimum required.

PLANNING - Building Spacing

Set to DRAFT on 5/18/2023 12:46:25 PM

Issue created by Mark Parry on 5/18/2023 12:46:25 PM

Issue is attached to Plans on sheet CIV 2

mark.parry@myclearwater.com - 727-562-4741

SECTION C-404. STOREFRONT 1 FRONTAGE (Consistent with Street Types A, B and C); Flexibility for all Design Standards, below, is available per 803.N. Not all sections include a separate call out for 803.N B) Building Setbacks; Flexibility permitted per 803.N 3. To promote continuity of frontages along front setbacks the space between buildings on the same or adjacent sites shall be 20 feet maximum (provide max. spacing) Flexibility permitted pursuant to 803.C.5 and 6 and may be occupied by a mid-block pedestrian passageway open for public use during regular business hours. Where such space is provided with no pedestrian passageway a 6-foot minimum, 8-foot maximum high brick or other masonry wall, wall with masonry columns linked by substantial grill work, or wall designed to match the architectural design of the building shall be constructed in line with the front building facade.

Clarify the distance between the proposed building and the library. Flexibility is needed pursuant to 803.C.5.

PLANNING - Development Agreement.

Set to DRAFT on 5/18/2023 1:00:58 PM

Issue created by Mark Parry on 5/18/2023 1:00:58 PM

Issue is attached to Plans on sheet A0.01

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Clarify when the Development Agreement was approved by City Council and then formally executed.



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TELEPHONE (727) 562-4567

PLANNING - Disclaimer.

Set to DRAFT on 5/18/2023 1:01:29 PM

Issue created by Mark Parry on 5/18/2023 1:01:29 PM
Issue is attached to Plans on sheet A0.01

mark.parry@myclearwater.com - 727-562-4741

Please note that additional comments may be generated at or after the DRC meeting based on responses to DRC comments.

Please carefully review the listed request. It is ultimately the responsibility of the applicant to ensure that the request reflects what is wanted.

In order to be reviewed by the CDB on July 18, 2023, 10 complete sets (revised as needed, folded and collated) and one electronic version (uploaded) must be submitted no later than noon June 9, 2023.

The electronic and hardcopies must match exactly. Hardcopies are to be delivered to the Municipal Service Building at 100 S. Myrtle Avenue Clearwater FL. Clearly label to the ATTN of Isabel Winget and include the case number and address.

Substantial redesign or unresolved issues will prevent the project from moving forward to the CBD.

Depending on the nature of the resubmittal Staff reserves the right to bring the submittal to another DRC meeting.

All the Planning Comments as well as all aspects of Beach by Design need to be fully addressed in Plan Room to proceed to CDB.

Failure to fully and completely address all Planning comments will delay your application.

Failure to coordinate narratives, plans, elevations and all documents with each other will delay your application.

Failure to meet deadlines will delay your application.

Finally, please be aware that City Staff will not organize, collate or otherwise piece together this or any other application. The responsibility of providing a complete, collated and organized submittal rests solely with the applicant.

PLANNING - Fence/wall - location

Set to DRAFT on 5/18/2023 12:52:37 PM

Issue created by Mark Parry on 5/18/2023 12:52:37 PM
Issue is attached to Plans on sheet CIV 2

mark.parry@myclearwater.com - 727-562-4741

SECTION C-506. LANDSCAPE & FENCING/WALLS: Flexibility permitted pursuant to 803.N.
B) Fences & Walls: Flexibility permitted pursuant to 803.N.

1. Fences and/or walls, where permitted along side and/or rear property lines, shall be located behind front building facades, and shall be painted, architecturally finished and designed consistent with and complementary to the exterior facade of the building. Flexibility permitted pursuant to 803.D.

Clarify if fencing and/or walls are proposed.



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PLANNING - Fence/Wall - prohibited

Set to DRAFT on 5/18/2023 12:52:52 PM

Issue created by Mark Parry on 5/18/2023 12:52:52 PM

Issue is attached to Plans on sheet CIV 2

mark.parry@myclearwater.com - 727-562-4741

SECTION C-506. LANDSCAPE & FENCING/WALLS: Flexibility permitted pursuant to 803.N.

B) Fences & Walls: Flexibility permitted pursuant to 803.N.

2. Chain link, razor wire, barbed wire, or other similar fences are prohibited.

Clarify that this provision is met with the proposal. A note can be added to the site plans.

PLANNING - Flexibility Request.

Set to DRAFT on 5/18/2023 1:02:07 PM

Issue created by Mark Parry on 5/18/2023 1:02:07 PM

Issue is attached to Plans on sheet A0.01

mark.parry@myclearwater.com - 727-562-4741

I've got the following Code provisions listed as part of the request:

C-803.C.1 (minimum front setback) and 5.c (spacing between buildings); and

C-301.A.2 (density pool).

The submitted narrative also lists C-803.L (building design standards) although I'm not sure what the request is for.

It also includes C-803.4 as related to side and rear setbacks. Keep in mind that 803.C.4 allows flexibility for side setbacks less than the minimum. The required maximum side setback is zero feet where 13 to 23 feet is shown. There is no flexibility for exceeding the maximum setback.

We need to work out full responses to each of these items of flexibility.

PLANNING - Floor to ceiling height

Set to DRAFT on 5/18/2023 12:50:01 PM

Issue created by Mark Parry on 5/18/2023 12:50:01 PM

Issue is attached to Plans on sheet A2.01

mark.parry@myclearwater.com - 727-562-4741

SECTION C-404. STOREFRONT 1 FRONTAGE (Consistent with Street Types A, B and C); Flexibility for all Design Standards, below, is available per 803.N. Not all sections include a separate call out for 803.N

D) Ground Floor Facades & Entries

2. Ground floor front building facades shall meet the following standards:

f. The ground floor floor-to-structural-ceiling height shall be 14 feet minimum and ground floor building space shall be designed to meet Florida Building Code requirements for commercial uses. Provide height in feet.

Please provide sections which demonstrate compliance with this provision. If it's the 16 feet shown on the east elevation (and that's what I'm figuring) maybe just add a note on that says that the floor to ceiling height on the ground floor is 16 feet (or whatever it is if I'm wrong).

PLANNING - Job Value

Set to DRAFT on 5/18/2023 12:40:19 PM

Issue created by Mark Parry on 5/18/2023 12:40:19 PM

Issue is attached to Plans on sheet A0.01

mark.parry@myclearwater.com - 727-562-4741

Aggregate Job Value Known? (combined job value of all building permits required for the construction of the project (e.g., site work, permits for individual structures, etc.))

We might need this figure for the request to allocate units from the Pool



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PLANNING - Max. Development Potential

Set to DRAFT on 5/18/2023 12:41:24 PM

Issue created by Mark Parry on 5/18/2023 12:41:24 PM

Issue is attached to Plans on sheet A0.02

mark.parry@myclearwater.com - 727-562-4741

SECTION C-301. DEVELOPMENT POTENTIAL A) Maximum Development Potential

The Development Agreement specifies that the maximum density at the subject site is 158 hotel units where 161 units are proposed. I'm counting units per floor and coming up with 161. I should note that the only floor which does not list the number of units on the floor is the third level plans on sheet A1.05. I'm counting 11 units on that floor. Each of the other sheets provides a unit count for the floor and my counts match those on the sheets. 33 hotel units (26.05 dwelling units) are needed from the Pool where the Pool application specifies that 36 units are needed from the plan. This is assuming 161 total units which would require an amendment to the Development Agreement. Assuming 158 units total (as consistent with the Agreement) a total of 30 hotel units (123.68 dwelling units) would be needed. Please clarify and correct. We also need to clarify the size of the site. The stubout at the northeast corner is shown. If this goes through the entire FLD process and then you bring a plat through that does not include that stubout you will be required to go back through the entire FLD process again to reduce the size of the site. In short, sort out the size and shape of the property, the number of proposed hotel units and the number of needed units.

PLANNING - Mechanical - screening

Set to DRAFT on 5/18/2023 1:00:18 PM

Issue created by Mark Parry on 5/18/2023 1:00:18 PM

Issue is attached to Plans on sheet CIV 2

mark.parry@myclearwater.com - 727-562-4741

SECTION C-606. MECHANICAL EQUIPMENT: Flexibility permitted pursuant to 803.N.

B) Equipment Screening: Flexibility permitted pursuant to 803.N.

2. Rooftop-mounted mechanical equipment shall be screened by a parapet wall, articulated roofline or other roof screen, or similar device that is integrated into the building's architectural design and of a height equal to or exceeding the height of the mechanical equipment being screened.

Clarify where the mechanical equipment is located for the south building.

PLANNING - Parking Spaces

Set to DRAFT on 5/18/2023 12:42:16 PM

Issue created by Mark Parry on 5/18/2023 12:42:16 PM

Issue is attached to Plans on sheet A1.01

mark.parry@myclearwater.com - 727-562-4741

SECTION C-303. PERMITTED USES & PARKING A) Use & Off-Street Parking Table Dimensions and such

Typical parking spaces dimensions needed. Also provide the number and location of EV-ready and EV-operational parking spaces as required by the Development Agreement.



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TELEPHONE (727) 562-4567

PLANNING - Pedestrian walkway - marking

Set to DRAFT on 5/18/2023 12:51:57 PM

Issue created by Mark Parry on 5/18/2023 12:51:57 PM

Issue is attached to Plans on sheet CIV 2

mark.parry@myclearwater.com - 727-562-4741

SECTION C-503. ACCESS & CIRCULATION: Flexibility permitted pursuant to 803.N.

C) Pedestrian Circulation & Access: Flexibility permitted pursuant to 803.N.

3. Pedestrian walkways that cross a parking area or other vehicular use areas shall be clearly marked with striping, contrasting paving materials (e.g., light color concrete inlay between asphalt), textured or raised pavement, or other appropriate treatment as approved by City staff.

Please provide details demonstrating compliance with this provision.

PLANNING - Pedestrian walkway - width

Set to DRAFT on 5/18/2023 12:51:41 PM

Issue created by Mark Parry on 5/18/2023 12:51:41 PM

Issue is attached to Plans on sheet CIV 2

mark.parry@myclearwater.com - 727-562-4741

SECTION C-503. ACCESS & CIRCULATION: Flexibility permitted pursuant to 803.N.

C) Pedestrian Circulation & Access: Flexibility permitted pursuant to 803.N.

2. Pedestrian walkways shall be 6-foot wide minimum and free of obstructions. Flexibility permitted pursuant to 803.I.1.

Please provide dimensions for all walkways

PLANNING - Pedestrian walkway -Specialty paving

Set to DRAFT on 5/18/2023 12:52:14 PM

Issue created by Mark Parry on 5/18/2023 12:52:14 PM

Issue is attached to Plans on sheet CIV 2

mark.parry@myclearwater.com - 727-562-4741

SECTION C-503. ACCESS & CIRCULATION: Flexibility permitted pursuant to 803.N.

C) Pedestrian Circulation & Access: Flexibility permitted pursuant to 803.N.

4. Where specialty paving, such as pavers, decorative concrete, or other materials, is used for public sidewalks or other pedestrian walkways, the specialty paving shall continue across parking access drive aisles.

Please provide details demonstrating compliance with this provision.

PLANNING - Plaza.

Set to DRAFT on 5/22/2023 8:59:04 AM

Issue created by Mark Parry on 5/22/2023 8:59:04 AM

Issue is attached to Plans on sheet CIV 2

mark.parry@myclearwater.com - 727-562-4741

Please provide some more details regarding the plaza. Does it provide direct access to the park? Is it publicly accessible?



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PLANNING - Primary Entry

Set to DRAFT on 5/18/2023 12:46:59 PM

Issue created by Mark Parry on 5/18/2023 12:46:59 PM

Issue is attached to Plans on sheet CIV 2

mark.parry@myclearwater.com - 727-562-4741

SECTION C-404. STOREFRONT 1 FRONTAGE (Consistent with Street Types A, B and C); Flexibility for all Design Standards, below, is available per 803.N. Not all sections include a separate call out for 803.N

D) Ground Floor Facades & Entries

2. Ground floor front building facades shall meet the following standards: c. Primary entries to individual ground floor tenant spaces and entries to shared lobbies for upper story spaces shall be located along the front facade and may be recessed 18 inches maximum. Flexibility permitted pursuant to 803.E.2. Provide recess in inches.

Clarify the recesses of the doors. I'm coming up with a 28 inch recess where 18 inches is permitted. Flexibility is not available for this component.

PLANNING - Setbacks on Certain Streets

Set to DRAFT on 5/18/2023 12:46:10 PM

Issue created by Mark Parry on 5/18/2023 12:46:10 PM

Issue is attached to Plans on sheet CIV 2

mark.parry@myclearwater.com - 727-562-4741

SECTION C-404. STOREFRONT 1 FRONTAGE (Consistent with Street Types A, B and C); Flexibility for all Design Standards, below, is available per 803.N. Not all sections include a separate call out for 803.N B) Building Setbacks; Flexibility permitted per 803.N 2. Front building setbacks on Fort Harrison Avenue, Cleveland Street, and Osceola Avenue shall be increased to the extent required to allow for the creation of sidewalks widths consistent with the Master Streetscape Plan within the Clearwater Downtown Redevelopment Plan. In affected area?

Clarify if the front setback of 4.33 feet is needed to provide a sidewalk the width of which is consistent with the Master Streetscape Plan. The proposed sidewalk along Osceola is labeled as being six feet in width when I'm scaling it out at around 12 feet or so. Please clarify.

PLANNING - Sight Visibility Triangles

Set to DRAFT on 5/18/2023 1:00:38 PM

Issue created by Mark Parry on 5/18/2023 1:00:38 PM

Issue is attached to Plans on sheet CIV 2

mark.parry@myclearwater.com - 727-562-4741

Section 3-904. - Sight visibility triangle.

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 described in the following figure.

Please add a sight triangle on the south side of the driveway.



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PLANNING - Stormwater

Set to DRAFT on 5/18/2023 12:53:59 PM

Issue created by Mark Parry on 5/18/2023 12:53:59 PM

Issue is attached to Plans on sheet CIV 2

mark.parry@myclearwater.com - 727-562-4741

SECTION C-507. STORMWATER MANAGEMENT: Flexibility permitted pursuant to 803.N. Stormwater retention and detention areas are not permitted in front setbacks or between any street and any building unless located underground in exfiltration trenches or open bottomed underground storage and retention systems, or as part of a Low Impact Development stormwater management system incorporating features such as rain gardens and vegetative swales, or pervious pavers or pavement for pedestrian use. Traditional stormwater facilities such as dry and/or wet retention/detention ponds are permitted to the rear and side of buildings.

Clarify how stormwater is accommodated with the proposal and meets the provisions of this section.

PLANNING - Streetscape Improvements

Set to DRAFT on 5/18/2023 12:50:59 PM

Issue created by Mark Parry on 5/18/2023 12:50:59 PM

Issue is attached to Plans on sheet CIV 2

mark.parry@myclearwater.com - 727-562-4741

SECTION C-503. ACCESS & CIRCULATION: Flexibility permitted pursuant to 803.N. B) Streetscape Improvements: Flexibility permitted pursuant to 803.N. Improvements to streetscapes within rights-of way along lot frontages, including reconstruction shall be required pursuant Section 3-1701. To the extent possible given right-of-way limits and utility conflicts, and with approval of the FDOT, Pinellas County, and/or the City, reconstruction shall follow the standards for streetscapes found in the Master Streetscape Plan within the Clearwater Downtown Redevelopment Plan.

Please provide details demonstrating compliance with this provision.

PLANNING - Thresholds

Set to DRAFT on 5/18/2023 12:47:27 PM

Issue created by Mark Parry on 5/18/2023 12:47:27 PM

Issue is attached to Plans on sheet CIV 3

mark.parry@myclearwater.com - 727-562-4741

SECTION C-404. STOREFRONT 1 FRONTAGE (Consistent with Street Types A, B and C); Flexibility for all Design Standards, below, is available per 803.N. Not all sections include a separate call out for 803.N

D) Ground Floor Facades & Entries

2. Ground floor front building facades shall meet the following standards: e. Thresholds at front building entries and the ground floor finished floor elevation shall match the elevation of the abutting public sidewalk or publicly accessible plaza.

A detailed grading plan has not been included but using the provided FFE and the closest grades available all of the grade differences are between two and 7.5 inches. Please either revise or provide additional grading.

PUBLIC UTILITIES - issues

Set to DRAFT on 5/22/2023 12:28:42 PM

Issue created by Michael Vacca on 5/22/2023 12:28:42 PM

Issue is attached to Plans on sheet CIV 4

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

Acknowledge prior to Building permit

1. per section 2-806, no fences or wall may enclose any water meters, fire hydrants and manholes
2. fire line and water meters are to have separate taps installed of the the existing water main.

SOLID WASTE - Various Comments

Set to DRAFT on 5/25/2023 10:49:31 AM



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TELEPHONE (727) 562-4567

Issue created by Mark Parry on 5/25/2023 10:49:31 AM
Issue is attached to Plans on sheet CIV 3
mark.parry@myclearwater.com - 727-562-4741

Solid Waste would like to see the follow on the plans:

Road width
Turning view of the truck
Type of receptacle being used (chute can? Basic 4yd. aluminum can?)
Staging area

STORMWATER - Prior to BCP

Set to DRAFT on 5/26/2023 2:43:30 PM

Issue created by Ivan Dimitrov on 5/26/2023 2:43:30 PM
ivan.dimitrov@myclearwater.com - 727-562-4779

Applicant shall provide a stormwater system that ensures storm runoff from Osceola Right of Way does not flood proposed buildings.

STORMWATER - Prior to CDB

Set to DRAFT on 5/15/2023 4:21:23 PM

Issue created by Phuong Vo on 5/15/2023 4:21:23 PM
phuong.vo@myclearwater.com - 727-562-4752

Applicant shall acknowledge that the project design shall prevent flooding of the building from Osceola Ave Right of Way.

TRAFFIC ENG - Prior to CDB -Parking deck

Set to DRAFT on 5/17/2023 3:18:58 PM

Issue created by Gus Jordi on 5/17/2023 3:18:58 PM
gus.jordi@myclearwater.com - 727-562-4775

1. Please provide turning templates for a size 19' vehicle all around turns, showing opposing turns at every corner and going up and down the ramps.
2. provide parking spaces count on plan, Parking space typical dimensions, Markings/signage isles and separation of opposing traffic.
3. Provide dimensions around the column in the middle of the travel isle in level B1 & B2 and physical protection around the column in the middle of the isle. Additionally, there are columns in the middle of the spaces.
4. Areas where parking is not allowed should be marked out.
5. Provide end of isle turn around areas.
6. Provide dimensions and markings where ramp ends and isle begins including delineation and dimensions.

TRAFFIC ENG - Prior to CDB- Site plan

Set to DRAFT on 5/17/2023 3:00:31 PM

Issue created by Gus Jordi on 5/17/2023 3:00:31 PM
Issue is attached to Plans on sheet CIV 4
gus.jordi@myclearwater.com - 727-562-4775

1. Entrance to building garage: Pleas provide a marking and signage plan that makes it clear how traffic will enter and exit off/onto Osceola and into the garage.
2. Please provide turning templates at every turn. That should include templates for where sanitary truck are picking up.



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TELEPHONE (727) 562-4567

TRAFFIC ENG - Prior to CDB- Traffic Impacts Analysis

Set to DRAFT on 5/17/2023 3:21:15 PM

Issue created by Gus Jordi on 5/17/2023 3:21:15 PM
gus.jordi@myclearwater.com - 727-562-4775

Study was received around 5/15/23 and reviewed. See review comments below.

- 1) The Traffic Study Checklist, a Traffic Methodology Letter dated 12/14/22, and an email to Omar and Tara, dated 12/15/22, confirming the agreement on the TIS Scope.
- 2) This study is just for the 158-room hotel project. A separate study will be prepared for the multi-family housing project. This was in the scoping e-mail. Note that the 2033 analysis did include the housing project.
- 3) 18 intersections were studied. Just the PM peak hour was assessed. This matches the scoping e-mail.
- 4) Seasonal adjustment factors were applied to the traffic counts.
- 5) Table 1 presents the PM peak Hour Intersection Conditions (2023) for overall intersections. This information should be presented by movement.
- 6) LOS F was observed on some movements in the Synchro printouts.
- 7) One peak hour factor value was used for all intersection movements for each intersection. Actual counted movement peak hour factors should be used.
- 8) Results show that all intersections currently operate at an acceptable overall LOS. Road segments also all operate at acceptable LOS.
- 9) An evaluation of accident data was conducted. The report summarizes the overall statistics, types and causes. This analysis needs to be expanded to identify intersections with higher-than-expected numbers of crashes and observable problems/patterns. Solutions to these problems should be explored.
- 10) A 1% annual growth rate was applied, which matches the scoping e-mail.
- 11) P.4 states "internal capture and mode split was applied per approved methodology..." The scoping e-mail did not state what this approved methodology was. This methodology should be described in the report. In addition, a table showing total trips, internal capture, other mode, and net new trips should be included.
- 12) The approved methodology to determine the distribution should be stated in the report.
- 13) P.5 states that "Typically, a project 'significant impact area' is defined where the project added traffic comprises 5% or more of the roadway capacity." Should state the source of this "rule". Note that this "rule" does not account for intersection delays.
- 14) 2033 analysis was conducted which included traffic from the proposed housing development. No information on trip generation or any distribution variations for the housing development were included in the body of the report.
- 15) Results show that all intersections will continue to operate at an overall acceptable LOS with the proposed development in both 2023 and 2033 (except one – see #13 below), should also provide and compare movement LOS.
- 16) Road segments also are projected to all operate at acceptable LOS with the proposed development.
- 17) The intersection of Myrtle Avenue/Chestnut Street is projected to operate at LOS E. They proposed signal timing changes to raise to LOS D. Again, movement LOS needs to be examined.
- 18) Evaluate feasibility of restriping to provide a northbound left turn lane at the site access point.
- 19) No mention of event traffic at all. The methodology summary email in the report states "Report will also mention events at Imagine Clearwater/Coachman Park and qualitative effects of those events."
- 20) TDM strategies of bicycle racks, wider sidewalk connections to Osceola Ave., and sidewalks to "Imagine Clearwater Park" and bandshell were recommended.
- 21) The report calls on the City to coordinate with FDOT regarding signal timing adjustments along Chestnut Street at Myrtle Avenue to better facilitate north-south flow.

Plan Room Conditions:

No Plan Room Conditions on this case.



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Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

10:15 AM

Case number: [FLS2023-01002 -- 1050 SUNSET POINT RD](#)

Owner(s): Abid Ralman Dilber Chaudry
2209 Brookhaven Cres
Oakville On L6m 5b9
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: The 1.843-acre property is located on the north side of Sunset Point Road approximately 715 feet east of the Edgewater Drive and Sunset Point Road intersection.

Atlas Page: 251A

Zoning District: MDR - Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing a proposed 27-unit attached dwelling development in the Medium Density Residential (MDR) District for the property located at 1050 Sunset Point Road. The proposal includes a height of 40 feet and a minimum two off-street parking spaces per unit and requests allowable flexibility for use (Community Development Code Sections 2-303.A).

Proposed Use: Attached Dwellings

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

Assigned Planner: Mark Parry, Senior Planner



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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	02/09/2023	Crandall
Route to Meeting	Ready for DRC	03/06/2023	Winget
Development Review Committee	Return to DRC Meeting	05/02/2023	Parry
Parks and Rec Review	No Comments	05/10/2023	Kader
Stormwater Review	No Comments	05/11/2023	Vo
Fire Review	No Comments	05/11/2023	Hatten
Engineering Review	Comments	05/11/2023	Vaughan
Environmental Review	No Comments	05/17/2023	Kessler
Traffic Eng Review	Comments	05/17/2023	Jordi
Public Utilities Review	No Comments	05/22/2023	Vacca
no comments			
Land Resource Review	Comments	05/23/2023	Quinzi

The DRC reviewed this application with the following comments:

Plan Room Issues:



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ENGINEERING - General Comments (Acknowledge):

Set to ACCEPTED on 5/10/2023 3:27:06 PM

Issue created by Kyle Vaughan on 2/15/2023 2:12:20 PM
kyle.vaughan@myclearwater.com - 727-339-2108

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. If the proposed project necessitates infrastructure modifications to satisfy the site-specific water capacity and pressure requirements and/or wastewater capacity requirements, the modifications shall be completed by the applicant and at their expense. If underground water mains and hydrants are to be installed, the installation shall be completed and in service prior to construction in accordance with Fire Department requirements.

Sandra Bradbury on 5/1/2023 11:50:59 AM - ANSWERED

Response: Acknowledged.

ENGINEERING - Prior to BCP

Set to ACCEPTED on 5/10/2023 3:27:53 PM

Issue created by Kyle Vaughan on 2/15/2023 2:13:46 PM
kyle.vaughan@myclearwater.com - 727-339-2108

1. Applicant shall obtain permanent address assignments from the Engineering Department. The address assignment shall correspond to the street on which the entrance is located. Contact Pawel Dembinski, Engineering Systems Coordinator (727) 562- 4767.
2. Provide a copy of the recorded Parcel Combination Request from Pinellas County.

Sandra Bradbury on 5/1/2023 11:50:27 AM - ANSWERED

Response: Acknowledged, once approved by DRC we will have parcels combined and will request new address form Engineering

ENGINEERING - Prior to Certificate of Occupancy

Set to ACCEPTED on 5/10/2023 3:28:34 PM

Issue created by Kyle Vaughan on 2/15/2023 2:17:37 PM
kyle.vaughan@myclearwater.com - 727-339-2108

Any/all easement(s) shall be obtained (recorded) prior to a C.O. being issued for the building(s). Please contact Robert Kasmer, Real Estate Services Coordinator with the Public Works Department @ (727) 562-4762 for information needed to obtain such easement(s).

Sandra Bradbury on 5/1/2023 11:50:02 AM - ANSWERED

Response: Acknowledged, prior to CO easements will be provided.

ENGINEERING - Sidewalks and Right of Way

Set to DRAFT on 5/11/2023 8:44:34 AM

Issue created by Kyle Vaughan on 5/11/2023 8:44:34 AM
kyle.vaughan@myclearwater.com - 727-339-2108

Please acknowledge:

1. Bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including A.D.A. (Per Sec.47.181).
2. Work on right-of-way shall require a permit with the appropriate entity.
3. Applicant shall be responsible for maintaining all landscaping, hardscaping and lighting located within Right of Way.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

ENVIRONMENTAL - Prior to Building Permit

Set to ACCEPTED on 5/17/2023 1:44:06 PM

Issue created by Sarah Kessler on 2/17/2023 1:21:55 PM
sarah.kessler@myclearwater.com - 727-562-4897

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

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

Sandra Bradbury on 5/1/2023 11:49:04 AM - ANSWERED

Response: Acknowledged.

LAND RESOURCE - Prior To Development Order: Arborist Information

Set to NOTACCEPTED on 5/19/2023 4:24:45 PM

Issue created by Michael Quinzi on 2/21/2023 10:02:23 AM
michael.quinzi@myclearwater.com - 727-562-4558

Lori Ballard is no longer with E-sciences, please provide the information for the new Arborist that will take over from this point throughout construction.

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

Sandra Bradbury on 5/1/2023 11:47:29 AM - ANSWERED

Response: We have reached out to E-Sciences now RES and are waiting for a revised report.



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LAND RESOURCE - Prior to Development Order: Inches Spreadsheet Set to NOTACCEPTED on 5/22/2023 10:37:12 AM

Issue created by Michael Quinzi on 2/21/2023 9:38:21 AM
michael.quinzi@myclearwater.com - 727-562-4558

Recalculate Spread Sheet
89 Norfolk Island Pine will require a 0 inch deficit.
#3 Sand Live shall require a 27 inch deficit, not 2 inches.
#6,111 and 112 Sabal palms and possibly others were missed.

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

Sandra Bradbury on 5/1/2023 11:47:50 AM - ANSWERED

Response: Acknowledged, will revise, and recalculate

Michael Quinzi on 5/22/2023 10:37:12 AM - NOTACCEPTED

Update Inches Spread Sheet after Tree Preservation Plan is complete. Tree Preservation Plan shall accurately show if trees can be realistically preserved or need to be removed.

LAND RESOURCE - Prior to Development Order: Tree Inventory Set to NOTACCEPTED on 5/22/2023 10:10:38 AM

Issue created by Michael Quinzi on 2/21/2023 4:10:11 PM
michael.quinzi@myclearwater.com - 727-562-4558

All adjacent off-site trees up to 25 feet must be shown on the tree survey, including invasive exotic species.

Sandra Bradbury on 5/1/2023 11:46:51 AM - ANSWERED

Response: Tree inventory has trees up to 25-feet shown on sheet.

Michael Quinzi on 5/22/2023 10:10:38 AM - NOTACCEPTED

All adjacent off-site trees up to 25 feet must be shown on the tree survey, including invasive exotic species (Australian Pine).

LAND RESOURCE - Prior To Development Order: Tree Preservation Plan Set to NOTACCEPTED on 5/19/2023 4:13:32 PM

Issue created by Michael Quinzi on 2/21/2023 8:39:34 AM
michael.quinzi@myclearwater.com - 727-562-4558

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

Sandra Bradbury on 5/1/2023 11:48:14 AM - ANSWERED

Response: Acknowledged



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TELEPHONE (727) 562-4567

LAND RESOURCE - Prior to Development Order: Tree Removal

Set to ACCEPTED on 5/19/2023 4:24:36 PM

Issue created by Michael Quinzi on 2/21/2023 3:54:16 PM
michael.quinzi@myclearwater.com - 727-562-4558

If off site trees need to be removed do construction the contractor will need to obtain documentation from the adjacent property owner that they agree to the tree removal.

Sandra Bradbury on 5/1/2023 11:47:11 AM - ANSWERED

Response: Acknowledged

LAND RESOURCE - Prior to DO - detailed tree preservation plan and more considerate site plan

Set to OPEN on 5/23/2023 8:27:11 AM

Issue created by Ellen Crandall on 2/24/2023 12:58:55 PM
Issue is attached to Plans on sheet L1.1
ellen.crandall@myclearwater.com - 727-562-4836

Damaging tree roots on large trees has the potential to create hazardous trees and damage adjacent properties. This is not permitted under CDC Section 3-914.A.3. As per CDC Section 3-914.C. the preservation of native vegetation shall be required unless infeasible. Must provide a more sufficient manner of preserving trees. Understood not every well rated tree is able to be preserved but no effort has been made for realistic preservation of any tree. Prior to DO adequately address and redesign. CDC Section 3-1202.B.3 provides that required landscaping should incorporate existing trees and is strongly encouraged. Provide a more realistic tree preservation for existing trees. As per CDC Section 3-1205. E.1. required that due care be taken at all time to protect the critical root zone of protected trees. This site plan does not allow for adequate protection of critical root zone. Redesign and provide a detailed tree preservation plan showing critical root zone.

Sandra Bradbury on 5/1/2023 11:44:44 AM - ANSWERED

Response: Please see revised sheet C2.1, and notes on L1.1

Michael Quinzi on 5/22/2023 11:35:12 AM - NOTACCEPTED

This issue has not been addressed. The Tree Preservation Plan created by an ISA certified Arborist shall accurately show if trees can be realistically preserved or need to be removed. The critical root zone of co owned and offsite trees shall be protected, when applicable a redesign will be required. The Tree Preservation Plan created by an ISA certified Arborist shall accurately show if trees can be realistically preserved or need to be removed.

If co owned or offsite trees need to be removed it is the responsibility of the owner to provide a signed affidavit from adjacent neighbor.

Michael Quinzi on 5/22/2023 11:40:15 AM - NOTACCEPTED

This issue has not been addressed. The critical root zone of co owned and offsite trees shall be protected, when applicable a redesign will be required. The Tree Preservation Plan created by an ISA certified Arborist shall accurately show if trees can be realistically preserved or need to be removed.

If co owned or offsite trees need to be removed it is the responsibility of the owner to provide a signed affidavit from adjacent neighbor.



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LAND RESOURCE - Prior to DO - revise site layout

Set to NOTACCEPTED on 5/22/2023 11:04:57 AM

Issue created by Ellen Crandall on 2/24/2023 12:50:09 PM

Issue is attached to Plans on sheet C3.1

ellen.crandall@myclearwater.com - 727-562-4836

Prior to DO - provide a realistic representation of the trees to be preserved. The site layout appears to take no consideration to the large existing trees and simply and unrealistically keeps the perimeter trees.

For example a 44 inch live oak is shown approximately 5 feet from a new road. This is a very large tree and would have a very large critical root zone (approximately 33 feet at a nine to one ratio). This is an unrealistic representation of the trees to be preserved. Accurately show how the proposed site will impact the trees and redesign to adequately preserve trees to the maximum extent practicable.

The trees are a

Sandra Bradbury on 5/1/2023 11:45:03 AM - ANSWERED

Response: 48-inch Live Oak driveway on east has been adjusted to accommodate preservation

Michael Quinzi on 5/22/2023 11:04:57 AM - NOTACCEPTED

This response inadequately addressed 1 single tree. The Tree Preservation Plan created by an ISA certified Arborist shall accurately show if trees can be realistically preserved or need to be removed. This design looks like will require the removal of all of the large trees creating a very large deficit.

PARKS AND REC - Open Space Recreation Impact Fees

Set to ACCEPTED on 5/10/2023 5:42:01 PM

Issue created by Art Kader on 2/11/2023 7:47:50 PM

art.kader@myclearwater.com - 727-562-4824

This project will be required to pay Open space Recreation impact fees. These fees may be substantial so please contact Art Kader at 727-562-4824 or art.kader@myclearwater.com for more information.

Sandra Bradbury on 5/1/2023 11:56:04 AM - ANSWERED

Response: Acknowledged

Art Kader on 5/10/2023 5:42:01 PM - ACCEPTED

Due to ordinance changes this project will be able to fall under current Open Space Impact fee ordinance or new proposed ordinance which ever is most beneficial to the applicant. Contact Art Kader for more information if needed.

PLANNING - Density.

Set to DRAFT on 5/8/2023 1:49:53 PM

Issue created by Mark Parry on 5/8/2023 1:49:53 PM

Issue is attached to Plans on sheet C1.1

mark.parry@myclearwater.com - 727-562-4741

27 dus permitted where 28 units are counted. Please clarify/correct.

PLANNING - Height.

Set to DRAFT on 5/8/2023 1:52:11 PM

Issue created by Mark Parry on 5/8/2023 1:52:11 PM

Issue is attached to Plans on sheet C1.1

mark.parry@myclearwater.com - 727-562-4741

Clarify the height. The data table lists a height of 30 feet where the elevations include a height of 32 feet. Please bear in mind that a height of 30 feet was advertised. An increase in height will require the project to be renoticed and rescheduled for another DRC meeting.



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PLANNING - ISR

Set to DRAFT on 5/8/2023 1:49:35 PM

Issue created by Mark Parry on 5/8/2023 1:49:35 PM
Issue is attached to Plans on sheet C1.1
mark.parry@myclearwater.com - 727-562-4741

The data table lists the ISR as 51,901 SF (0.646) but the application lists

PLANNING - Prior to CDB: Height

Set to ACCEPTED on 5/8/2023 1:08:02 PM

Issue created by Kevin Nurnberger on 2/22/2023 2:47:39 PM
Issue is attached to Plans on sheet F-1
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Clarify height. Show the dimensions on the on Plan: the grade to flat roof, flat roof to top of parapet walls, and from flat roof to top of stairwell/elevator rooms.

Sandra Bradbury on 5/1/2023 11:46:36 AM - ANSWERED

Response: Please see revised architectural plans for elevations A-5 & A-6.

PLANNING - Prior to Certificate of Occupancy: landscaping

Set to ACCEPTED on 5/8/2023 12:01:27 PM

Issue created by Kevin Nurnberger on 2/14/2023 3:35:27 PM
Issue is attached to Plans on sheet L1.1
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Prior to Certificate of Occupancy: All landscaping be installed to the satisfaction of staff and pass a landscape final inspection.

Sandra Bradbury on 5/1/2023 11:52:41 AM - ANSWERED

Response: Please see revised plans

PLANNING - Prior to Development Order: Clarify

Set to ACCEPTED on 5/8/2023 1:09:29 PM

Issue created by Kevin Nurnberger on 2/14/2023 2:58:05 PM
Issue is attached to Plans on sheet F-1
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

The primary front is the south façade or south front. The building lacks significant architectural detail that engages with the street, pedestrian walkways or the waterview. The emphasis seems to be on the north side of the property which overlooks detached dwellings. The building should be moved to the south to provide a walkway to connect to the public sidewalk. The sidewalks along Sunset Point Road along this section of the street have been recently provided. The buildings interaction should be with south front or the street. Why is the south front not being treated as a primary front. It lacks windows or improved architectural detail.

Sandra Bradbury on 5/1/2023 11:55:24 AM - ANSWERED

Response: Please see revised Architectural Drawings

PLANNING - Prior to Development Order: Disclaimer

Set to ACCEPTED on 5/8/2023 11:43:51 AM

Issue created by Kevin Nurnberger on 2/14/2023 3:13:47 PM
Issue is attached to Plans on sheet C3.1
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Please note that additional comments may be generated at or after the DRC meeting based on responses to DRC comments.

Please carefully review the listed request. It is ultimately the responsibility of the applicant to ensure that the request reflects what is wanted.

Sandra Bradbury on 5/1/2023 11:54:21 AM - ANSWERED

Response: Acknowledged



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PLANNING - Prior to Development Order: Garage parking

Set to ACCEPTED on 5/8/2023 12:01:17 PM

Issue created by Kevin Nurnberger on 2/14/2023 3:23:49 PM
Issue is attached to Plans on sheet L1.1
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Provide a walkway along the sides of the building for tenants who will be using the individual parking garages. Once they go into the garage they have no access to the building other than to walk back out into driveway.. Clarify. It is a requirement that they have or require two exit points in a garage. Clarify they will be used as garages and not as additional storage units. The individual parking garage design needs revision as to design and functionality.

Sandra Bradbury on 5/1/2023 11:53:49 AM - ANSWERED

Response: Plans have been revised.

PLANNING - Prior to Development Order: Landscape

Set to ACCEPTED on 5/8/2023 1:07:37 PM

Issue created by Kevin Nurnberger on 2/14/2023 3:41:14 PM
Issue is attached to Plans on sheet L1.1
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

In addition to the landscape legend provided provide a similar chart/table that calls out each landscape buffer. East, west, north, south, with the Width, length, number of required trees, or shade trees or equivalent and shrubs. This will ensure each buffer to ensure the landscape plan provides the correct number of minimum number of required trees and landscape material.

Provide the same or similar calculation table for interior landscaping and exactly how that's being met.

Sandra Bradbury on 5/1/2023 11:52:07 AM - ANSWERED

Response: Please see revised plans

PLANNING - Prior to Development Order: mechanical equipment

Set to ACCEPTED on 5/8/2023 1:09:17 PM

Issue created by Kevin Nurnberger on 2/14/2023 3:12:20 PM
Issue is attached to Plans on sheet A-6
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

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

Sandra Bradbury on 5/1/2023 11:55:07 AM - ANSWERED

Response: Plan is revised please see note on sheet C3.1.



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PLANNING - Prior to Development Order: Overhead Utilities

Set to ACCEPTED on 5/8/2023 1:08:51 PM

Issue created by Kevin Nurnberger on 2/14/2023 3:13:17 PM
Issue is attached to Plans on sheet A-6
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

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

Sandra Bradbury on 5/1/2023 11:54:37 AM - ANSWERED

Response: Acknowledged.

Sandra Bradbury on 5/1/2023 11:54:50 AM - ANSWERED

Response: Acknowledged.

PLANNING - Prior to Development Order: Revision

Set to ACCEPTED on 5/8/2023 1:09:42 PM

Issue created by Kevin Nurnberger on 2/14/2023 2:49:14 PM
Issue is attached to Plans on sheet F-1
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

The last proposal FLS2022-01004 was denied on the basis of the building design. The report stated The existing, surrounding neighborhood is generally made up of single-story single-family homes along with a few one- and two-story multi-family dwellings. Many of these structures have been built in the Craftsman or Bungalow-style of architecture. The surrounding area can be described as "Old Florida." In contrast to this style, the proposal consists of a single building three stories in height centrally located on the site. Though it is anticipated that newer development will have varied or more modern architectural styles, the form and function of the proposal is not aesthetically complementary to other buildings in the area and neither maintains nor supports the character of the surrounding neighborhood. The proposed building should address Sunset Point Road with prominent pedestrian scale entrances leading to dwelling units rather than faux doors and windows with only a couple of functional doors only leading to the ground floor parking component. The design of the submitted building does not appear to relate architecturally or through scope and scale with the character of the surrounding neighborhood. It must be noted that a project to the west, also within the MDR District, was recently approved for attached dwellings that, while with a decidedly modern architectural style, was found to be in support of the character of the surrounding area. The project at 1919 Edgewater, review the south façade along Sunset Point Road, would be an example of development consistent with the emerging and existing character of the general area, especially for multi-family development

The Comprehensive Plan reinforces this concept of neighborhood contextuality by promoting the use of high-quality design standards that support the City's image as well as supporting the integrity of existing neighborhoods.

Provide a detailed architectural narrative that addresses how the current plan as reviewed the comments from the previous denial and redesigned the architectural style of the building to be consistent with the surrounding development. Staff may supply the applicant with a number of design architectural styles consistent with the area; however the current design is not consistent with emerging or existing character of the area. The proposed development is not consistent with the emerging or the existing character of the area. Therefore, staff will not support the development as proposed.

Sandra Bradbury on 5/1/2023 11:55:49 AM - ANSWERED

Response: Please see revised Architectural & Civil Plans and Revised Narratives.

PLANNING - Prior to Development Order: Solid Waste

Set to ACCEPTED on 5/8/2023 1:08:27 PM

Print date: 5/26/2023

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DRC_ActionAgenda



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

Issue created by Kevin Nurnberger on 2/14/2023 3:31:16 PM
Issue is attached to Plans on sheet A-3
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

How will solid waste be stored and collected? Where is the dumpster enclosure or storage room? Clarify.

Sandra Bradbury on 5/1/2023 11:53:31 AM - ANSWERED

Response: Please see revised plan – dumpster is in the northeast corner of the property.

PLANNING - Prior to Development Order: Unity of Title

Set to ACCEPTED on 5/8/2023 1:08:17 PM

Issue created by Kevin Nurnberger on 2/14/2023 3:34:04 PM
Issue is attached to Plans on sheet SURVEY
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Evidence of filing a Unity of Title with the Clerk of Court and a lot combination request through the Pinellas County Property Appraisers office for all parcels involved in the application must be submitted to and approved by the Planning Department.

Sandra Bradbury on 5/1/2023 11:52:56 AM - ANSWERED

Response: Acknowledged

PLANNING - Prior to Development Order: Walkways

Set to ACCEPTED on 5/8/2023 1:08:42 PM

Issue created by Kevin Nurnberger on 2/14/2023 3:16:46 PM
Issue is attached to Plans on sheet C3.1
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

The two side entrances into the storage hallways have doors that lack any outdoor walkway. The walks should extend into the front yard and turn to connect to the primary entrance walkway. Clarify the intent.

Sandra Bradbury on 5/1/2023 11:54:07 AM - ANSWERED

Response: Please see revised plans

PLANNING - Prior to DO - revise garages

Set to INREVIEW on 5/1/2023 12:00:38 PM

Issue created by Ellen Crandall on 2/24/2023 12:46:05 PM
Issue is attached to Plans on sheet C3.1
ellen.crandall@myclearwater.com - 727-562-4836

The proposed one car parking garage does not appear to function as a garage. Once the car is parking in it, it is so narrow there is no room to exit the car and exit the garage as a pedestrian. Additionally, it appears individual exit doors may be required for each garage and that simply does not function and there appears to be no room to add exit doors. This design has significant challenges.

The garages are not function and are a very awkward design. Substantial redesign is needed for functional garages that are usable as their described use. If they are to be storage only, label as such and redesign to provide required parking elsewhere.
CDC Section 3-1402.A. off street parking dimensions shall be revised where necessary to provide safe and efficient vehicular movement where columns walls or other conditions impede maneuverability of vision. Revise garages to be large enough to function.
CDC Section 3-1404.C. required must be available. They can not be used as storage.
CDC Section 3-1402. I. 2. reduce pedestrian and vehicular conflicts.

Sandra Bradbury on 5/1/2023 11:45:25 AM - ANSWERED

Response: Please see revised plans



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TELEPHONE (727) 562-4567

PLANNING - Prior to DO: Redesign

Set to ACCEPTED on 5/8/2023 1:07:51 PM

Issue created by Kevin Nurnberger on 2/23/2023 9:30:00 AM

Issue is attached to Plans on sheet F-2

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Staff is not in support of the proposal as submitted. Significant redesign is needed which will require at least one additional DRC meeting. The next submittal deadline for a redesign is April 3rd at noon.

Sandra Bradbury on 5/1/2023 11:46:20 AM - ANSWERED

Response: Please see revised plans

PLANNING - Rendered Elevations.

Set to DRAFT on 5/8/2023 1:50:37 PM

Issue created by Mark Parry on 5/8/2023 1:50:37 PM

Issue is attached to Plans on sheet F-1

mark.parry@myclearwater.com - 727-562-4741

Two sets of rendered elevations are provided. Clarify which one is correct. On that note, please get with Isabel Winget to fix many of the sheets in your upload. It appears that you've overlaid floor plan sheets with elevation sheets and kept the sheet names the same. This all needs to be fixed.

PLANNING - Sheet Versions.

Set to DRAFT on 5/23/2023 11:12:40 AM

Issue created by Mark Parry on 5/23/2023 11:12:40 AM

Issue is attached to Plans on sheet C1.1

mark.parry@myclearwater.com - 727-562-4741

The entire submittal is confused. Multiple mismatching versions of sheets are submitted. Please get with Isabel to sort all this out.

PLANNING - Sidewalk Widths.

Set to DRAFT on 5/8/2023 1:51:38 PM

Issue created by Mark Parry on 5/8/2023 1:51:38 PM

Issue is attached to Plans on sheet C3.1

mark.parry@myclearwater.com - 727-562-4741

Please add the widths to the sidewalks.

PLANNING - Staff Finding: redesign and Return to DRC

Set to ACCEPTED on 5/8/2023 12:01:05 PM

Issue created by Kevin Nurnberger on 2/23/2023 12:04:54 PM

Issue is attached to Plans on sheet L1.1

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

There is not a pattern of nonresidential multi-storied structure within the immediate vicinity, especially an architectural style does not take into consideration the existing architectural style of residential development and focus on pedestrian interaction with the street in the immediate area of the subject property.

The Planning staff can not recommend approval to the for this project based on the findings that: 1) The development is not consistent with all 6 of the general applicability criteria where all 6 shall be met for the CDB to approve an application, therefore it is not consistent with General standards for Level One and Level Two approvals in CDC Section 9-914.A; 2) The proposed development of the land will not be in harmony with the scale, bulk, coverage, density, and character of adjacent properties in which it is located; and; 3) The proposed development is not consistent with the community character of the immediate vicinity of the parcel proposed for development.

Sandra Bradbury on 5/1/2023 11:45:47 AM - ANSWERED

Response: Please see revised plans as requested.



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 - Walkway in setback

Set to DRAFT on 5/8/2023 1:51:55 PM

Issue created by Mark Parry on 5/8/2023 1:51:55 PM
Issue is attached to Plans on sheet C3.1
mark.parry@myclearwater.com - 727-562-4741

Please revise to meet this CDC Section:
Section 3-903. - Required setbacks.

A. Except for fences, walls, outdoor lighting, signs, minimum door landing required by the Florida Building Code, walkways leading to building entrances, driveway access to garages, and/or vehicular cross access (driveways), shared parking, and trash staging areas, no building or structure shall be permitted in a setback required by the applicable zoning district. Sidewalks shall be no greater than 42 inches in width, nor greater in width than that required by the Florida Building Code.

Specifically, this pertains to the south (front) walkways.

PUBLIC UTILITIES - Public utility issues

Set to ACCEPTED on 5/17/2023 2:43:01 PM

Issue created by Michael Vacca on 2/16/2023 1:55:23 PM
Issue is attached to Plans on sheet C5.1
mike.vacca@myclearwater.com - 727-265-1831

1. prior to building permit - relocate the sewer manhole and sewer lateral from within the retention pond.
2. location of domestic water meter tap will need to be relocated from under driveway apron, including additional clearance form driveway apron

Sandra Bradbury on 5/1/2023 11:49:41 AM - ANSWERED

Response: Please see revised plans, retention pond is now vault

SOLID WASTE - Various

Set to DRAFT on 5/25/2023 10:50:16 AM

Issue created by Mark Parry on 5/25/2023 10:50:16 AM
Issue is attached to Plans on sheet C3.1
mark.parry@myclearwater.com - 727-562-4741

I see an enclosure, please make sure its code compliant with the proper dimensions/hardware
Do they plan on having recycling? If so where will that receptacle be placed? Double enclosure for trash and single stream?

STORMWATER - Prior to BCP

Set to ACCEPTED on 5/11/2023 5:49:19 PM

Issue created by Ivan Dimitrov on 2/15/2023 1:33:05 PM
ivan.dimitrov@myclearwater.com - 727-562-4779

Provide a comprehensive drainage narrative with supporting drainage calculations and geotechnical report demonstrating that the City of Clearwater Drainage Criteria Manual are met for the proposed project.

Sunset Point is a county road. Applicant may need to obtain additional permits from that jurisdiction.

Applicant shall field verify location of all utilities within the right of way on Sunset Point, as outfall pipe is shown to be crossing within lift station. Acknowledge adequate separation between outfall pipe and lift station shall be provided.

Sandra Bradbury on 5/1/2023 11:51:44 AM - ANSWERED

Response: Acknowledged.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

STORMWATER - Prior to DO

Set to ACCEPTED on 5/11/2023 5:49:10 PM

Issue created by Ivan Dimitrov on 2/15/2023 1:36:38 PM
ivan.dimitrov@myclearwater.com - 727-562-4779

Applicant shall acknowledge that adjacent properties shall not be negatively impacted due to proposed development.

Applicant shall acknowledge the stormwater system shall be designed per the City of Clearwater's Stormwater Drainage Criterial Manual.

Applicant shall acknowledge a detail review of the submitted drainage information was not performed at DRC level.

Sandra Bradbury on 5/1/2023 11:51:21 AM - ANSWERED

Response: Acknowledged.

TRAFFIC ENG - Prior to Building Permit- Driveway Entrance/ Exit signage

Set to NOTACCEPTED on 5/17/2023 10:36:26 AM

Issue created by Gus Jordi on 2/17/2023 5:00:00 PM
gus.jordi@myclearwater.com - 727-562-4775

Please provide one-way signage at entering driveway and Do-Not Enter at exiting driveway as per the MUTCD.

Sandra Bradbury on 5/1/2023 11:48:30 AM - ANSWERED

Response: Please see revised plans

Gus Jordi on 5/17/2023 10:36:26 AM - NOTACCEPTED

I see that the exit has sigh symbols but not the sigh type (not labeled to what type of signs). Also the signs must be included on the detail sheets.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

10:35 AM

Case number: [FLD2023-02005 -- 1467 S MARTIN LUTHER KING JR AVE](#)

Owner(s): H S W Associates Inc
3750 Gunn Hwy Ste 308
Tampa, FL 33618-8915
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., Suite 605
Clearwater, FL 33760
PHONE: No phone, Fax: (727) 524-6090, Email:
Krikor@gulfcoastconsultinginc.Com

Location: one parcel on the east side of South Martin Luther King, Jr. Avenue approximately 320 feet north of Woodlawn Street.

Atlas Page: 314A

Zoning District: C - Commercial

Request: The Community Development Board is reviewing a 40-unit attached dwelling use including a minimum of 10 affordable units in the Commercial (C) District for the property located at 1467 South Martin Luther King, Jr. Avenue. The project is 40 feet in height, includes a minimum of 40 off-street parking spaces, and requests allowable flexibility regarding use, density, height, and parking (Community Development Code Sections 2-2-704.F and 3-920).

Proposed Use: Attached Dwellings

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

Assigned Planner: Mark Parry, Senior Planner



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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	03/13/2023	Parry
Route to Meeting	Ready for DRC	04/06/2023	Winget
Development Review Committee	Sufficient for CDB	04/06/2023	Winget
Awaiting Re-Submittal	DRC Review	05/11/2023	Winget
Stormwater Review	No Comments	05/15/2023	Vo
Engineering Review	No Comments	05/15/2023	Vaughan
Environmental Review	No Comments	05/17/2023	Kessler
Traffic Eng Review	No Comments	05/17/2023	Jordi
Public Utilities Review	No Comments	05/18/2023	Vacca
No Comments			
Land Resource Review	Comments	05/19/2023	Quinzi
Fire Review	No Comments	05/25/2023	Hatten

The DRC reviewed this application with the following comments:

Plan Room Issues:



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

ENGINEERING - General Comments (Acknowledge):

Set to ACCEPTED on 5/15/2023 8:17:23 AM

Issue created by Kyle Vaughan on 3/27/2023 3:12:33 PM
kyle.vaughan@myclearwater.com - 727-339-2108

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

Sean Cashen on 4/26/2023 3:43:40 PM - ANSWERED

1-7 Acknowledged.

ENGINEERING - Prior to Building Permit

Set to ACCEPTED on 5/15/2023 8:17:37 AM

Issue created by Kyle Vaughan on 3/27/2023 3:29:34 PM
kyle.vaughan@myclearwater.com - 727-339-2108

1. Any new concrete driveway apron(s) constructed within the right-of-way shall be a minimum 6" thick fibrous concrete, and a minimum 3000 psi with 6" x 6" / 10 x 10 w.w.f. [sidewalks shall not be constructed within this apron area(s)]. Expansion joint will be required along the existing curb where applicable.
2. The City of Clearwater, at the applicant's expense, will remove/relocate any/all water and/or gas meters that have to be relocated as part of this permit, including reclaim water meters. (No meters shall be located within any impervious areas.)

Sean Cashen on 4/26/2023 3:43:06 PM - ANSWERED

1. *Acknowledged.*
2. *Acknowledged.*

ENVIRONMENTAL - Prior to Building Permit

Set to ACCEPTED on 5/17/2023 3:09:54 PM

Issue created by Sarah Kessler on 3/27/2023 4:41:17 PM
sarah.kessler@myclearwater.com - 727-562-4897

1. Provide stormwater vault specifications showing the vault provides water quality benefits, and provide a vault maintenance schedule that has been signed and accepted by the owner.
2. Provide erosion control measures on plan sheet, and provide notes detailing erosion control methods.

Sean Cashen on 4/26/2023 3:42:31 PM - ANSWERED

Acknowledged.



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TELEPHONE (727) 562-4567

FIRE - Prior to CDB

Set to ACCEPTED on 5/25/2023 10:06:46 AM

Issue created by Keith Hatten on 3/30/2023 8:35:31 AM
Issue is attached to Plans on sheet C3
keith.hatten@myclearwater.com - 727-224-7368

Relocate hydrant closer to FDC and on the same side of the drive.

Sean Cashen on 4/26/2023 3:34:31 PM - ANSWERED

As discussed at DRC, the fire hydrant and the FDC were located in the same landscape island on the southern side of the parking lot drive aisle. See Sheet C3.

LAND RESOURCE - Prior to CDB - Irrigation plan

Set to NOTACCEPTED on 5/19/2023 11:25:06 AM

Issue created by Michael Quinzi on 3/27/2023 10:23:09 AM
Issue is attached to Plans on sheet IR1
michael.quinzi@myclearwater.com - 727-562-4558

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

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.

Sean Cashen on 4/26/2023 3:45:57 PM - ANSWERED

- 1. Acknowledged. Landscape/Irrigation Plans have been revised to indicate the protected (critical) root zones.*
- 2. Acknowledged. See Landscape/ Irrigation Plans.*

Michael Quinzi on 5/19/2023 11:25:06 AM - NOTACCEPTED

Issues have not been addressed

LAND RESOURCE - Prior to CDB - Landscape Plan

Set to NOTACCEPTED on 5/19/2023 11:22:53 AM

Issue created by Michael Quinzi on 3/27/2023 10:25:21 AM
Issue is attached to Plans on sheet LA1
michael.quinzi@myclearwater.com - 727-562-4558

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

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.

2 - Replace Crape Myrtle with another species.

Sean Cashen on 4/26/2023 3:45:17 PM - ANSWERED

- 1- Acknowledged. Landscape and Irrigation Plans have been revised to indicate the protected (critical) root zones.*
- 2. Acknowledged. The Landscape Plan has been revised and another species utilized for the Crape Myrtles.*

Michael Quinzi on 5/19/2023 11:22:53 AM - NOTACCEPTED

Issues have not been addressed.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

LAND RESOURCE - Prior to CDB - Tree Preservation

Set to NOTACCEPTED on 5/19/2023 11:43:08 AM

Issue created by Michael Quinzi on 3/27/2023 10:19:33 AM

Issue is attached to Plans on sheet TP1

michael.quinzi@myclearwater.com - 727-562-4558

Include tree barricades for offsite trees

This plan must include the proposed stormwater, irrigation, utilities and grade changes impact the critical root zones and show the trees canopy line and the actual tree barricade limits.

The tree barricade barricade for the 44 inch Mango tree looks to small, the formula we use is 9 inches distance for every 1 inch of DBH.

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.

Sean Cashen on 4/26/2023 3:46:14 PM - ANSWERED

Acknowledged. Please see revised Landscape/Irrigation Plans Sheet TP1. The Tree Preservation Plan has been revised to indicate the critical root zone and tree barricade locations.

Michael Quinzi on 5/19/2023 11:43:08 AM - NOTACCEPTED

Preservation plan is incomplete.

PARKS AND REC - Open Space Recreation Impact Fees

Set to ACCEPTED on 5/10/2023 5:56:55 PM

Issue created by Art Kader on 3/13/2023 4:27:57 PM

art.kader@myclearwater.com - 727-562-4824

This project will be required to pay Open Space Recreation Impact Fees. These fees may be substantial and encourage the developer to contact Art Kader at 727-562-4824 or art.kader@myclearwater.com for more information.

Sean Cashen on 4/26/2023 3:50:04 PM - ANSWERED

Acknowledged.

Art Kader on 5/10/2023 5:56:55 PM - ACCEPTED

This applicant will have the opportunity to fall under existing Open Space Impact fee ordinance or new ordinance. Contact Art Kader for additional information.

PLANNING - Both Elevations (east and west)

Set to DRAFT on 5/3/2023 1:39:51 PM

Issue created by Mark Parry on 5/3/2023 1:39:51 PM

Issue is attached to Plans on sheet A-3

mark.parry@myclearwater.com - 727-562-4741

Are the windows/balconies real? (Faux windows are generally not supported). Rendered elevations are required.

PLANNING - CDC Section 3-920.A.3.c.i.d.

Set to ACCEPTED on 5/2/2023 1:52:54 PM

Issue created by Mark Parry on 3/22/2023 3:43:11 PM

Issue is attached to Plans on sheet A-3

mark.parry@myclearwater.com - 727-562-4741

As submitted, staff cannot support the proposal as it is contrary to CDC Section 3-920.A.3.c.i.d. The options are to redesign the building to meet this code provision of continue on to CDB with a recommendation of denial.

Sean Cashen on 4/26/2023 3:47:10 PM - ANSWERED

1. The building has been redesigned to meet this code. See accompanying building elevations.

PLANNING - CIRP Criterion 2

Set to ACCEPTED on 5/2/2023 2:21:56 PM



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

Issue created by Mark Parry on 3/13/2023 10:04:20 AM

Issue is attached to page 2 in Comprehensive Infill Criteria Narrative 2-21-23.pdf

mark.parry@myclearwater.com - 727-562-4741

Policy A.2.2.7 is listed when it should be A.2.2.12. I'm surprised you didn't include any components from the Housing Element of the Comp. Plan. You should do that as it helps support your request.

Sean Cashen on 4/26/2023 4:01:33 PM - ANSWERED

1. Comprehensive Infill Criteria Narrative has been updated.

PLANNING - Crepe Myrtle

Set to NOTACCEPTED on 5/2/2023 2:10:58 PM

Issue created by Mark Parry on 3/13/2023 10:02:59 AM

Issue is attached to Plans on sheet LA1

mark.parry@myclearwater.com - 727-562-4741

Please swap out the crepe myrtles with another appropriate plant - they'll just end up getting hat racked.

Sean Cashen on 4/26/2023 4:02:29 PM - ANSWERED

1. Acknowledged. The Landscape Plan has been revised and another species utilized for the Crepe Myrtles.

Mark Parry on 5/2/2023 2:10:58 PM - NOTACCEPTED

The landscape plans have not been updated



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TELEPHONE (727) 562-4567

PLANNING - Disclaimer

Set to ACCEPTED on 5/2/2023 1:52:19 PM

Issue created by Mark Parry on 3/28/2023 11:01:55 AM

Issue is attached to Plans on sheet C1

mark.parry@myclearwater.com - 727-562-4741

Please note that additional comments may be generated at or after the DRC meeting based on responses to DRC comments.

Please carefully review the listed request. It is ultimately the responsibility of the applicant to ensure that the request reflects what is wanted.

In the event that you desire to be reviewed by the CDB on May 16, 2023 with a staff recommendation of denial, 10 complete sets (revised as needed, folded and collated) and one electronic version (uploaded) must be submitted no later than noon April 14, 2023. Otherwise, please make a resubmittal for a second DRC review on or before the next deadline (May 1, 2023 noon).

The electronic and hardcopies must match exactly. Hardcopies are to be delivered to the Municipal Service Building at 100 S. Myrtle Avenue Clearwater FL. Clearly label to the ATTN of Isabel Winget and include the case number and address.

Substantial redesign or unresolved issues will prevent the project from moving forward to the CBD.

Depending on the nature of the resubmittal Staff reserves the right to bring the submittal to another DRC meeting.

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

Failure to fully and completely address all Planning comments will delay your application.

Failure to coordinate narratives, plans, elevations and all documents with each other will delay your application.

Failure to meet deadlines will delay your application.

Finally, please be aware that City Staff will not organize, collate or otherwise piece together this or any other application. The responsibility of providing a complete, collated and organized submittal rests solely with the applicant.

Sean Cashen on 4/26/2023 3:35:56 PM - ANSWERED

Acknowledged.



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TELEPHONE (727) 562-4567

PLANNING - Dumpster Enclosure

Set to NOTACCEPTED on 5/2/2023 2:26:28 PM

Issue created by Mark Parry on 3/13/2023 10:02:25 AM

Issue is attached to Plans on sheet C3

mark.parry@myclearwater.com - 727-562-4741

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

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

Sean Cashen on 4/26/2023 4:03:43 PM - ANSWERED

1. *Acknowledged. Dumpster enclosure will meet City code requirements and details.*

Mark Parry on 5/2/2023 2:26:28 PM - NOTACCEPTED

Let's get a note on the site plan to this effect, please.

PLANNING - East Elevation

Set to DRAFT on 5/3/2023 1:39:05 PM

Issue created by Mark Parry on 5/3/2023 1:39:05 PM

Issue is attached to Plans on sheet A-3

mark.parry@myclearwater.com - 727-562-4741

Please add a medallion to the east elevation.

PLANNING - Elevations

Set to ACCEPTED on 5/2/2023 2:00:08 PM

Issue created by Mark Parry on 3/13/2023 10:05:49 AM

Issue is attached to Plans on sheet A-3

mark.parry@myclearwater.com - 727-562-4741

The proposed elevations appear to most closely resemble the prohibited elevations portrayed in CDC Section 3-920.A.3.c.i.d. and ii.e. Please revise.

Sean Cashen on 4/26/2023 4:01:16 PM - ANSWERED

1. *Acknowledged. Building elevations have been revised.*

PLANNING - Elevations - west

Set to DRAFT on 5/3/2023 1:41:01 PM

Issue created by Mark Parry on 5/3/2023 1:41:01 PM

Issue is attached to Plans on sheet A-3

mark.parry@myclearwater.com - 727-562-4741

The features over the top balconies are a bit unclear and they don't seem to go with the architectural style.



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TELEPHONE (727) 562-4567

PLANNING - Energy Star Appliances

Set to NOTACCEPTED on 5/2/2023 2:16:28 PM

Issue created by Mark Parry on 3/13/2023 10:08:08 AM
Issue is attached to page 4 in AHD Narrative Section 3-920.pdf
mark.parry@myclearwater.com - 727-562-4741

CDC Section 3-920.A.3.c.iii.c: please (1) clarify of appliances will be included and, if so (2) clarify that they will be Energy Star rated/labeled. If it's unknown at this time if appliances will be provided jut provide a note on the site plan that provides that if appliances are provided that they will be Energy Star rated/labeled pursuant to CDC Section 3-920.A.3.c.iii.c.

Sean Cashen on 4/26/2023 3:51:42 PM - ANSWERED

1. *Acknowledged. AHD Narrative has been updated. Floor Plans specify Energy Star rated appliances.*

Mark Parry on 5/2/2023 2:16:28 PM - NOTACCEPTED

I don't think that this note made it to the floor plans.

PLANNING - Fencing/Walls

Set to ACCEPTED on 5/2/2023 2:22:17 PM

Issue created by Mark Parry on 3/13/2023 10:03:15 AM
Issue is attached to Plans on sheet C3
mark.parry@myclearwater.com - 727-562-4741

Clarify if any fencing/walls are proposed.

Sean Cashen on 4/26/2023 4:01:51 PM - ANSWERED

1. *Acknowledged. Fencing has been added to site plan, see sheet C3.*

PLANNING - Floor Plan-Elevation Match

Set to DRAFT on 5/3/2023 1:38:32 PM

Issue created by Mark Parry on 5/3/2023 1:38:32 PM
Issue is attached to Plans on sheet A-2
mark.parry@myclearwater.com - 727-562-4741

he trash and electricity areas don't appear to show up on the elevations.

PLANNING - Hatched Rectangle

Set to ACCEPTED on 5/2/2023 2:22:25 PM

Issue created by Mark Parry on 3/13/2023 10:01:46 AM
Issue is attached to Plans on sheet C3
mark.parry@myclearwater.com - 727-562-4741

Clarify what the hatched rectangle at the southeast corner is.

Sean Cashen on 4/26/2023 4:04:32 PM - ANSWERED

1. *The hatched rectangle is a paved area for the garbage truck to maneuver back out of the site.*

PLANNING - Height

Set to ACCEPTED on 5/2/2023 1:59:41 PM

Issue created by Mark Parry on 3/13/2023 10:01:26 AM
Issue is attached to Plans on sheet A-3
mark.parry@myclearwater.com - 727-562-4741

Height is not clear. First, let's label the elevations north, south, east and west. Second, the left elevation shows a height of 40 feet, the front and back elevations appear to show heights of 33 feet (11 feet plus 11 feet plus one foot) with the back elevation showing an overall height of 43 feet. I'm not sure which is correct.

Sean Cashen on 4/26/2023 4:04:49 PM - ANSWERED

1. *The elevations have been revised and clearly identified with proper heights. The building's height is 37 feet.*



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

PLANNING - Landscape Buffer

Set to NOTACCEPTED on 5/2/2023 2:07:35 PM

Issue created by Mark Parry on 3/13/2023 10:12:46 AM

Issue is attached to Plans on sheet LA1

mark.parry@myclearwater.com - 727-562-4741

CDC Section 3-920.B.3: Please show the landscape material consistent with this code provision.

Sean Cashen on 4/26/2023 3:50:35 PM - ANSWERED

1. *Acknowledged. See revised landscape plans*

Mark Parry on 5/2/2023 2:07:35 PM - NOTACCEPTED

This section provides that: 3. In the case of attached dwellings, if parking is proposed adjacent to the building, a buffer that includes a four-foot sidewalk and a five-foot landscaped area shall be provided between the building and parking as illustrated below.

We'll need to have the landscape plan show the actual landscaping rather just label the spaces "green area".

PLANNING - Long-term bicycle parking

Set to NOTACCEPTED on 5/2/2023 2:12:52 PM

Issue created by Mark Parry on 3/13/2023 10:11:27 AM

Issue is attached to page 6 in AHD Narrative Section 3-920.pdf

mark.parry@myclearwater.com - 727-562-4741

CDC Section 3-920.B.2.a: Clarify how this code provision is met with the provision.

Sean Cashen on 4/26/2023 3:50:51 PM - ANSWERED

1. *Please see revised Preliminary Site Plan. A covered long-term bicycle storage area is provided at the NE corner of the building.*

Mark Parry on 5/2/2023 2:12:52 PM - NOTACCEPTED

I'm not seeing anything labeled as long-term bicycle storage on the revised plans.

PLANNING - Mechanical Equipment Location

Set to ACCEPTED on 5/2/2023 2:25:16 PM

Issue created by Mark Parry on 3/13/2023 10:02:13 AM

Issue is attached to Plans on sheet C3

mark.parry@myclearwater.com - 727-562-4741

Please show the location of all proposed mechanical equipment.

Sean Cashen on 4/26/2023 4:03:58 PM - ANSWERED

1. *Mechanical equipment will be placed on the roof.*

PLANNING - Setbacks to Parking

Set to NOTACCEPTED on 5/2/2023 2:24:58 PM

Issue created by Mark Parry on 3/13/2023 10:02:03 AM

Issue is attached to Plans on sheet C3

mark.parry@myclearwater.com - 727-562-4741

Please make sure to add setback dimensions to parking and vehicular use areas.

Sean Cashen on 4/26/2023 4:04:12 PM - ANSWERED

1. *Dimensions have been added to parking and vehicular use areas. See sheet C3*

Mark Parry on 5/2/2023 2:24:58 PM - NOTACCEPTED

The side buffer (which dictates setback to parking) is 10 feet where 9.9 feet is shown. Either increase to 10 feet or submit a comprehensive landscape program.



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 - Sight Visibility Triangles

Set to NOTACCEPTED on 5/2/2023 2:10:43 PM

Issue created by Mark Parry on 3/13/2023 10:02:48 AM

Issue is attached to Plans on sheet LA1

mark.parry@myclearwater.com - 727-562-4741

Please add the requisite sight visibility triangles on the landscape plan at:
The edges of the driveway where it intersects with the front property line. 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.

Please see CDC Section 3-904.A for additional details.

https://library.municode.com/fl/clearwater/codes/community_development_code?nodel=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR

Sean Cashen on 4/26/2023 4:02:44 PM - ANSWERED

1. *Acknowledged. See landscape plans.*

Mark Parry on 5/2/2023 2:10:43 PM - NOTACCEPTED

The landscape plans are not updated.

PLANNING - Unit Count

Set to NOTACCEPTED on 5/2/2023 2:19:32 PM

Issue created by Mark Parry on 3/13/2023 10:07:12 AM

Issue is attached to Plans on sheet A-1

mark.parry@myclearwater.com - 727-562-4741

CDC Section 3-920.A.3.c.ii.h: please clarify percentages and numbers of the affordable units by bedroom count. Naturally, if no particular unit is being specifically set aside as affordable then that should be noted.

Sean Cashen on 4/26/2023 3:53:19 PM - ANSWERED

1. *There are 40 units, to which ten (10) units (25%), will be affordable housing. No particular unit is set aside for affordable housing, as all units are the same.*

Mark Parry on 5/2/2023 2:19:32 PM - NOTACCEPTED

You need to work this response into your narrative.

PLANNING - Unit counts/Bedroom Sizes

Set to ACCEPTED on 5/2/2023 2:20:28 PM

Issue created by Mark Parry on 3/13/2023 10:06:53 AM

Issue is attached to Plans on sheet A-1

mark.parry@myclearwater.com - 727-562-4741

CDC Section 3-920.A.3.c.ii.g: please clarify the sizes and corresponding bedrooms of the affordable units.

Sean Cashen on 4/26/2023 4:00:46 PM - ANSWERED

1. *Please see attached floor plans for unit sizes.*

PLANNING - Water conserving plumbing fixtures

Set to ACCEPTED on 5/2/2023 2:13:16 PM

Issue created by Mark Parry on 3/13/2023 10:09:53 AM

Issue is attached to page 4 in AHD Narrative Section 3-920.pdf

mark.parry@myclearwater.com - 727-562-4741

CDC Section 3-920.A.3.c.iii.b: please include a note on the site plans which clarifies that this provision will be met.

Sean Cashen on 4/26/2023 3:51:21 PM - ANSWERED

1. *Acknowledged. See architectural floor plans for note.*

Set to ACCEPTED on 5/15/2023 11:23:03 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

PUBLIC UTILITIES - Prior to BCP

Issue created by Michael Vacca on 3/23/2023 2:04:59 PM

Issue is attached to Plans on sheet C3

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

prior to building permit

1. reclaimed water is available is available to the project
2. acknowledge & add note to the design plans, stating that the gravity system and fire hydrant within the projects property are privately owned and maintained by the owners

Sean Cashen on 4/26/2023 3:46:42 PM - ANSWERED

- *Acknowledged, site plan shows existing irrigation line, and note has been added, see sheet C3.*

STORMWATER - Prior to CDB

Set to ACCEPTED on 5/15/2023 3:37:44 PM

Issue created by Phuong Vo on 3/14/2023 4:31:57 PM

phuong.vo@myclearwater.com - 727-562-4752

Prior to CDB, please address the following:

- 1) Provide a 1-page drainage calculations showing proposed stormwater management system has capacity to meet both water quality and attention requirements as per City of Clearwater redevelopment criteria.
- 2) The submitted drainage narrative indicates the stormwater management system is designed for a 25-year event; plan shall show the stormwater pond has a positive outfall.
- 3) Show that proposed FFE is minimum 1 foot above crown of Martin Luther King Ave and William Lane.
- 4) Please confirm that a designated offsite drainage bypass system free of landscaping/ground cover material will be provided on construction plan ensuring no adverse impact to adjacent properties.

Sean Cashen on 4/26/2023 3:49:30 PM - ANSWERED

- 1) *Acknowledged, see stormwater narrative with calculations.*
- 2) *Acknowledged, site plan illustrates outfall connection.*
- 3) *Acknowledged, proposed FFE will be greater than one foot above MLK Ave. As discussed during DRC meeting, William Lane has a wall at the end of the street, and there is no access to William Lane. If the building has to be one foot above William Lane, it will then be seven feet above MLK Ave, which will not make it feasible to access.*

Phuong Vo on 5/15/2023 3:37:44 PM - ACCEPTED

Per the discussion with the engineer on 5/15/23, the following considerations will be considered:

*Assess eastern drainage basin and determine the offsite drainage bypass accordingly.
Extend the retaining wall along eastern property line further north.
Along the northern property line, provide bypass storm sewer and swale above it. Swale to have a min 1' deep and and FFE will be set at least 1' higher than the top of bank of swale.*

*No heavy root system shade trees will be planted along this northern property line to ensure the bypass system is not compromised in the future.
Private storm outfall shall be kept inside private property as much as possible.*



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

TRAFFIC ENG - Prior to BCP-Sight Visibility Triangles on the landscaping plan

Set to ACCEPTED on 5/17/2023 1:42:11 PM

Issue created by Gus Jordi on 3/20/2023 3:28:23 PM

Issue is attached to Plans on sheet LA1

gus.jordi@myclearwater.com - 727-562-4775

the Site plan shows appropriately the Sight visibility triangles(SVT) while the landscape plan shows planting that would be within the STV's. Please include the SVT's on the landscaping plan with a note that no vegetation would at any time of maturity exceed the height of 30" from grade, or otherwise remove plants from within the SVT's. This would be in accordance with 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 the driveway and the front property line. 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.

Sean Cashen on 4/26/2023 3:48:06 PM - ANSWERED

1. *Acknowledged, see landscape plans with sight triangles.*

Gus Jordi on 5/17/2023 1:42:11 PM - ACCEPTED

Could not find the sight triangle on the landscape plan. We can catch that during BCP review.

TRAFFIC ENG - Prior to CDB- Affordable units/rooms

Set to ACCEPTED on 5/17/2023 1:33:56 PM

Issue created by Gus Jordi on 3/21/2023 3:12:22 PM

Issue is attached to Plans on sheet C3

gus.jordi@myclearwater.com - 727-562-4775

1. Please clarify how many affordable units as part of the total dwelling units. That is important for estimating the multimodal impact fee and parking reduction.
2. Please provide the rooms related to the designated affordable dwelling units.

Sean Cashen on 4/26/2023 3:47:44 PM - ANSWERED

1. *There are 40 units of which 25% will be affordable units, which equates to ten affordable units.*

2. *No specific room will be designated as affordable dwelling unit. All and any room combination can be designated as an affordable unit.*

TRAFFIC ENG - Prior to CDB- Sanitary truck turn around templates

Set to DRAFT on 5/25/2023 12:17:41 PM

Issue created by Gus Jordi on 5/25/2023 12:17:41 PM

Issue is attached to Plans on sheet C3

gus.jordi@myclearwater.com - 727-562-4775

Please provide turning templates for a sanitary truck along the route of the sanitary truck to include ingress/egress, through the parking lot and turn around.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

10:55 AM

Case number: [FLD2023-05010 -- 861 N HERCULES AVE](#)

Owner(s): Hercules Avenue Llc
2045 Palmetto St Bldg B
Clearwater, FL 33765-2118
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: 1.548-acres located on the east side of Hercules Avenue approximately 143 feet south of the intersection with Hercules Avenue and Palmetto Street.

Atlas Page: 280B

Zoning District: O - Office

Request: The Community Development Board (CDB) is reviewing a proposed child daycare use in the Office (O) District for the property located at 861 N. Hercules Avenue. The existing building is two-story, provides 68 parking spaces and requests flexibility for use, parking, and landscaping (Community Development Code Sections 2-1004.A and 3-1202.G). Subject to change upon resubmit for Community Development Board.

Proposed Use: Retail Sales and Services

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

Assigned Planner: Melissa Hauck-Baker, Senior Planner



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 TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Parks and Rec Review	No Comments	05/10/2023	Kader
Stormwater Review	No Comments	05/15/2023	Vo
Traffic Eng Review	Comments	05/16/2023	Jordi
Engineering Review	Comments	05/17/2023	Vaughan
Environmental Review	Comments	05/17/2023	Kessler
Public Utilities Review	Comments	05/18/2023	Vacca
comments added			
Land Resource Review	Comments	05/24/2023	McDonnell
Planning Review	Comments	05/24/2023	Hauck-Baker
Fire Review	No Comments	05/25/2023	Hatten
Route to Meeting	Ready for DRC	05/26/2023	Hauck-Baker
Solid Waste Review	Comments	05/26/2023	Hauck-Baker
Harbor Master Review	No Response	05/26/2023	Hauck-Baker
Determination of Completeness	Complete	06/01/2023	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 5/17/2023 2:21:39 PM

Issue created by Kyle Vaughan on 5/17/2023 2:21:39 PM
kyle.vaughan@myclearwater.com - 727-339-2108

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. If the proposed project necessitates infrastructure modifications to satisfy the site-specific water capacity and pressure requirements and/or wastewater capacity requirements, the modifications shall be completed by the applicant and at their expense. If underground water mains and hydrants are to be installed, the installation shall be completed and in service prior to construction in accordance with Fire Department requirements.

ENVIRONMENTAL - Prior to Building Permit

Set to OPEN on 5/17/2023 3:14:32 PM

Issue created by Sarah Kessler on 5/17/2023 3:14:32 PM
sarah.kessler@myclearwater.com - 727-562-4897

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

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

FIRE - Prior to CDB

Set to OPEN on 5/25/2023 9:49:29 AM

Issue created by Keith Hatten on 5/25/2023 9:49:29 AM
Issue is attached to Plans on sheet F1
keith.hatten@myclearwater.com - 727-224-7368

Please provide floor plans showing all proposed rooms and areas of use for change of occupancy. 1st and 2nd floors.

FIRE - Prior to CDB

Set to OPEN on 5/25/2023 9:48:07 AM

Issue created by Keith Hatten on 5/25/2023 9:48:07 AM
Issue is attached to Plans on sheet F1
keith.hatten@myclearwater.com - 727-224-7368

Please provide updated floor plans showing existing layout of all areas of use. Both 1st and 2nd floors.

FIRE - Prior to CDB

Set to OPEN on 5/25/2023 9:57:08 AM

Issue created by Keith Hatten on 5/25/2023 9:57:08 AM
Issue is attached to Plans on sheet F1
keith.hatten@myclearwater.com - 727-224-7368

Change of Occupancy for 1st floor from Business to Daycare shall be in accordance with NFPA 101 Chapters 43 and Chapter 17 for Daycare Occupancy. Design shall incorporate requirements for separation, exiting, travel distance, fire alarm, extinguishment.

Please acknowledge. These design requirements will most likely impact the design and cost of project.



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TELEPHONE (727) 562-4567

LAND RESOURCE - Prior to CDB: Tree Preservation Plan

Set to OPEN on 5/22/2023 4:32:35 PM

Issue created by Danny McDonnell on 5/22/2023 4:32:35 PM
danny.mcdonnell@myclearwater.com - 727-562-4575

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.

NOTE: Tree preservation plan required for the 23" and 25" oak trees next to the walkways that are proposed to be replaced.

PLANNING - Application Deemed Insufficient: Must Return to DRC

Set to DRAFT on 5/26/2023 12:32:03 PM

Issue created by Melissa Hauck-Baker on 5/26/2023 9:38:38 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

Substantial redesign is required and review of such must return to another DRC meeting. These items include but are not limited to the dumpster enclosure, the lack of detail on the outside play area, the insufficient landscape plan, the parking lot layout and lack of a proposed floor plan.

All the Planning Comments need to be fully addressed in Plan Room. Failure to fully and completely address all Planning comments will delay your application. Failure to coordinate narratives, plans, elevations and all documents with each other will delay your application.

Failure to meet deadlines will delay your application.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

PLANNING - Findings of Fact

Set to OPEN on 5/26/2023 9:29:08 AM

Issue created by Melissa Hauck-Baker on 5/26/2023 9:29:08 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

Applicant must acknowledge the accuracy of the following:

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

PLANNING - Prior to CDB: Access to Hercules Ave

Set to OPEN on 5/26/2023 9:37:11 AM

Issue created by Melissa Hauck-Baker on 5/26/2023 9:37:11 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

The only ingress/egress to Hercules Avenue is not located on the subject property. It is on the parcel for 831 N. Hercules Avenue, to the south of the property. Provide a copy of the cross-access easement and shared parking agreement with 831 N. Hercules Avenue, without this the proposed development will not have access to Hercules Avenue.



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TELEPHONE (727) 562-4567

PLANNING - Prior to CDB: Comprehensive Landscaping Program

Set to OPEN on 5/26/2023 9:36:45 AM

Issue created by Melissa Hauck-Baker on 5/26/2023 9:36:45 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

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

PLANNING - Prior to CDB: FLD Application

Set to OPEN on 5/26/2023 9:30:01 AM

Issue created by Melissa Hauck-Baker on 5/26/2023 9:30:01 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

Please carefully review the listed request. It is ultimately the responsibility of the applicant to ensure that the request reflects what is wanted.

PLANNING - Prior to CDB: Floor Plans, Existing and Proposed

Set to OPEN on 5/26/2023 9:33:32 AM

Issue created by Melissa Hauck-Baker on 5/26/2023 9:33:32 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

The 8,600 square foot, first floor will be modified into five classrooms while the 4,920 square foot second floor will serve as the offices of the proposed child daycare. The submitted floor plans do not reflect these changes. Proposed floor plans must be submitted.

PLANNING - Prior to CDB: Landscape Plan

Set to OPEN on 5/26/2023 9:36:20 AM

Issue created by Melissa Hauck-Baker on 5/26/2023 9:36:20 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

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

PLANNING - Prior to CDB: Narrative

Set to OPEN on 5/26/2023 9:30:58 AM

Issue created by Melissa Hauck-Baker on 5/26/2023 9:30:58 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

Please carefully review the Narrative, on page three there is reference to "Bay Esplanade Living," and detail how this is relevant to the current application.

PLANNING - Prior to CDB: Outdoor Play Area

Set to OPEN on 5/26/2023 9:34:02 AM

Issue created by Melissa Hauck-Baker on 5/26/2023 9:34:02 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

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

PLANNING - Prior to CDB: Parking

Set to OPEN on 5/26/2023 9:37:40 AM

Issue created by Melissa Hauck-Baker on 5/26/2023 9:37:40 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

Provide a consistent and accurate number of existing parking of the combined properties and the proposed number and layout for the proposed use. A daycare is classified as retail sales and service use which requires five spaces per 1,000 gross square feet of floor area. The building is 13,520 square feet which requires 67 spaces. Modifications to the site plan may result in reduced parking and detailed information must be provided.



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TELEPHONE (727) 562-4567

PLANNING - Prior to CDB: Property Survey

Set to OPEN on 5/26/2023 9:29:33 AM

Issue created by Melissa Hauck-Baker on 5/26/2023 9:29:33 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

A signed and sealed property survey showing existing conditions must be submitted.

PLANNING - Prior to CDB: Proposed Daycare Operations

Set to OPEN on 5/26/2023 9:33:04 AM

Issue created by Melissa Hauck-Baker on 5/26/2023 9:33:04 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

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

PUBLIC UTILITIES - prior to BCP

Set to OPEN on 5/17/2023 8:50:34 AM

Issue created by Michael Vacca on 5/17/2023 8:50:34 AM
Issue is attached to Plans on sheet C3.1
mike.vacca@myclearwater.com - 727-265-1831

Prior to Building Permit, Acknowledge

1. will need to call out location of water main, Fire Hydrant, water meter and gravity connection point on plans for project.

SOLID WASTE - Prior to CDB

Set to OPEN on 5/25/2023 2:14:37 PM

Issue created by Melissa Hauck-Baker on 5/25/2023 2:14:37 PM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

Are the two businesses going to share a dumpster? If so, then that needs to be discussed with the business next door because they share now. If the business decides not to share, then we have a problem with two dumpsters on this property as there is not much room. Some existing trees are concerning with this property to get to the enclosure and service the dumpster. If an enclosure is built it will need to be brought up to code specs. There are exiting concerns with the parallel parking layout.

TRAFFIC ENG - Prior to Building Permit- ADA ramps

Set to OPEN on 5/16/2023 1:57:49 PM

Issue created by Gus Jordi on 5/16/2023 1:57:49 PM
Issue is attached to Plans on sheet C3.1
gus.jordi@myclearwater.com - 727-562-4775

Please clearly show the location of the accessible ramps and provide details of each the ramp slopes meeting ADA standards.

TRAFFIC ENG - Prior to Building Permit- Sight visibility triangles

Set to OPEN on 5/16/2023 2:43:53 PM

Issue created by Gus Jordi on 5/16/2023 2:43:53 PM
Issue is attached to Plans on sheet C3.1
gus.jordi@myclearwater.com - 727-562-4775

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 the driveway and the front property line.. 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



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- Accessible Path

Set to OPEN on 5/16/2023 2:04:50 PM

Issue created by Gus Jordi on 5/16/2023 2:04:50 PM

Issue is attached to Plans on sheet C3.1

gus.jordi@myclearwater.com - 727-562-4775

An accessible path from the public sidewalk to the building accessible entrance is an ADA related requirement and should be on the site plan. The Guide to ADA Accessibility Standards, Chapter 4: Accessible Routes ([access-board.gov](https://www.access-board.gov)) , (<https://www.access-board.gov/ada/guides/chapter-4-accessible-routes/>) states the following: At least one accessible route must be provided within the site to accessible facility entrances from these site arrival points, where provided: accessible parking and accessible passenger loading zones ,public streets and sidewalks, and each public transportation stop. The guide provides a general schematic example.

ADA design expertise is important for having a good submittal relating to design of accessible path from the public sidewalk to the accessible building entrance

TRAFFIC ENG - Prior to CDB- Turning templates

Set to OPEN on 5/25/2023 10:13:57 AM

Issue created by Gus Jordi on 5/25/2023 10:13:57 AM

Issue is attached to Plans on sheet C3.1

gus.jordi@myclearwater.com - 727-562-4775

Please provide turning templates for a sanitary truck along the route of the sanitary truck to include ingress/egress and through the parking lot.

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

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

TELEPHONE (727) 562-4567

11:25 AM

Case number: [FLS2023-04016 -- 557 CYPRUS AVE](#)

Owner(s): Clearwater Jv Iii Llc
5391 Lakewood Ranch Blvd Ste 100
Sarasota, FL 34240
PHONE: No phone, Fax: No fax, Email: No email

Applicant: John Hutchens
1507 Laurel St
Sarasota, FL 34236
PHONE: (941) 737-0041, Fax: No fax, Email: Jhutchens@castoinfo.Com

Representative: John Hutchens
Casto Vacation Properties
1507 Laurel St
Sarasota, FL 34236
PHONE: (941) 737-0041, Fax: No fax, Email: Jhutchens@castoinfo.Com

Location: The 0.454-acre project site consists of three parcels located on the east side of Cyprus Avenue approximately 107 feet north of the intersection of Cyprus Avenue with Bay Esplanade.

Atlas Page: 258A

Zoning District: T - Tourist

Request: The Development Review Committee (DRC) is reviewing a three-unit resort attached dwelling use in the Tourist (T) District and the Old Florida Character District of Beach by Design for the property located at 557/579/583 Cyprus Avenue. The project is 50 feet in height (from DFE), includes a minimum of five off-street parking spaces, and requests allowable flexibility from setbacks, height and Design Guidelines (Community Development Code Section 2-802.R. and Beach by Design).

Proposed Use: 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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 TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Parks and Rec Review	No Comments	05/10/2023	Kader
Engineering Review	Comments	05/11/2023	Vaughan
Fire Review	Comments	05/12/2023	Hatten
Stormwater Review	Comments	05/15/2023	Vo
Traffic Eng Review	Comments	05/15/2023	Jordi
Public Utilities Review	No Comments	05/15/2023	Vacca
No Comments			
Environmental Review	Comments	05/17/2023	Kessler
Planning Review	Comments	05/23/2023	Hauck-Baker
Land Resource Review	Comments	05/24/2023	McDonnell
Harbor Master Review	No Response	05/25/2023	Hauck-Baker
Solid Waste Review	Comments	05/25/2023	Hauck-Baker
Art Review	No Response	05/25/2023	Hauck-Baker
Route to Meeting	Ready for DRC	05/26/2023	Hauck-Baker
Determination of Completeness	Complete	06/01/2023	Hauck-Baker

The DRC reviewed this application with the following comments:

Plan Room Issues:



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

ENGINEERING - General Comments (Acknowledge):

Set to OPEN on 5/11/2023 10:32:09 AM

Issue created by Kyle Vaughan on 5/11/2023 10:32:09 AM
kyle.vaughan@myclearwater.com - 727-339-2108

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.
5. 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 OPEN on 5/11/2023 10:34:39 AM

Issue created by Kyle Vaughan on 5/11/2023 10:34:39 AM
kyle.vaughan@myclearwater.com - 727-339-2108

1. 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.)
2. Applicant shall obtain permanent address assignments from the Engineering Department. The address assignment shall correspond to the street on which the entrance is located. Contact Pawel Dembinski, Engineering Systems Coordinator (727) 562- 4767.
3. Provide a copy of the recorded Parcel Combination Request from Pinellas County.

ENVIRONMENTAL - Prior to Building Permit

Set to OPEN on 5/17/2023 3:05:40 PM

Issue created by Sarah Kessler on 5/17/2023 3:05:40 PM
sarah.kessler@myclearwater.com - 727-562-4897

1. An Asbestos Survey is usually required prior to conducting any demolition or renovations. Contact Pinellas County Air Quality (727/464-4422) for more information.
2. Continue to provide erosion control measures on plan sheet, and provide notes detailing erosion control methods.

FIRE - Prior to Development Order

Set to OPEN on 5/12/2023 1:56:09 PM

Issue created by Keith Hatten on 5/12/2023 1:56:09 PM
Issue is attached to Plans on sheet 6
keith.hatten@myclearwater.com - 727-224-7368

Fire Line and FDC Under Ground installation shall be submitted under separate permit with plans showing only fire under ground work and no other utilities shown or have other utilities shown as "For Reference Only".

All under ground fire line work to be installed by Licensed Contractor with a Class 1,2, or 5 Certification.

New fire hydrant and all under ground fire lines shall be installed prior to vertical any vertical construction or introduction of combustible material to job site.

Please acknowledge and show plan note on sheet as "AHJ Under Ground Fire Line Requirements".



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

LAND RESOURCE - Prior to DO: Inches Spreadsheet

Set to OPEN on 5/19/2023 4:19:20 PM

Issue created by Danny McDonnell on 5/19/2023 4:19:20 PM
danny.mcdonnell@myclearwater.com - 727-562-4575

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 an inch.

LAND RESOURCE - Prior to DO: Tree Inventory

Set to OPEN on 5/19/2023 4:18:42 PM

Issue created by Danny McDonnell on 5/19/2023 4:18:42 PM
danny.mcdonnell@myclearwater.com - 727-562-4575

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

PLANNING - Disclaimer:

Set to OPEN on 5/26/2023 10:59:31 AM

Issue created by Melissa Hauck-Baker on 5/26/2023 10:59:31 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

Please note that additional comments may be generated at or after the DRC meeting based on responses to DRC comments. Failure to fully and completely address all Planning comments will delay your application. Failure to coordinate narratives, plans, elevations and all documents with each other will delay your application. Failure to meet deadlines will delay your application.

PLANNING - Findings of Fact

Set to OPEN on 5/26/2023 10:48:21 AM

Issue created by Melissa Hauck-Baker on 5/26/2023 10:48:21 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

Applicant must acknowledge the accuracy of the following:

1. The 0.454-acre project site consists of three parcels located on the east side of Cyprus Avenue approximately 107 feet north of the intersection of Cyprus Avenue with Bay Esplanade and features 180 feet of frontage along Cyprus Avenue.
2. The project includes the demolition of the existing structures with the development of three resort attached dwelling units, with accessory pool and deck, including a total of five off-street parking spaces as well as site landscaping improvements.
3. The subject parcels are located within the Old Florida character district of Beach by Design and the Tourist (T) zoning district with an underlying future land use designation of Resort Facilities High (RFH), consistent with CDC Section 2-801.1.
4. The proposed use of resort attached dwelling units is a Level One, Flexible standard development, consistent with CDC Section 2-802.R and CDC Table 2-802.
5. The parameters contained within the Old Florida District supersede the requirements of the Design Guidelines within Beach by Design and the Community Development Code.
6. The Design Guidelines within Beach by Design supersede the requirements of the Community Development Code.
7. The Community Development Code is applicable to development within the Old Florida District when not in conflict with either the development parameters of the Old Florida District and/or the Design Guidelines of Beach by Design (BBD).
8. BBD Old Florida: Section II.A.1.c., max. building height, attached dwellings 65 feet, as a Level Two, Flexible development application, consistent with CDC Table 2-802. The proposal of 49.33 feet in height remains under the maximum height of 50 feet, as a Level One, Flexible standard development application, consistent with this section and CDC Table 2-802.



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

TELEPHONE (727) 562-4567

9. BBD Old Florida: Section II.A.2.a., 15-foot front setback required, and the proposal is 17.33 feet (west) property line which is consistent with this section and CDC Table 2-802.
10. BBD Old Florida: Section II.A.2.b., 10-foot side and rear setback required, and the proposal includes a 10-foot setback along the side setbacks (north and south) and along the rear setback (east) property line which is consistent with this section and CDC Table 2-802.
11. BBD Old Florida: Section II.A.7, Parking/vehicular access: The proposed three-units require 1.5 spaces per unit for a total of four spaces where 5 spaces are required, and the proposal includes 5 spaces which is consistent with this section and CDC Table 2-802.
12. BBD Design Guidelines: Section VII.B.3.a, Height/Floorplate: The proposed height of 49.33 feet limits the maximum floorplate to 25,000 square feet where the maximum floorplate will be 6,890 square feet which is consistent with this section.
13. BBD Design Guidelines: Section VII.C.1., Design, Scale and Mass of Buildings: The proposed footprint of 6,051 square feet with shortest wall length of 82 feet and longest length of 155.33 feet, where the two longest lengths vary by more than 40 percent of the two shorter lengths which is consistent with this section.
14. BBD Design Guidelines: Section VII.C.2.-6., Design, Scale and Mass of Buildings: Sheets SK9 and SK10 details the project compliance with the remaining, applicable, portions of this section.
15. BBD Design Guidelines: Section VII.D.1, Setbacks and Stepbacks: proposed setbacks comply with the requirements of Old Florida character district, while stepbacks are addressed in the "Prior to DO: Stepbacks" section of this review.
16. BBD Design Guidelines: Section VII.E., Street-Level Facades: Not applicable to the proposed residential type use.
17. BBD Design Guidelines: Section VII.F., Parking Areas: Not Applicable to the proposed residential type use.
18. BBD Design Guidelines: Section VII.G., Signage: Not Applicable to the proposed residential type use.
19. BBD Design Guidelines: Section VII.H., Sidewalks: Not Applicable to the proposed residential type use.
20. BBD Design Guidelines: Section VII.I., Street Furniture and Bicycle Racks: Not Applicable to the proposed residential type use.
21. BBD Design Guidelines: Section VII.J., Street Lighting: Not Applicable to the proposed residential type use.
22. BBD Design Guidelines: Section VII.K., Fountains: Not Applicable to the proposed residential type use.
23. BBD Design Guidelines: Section VII.L.1, Materials and Colors-Facades: The proposed facades are based on old Florida, west indies style with Bahama shutters, brackets and hipped style roofline featuring a combination of lap siding, board/batten, and white stucco, along with aluminum railings and standing seam metal roofing; wood screen walls will be used to separate storage spaces and parking from view of public rights of way which is consistent with this section.
24. BBD Design Guidelines: Section VII.L.2, Materials and Colors-Sidewalks: Sidewalks are addressed in the "Prior to DO" section of this review.
25. BBD Design Guidelines: Section VII.L.3, Materials and Colors-Street Furniture: Not Applicable to the proposed residential type use.
26. BBD Design Guidelines: Section VII.L.4, Materials and Colors-Color Palette: The proposal will utilize the colors from the provided color palette.
27. The maximum ISR is 0.95 and the project proposes 0.66 which is consistent with CDC Section 2-801.1.

PLANNING - Prior to DO: BBD Design Guidelines: Section VII.A. Density:

Set to OPEN on 5/26/2023 10:57:23 AM

Issue created by Melissa Hauck-Baker on 5/26/2023 10:57:23 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

Each lot size is 60 ft. by 110 ft., three lots equals 19,800 SF or 0.455 acres. 30 du/acre times 0.455 equals 13.65 or 13 units minus the prior TDR of 4 units leaves 9 units total for the subject property. Calculations provided in the MHK Response are incorrect, revisions are required.

PLANNING - Prior to DO: BBD Design Guidelines:

Set to OPEN on 5/26/2023 10:58:06 AM



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TELEPHONE (727) 562-4567

Section VII.A., Density prior Transfer of Development Rights (TDR):

Issue created by Melissa Hauck-Baker on 5/26/2023 10:58:06 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

The property has three parcels and two have been the sending site of a TDR through case TDR2005-05022, where four dwelling units were sold from 557 AND 579 Cyprus. Provide a detailed narrative and calculations, addressing the density of the overall site including the transfer of these development rights and the remaining density. The burden of research and proof is on the applicant. A title search may be appropriate to ensure there is no other encumbrance on density/intensity.

PLANNING - Prior to DO: BBD Old Florida: Section II.A.3.a-f., Height/Stepback:

Set to OPEN on 5/26/2023 11:56:53 AM

Issue created by Melissa Hauck-Baker on 5/26/2023 11:56:53 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

The stepback calculation does not add up with the requirements of BBD. The Cyprus ROW is 60 feet and runs north to south which requires a stepback along the side of the building or an increased side setback. The proposal does not include a side stepback or increased side yard setback. The stepback ratio is one foot for every two and one-half feet in building height above 35 feet, in this case the building height of 49.33 feet is 15 feet above 35 feet which requires a stepback of 6 feet, please clarify. The stepback begins at 35 feet above grade and must run the full length of the applicable façade, please clarify.

PLANNING - Prior to DO: BBD Old Florida: Section II.A.4.a-b., Flexibility Setback/Stepbacks excess of 35 feet in height:

Set to OPEN on 5/26/2023 11:57:28 AM

Issue created by Melissa Hauck-Baker on 5/26/2023 11:57:28 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

The Applicant has stated that no flexibility is requested, however, the project does not comply with the applicable requirements, please clarify.

PLANNING - Prior to DO: BBD Old Florida: Section II.A.6.a., 10-foot landscape buffer along street frontage:

Set to OPEN on 5/26/2023 10:56:49 AM

Issue created by Melissa Hauck-Baker on 5/26/2023 10:56:49 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

The proposal includes a 15-foot setback along the street frontage (west) however, the landscaping materials are not consistent with landscaping buffer requirements, sod does not count towards required buffers, please revise consistent with buffer requirements of CDC Section 3-1202.D.

PLANNING - Prior to DO: Construction Details

Set to DRAFT on 5/26/2023 12:59:49 PM

Issue created by Melissa Hauck-Baker on 5/26/2023 12:59:49 PM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

Please remove construction detail sheets. Specifically, Sheets CS6001, CS6021, CS6041, CS6042 and CS6051

PLANNING - Prior to DO: Interior Landscape Area

Set to DRAFT on 5/26/2023 12:57:21 PM

Issue created by Melissa Hauck-Baker on 5/26/2023 12:57:21 PM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

Please provide the interior landscape area and vehicular use area.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

PLANNING - Prior to DO: Landscaping Material Prohibited

Set to OPEN on 5/26/2023 10:03:01 AM

Issue created by Melissa Hauck-Baker on 5/26/2023 10:03:01 AM

Issue is attached to Plans on sheet 7

melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

The proposed shell material within the patio storage area must be removed. Shell is not an approved surface covering.

PLANNING - Prior to DO: Mechanical Equipment

Set to DRAFT on 5/26/2023 12:59:17 PM

Issue created by Melissa Hauck-Baker on 5/26/2023 12:59:17 PM

melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

Please clarify the location of all mechanical equipment and how it will be screened. Unlabeled equipment on roof plan noted.

PLANNING - Prior to DO: Parcels

Set to OPEN on 5/26/2023 10:49:00 AM

Issue created by Melissa Hauck-Baker on 5/26/2023 10:49:00 AM

melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

The project property consists of three lots with three separate tax parcel identification numbers. Details regarding the intent to combine the parcels into one lot or retain the three separate lots, each lot featuring one unit, is unclear. The site plan appears to show, very faintly, parcel lines. Detail specifically, the proposal with the three parcels. A parcel combination and unity of title will be required consistent with CDC Section 4-1601.

PLANNING - Prior to DO: Parking Spaces

Set to DRAFT on 5/26/2023 12:57:55 PM

Issue created by Melissa Hauck-Baker on 5/26/2023 12:57:55 PM

melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

Please provide interior dimensions for each garage from inside wall to inside wall exclusive of any obstructions (i.e., doors, mechanical equipment, trash can storage, etc.). Each parking spaces needs to be a minimum of nine feet by 18 feet.

PLANNING - Prior to DO: Required Sidewalks:

Set to OPEN on 5/26/2023 10:59:02 AM

Issue created by Melissa Hauck-Baker on 5/26/2023 10:59:02 AM

melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

Sidewalks are required, see CDC 3-1701, must meet ADA requirements.

PLANNING - Prior to DO: Sight Visibility Triangles:

Set to OPEN on 5/26/2023 10:58:37 AM

Issue created by Melissa Hauck-Baker on 5/26/2023 10:58:37 AM

melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

Sight Visibility Triangles must be shown consistent with CDC Section 3-904.

PLANNING - Prior to DO: Vehicular Access

Set to DRAFT on 5/26/2023 12:58:29 PM

Issue created by Melissa Hauck-Baker on 5/26/2023 12:58:29 PM

melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

Parking spaces may not back out into a right-of-way. Please provide a turning template that shows how cars will exist head our onto the street.



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TELEPHONE (727) 562-4567

SOLID WASTE - Prior to DO

Set to OPEN on 5/25/2023 2:12:10 PM

Issue created by Melissa Hauck-Baker on 5/25/2023 2:12:10 PM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

Are these going to be individually metered?

Are they going to want black barrels/recycling barrels that is stored in the garages?

OR

Are they thinking of a roll out dumpster with a staging area or enclosure?

STORMWATER - Prior to Development Order

Set to OPEN on 5/15/2023 10:49:26 AM

Issue created by Phuong Vo on 5/15/2023 10:49:26 AM
phuong.vo@myclearwater.com - 727-562-4752

- 1) Please update site table on civil plans to include existing data (pervious, building, impervious etc.)
- 2) Trees are proposed too close to the exfiltration system. Please address concern with future damaging root undermining the function of said system.
- 3) Only 50% of sustainable void space of the stones in the exfiltration system shall be allowed to be counted towards the required volume.
- 4) Under redevelopment criteria, predevelopment c value of impervious area shall multiply with 0.5 and pervious area shall multiply by 0.2. Please update submitted calcs to reflect these criteria.
- 5) Rainfall intensity for 50-year design event shown in section 6.1 of drainage report is not per City criteria.
- 6) Please include a control structure and size the weir to control post discharge to predevelopment flow.
- 7) Please acknowledge that a detail review of the submitted drainage design information was not performed at DRC level. Additional supporting data and revisions to the submitted plans and calculations are anticipated at Building Permit submittal.
- 8) Please acknowledge that an ERP permit from FDEP or SWFWMD may be required, applicant shall obtain such permit prior to construction.

TRAFFIC ENG - Prior to Building Permit- Driveway radii

Set to OPEN on 5/15/2023 5:30:36 PM

Issue created by Gus Jordi on 5/15/2023 5:30:36 PM
gus.jordi@myclearwater.com - 727-562-4775

Please include on the site plan the all driveways' radii if you are not using driveway aprons. There appears to be inconsistency between the different sheet some show driveway radii and other sheet show driveway aprons.

TRAFFIC ENG - Prior to DO- Sidewalk

Set to OPEN on 5/15/2023 5:46:24 PM

Issue created by Gus Jordi on 5/15/2023 5:46:24 PM
Issue is attached to Plans on sheet SK3
gus.jordi@myclearwater.com - 727-562-4775

- Section 3-1701. - Sidewalks required: To provide protection from traffic and other similar dangers, to provide areas which can be used by pedestrian traffic and to promote the general welfare and safety of the public, all development that abuts a public right-of-way shall provide a sidewalk. Please indicate if your development meets any of the exceptions listed in Section 3-1701E.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

TRAFFIC ENG - Prior to DO-Sight Visibility Triangles

Set to OPEN on 5/15/2023 5:06:47 PM

Issue created by Gus Jordi on 5/15/2023 5:06:47 PM

Issue is attached to Plans on sheet SK3

gus.jordi@myclearwater.com - 727-562-4775

Please follow section 3-904 of the community development code. The sight visibility triangles need to be added to the plan along both sides of each driveway and the front property line. No structure or landscaping may be present or installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within the sight visibility triangle. Link:

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

nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVTR

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

11:55 AM

Case number: [FLS2022-10048 -- 600 PENNSYLVANIA AVE](#)

Owner(s): Rose N Eddie Properties, Llc
628 Cleveland St
Unit 1407
Clearwater, FL 33755
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Michael Smith
3918 N. Highland Ave.
Tampa, FL 33603
PHONE: (813) 843-7169, Fax: No fax, Email: Mike.Smith@madridcpwg.Com

Representative: Michael Smith
Madrid Cpwg
3918 N. Highland Ave.
Tampa, FL 33603
PHONE: (813) 843-7169, Fax: No fax, Email: Mike.Smith@madridcpwg.Com

Location: The 0.860 acre property is located on the west side of Pennsylvania Avenue approximately 120 feet south of the Maple Street and Pennsylvania Avenue intersection.

Atlas Page: 278A

Zoning District: IRT - Industrial, Research and Technology

Request: The Development Review Committee is reviewing a Public Transportation Facility located in the Industrial, Research and Technology (IRT) District for the generally vacant properties located at 600 Pennsylvania Avenue and 906 Maple Street and an unaddressed parcel (Parcel Ids. #10-29-15-69138-011-0030, 10-29-15-69138-011-0050, 10-29-15-69138-011-0120). The project will have a height of zero feet, provides 32 off-street parking spaces and requests allowable flexibility from use and landscaping requirements. Community Development Code Section 2-1303.K and Section 3-1202.G

Proposed Use: Public Transportation Facilities

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

Assigned Planner: Melissa Hauck-Baker, Senior Planner



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Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	11/09/2022	Nurnberger
Harbor Master Review	No Comments	12/01/2022	Nurnberger
Art Review	No Comments	12/01/2022	Nurnberger
Parks and Rec Review	No Comments	05/10/2023	Kader
Stormwater Review	No Comments	05/11/2023	Vo
Fire Review	No Comments	05/11/2023	Hatten
Environmental Review	No Comments	05/17/2023	Kessler
Traffic Eng Review	Comments	05/17/2023	Jordi
Land Resource Review	Comments	05/22/2023	Quinzi
Engineering Review	No Comments	05/22/2023	Vaughan
Public Utilities Review	Comments	05/22/2023	Vacca
comments			
Planning Review	Comments	05/23/2023	Hauck-Baker
Solid Waste Review	No Comments	05/26/2023	Hauck-Baker
Route to Meeting	Ready for DRC	05/26/2023	Hauck-Baker

The DRC reviewed this application with the following comments:

Plan Room Issues:



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ENGINEERING - General Notes (Acknowledge):

Set to ACCEPTED on 5/10/2023 3:21:46 PM

Issue created by David Ojeda on 11/16/2022 2:28:52 PM
ePermit@myclearwater.com - 727-562-4567

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

Michael Smith on 5/1/2023 12:02:02 PM - ANSWERED

See Response in Submittal 3

ENGINEERING - Prior to CDB:

Set to ACCEPTED on 5/22/2023 11:22:16 AM

Issue created by David Ojeda on 11/16/2022 2:29:11 PM
ePermit@myclearwater.com - 727-562-4567

1. Please update site plan to show (two 10' Drainage/Utility) easements bisecting the project, per Section 3-1909 no permanent structures shall fall within said easements.

Michael Smith on 5/1/2023 12:01:54 PM - ANSWERED

See Response in Submittal 3

ENVIRONMENTAL - Prior to Building Permit

Set to ACCEPTED on 5/17/2023 1:43:21 PM

Issue created by Sarah Kessler on 11/18/2022 1:35:26 PM
sarah.kessler@myclearwater.com - 727-562-4897

1. Fuel tanks require additional permit(s) from Pinellas County Health Department and/or Florida Department of Environmental Protection; copies of permit(s) will be required at the time of Building Permit Review.
2. An Asbestos Survey is usually required prior to conducting any demolition or renovations. Contact Pinellas County Air Quality (727/464-4422) for more information.
3. Provide stormwater vault specifications showing the vault provides water quality benefits, and provide a vault maintenance schedule that has been signed and accepted by the owner.
4. Provide erosion control measures on plan sheet, and provide notes detailing erosion control methods.

Michael Smith on 5/1/2023 12:00:37 PM - ANSWERED

See Response in Submittal 3



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FIRE - Prior To Development Order

Set to ACCEPTED on 5/11/2023 9:45:56 AM

Issue created by Keith Hatten on 11/16/2022 9:12:01 AM
Issue is attached to Plans on sheet C-200
keith.hatten@myclearwater.com - 727-224-7368

Both access gates shall have Knox Key Switches for fire department access. Please acknowledge and show on plans.

Michael Smith on 5/1/2023 12:02:10 PM - ANSWERED

See Response in Submittal 3

Keith Hatten on 5/11/2023 9:45:56 AM - ACCEPTED

Current proposed site plan eliminates the second access drive. Fire Department access and egress will be from Pennsylvania Ave.

FIRE - Prior to Development Order

Set to WITHDRAWN on 11/16/2022 9:19:09 AM

Issue created by Keith Hatten on 11/16/2022 9:19:09 AM
Issue is attached to Plans on sheet A1.1
keith.hatten@myclearwater.com - 727-224-7368

Motor Fuel Dispensing and Refueling shall meet all of the requirements of NFPA 1 Chapter 42 and NFPA 30A.

Please provide more detail and information regarding fuel tank type, capacity, spill control, dispensing, protection, and tank filling procedures complying with the requirements of NFPA 1 and NFPA 30A.

LAND RESOURCE - Prior to Development Order, Landscape Plan

Set to ACCEPTED on 5/19/2023 3:46:52 PM

Issue created by Michael Quinzi on 11/21/2022 4:43:26 PM
michael.quinzi@myclearwater.com - 727-562-4558

All shade trees must be a minimum of 5 feet from any impervious surface or utility. Replace Elm trees along the south side with a more size appropriate accent tree like Podocarps.

Michael Smith on 5/1/2023 12:00:05 PM - ANSWERED

See Response in Submittal 3

LAND RESOURCE - Prior to Development Order, Tree Inventory

Set to ACCEPTED on 5/19/2023 3:22:24 PM

Issue created by Michael Quinzi on 11/21/2022 4:02:02 PM
michael.quinzi@myclearwater.com - 727-562-4558

Arborist complete Tree Inventory / Survey to include all adjacent off-site trees up to 25 feet from property line.

Michael Smith on 5/1/2023 12:00:23 PM - ANSWERED

See Response in Submittal 3



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TELEPHONE (727) 562-4567

LAND RESOURCE - Prior to Development Order, Tree Preservation

Set to OPEN on 5/22/2023 4:08:32 PM

Issue created by Michael Quinzi on 11/21/2022 4:09:10 PM
michael.quinzi@myclearwater.com - 727-562-4558

Large trees along the north property line will require tree barricades and root pruning

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

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.

Michael Smith on 5/1/2023 12:00:14 PM - ANSWERED

See Response in Submittal 3

Michael Quinzi on 5/22/2023 4:08:32 PM - NOTACCEPTED

Tree Preservation Plan incomplete, please address the following:

- WANE units are not a viable solution for tree preservation, they do not address root impact at the edge of the parking surface. Consider City of Clearwater engineering details street construction index 109 page*
- Show tree barricades, install silt fence inline with tree barricades (DO NOT TRENCH UNDER TREES).*
- Show all utilities including charging station equipment.*

PLANNING - Insufficient

Set to ACCEPTED on 5/22/2023 10:31:20 AM

Issue created by Ellen Crandall on 11/28/2022 8:57:09 AM
ellen.crandall@myclearwater.com - 727-562-4836

This application is insufficient and must resubmit and be re-reviewed by the DRC before proceeding to Community Development Board public hearing or to Development Order, as applicable. The next possible DRC would be February 2, 2023 if resubmitted by 12 noon on Tuesday January 3, 2023.

Michael Smith on 5/1/2023 11:59:56 AM - ANSWERED

See Response in Submittal 3



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TELEPHONE (727) 562-4567

PLANNING - Landscaping

Set to ACCEPTED on 5/22/2023 11:18:29 AM

Issue created by Kevin Nurnberger on 11/17/2022 9:13:35 AM

Issue is attached to Plans on sheet G-001

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

The proposed landscaping especially the landscaping along the north perimeter of the property is typical of minimum landscaping requirements. This application is basically a surface parking lot for trolley parking. The landscaping is the feature of the development that should be the focus of the development. The landscape plan is a Comprehensive Landscape Program submission. It needs to emphasize a landscape plan greater than the standard or minimum landscape standards. Your emphasis in review should be a grand landscape plan.

Michael Smith on 5/1/2023 12:01:48 PM - ANSWERED

See Response in Submittal 3

Melissa Hauck-Baker on 5/22/2023 11:18:29 AM - ACCEPTED

The revised landscaping plan includes tiered plant materials with shade trees and accent trees, shrubs, and ground cover.

PLANNING - Number of Trolley Spaces

Set to ACCEPTED on 5/22/2023 11:19:50 AM

Issue created by Kevin Nurnberger on 11/17/2022 9:16:08 AM

Issue is attached to Plans on sheet G-001

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Is the proposed number of trolley parking spaces necessary? Is it possible to eliminate some parking spaces in lieu of additional landscape area? Submit the Comprehensive Landscape Program application with a detailed narrative on how the proposed landscape plan is an improved plan with more landscape material and design than a minimum standard landscape plan.

Michael Smith on 5/1/2023 12:01:41 PM - ANSWERED

See Response in Submittal 3

Melissa Hauck-Baker on 5/22/2023 11:19:50 AM - ACCEPTED

Revised plan proposes 32 spaces for trolley parking.

PLANNING - Orientation

Set to WITHDRAWN on 11/17/2022 9:19:43 AM

Issue created by Kevin Nurnberger on 11/17/2022 9:19:43 AM

Issue is attached to Plans on sheet A11

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Please provide north, south, east, west directions on each of the detailed diagrams on all applicable sheets showing any and all building or structure elevations.



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PLANNING - Prior to Development Order: Fence

Set to ACCEPTED on 5/22/2023 11:09:24 AM

Issue created by Kevin Nurnberger on 11/17/2022 9:26:45 AM

Issue is attached to Plans on sheet C-200

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Please provide a detail of proposed fence. The fence should not be a 6-foot tall fence along the entire perimeter walling/fencing off the entire property. The fence should have architectural design such as possibly half brick, grill fence with decorative columns.

Michael Smith on 5/1/2023 12:01:28 PM - ANSWERED

See Response in Submittal 3

Melissa Hauck-Baker on 5/22/2023 11:09:24 AM - ACCEPTED

Discussions with city staff resulted in the proposed fence height/style.

PLANNING - Prior to development order: Fence and Landscaping

Set to OPEN on 5/22/2023 11:06:55 AM

Issue created by Kevin Nurnberger on 11/17/2022 9:29:07 AM

Issue is attached to Plans on sheet C-200

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Any landscaping along the right of way is required to be setback a minimum of three feet from the front property line to allow for a minimum of a three foot wide landscape buffer on the street side of the fence. A gate is required to access the buffer for maintenance of the landscape material.

Michael Smith on 5/1/2023 12:01:22 PM - ANSWERED

See Response in Submittal 3

Melissa Hauck-Baker on 5/22/2023 11:06:55 AM - NOTACCEPTED

The revised plan does not show the required 3-foot setback of the proposed fence along the Pennsylvania property line instead the fence remains along the property line.

PLANNING - Prior to Development Order: Fence Height

Set to ACCEPTED on 5/22/2023 11:01:22 AM

Issue created by Kevin Nurnberger on 11/17/2022 9:30:16 AM

Issue is attached to Plans on sheet C-200

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

The fence height along the northern property line adjacent to the residential properties shall be required to be a minimum of 8 feet in height.

Michael Smith on 5/1/2023 12:01:16 PM - ANSWERED

See Response in Submittal 3

Melissa Hauck-Baker on 5/22/2023 11:01:22 AM - ACCEPTED

Discussions with city staff resulted in the 6-foot high fence along north property line.



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TELEPHONE (727) 562-4567

PLANNING - Prior to Development Order: Relocation of Active Areas

Set to ACCEPTED on 5/22/2023 10:51:27 AM

Issue created by Kevin Nurnberger on 11/17/2022 2:28:14 PM

Issue is attached to Plans on sheet C-200

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

The active areas such as the gas tanks or refueling stations and any wash station should be located on the south side of the property away from the residential properties along the north property line.

Michael Smith on 5/1/2023 12:01:01 PM - ANSWERED

See Response in Submittal 3

Melissa Hauck-Baker on 5/22/2023 10:51:27 AM - ACCEPTED

The gas tanks, refueling stations and wash stations have been removed from the proposed project.

PLANNING - Prior to Development Order: Solid Waste

Set to ACCEPTED on 5/22/2023 11:10:55 AM

Issue created by Kevin Nurnberger on 11/17/2022 9:23:41 AM

Issue is attached to Plans on sheet C-200

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Provide a location or detail where the solid waste enclosure and staging area is proposed on site plan. What is the proposal for solid waste removal? How will the enclosure be screened from right-of ways? Type of solid waste enclosure a diagram of the enclosure including material and height dimensions.

Michael Smith on 5/1/2023 12:01:34 PM - ANSWERED

See Response in Submittal 3

Melissa Hauck-Baker on 5/22/2023 11:10:55 AM - ACCEPTED

Discussions with city staff resulted in the decision that solid waste would be handled by the adjacent property.

PLANNING - Prior to Development Order; Remove unnecessary Sheets

Set to WITHDRAWN on 11/23/2022 11:14:08 AM

Issue created by Kevin Nurnberger on 11/23/2022 11:14:08 AM

Issue is attached to Plans on sheet A3

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Remove all sheets no longer a part of the proposed plan.

PLANNING - Prior to DO: Fence post height

Set to OPEN on 5/25/2023 2:26:04 PM

Issue created by Melissa Hauck-Baker on 5/25/2023 2:26:04 PM

Issue is attached to Plans on sheet A3.0

melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

The fence post height may not exceed 6 feet, a revised drawing must be included.

PLANNING - Prior to DO: Update Site Plan

Set to OPEN on 5/22/2023 10:58:49 AM

Issue created by Melissa Hauck-Baker on 5/22/2023 10:58:49 AM

Issue is attached to Plans on sheet E-100

melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

This sheet does not show the revised design, either submit a revision or have the sheet removed.



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TELEPHONE (727) 562-4567

PLANNING - Prior to DO: Update Site Plan

Set to OPEN on 5/22/2023 10:59:20 AM

Issue created by Melissa Hauck-Baker on 5/22/2023 10:59:20 AM

Issue is attached to Plans on sheet E-200

melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

This sheet does not show the revised design, either submit a revision or have the sheet removed.

PUBLIC UTILITIES - General note

Set to ACCEPTED on 5/22/2023 10:49:57 AM

Issue created by Michael Vacca on 11/21/2022 10:36:23 AM

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

Reclaimed water is available to the project for irrigation use

Michael Smith on 5/1/2023 12:00:30 PM - ANSWERED

See Response in Submittal 3

PUBLIC UTILITIES - Prior to building permit

Set to OPEN on 5/12/2023 11:42:10 AM

Issue created by Michael Vacca on 5/12/2023 11:42:10 AM

Issue is attached to Plans on sheet IR1

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

prior to permitting, acknowledging

1> Provide a utility plan

2> call out any existing / proposed water meters, Fire detectors, Fire hydrants, gravity manholes or other utilities apparatuses within project, including the location of taps, tapping valves, pipe sizes and the material of pipe to be installed.

3> Per section 2-806, no fences or walls may enclose any water meters Reclaimed water meter, fire hydrants and manholes.

4> RCW is available for irrigation use.

5> water meter and Backflow device, shall be located on Pennsylvania

STORMWATER - Prior to DO issuance

Set to ACCEPTED on 5/11/2023 4:56:50 PM

Issue created by Phuong Vo on 11/17/2022 6:58:13 PM

phuong.vo@myclearwater.com - 727-562-4752

Prior to DO issuance, acknowledge the following to be addressed at Building Permit:

1) Pre-development curve number shall reflect City's redevelopment criteria and pond areas in post condition shall assign a proper curve value.

2) Pond shall be revised to have side bank no steeper than 4:1 slope.

Michael Smith on 5/1/2023 12:00:44 PM - ANSWERED

See Response in Submittal 3

Phuong Vo on 5/11/2023 4:56:50 PM - ACCEPTED

Applicant has acknowledged the above 2 conditions.

Please be advised, resubmittal on 5/1/2023 has not been reviewed. A detailed review at building permit application will be conducted and additional conditions will be forthcoming at that time.



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TELEPHONE (727) 562-4567

TRAFFIC ENG - Prior to CDB- Traffic Circulation

Set to ACCEPTED on 5/17/2023 11:50:22 AM

Issue created by Gus Jordi on 11/17/2022 1:06:23 PM
gus.jordi@myclearwater.com - 727-562-4775

1. The flow of traffic through the parking lot and driveways is not clear and show conflicting movements. Please provide information on how traffic is going to flow, to include on the site plan turning movement template for all access and parking circulation. Include turning movement templates vehicles entering the parking space and leave it. Provide isle width even if they don't get marked. Provide
3. Please explain why is there no accessible parking spaces. Provide dimensions (typical or other wise) for parking spaces and the intended use per each. Also dimensions for the driveways
4. Please explain what are these tanks doing in the middle of the parking lot isle. Are they mobile trucks that are momentarily blocking the isle?
5. Today there is full access form Maple Street to the neighborhood on the west side of the site. How is existing access from Maple street to the neighborhood is going to be treated.
6. Access to the facility along Maple Street may impact RR thus require CSX rail approval
7. Road section widening along Maple Street East of Vine will be required to facilitate access to the proposed facility.

Michael Smith on 5/1/2023 12:01:07 PM - ANSWERED

See Response in Submittal 3

Gus Jordi on 5/17/2023 11:50:22 AM - ACCEPTED

The parking lot design changed completely and so these comments are not applicable.

TRAFFIC ENG - Prior to DO- Curb radii

Set to OPEN on 5/17/2023 11:40:58 AM

Issue created by Gus Jordi on 5/17/2023 11:40:58 AM
gus.jordi@myclearwater.com - 727-562-4775

Please label all curb radii.

TRAFFIC ENG - Prior to DO- Inconsistent site plans

Set to OPEN on 5/17/2023 11:33:07 AM

Issue created by Gus Jordi on 5/17/2023 11:33:07 AM
gus.jordi@myclearwater.com - 727-562-4775

Some plan sheet (E1-- and E200) are showing a parking lot design.

TRAFFIC ENG - Prior to Do- Turn around circle

Set to OPEN on 5/17/2023 11:59:22 AM

Issue created by Gus Jordi on 5/17/2023 11:59:22 AM
gus.jordi@myclearwater.com - 727-562-4775

According to City Design Standards- 100 Series, Street Sections and details, Index 106, sheet 2, the turning area for sanitary trucks must have a radius of 50'. Are sanitary trucks going to use this turn around? Link: <https://www.myclearwater.com/My-Government/City-Departments/Public-Works/Construction-Design-Standards>



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TELEPHONE (727) 562-4567

TRAFFIC ENG - Prior to DO- Turning template

Set to OPEN on 5/17/2023 11:21:53 AM

Issue created by Gus Jordi on 5/17/2023 11:21:53 AM

Issue is attached to Plans on sheet C-200

gus.jordi@myclearwater.com - 727-562-4775

1. Please provide the vehicle size that will be using this parking facility.
- 2 Show on the plan the appropriate turning templates for all possible turns, around the circle, entering & exiting the circle, entering space, backing up from space, and entering and exiting vehicles simultaneously.

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

12:15 PM

Case number: [FLS2023-03010 -- 1150 MANDALAY POINT RD](#)

Owner(s): Thompson L Rankin
101 E Kennedy Blvd Ste 3130
Tampa, FL 33602 588
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Carolina Kaman
102 S. 12th Street
Tampa, FL 33602
PHONE: (813) 273-0034, Fax: No fax, Email: Carias@cjsarch.Com

Representative: Carolina Kaman
Cooper Johnson Smith Peterson Architects
102 S. 12th Street
Tampa, FL 33602
PHONE: (813) 273-0034, Fax: No fax, Email: Carias@cjsarch.Com

Location: 1.260-acres located on the west side of Mandalay Point Road and a portion on the east side approximately 720 feet north of Eldorado Avenue.

Atlas Page: 227A

Zoning District: LDR - Low Density Residential

Request: The Development Review Committee (DRC) is reviewing a detached dwelling with accessory pool and deck as a residential infill project in the Low Density Residential (LDR), (0.385 acres) and a portion of the parcel in the Open Space/Recreation (OS/R) District (0.875 acres) for the property located at 1150 Mandalay Point. The project will be located entirely within the LDR portion of the parcel. The detached dwelling will have a height of 30 feet (from DFE), the pool and deck will be less than twelve inches in height above grade, the project will provide a minimum of two off-street parking spaces and requests allowable flexibility from setbacks requirements (Community Development Code Section 2-103.B).

Proposed Use: Detached Dwellings

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

Assigned Planner: Melissa Hauck-Baker, Senior Planner



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 TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Parks and Rec Review	No Comments	05/10/2023	Kader
Fire Review	No Comments	05/11/2023	Hatten
Engineering Review	Comments	05/11/2023	Vaughan
Stormwater Review	Comments	05/11/2023	Vo
Environmental Review	Comments	05/17/2023	Kessler
Traffic Eng Review	Comments	05/17/2023	Jordi
Public Utilities Review	Comments	05/22/2023	Vacca
comments			
Planning Review	Comments	05/23/2023	Hauck-Baker
Land Resource Review	No Comments	05/24/2023	McDonnell
Harbor Master Review	No Response	05/26/2023	Hauck-Baker
Solid Waste Review	No Response	05/26/2023	Hauck-Baker
Route to Meeting	Ready for DRC	05/26/2023	Hauck-Baker
Art Review	No Response	05/26/2023	Hauck-Baker
Determination of Completeness	Complete	06/08/2023	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 OPEN on 5/11/2023 10:02:30 AM

Issue created by Kyle Vaughan on 5/11/2023 10:02:30 AM
kyle.vaughan@myclearwater.com - 727-339-2108

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. The City's Engineering atlas shows a 25' wide water easement across the adjacent roadway. Contractor shall request an easement inspection prior to any construction near an easement.

ENGINEERING - Prior to Building Permit

Set to OPEN on 5/11/2023 10:05:04 AM

Issue created by Kyle Vaughan on 5/11/2023 10:05:04 AM
kyle.vaughan@myclearwater.com - 727-339-2108

Please Acknowledge:

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.)

ENVIRONMENTAL - Acknowledge prior to Development Order

Set to OPEN on 5/17/2023 1:51:02 PM

Issue created by Sarah Kessler on 5/17/2023 1:51:02 PM
sarah.kessler@myclearwater.com - 727-562-4897

1. No light shall be visible or extend in areas identified as Sea Turtle Nesting Areas during the nesting season (May 1 to October 31). Those areas where security and public safety require lighting, alternative light management approaches shall be applied. Provide evidence of sea turtle-friendly lighting in accordance with City code and state laws. Additional information is found on Florida Fish and Wildlife Conservation Commission's website including specific lighting guidelines (http://myfwc.com/media/418417/SeaTurtle_LightingGuidelines.pdf).

2. The property owner shall be advised that Florida Statute (Subsection 161.053) prohibits construction of structures seaward of the Coastal Construction Control Line (CCCL), excavation and removal of beach material, alteration of existing ground elevations, damaging sand dunes or vegetation growing on them. Any alteration or removal of dunes and/or beach vegetation requires approval from the City and a permit from the Florida Department of Environmental Protection (FDEP).

ENVIRONMENTAL - Prior to Building Permit

Set to OPEN on 5/17/2023 1:49:55 PM

Issue created by Sarah Kessler on 5/17/2023 1:49:55 PM
sarah.kessler@myclearwater.com - 727-562-4897

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

PLANNING - Disclaimer:

Set to OPEN on 5/26/2023 9:51:41 AM

Issue created by Melissa Hauck-Baker on 5/26/2023 9:51:41 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

Please note that additional comments may be generated at or after the DRC meeting based on responses to DRC comments. Failure to fully and completely address all Planning comments will delay your application. Failure to coordinate narratives, plans, elevations and all documents with each other will delay your application.



CITY OF CLEARWATER

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

PLANNING - Prior to DO: Driveway Gates

Set to OPEN on 5/26/2023 9:50:22 AM

Issue created by Melissa Hauck-Baker on 5/26/2023 9:50:22 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

The proposed gates at the opening of the driveway will require that a vehicle blocks the Mandalay Point Drive until the gates are opened.

PLANNING - Prior to DO: General Applicability Criteria

Set to OPEN on 5/26/2023 9:48:56 AM

Issue created by Melissa Hauck-Baker on 5/26/2023 9:48:56 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

Related to the requested south side yard setback of 3 feet, substantial and competent evidence must be provided showing how the request is consistent with the surrounding development pattern.

PLANNING - Prior to DO: ISR

Set to OPEN on 5/26/2023 9:49:22 AM

Issue created by Melissa Hauck-Baker on 5/26/2023 9:49:22 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

The proposed ISR is 0.64 percent, and a highlighted plan was not included with the ISR Worksheet.

PLANNING - Prior to DO: Setbacks

Set to OPEN on 5/26/2023 9:48:24 AM

Issue created by Melissa Hauck-Baker on 5/26/2023 9:48:24 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

The proposed south side yard setback of 3 feet is not consistent with the minimum side yard setback of 10 feet required for a detached dwelling. The north side yard setback is over 20 feet which suggests that the dwelling could be shifted to the north and increase the south setback.

PLANNING - Prior to DO: Site Visibility Triangles

Set to OPEN on 5/26/2023 9:49:52 AM

Issue created by Melissa Hauck-Baker on 5/26/2023 9:49:52 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

Sight visibility triangles must be shown where the driveway intersects with Mandalay Point Drive, consistent with CDC Section 3-904.A. Waterfront sight visibility triangles must be shown consistent with CDC Section 3-904.B

PUBLIC UTILITIES - prior to building permit

Set to OPEN on 5/12/2023 3:00:00 PM

Issue created by Michael Vacca on 5/12/2023 3:00:00 PM
Issue is attached to Plans on sheet A1.0
mike.vacca@myclearwater.com - 727-265-1831

prior to Building permit, acknowledge

- 1> Provide utility plan.
- 2> call out any existing / proposed water meters, Reclaimed water meter locations within project,
- 3> Gravity systems are privately owned and maintained.
- 4> Per section 2-806, no fences or walls may enclose any water meters, fire hydrants and manholes.
- 5> RCW is available for irrigation use.

STORMWATER - Prior to Building Permit (acknowledge)

Set to OPEN on 5/11/2023 6:51:32 PM

Issue created by Phuong Vo on 5/11/2023 6:51:32 PM
phuong.vo@myclearwater.com - 727-562-4752

Prior to Building Permit (please acknowledge):

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



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 Building Permit-Sight visibility triangles

Set to OPEN on 5/15/2023 2:14:26 PM

Issue created by Gus Jordi on 5/15/2023 2:14:26 PM

Issue is attached to Plans on sheet A1.0

gus.jordi@myclearwater.com - 727-562-4775

Please follow section 3-904 of the community development code. The sight visibility triangles need to be added to the plan along both sides of each driveway and the front property line. The sight triangle along the front property line would point away from the driveway. No structure or landscaping may be present or installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within the sight visibility triangle. Link: https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR

TRAFFIC ENG - Prior to DO- Sidewalk

Set to OPEN on 5/15/2023 1:53:53 PM

Issue created by Gus Jordi on 5/15/2023 1:53:53 PM

Issue is attached to Plans on sheet A1.0

gus.jordi@myclearwater.com - 727-562-4775

Section 3-1701. - Sidewalks required: new construction and major alterations or additions. Please indicate if any of the exceptions in Section 3-1701-E may apply in 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

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

TELEPHONE (727) 562-4567

12:35 PM

Case number: [FLS2022-11053 -- 1775 LAWRENCE DR](#)

Owner(s): Mark W Jackson
1775 Lawrence Dr
Clearwater, FL 33759 211
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Mark Jackson
1775 Lawrence Drive
Clearwater
PHONE: No phone, Fax: No fax, Email: Tjackson@leaderbank.Com

Representative: Mark Jackson
N/A
1775 Lawrence Drive
Clearwater
PHONE: No phone, Fax: No fax, Email: Tjackson@leaderbank.Com

Location: 0.197 acres total (LMDR District) is the corner lot located on the northeast corner of Sarah Drive and Lawrence Drive.

Atlas Page: 265A

Zoning District: LMDR - Low Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing a building addition to an existing detached dwelling as a residential infill project in the Low Medium Density Residential (LMDR) District for the property located at 1775 Lawrence Drive. The proposed project will be approximately 20 feet in height, provides two off-street parking spaces, and request allowable flexibility from setback requirements (Community Development Code Section 2-203.C).

Proposed Use: Detached Dwellings

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

Assigned Planner: Thea French, Planner



Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	05/05/2023	French
Parks and Rec Review	No Comments	05/10/2023	Kader
Stormwater Review	Comments	05/11/2023	Vo
Fire Review	No Comments	05/11/2023	Hatten
Engineering Review	Comments	05/11/2023	Vaughan
Traffic Eng Review	Comments	05/15/2023	Jordi
Public Utilities Review	No Comments	05/17/2023	Vacca
no comments			
Environmental Review	Comments	05/17/2023	Kessler
Land Resource Review	Comments	05/24/2023	McDonnell

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 5/11/2023 9:42:38 AM

Issue created by Kyle Vaughan on 5/11/2023 9:42:38 AM
 kyle.vaughan@myclearwater.com - 727-339-2108

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



CITY OF CLEARWATER

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

ENGINEERING - Prior to Building Permit

Set to DRAFT on 5/11/2023 9:45:26 AM

Issue created by Kyle Vaughan on 5/11/2023 9:45:26 AM
kyle.vaughan@myclearwater.com - 727-339-2108

1. Revise plans (incl. landscaping plan) to show existing 10' easement along north parcel line.
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.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 5/17/2023 1:46:23 PM

Issue created by Sarah Kessler on 5/17/2023 1:46:23 PM
sarah.kessler@myclearwater.com - 727-562-4897

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

LAND RESOURCE - Prior to DO: Tree Preservation Plan

Set to DRAFT on 5/24/2023 9:50:53 AM

Issue created by Danny McDonnell on 5/24/2023 9:50:53 AM
danny.mcdonnell@myclearwater.com - 727-562-4575

If the live oak tree adjacent to the addition to the south is to be preserved:

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

NOTE: An alternative construction technique (such as pier and lintel) will be required for the addition to the south if the oak tree is to be preserved.

LAND RESOURCE - Prior to DO: Tree Removal

Set to DRAFT on 5/24/2023 9:59:13 AM

Issue created by Danny McDonnell on 5/24/2023 9:59:13 AM
danny.mcdonnell@myclearwater.com - 727-562-4575

If the live oak tree adjacent to the addition to the south is to be removed, please acknowledge:

The oak tree is rated 3.0 or greater and will have to be mitigated to the city's tree fund at the rate of \$48 per inch. The mitigation total will be reduced according to the number of trees meeting city standards that are planted on site. The applicant needs to call for a final 732 landscape inspection when the trees are installed. The final mitigation amount will be determined at that time. The mitigation fee must be paid to the city prior to receiving a CO for this site.

NOTE: Prior to issuance of a certificate of occupancy you will also be required to install 1 code sized native shade trees or equivalents. This tree must meet the minimum code requirements and be installed.



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

PLANNING - Driveway expansion

Set to DRAFT on 5/25/2023 11:28:00 AM

Issue created by Ellen Crandall on 5/25/2023 11:28:00 AM
Issue is attached to Plans on sheet SHEET 1 OF 2
ellen.crandall@myclearwater.com - 727-562-4836

The project is for the expansion of the garage. The site plan must be updated to very clearly show the expansion of the driveway and apron in the right of way for the new garage.

This will impact where the sight visibility triangles are drawn.

PLANNING - Prior to Development Order: Elevations needed

Set to DRAFT on 5/23/2023 11:12:45 AM

Issue created by Thea French on 5/23/2023 11:12:45 AM
thea.french@myclearwater.com - 727-562-4567 x2297

Prior to Development Order: The elevation of the accessory structure of the patio cover is required. Please provide dimensions on the elevation height as measured from grade to the mid-point of the peak of the roof showing the elevations of the east side (back) of the house.

PLANNING - Prior to Development Order: Required Evidence

Set to DRAFT on 5/23/2023 11:03:42 AM

Issue created by Thea French on 5/23/2023 11:03:42 AM
thea.french@myclearwater.com - 727-562-4567 x2297

Prior to Development Order: The burden of proof is on the applicant. You must provide evidence of front setback reductions in the neighborhood. Provide photos and exact addresses of other corner properties with a front setback of 20 feet or less.

STORMWATER - Prior to Building Permit (acknowledge)

Set to DRAFT on 5/11/2023 6:40:13 PM

Issue created by Phuong Vo on 5/11/2023 6:40:13 PM
phuong.vo@myclearwater.com - 727-562-4752

Prior to Building Permit (please acknowledge):

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

TRAFFIC ENG - Prior to Building Permit- Sight visibility triangle

Set to DRAFT on 5/15/2023 1:16:57 PM

Issue created by Gus Jordi on 5/15/2023 1:16:57 PM
Issue is attached to Plans on sheet SHEET 1 OF 2
gus.jordi@myclearwater.com - 727-562-4775

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 the driveway, and along the property lines adjacent to street corner when applicable. 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. Additional if driveway is an existing with landscaping present in it, then add the following sentence: "Since this is an existing driveway with mature trees, please include the existing mature trees on the plan. These mature trees should not be a concern but should be shown on the plan including the type of tree it is. Link: https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR



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 DO- Site plan/driveway widening

Set to DRAFT on 5/25/2023 12:07:18 PM

Issue created by Gus Jordi on 5/25/2023 12:07:18 PM
gus.jordi@myclearwater.com - 727-562-4775

Please make clear on the site plan whether the existing driveway will be widened to accommodate the boat parking space. There appears to be a line on the plan from the left side of the proposed boat's garage opening to the sidewalk.

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

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

TELEPHONE (727) 562-4567

12:55 PM

Case number: [FLS2023-04011 -- 24139 US HIGHWAY 19 N](#)

Owner(s): Bayview Square Llc
1003 W Cleveland St
Tampa, FL 33606
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: located at the northeast corner of US 19 North and Sunset Point Road..

Atlas Page: 255A

Zoning District: US 19 - US 19 Corridor Zoning

Request: The Development Review Committee is reviewing a proposed animal boarding use within an existing retail plaza for the property located at 24139 US 19 North located in the US 19 District and the US 19 – Neighborhood Center (US 19-NC) subdistrict. The project requests allowable flexibility for use (Community Development Code Appendix B Section 303- Table 2).

Proposed Use: Retail Plaza

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

Assigned Planner: Thea French, Planner



Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	05/05/2023	French
Parks and Rec Review	No Comments	05/10/2023	Kader
Stormwater Review	Comments	05/11/2023	Vo
Fire Review	Comments	05/11/2023	Hatten
Engineering Review	Comments	05/11/2023	Vaughan
Traffic Eng Review	No Comments	05/15/2023	Jordi
Land Resource Review	No Comments	05/16/2023	Quinzi
Environmental Review	Comments	05/17/2023	Kessler
Public Utilities Review	Comments	05/22/2023	Vacca
comments			

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 5/11/2023 10:16:36 AM

Issue created by Kyle Vaughan on 5/11/2023 10:16:36 AM
kyle.vaughan@myclearwater.com - 727-339-2108

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. If the proposed project necessitates infrastructure modifications to satisfy the site-specific water capacity and pressure requirements and/or wastewater capacity requirements, the modifications shall be completed by the applicant and at their expense. If underground water mains and hydrants are to be installed, the installation shall be completed and in service prior to construction in accordance with Fire Department requirements.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 5/17/2023 3:01:55 PM

Issue created by Sarah Kessler on 5/17/2023 3:01:55 PM
sarah.kessler@myclearwater.com - 727-562-4897

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



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

FIRE - Prior to Development Order

Set to DRAFT on 5/11/2023 2:56:57 PM

Issue created by Keith Hatten on 5/11/2023 2:56:57 PM
Issue is attached to Plans on sheet P1
keith.hatten@myclearwater.com - 727-224-7368

This Business Occupancy falls under the NFPA definition of an Animal Housing Facility, NFPA 150 .

Dog Daycares/Kennels are classified as a Type 2 Animal Housing Facility which will require a Fire Alarm System.

Please acknowledge and provide Plan Note.

PLANNING - Job Value

Set to DRAFT on 4/20/2023 3:55:19 PM

Issue created by Mark Parry on 4/20/2023 3:55:19 PM
Issue is attached to Plans on sheet C3.1
mark.parry@myclearwater.com - 727-562-4741

Please provide the job value. Only include those items which require permits.

PLANNING - Request

Set to DRAFT on 4/20/2023 3:48:10 PM

Issue created by Mark Parry on 4/20/2023 3:48:10 PM
Issue is attached to page 1 in NS12R1 Dog Stop Project Narrative 2023-04-06.pdf
mark.parry@myclearwater.com - 727-562-4741

Clarify what is meant by the phrase "New construction is limited to bringing the existing shopping center up to code."

PLANNING - Square Footage

Set to DRAFT on 4/20/2023 3:50:27 PM

Issue created by Mark Parry on 4/20/2023 3:50:27 PM
Issue is attached to page 1 in NS12R1 Dog Stop Project Narrative 2023-04-06.pdf
mark.parry@myclearwater.com - 727-562-4741

Clarify how many square feet the proposed use will occupy.

PUBLIC UTILITIES - Prior to BCP

Set to DRAFT on 5/15/2023 10:14:57 AM

Issue created by Michael Vacca on 5/15/2023 10:14:57 AM
Issue is attached to Plans on sheet SURVEY 2
mike.vacca@myclearwater.com - 727-265-1831

Acknowledge

1. the gravity system in the rear easement of the building is privately owned and maintained.
2. the water main, fire hydrant and water meters located in the rear easement of building belong to Pinellas County Utilities.

STORMWATER - Prior to Building Permit

Set to DRAFT on 5/11/2023 7:12:58 PM

Issue created by Phuong Vo on 5/11/2023 7:12:58 PM
Issue is attached to Plans on sheet C3.1
phuong.vo@myclearwater.com - 727-562-4752

At Building Permit application, please update this site plan to include interior square footage of each of all units, including the vacant ones.

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

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

TELEPHONE (727) 562-4567



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

1:05 PM

Case number: [ANX2023-05004 -- 1786 N HERCULES AVE](#)

Owner(s): A B D I 2010 Llc
188 Talley Dr
Palm Harbor, FL 34684-4650
PHONE: No phone, Fax: No fax, Email: No email

Applicant: A B D I 2010 Llc
188 Talley Dr
Palm Harbor, FL 34684-4650
PHONE: (727) 453-9108, Fax: No fax, Email: Bledi@consolidatedelectricllc.Com

Representative: A B D I 2010 Llc
188 Talley Dr
Palm Harbor, FL 34684-4650
PHONE: (727) 453-9108, Fax: No fax, Email: Bledi@consolidatedelectricllc.Com

Location: 0.300 acres located on the west side of North Hercules Avenue approximately 35 feet north of Calumet Street.

Atlas Page:

Zoning District: IRT - Industrial, Research and Technology

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 Industrial Limited (IL) and an initial zoning category of Industrial, Research and Technology (IRT).

Proposed Use: Wholesale/Distribution/Warehouse Facility

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

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	05/05/2023	Prins
Planning Review	No Comments	05/24/2023	Prins
Engineering Review	Comments	05/24/2023	Vaughan
Traffic Eng Review	No Response	05/25/2023	Prins
Environmental Review	No Response	05/25/2023	Prins
Solid Waste Review	No Response	05/25/2023	Prins
Parks and Rec Review	No Response	05/25/2023	Prins
Land Resource Review	No Response	05/25/2023	Prins
Fire Review	No Response	05/25/2023	Prins
Public Utilities Review	No Response	05/25/2023	Prins
Stormwater Review	No Response	05/25/2023	Prins



The DRC reviewed this application with the following comments:

Engineering Review Kyle Vaughan kyle.vaughan@myclearwater.com 727-339-2108

Engineering Review

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

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

1:10 PM

Case number: [ANX2023-05005 -- 0 Tanglewood DR](#)

Owner(s): Deborah E. Orsi
Clearwater, FL
PHONE: (727) 804-3656, Fax: No fax, Email: No email

Applicant: Deborah Orsi
3001 Oak Creek Drive North
Clearwater, FL 33761
PHONE: (727) 804-3656, Fax: No fax, Email: No email

Representative: Steven Cash
9040 Tryfon Blvd Suite A-103
Trinity, FL 34655
PHONE: (813) 843-8473, Fax: No fax, Email:
Scash_Trinitytuscancercenter@outlook.Com

Location: 0.456 acres located on the north side of Tanglewood Drive approximately 675 feet west of Oak Creek Drive East.

Atlas Page: 179A

Zoning District: LDR - Low 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 Estate (RE) and an initial zoning category of Low Density Residential (LDR).

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



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 TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	05/05/2023	Prins
Planning Review	No Comments	05/24/2023	Prins
Engineering Review	Comments	05/24/2023	Vaughan
Traffic Eng Review	No Response	05/25/2023	Prins
Environmental Review	No Response	05/25/2023	Prins
Solid Waste Review	No Response	05/25/2023	Prins
Parks and Rec Review	No Response	05/25/2023	Prins
Land Resource Review	No Response	05/25/2023	Prins
Fire Review	No Response	05/25/2023	Prins
Public Utilities Review	No Response	05/25/2023	Prins
Stormwater Review	No Response	05/25/2023	Prins

The DRC reviewed this application with the following comments:

Engineering Review **Kyle Vaughan** **kyle.vaughan@myclearwater.com** **727-339-2108**

Engineering Review

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