



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, May 4, 2023

8:30 AM - Staff Review

9:00 AM

Case number: [FLS2023-03009 -- 1250 CLEVELAND ST](#)

Owner(s): Community Redev Agency Of The City Of Clrwtr Fl
100 S Myrtle Ave # 220
Clearwater, FL 33756 552
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Dave Heaslip
7575 Dr Phillips Blvd #390
Orlando, FL 32819
PHONE: (727) 244-2705, Fax: No fax, Email: Dave@archway-partners.Com

Representative: Dave Heaslip
Archway Clearwater Gardens, Llc
7575 Dr Phillips Blvd #390
Orlando, FL 32819
PHONE: (727) 244-2705, Fax: No fax, Email: Dave@archway-partners.Com

Location: 2.32-acres which is a quad frontage property generally located south of Grove Street, west of North Betty Lane, north of Cleveland Street and east of North Lincoln Street, excluding the two properties at the southeast corner of Grove Street and North Lincoln Avenue, and is comprised of seven parcels to be combined;

Atlas Page: 287B

Zoning District: D - Downtown

Request: The Development Review Committee (DRC) is reviewing a proposed 81 unit attached dwelling project in the Downtown District and Downtown Gateway Character District for the property generally located at 1250 Cleveland Street and comprised of seven generally contiguous unaddressed parcels. The proposal includes a building height of approximately 55 feet, a minimum of 81 off-street parking spaces (one per attached dwelling unit), and requests allowable flexibility from design standards generally for building setbacks and spacing, fencing, finished floor elevation and location of entries, location of parking, and building design standards for façade design and articulation (Community Development Code Section C-803.B., C., D., E., and H.) Downtown Redevelopment Plan.

Proposed Use: Attached Dwellings

Neighborhood Association(s): Board of County Commissioners
Clearwater Neighborhoods Coalition
Pinellas County School Board
East Gateway Business and Neighbors Association

Assigned Planner: Ellen Crandall, Planning Division Manager



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Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	04/11/2023	Crandall
Parks and Rec Review	Comments	04/12/2023	Kader
Fire Review	Comments	04/13/2023	Hatten
Stormwater Review	Comments	04/19/2023	Vo
Traffic Eng Review	Comments	04/23/2023	Jordi
Environmental Review	Comments	04/24/2023	Kessler
Engineering Review	Comments	04/25/2023	Vaughan
Land Resource Review	Comments	04/27/2023	McDonnell

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 4/18/2023 8:30:00 AM

Issue created by Kyle Vaughan on 4/18/2023 8:30:00 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.



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ENGINEERING - Prior to Building Permit

Set to DRAFT on 4/18/2023 8:39:13 AM

Issue created by Kyle Vaughan on 4/18/2023 8:39:13 AM
kyle.vaughan@myclearwater.com - 727-339-2108

1. Revise plans (incl. landscaping plan) to show existing 3' easement running east-west through the property. Trees, palms and other large diameter landscaping within City's easements is not allowed.
2. The existing sidewalk within the right-of-way is to be removed to the nearest joint beyond the proposed drive apron/driveway and replaced per City standards by the applicant.
3. The City of Clearwater, at the applicant's expense, will remove/relocate any/all water and/or gas meters that have to be relocated as part of this permit, including reclaim water meters. (No meters shall be located within any impervious areas.)
4. All sod, sidewalk, curb and sprinkler damage, if any, within the right-of-way shall be repaired/replaced prior to engineering final inspection.
5. 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.
6. Provide a copy of the recorded Parcel Combination Request from Pinellas County.

ENGINEERING - prior to building permit

Set to DRAFT on 4/18/2023 1:29:15 PM

Issue created by Michael Vacca on 4/18/2023 1:29:15 PM
Issue is attached to Plans on sheet C5.00
mike.vacca@myclearwater.com - 727-265-1831

1. Reclaimed water is available for the project irrigation needs.
2. prior to building permit, acknowledge - the potable water meter and the fire detector assembly are required to have separate taps off of the existing water main. this would include having the sizes for the pipe and meters called out.
3. prior to building permit, acknowledge - per section 3-806 , no fence or wall may enclose any water meter, fire hydrants and gravity manholes. and shall uninstructed clearances around devices.
4. prior to building permit, acknowledge - call out any sanitary sewer pipe in the R.O.W to be SDR-26

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 4/24/2023 4:15:39 PM

Issue created by Sarah Kessler on 4/24/2023 4:15:39 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 Development Order

Set to DRAFT on 4/13/2023 3:00:20 PM

Issue created by Keith Hatten on 4/13/2023 3:00:20 PM
Issue is attached to Plans on sheet C5.00
keith.hatten@myclearwater.com - 727-224-7368

Proposed fire hydrant location is to far from road.
NFPA 1 2018 Edition
Chapter 18 - Fire Department Access and Water Supply

18.5.1.6 Fire hydrants shall be located not more than 12 ft (3.7 m) from the fire department access road.

FIRE - Prior to Development Order

Set to DRAFT on 4/13/2023 3:08:17 PM

Issue created by Keith Hatten on 4/13/2023 3:08:17 PM
Issue is attached to Plans on sheet C5.00
keith.hatten@myclearwater.com - 727-224-7368

Remote Fire Department Connection (FDC) required for sprinkler protected building.

FDC shall be located within 50' of supporting hydrant.



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FIRE - Prior to Development Order

Set to DRAFT on 4/13/2023 3:19:15 PM

Issue created by Keith Hatten on 4/13/2023 3:19:15 PM
Issue is attached to Plans on sheet A1.01
keith.hatten@myclearwater.com - 727-224-7368

The proposed structure is 4 stories in height. This will require an Automatic-Wet Class I Standpipe System in each stairwell which will require a fire pump.

NFPA 1
Chapter 13 - Fire Protection Systems
13.2.2.2 New buildings shall be equipped with a Class I standpipe system installed in accordance with the provisions of Section 13.2 where any of the following conditions exist:
(1) More than three stories above grade where the building is protected by an approved automatic sprinkler system

Please show location of fire pump room on plans.

FIRE - Prior to Development Order

Set to DRAFT on 4/13/2023 3:24:50 PM

Issue created by Keith Hatten on 4/13/2023 3:24:50 PM
Issue is attached to Plans on sheet C3.00
keith.hatten@myclearwater.com - 727-224-7368

Inside turn radius of parking lot curbs shall be minimum 30' radius to allow for fire department apparatus articulation around site as well as egress and ingress.

NFPA 1, 2018 Edition
Chapter 18 – Fire Department Access and Water Supply
18.2.3 Fire Department Access Roads.
18.2.3.1 Required Access.
18.2.3.1.1 Approved fire department access roads shall be provided for every facility, building, or portion of a building hereafter constructed or relocated.
18.2.3.1.2 Fire department access roads shall consist of road- ways, fire lanes, parking lot lanes, or a combination thereof.

18.2.3.5 Specifications.
18.2.3.5.1 Dimensions.
18.2.3.5.1.1* Fire department access roads shall have an unobstructed width of not less than 20 ft.

18.2.3.5.3 Turning Radius.
18.2.3.5.3.1 The turning radius of a fire department access road shall be as approved by the AHJ.
18.2.3.5.3.2 Turns in fire department access roads shall maintain the minimum road width.

LAND RESOURCE - Prior to DO: Landscape Plan

Set to DRAFT on 4/26/2023 3:58:08 PM

Issue created by Danny McDonnell on 4/26/2023 3:58:08 PM
danny.mcdonnell@myclearwater.com - 727-562-4575

1. Remove Livistona chinensis (Chinese Fan Palm) from the landscape plan. Species listed on the Florida Exotic Plant Pest Council's most recent list will not be accepted as landscape material.
2. Please acknowledge:
Christmas palms must be 10' clear trunk (CT) to be counted as credit towards the deficit. It is rare to find Christmas palms that are 10' CT.



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LAND RESOURCE - Prior to DO: Tree Inventory/Preservation Plan

Set to DRAFT on 4/26/2023 3:44:10 PM

Issue created by Danny McDonnell on 4/26/2023 3:44:10 PM
danny.mcdonnell@myclearwater.com - 727-562-4575

1. Please indicate whether trees will be preserved or removed on the tree inventory.
2. Remove all trees rated below 3.0 unless proposing to implement treatment by an ISA certified Arborist to upgrade trees to 3.0 condition rating. Tree #23 has a rating of 2.5 and is currently slated to be preserved.

PARKS AND REC - Open Space Recreation Impact Fees

Set to DRAFT on 4/12/2023 4:52:55 PM

Issue created by Art Kader on 4/12/2023 4:52:55 PM
art.kader@myclearwater.com - 727-562-4824

This project will be required to meet Open Space Recreation Impact Fee requirements. These fees can be rather high therefore suggest applicant contact Art Kader at 727-562-4824 or art.kader@myclearwater.com

PLANNING - bars or balconies

Set to DRAFT on 4/21/2023 7:36:54 AM

Issue created by Ellen Crandall on 4/21/2023 7:36:54 AM
Issue is attached to Plans on sheet A1.05A
ellen.crandall@myclearwater.com - 727-562-4836

22. Clarify if those are Juliet balconies on the windows and provide more material detail. They appear to be bars which is prohibited under C-602.G.

PLANNING - Bay Dimensions 1

Set to DRAFT on 4/21/2023 7:24:00 AM

Issue created by Ellen Crandall on 4/21/2023 7:24:00 AM
Issue is attached to Plans on sheet A1.05A
ellen.crandall@myclearwater.com - 727-562-4836

1. Façade Bay Measurements - I would suggest reconsidering how you are measuring façade bays. Some are dimensioned at 2 feet 8 inches where likely they should read as part of the larger bay. The flexibility on façade bay dimensions has been advertised and is able to be utilized.
20. There are lower façade bay dimensional requirements and upper façade bay dimensional requirements. One set of façade bay dimensions has been provided. C-602.B.2 and C-602.B.3. Provide both sets of dimensions.

PLANNING - Bike Parking

Set to DRAFT on 4/21/2023 7:25:02 AM

Issue created by Ellen Crandall on 4/21/2023 7:25:02 AM
Issue is attached to Plans on sheet C3.00
ellen.crandall@myclearwater.com - 727-562-4836

3. Bike Parking Clarification - Bike parking on site data table (Sheet c3.00) does not appear to be correct. It says one per 10 parking spaces when it is one per four dwelling units. 20 bike parking spaces are required. Please clearly label the number of spaces provided. The bike racks are shown along the west frontage of N. Lincoln Avenue, but can not confirm the number of spaces.



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PLANNING - Canopy Dimension

Set to DRAFT on 4/21/2023 7:25:57 AM

Issue created by Ellen Crandall on 4/21/2023 7:25:57 AM

Issue is attached to Plans on sheet C3.00

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

5. Canopies – The elevation shows metal canopies, however, they do not appear to be shown on the site plan (or other dimensional control plan) Need to show the overhand and ensure it meets dimensional requirements. C-603. Minimum projection is five feet, eight foot clearance etc.

PLANNING - Corner emphasis

Set to DRAFT on 4/21/2023 7:37:36 AM

Issue created by Ellen Crandall on 4/21/2023 7:37:36 AM

Issue is attached to Plans on sheet A1.05A

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

23. Provide details on how corner emphasis at the southeast and southwest corners is being met C-602.E. Additional corner emphasis with chamfered corners, corner entries accentuated, changes in design treatments, materials, canopy projections, roof forms, or other architectural methods.

PLANNING - Defined Base

Set to DRAFT on 4/21/2023 7:35:30 AM

Issue created by Ellen Crandall on 4/21/2023 7:35:30 AM

Issue is attached to Plans on sheet A1.05A

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

19. The details on how the project has a clearly defined base, difference between base and upper stories with color, materials, minor step backs, architectural molding, cornice lines etc. C-601.b.1. It may be that a prominent cornice line or more accent materials is needed for the base.

PLANNING - Fence

Set to DRAFT on 4/21/2023 7:30:02 AM

Issue created by Ellen Crandall on 4/21/2023 7:30:02 AM

Issue is attached to Plans on sheet C3.00

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

10. Fence- Clearly show the existing fence around the community garden and the proposed fence. Provide details of the fence design. Please review the flexibility requirements on opacity and also on being consistent with the building design.

PLANNING - FFE

Set to DRAFT on 4/21/2023 7:25:28 AM

Issue created by Ellen Crandall on 4/21/2023 7:25:28 AM

Issue is attached to Plans on sheet A1.05A

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

4. FFE Clarification - As per CDC section C-407.D. 2.b. finished floor elevation along Cleveland Street is required to be 18 to 36 inches above the grade of adjacent sidewalks. Flexibility for this has been requested; however, it is not clear what the exact deviation is. It may be upwards of five feet (60 inches). This must be clearly shown on the plans and articulated. Any possibility to mitigate this to closer to 36 inches needs to be explored. Understood it may not be able to get to 36 inches, but five feet above grade is significant.

PLANNING - landscaping front setback maximum

Set to DRAFT on 4/24/2023 2:57:28 PM

Issue created by Ellen Crandall on 4/24/2023 2:57:28 PM

Issue is attached to Plans on sheet LANDSCAPE 1

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

29. Front setback Cleveland St Landscaping – The required front setback along Cleveland Street is three to five feet maximum. Flexibility was requested for certain elements; however the insets for landscaping do not meet the criteria for flexibility. These must be redesigned.



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PLANNING - Legal Conditions of Approval

Set to DRAFT on 4/21/2023 3:33:42 PM

Issue created by Ellen Crandall on 4/21/2023 3:33:42 PM
ellen.crandall@myclearwater.com - 727-562-4836

27. Provide a short narrative on how the project meets the requirements of the Agreement for Development and Purchase and Sale of Property dated August 23, 202, specifically but not limited to the preservation of the community garden, the required community garden easement, the 80 affordable housing units and the rooftop garden. Clarify how the rooftop access will function with the building.

28. Prior to DO acknowledge the conditions of approval from the City Attorney's Office:

a. That, the applicant shall continue to comply with all terms and conditions of that certain Agreement for Development and Purchase and Sale of Property dated August 23, 2021, for such time as the agreement remains in effect.

b. That, pursuant to that certain Agreement for Development and Purchase and Sale of Property dated August 23, 2021 and prior to the commencement of construction on the project site, the applicant shall grant and deliver to the City of Clearwater a perpetual easement over the area currently existing as a community garden with such area bearing the following parcel I.D. numbers: 15/29/15/58788/000/0280, 15/29/15/58788/000/0290, and 15/29/15/58788/000/0310

c. That, pursuant to that certain Agreement for Development and Purchase and Sale of Property dated August 23, 2021 the project shall have 80 affordable housing units to the satisfaction of Economic Development & Housing;

d. That pursuant to that certain Agreement for Development and Purchase and Sale of Property dated August 23, 2021 the project shall provide a rooftop garden on the roof of the primary project building.

PLANNING - Mechanical Equipment

Set to DRAFT on 4/21/2023 7:38:14 AM

Issue created by Ellen Crandall on 4/21/2023 7:38:14 AM
ellen.crandall@myclearwater.com - 727-562-4836

24. Provide details of the type and location of mechanical equipment. A roof floor plan was not provided which would help clarify if the mechanical equipment is to be roof mounted. C-606.B. Details on screening must be provided.

PLANNING - parking number match

Set to DRAFT on 4/21/2023 7:24:32 AM

Issue created by Ellen Crandall on 4/21/2023 7:24:32 AM
ellen.crandall@myclearwater.com - 727-562-4836

2. Parking numbers do not match - Site plan data table (sheet C3.00) and application do not match on number of parking spaces. Site data table says total of 99 where the application (page 2) says 103 provided. The minimum required is 81, but the proposal must be consistent.

PLANNING - pedestrian walkway

Set to DRAFT on 4/21/2023 7:31:58 AM

Issue created by Ellen Crandall on 4/21/2023 7:31:58 AM
Issue is attached to Plans on sheet C3.00
ellen.crandall@myclearwater.com - 727-562-4836

13. Ped walkway connection - The pedestrian walkway through the parking lot should be carried through to the resident amenity area as well as to the N. Grove Street sidewalk.

15. Ped walkway width –The pedestrian walkway through the parking lot is shown as five feet where six is required. Revise to six feet.

17. Ped- walkway details – provide details on the required contracting paving materials. This is required per CDC Section C-503.C.

18. Detail pedestrian scale lighting along the pedestrian facilities. C-503.C.



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PLANNING - Public Plaza

Set to DRAFT on 4/21/2023 7:26:22 AM

Issue created by Ellen Crandall on 4/21/2023 7:26:22 AM

Issue is attached to Plans on sheet C3.00

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

6. Public Plaza- The public plaza hardscape and the southwest corner needs to be increased and made more substantial to meet the flexibility requested for front setbacks greater than the maximum.

PLANNING - Resident Amenity Area

Set to DRAFT on 4/21/2023 7:33:24 AM

Issue created by Ellen Crandall on 4/21/2023 7:33:24 AM

Issue is attached to Plans on sheet C3.00

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

11. Resident Amenity - For the resident amenity area it must be setback 15 feet from the Grove street frontage (required setback 8 – 15 feet) as it is not a building and the 15 feet must have landscaping. It must also have a pedestrian connection to the public sidewalk.

12. No Pool - Acknowledge, a pool will be prohibited in this residential amenity area,

14. Res. Amenity Details - More details on the residential amenity area are required prior to DO. Show the extent of hardscape and height of structures such as shade structures etc.

PLANNING - side setback

Set to DRAFT on 4/21/2023 7:27:06 AM

Issue created by Ellen Crandall on 4/21/2023 7:27:06 AM

Issue is attached to Plans on sheet C3.00

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

7. Side setback measurement – need the dimension of the side setback from the property line to the vehicular access. (N. Lincoln frontage)

8. Parking setback dimension – N. Lincoln – need a front setback dimension to the parking along N. Lincoln to confirm it is behind the leading edge of the building along Cleveland.

PLANNING - streetscaping

Set to DRAFT on 4/21/2023 7:34:35 AM

Issue created by Ellen Crandall on 4/21/2023 7:34:35 AM

Issue is attached to Plans on sheet C3.00

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

16. Streetscaping – The Cleveland Streetscape are or will be completed by the city. Detail any proposed streetscape improvements along North Betty Lane, North Lincoln Avenue, and Grove Street. CDC Section C-503.B.

PLANNING - west elevation flex

Set to DRAFT on 4/21/2023 7:29:05 AM

Issue created by Ellen Crandall on 4/21/2023 7:29:05 AM

Issue is attached to Plans on sheet A1.05B

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

9. West elevation – A significant amount of flexibility as a secondary frontage is being requested, however, this must meet code to the maximum extent practicable. There appear to be other design treatments to improve the detail on this elevation such as wrapping the canopy and entry that's on the rear to the west to better address the blank wall. The entry and canopy is on the rear where it should be on the frontage. Any way to emphasize that stair 1 entry would be helpful in justifying the requested flexibility.



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STORMWATER - Prior to Building Permit

Set to DRAFT on 4/19/2023 7:38:12 PM

Issue created by Phuong Vo on 4/19/2023 7:38:12 PM
phuong.vo@myclearwater.com - 727-562-4752

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.

Further comments may be forthcoming.

STORMWATER - Prior to DO issuance

Set to DRAFT on 4/19/2023 7:37:03 PM

Issue created by Phuong Vo on 4/19/2023 7:37:03 PM
phuong.vo@myclearwater.com - 727-562-4752

- 1) FFE shall be 1' above the crown of the roads (Lincoln and Cleveland).
- 2) Provide 1-page drainage calculations showing proposed stormwater management system having capacities for both 1/2" water quality and attenuation volume as per City of Clearwater Criteria Manual.

TRAFFIC ENG - Prior to DO-Turning templates

Set to DRAFT on 4/23/2023 12:49:55 PM

Issue created by Gus Jordi on 4/23/2023 12:49:55 PM
Issue is attached to Plans on sheet C3.00
gus.jordi@myclearwater.com - 727-562-4775

Please provide turning templates for passenger vehicle size 19' for maneuvering around the parking. Around corners show simultaneous templates for opposite direction of travel shown together.

TRAFFIC ENG - Prior to Building Permit- Parking lot marking and signage

Set to DRAFT on 4/23/2023 12:34:51 PM

Issue created by Gus Jordi on 4/23/2023 12:34:51 PM
Issue is attached to Plans on sheet C3.00
gus.jordi@myclearwater.com - 727-562-4775

1. CDC Section 3-1410. - Conformance to uniform traffic control devices. requires parking facilities containing 25 or more parking spaces, all aisles, approach lanes, and maneuvering areas shall be clearly marked with directional arrows and lines as approved by the city engineer. The city engineer may require additional signage to insure the smooth and safe flow of traffic. Link: [tps://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV14PALO_S3-1410COUNTRCODE](https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV14PALO_S3-1410COUNTRCODE)
2. Please mark and sign the traffic conflict around the exit area between the two parking lot areas.

TRAFFIC ENG - Prior to Building permit-Crosswalk markings and accessible ramps

Set to DRAFT on 4/23/2023 12:55:11 PM

Issue created by Gus Jordi on 4/23/2023 12:55:11 PM
Issue is attached to Plans on sheet C3.00
gus.jordi@myclearwater.com - 727-562-4775

1. Please provide high visibility ladder crosswalk marking for all crosswalks on the plan.
2. Please provide accessible ramp detailed design information and blow out diagrams for each ramp and the related slopes to meet ADA design guidelines.

TRAFFIC ENG - Prior to to DO- Driveway radius on Lincoln St

Set to DRAFT on 4/24/2023 5:00:23 PM

Issue created by Gus Jordi on 4/24/2023 5:00:23 PM
Issue is attached to Plans on sheet C3.00
gus.jordi@myclearwater.com - 727-562-4775

In Accordance with Clearwater Design Standards- 100 series- Index #103, page 2/2, Driveway flare/radius shall not extend beyond extended side property line(s) to the street. In Accordance with Clearwater Design Standards, 100 series, Index #103, page 2/2



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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

10:00 AM

Case number: [FLD2023-01003 -- 708 N OSCEOLA AVE](#)

Owner(s): 708 Holdings Llc
1645 Village Center Cir Ste 170
Las Vegas, NV 89134-6371
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Rodney Riley
Po Box 1916
Clearwater
PHONE: No phone, Fax: No fax, Email: Rriley@rsrccapadvisors.Com

Representative: Rodney Riley
Rsrcadcd 2201, Llc
Po Box 1916
Clearwater
PHONE: No phone, Fax: No fax, Email: Rriley@rsrccapadvisors.Com

Location: The 0.918 acre property is located on the west side of North Osceola Avenue approximately 115 feet south of the Seminole Street.

Atlas Page: 277B

Zoning District: D - Downtown

Request: The Community Development Board (CDB) is reviewing a proposed 64-unit attached dwelling development in the Downtown (D) District for the property located at 708 North Osceola Avenue. The project is a maximum of 66 feet in height, includes a minimum of 79 off-street parking spaces, an amendment of the adjacent Street Type from E to D; an allocation of 33 dwelling units and 11 feet in building height from the Public Amenities Incentive Pool under the provisions of the Clearwater Downtown Redevelopment Plan and a two-year Development Order (Community Development Code Sections C-301.A.2 and C-903.A).

Proposed Use: Attached Dwellings

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

Assigned Planner: Ellen Crandall, Planning Division Manager



CITY OF CLEARWATER
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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	03/02/2023	Winget
Development Review Committee	Plans Received	04/03/2023	PlanRoom
Review package submitted by: PUBLICUSER10710			
Awaiting Re-Submittal	DRC Review	04/07/2023	Crandall
Parks and Rec Review	No Comments	04/12/2023	Kader
Stormwater Review	Comments	04/18/2023	Vo
Traffic Eng Review	Comments	04/21/2023	Jordi
Environmental Review	No Comments	04/24/2023	Kessler
Engineering Review	Comments	04/25/2023	Vaughan
Land Resource Review	Comments	04/27/2023	McDonnell

The DRC reviewed this application with the following comments:

Plan Room Issues:



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ENGINEERING - General Comments (Acknowledge):

Set to ACCEPTED on 4/12/2023 3:11:06 PM

Issue created by Kyle Vaughan on 2/13/2023 2:31:59 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. 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.

Jon Scott on 4/3/2023 12:35:09 PM - ANSWERED

Acknowledged

ENGINEERING - Prior to Building Permit

Set to ACCEPTED on 4/13/2023 9:13:10 AM

Issue created by Kyle Vaughan on 2/14/2023 2:49:38 PM
kyle.vaughan@myclearwater.com - 727-339-2108

1. Replacement of curb along the existing roads to match existing curb.
2. Work on right-of-way shall require a permit with the appropriate entity.
3. Need to show all city details applicable to this project.
4. Further comments shall be forthcoming upon the submission of a building permit application.

Jon Scott on 4/3/2023 12:24:17 PM - ANSWERED

1. *Curb replacement has been updated to show it is to match existing road and curb elevation. Refer to Sheet C-200 and C-300 for callout of removal and replacement of existing curb.*
2. *Acknowledged*
3. *Acknowledged*
4. *Acknowledged*

ENGINEERING - Prior to C.D.B.

Set to ACCEPTED on 4/13/2023 9:13:22 AM

Issue created by Kyle Vaughan on 2/15/2023 8:20:48 AM
kyle.vaughan@myclearwater.com - 727-339-2108

Applicant shall provide a minimum 5' wide sidewalk along Osceola Avenue.

Jon Scott on 4/3/2023 12:23:28 PM - ANSWERED

Refer to Sheet C300 for sidewalk dimensions.



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ENGINEERING - Prior to permitting

Set to DRAFT on 4/17/2023 10:43:33 AM

Issue created by Michael Vacca on 4/17/2023 10:43:33 AM
Issue is attached to Plans on sheet C-500
mike.vacca@myclearwater.com - 727-265-1831

1. Public utilities does not allow doghouse connection in gravity. refer to city of Clearwater engineering details.
2. all water main road crossing are to be ductile iron Pipe.
3. the proposed new fire hydrant will require tap from exiting water main, install ductile iron pipe crossing roadway to new fire hydrant installed.

ENVIRONMENTAL - Prior to Building Permit

Set to ACCEPTED on 4/24/2023 4:22:32 PM

Issue created by Sarah Kessler on 2/17/2023 1:11:12 PM
sarah.kessler@myclearwater.com - 727-562-4897

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.

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

Jon Scott on 4/3/2023 12:14:15 PM - ANSWERED

Specifications have been included on Sheet C-400. A maintenance schedule will be provided prior to building permit.

FIRE - Prior to CDB

Set to ACCEPTED on 4/13/2023 1:34:48 PM

Issue created by Keith Hatten on 2/21/2023 2:14:41 PM
Issue is attached to Plans on sheet C-500
keith.hatten@myclearwater.com - 727-224-7368

Proposed FDC shall be remote and not attached to the building. Remote FDC shall have a supporting fire hydrant within 50ft of FDC on the same side of the road or drive.

Jon Scott on 4/3/2023 12:07:06 PM - ANSWERED

A Hydrant has been added within 50 LF of the FDC. The FDC has been updated to be a remote FDC. Refer to Sheet C-500, Master Utility Plan.

LAND RESOURCE - Prior to CDB: Arborist Information

Set to ACCEPTED on 4/27/2023 8:10:24 AM

Issue created by Danny McDonnell on 2/17/2023 3:59:53 PM
danny.mcdonnell@myclearwater.com - 727-562-4575

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.

Jon Scott on 4/3/2023 12:13:42 PM - ANSWERED

Arborist contact information has been included on all applicable sheets.



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LAND RESOURCE - Prior to CDB: Inches Spreadsheet

Set to NOTACCEPTED on 4/27/2023 9:17:10 AM

Issue created by Danny McDonnell on 2/17/2023 4:04:40 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.

Jon Scott on 4/3/2023 12:12:55 PM - ANSWERED

Inches Spreadsheet has been included with this submittal.

Danny McDonnell on 4/27/2023 9:17:10 AM - NOTACCEPTED

Please include total proposed inches in the inches spreadsheet.

LAND RESOURCE - Prior to CDB: Tag Trees

Set to ACCEPTED on 4/27/2023 3:19:37 PM

Issue created by Danny McDonnell on 2/17/2023 4:01:15 PM
danny.mcdonnell@myclearwater.com - 727-562-4575

NOTE: Current tree tags do not match the numbers listed on the inventory.

Tag Trees - Any site over 1 acre in size requires trees to be tagged with Aluminum tags with aluminum nails. The tags must have a number coinciding with the number assigned to the tree in the tree inventory and on all site plans.

Jon Scott on 4/3/2023 12:13:25 PM - ANSWERED

Acknowledged. Site is .92 acres.

LAND RESOURCE - Prior to CDB: Tree Inventory

Set to ACCEPTED on 4/27/2023 8:11:30 AM

Issue created by Danny McDonnell on 2/17/2023 4:03:32 PM
danny.mcdonnell@myclearwater.com - 727-562-4575

NOTE: Please include full species name and tree ratings on the inventory.

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

Jon Scott on 4/3/2023 12:13:12 PM - ANSWERED

Tree Inventory by an ISA Certified Arborist has been included with this submittal.



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PARKS AND REC - Open Space Recreation Impact Fees

Set to ACCEPTED on 4/12/2023 4:38:31 PM

Issue created by Art Kader on 2/11/2023 7:20:25 PM
art.kader@myclearwater.com - 727-562-4824

This project will be required to meet Open Space Recreation Impact Fee requirements. These fees can be rather high therefore suggest applicant contact Art Kader at 727-562-4824 or art.kader@myclearwater.com

Jon Scott on 4/3/2023 12:35:39 PM - ANSWERED

Acknowledged

PLANNING - Acknowledge Prior to CDB: Overhead Utilities

Set to CLOSED on 5/1/2023 2:30:41 PM

Issue created by Kevin Nurnberger on 2/14/2023 8:54:19 AM
Issue is attached to Plans on sheet C-300
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

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

* Requires modifications to be submitted

Jon Scott on 4/3/2023 12:34:18 PM - ANSWERED

Acknowledged

PLANNING - add notes

Set to DRAFT on 5/1/2023 11:24:25 AM

Issue created by Ellen Crandall on 5/1/2023 11:24:25 AM
Issue is attached to Plans on sheet A2.1
ellen.crandall@myclearwater.com - 727-562-4836

36. Add a note that the glass on ground floor facades shall not be reflective, translucent, fritter or other forms of non-transparent glass.

41. Add a note that light emitting diode lighting will not be used.

PLANNING - Balconies

Set to DRAFT on 4/28/2023 12:07:56 PM

Issue created by Ellen Crandall on 4/28/2023 12:07:56 PM
Issue is attached to Plans on sheet C-300
ellen.crandall@myclearwater.com - 727-562-4836

The plan does not clearly show the projection of the balconies with dimensions from property lines. The balconies on the front appear to be within a foot or two of the front property line. Balconies should be clearly shown on A0.2 and C-300.

When reviewing the code please be aware balconies are not the same as canopies or awnings. Please also review CDC Section 3-908.A.1. which may help, however, not enough detail is provided to confirm applicability. Additionally CDC Section C-603.4 may help, but dimensions and details are required.

PLANNING - Balconies - side setback

Set to DRAFT on 4/28/2023 2:16:13 PM

Issue created by Ellen Crandall on 4/28/2023 2:16:13 PM
Issue is attached to Plans on sheet A2.1
ellen.crandall@myclearwater.com - 727-562-4836

38. Balconies side setback – Sheet A2.1 calls out the five foot side setback with the balconies, however there are also balconies that clearly project into the setback and dimensions are not provided. Call out each dimension.



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PLANNING - Balcony walls

Set to DRAFT on 5/1/2023 11:25:30 AM

Issue created by Ellen Crandall on 5/1/2023 11:25:30 AM
Issue is attached to Plans on sheet A2.1

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

37. Are these balcony walls separating different unit balconies? Clearly show this on dimension plans as allowances for balconies may not apply to solid walls between balconies.

PLANNING - Benches

Set to DRAFT on 4/28/2023 12:16:04 PM

Issue created by Ellen Crandall on 4/28/2023 12:16:04 PM
Issue is attached to Plans on sheet L-100

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

11. Benches locations that reduce sidewalk width are not supported within the sidewalk area as it will reduce the width of the sidewalk. Can they be places between the tree plantings? Dimensions are required.

PLANNING - Clarify spreader swale connection

Set to DRAFT on 5/1/2023 10:50:14 AM

Issue created by Ellen Crandall on 5/1/2023 10:50:14 AM
Issue is attached to Plans on sheet C-500

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

31. Detail how the proposed stormwater vault will discharge to the spreader swale as notes in the stormwater narrative. As per utility sheet C-500 it appears the vault connects directly to the system in the Seminole street boat launch parking. Detail the location of the underground stormwater vaults that will discharge to the swale in the rear setback. The swale should be detailed on the landscape plan Sheet L-100 to prevent conflicts.

PLANNING - Code Change

Set to DRAFT on 5/1/2023 11:29:46 AM

Issue created by Ellen Crandall on 5/1/2023 11:29:46 AM
ellen.crandall@myclearwater.com - 727-562-4836

42. Code Change – Acknowledge that the Downtown Redevelopment Code changed with the adoption of Ordinance and this project was submitted under the prior code. This may cause confusion if you look at the Downtown on Municode presently as sections have changed. If you need a PDF of the prior Downtown code please email Ellen.Crandall@Myclearwater.com

PLANNING - Confirm Flexibility

Set to DRAFT on 4/28/2023 12:11:02 PM

Issue created by Ellen Crandall on 4/28/2023 12:11:02 PM
ellen.crandall@myclearwater.com - 727-562-4836

1. No flexibility requested – to date that application has not identified any requested flexibility. There appear to be several conflicts with code requirements. Review the code in detail and ensure that any desired or needed flexibility is clearly articulated and requested. If flexibility is not requested and is not advertised, then it may not be utilized by the project.

PLANNING - CSA- Density Averaging

Set to DRAFT on 4/28/2023 12:12:58 PM

Issue created by Ellen Crandall on 4/28/2023 12:12:58 PM
ellen.crandall@myclearwater.com - 727-562-4836

6. Density Averaging – as the project proposes one building over two different density allocations (the CSA) please review the requirements for recording this density averaging in CDC Section 3-902. It shall be a condition of approval regarding the required written evidence of the averaging in a document to be recorded in the public records with the Clerk of the Circuit Court for Pinellas County and a record copy of same shall be filed with the city and with Pinellas Planning Council (PPC).



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TELEPHONE (727) 562-4567

PLANNING - curb cut

Set to DRAFT on 4/28/2023 12:11:50 PM

Issue created by Ellen Crandall on 4/28/2023 12:11:50 PM

Issue is attached to Plans on sheet A0.2

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

4. Large curb cut for Loading - Pedestrian friendly and pedestrian orientation is paramount throughout the entire Downtown code and Downtown plan. The proposed wide curb cut, is not dimensioned on the master site plan Sheet C-300, however it appears to be about one-third of the linear frontage. The narrative shows the vehicle access as over 52 feet and more than a third of the linear frontage. CDC Section C-408.E. prohibits vehicular loading/unloading areas in the front. CDC Section C-504.C requires service areas and loading areas to be to the rear of buildings in the most unobtrusive location possible and screened or gated designed consistent with the exterior façade. This is not to the rear and is not in the most unobtrusive location. Sheet A2.1 shows metal grating/bars screening the loading and the garage. This is not acceptable as it is not consistent with the building. Bars are prohibited.

Additionally 28. Division 504.C. requires loading to be to the rear or in the most unobtrusive location possible. The loading space does not meet this criterion.

PLANNING - Defined Base

Set to DRAFT on 5/1/2023 10:51:21 AM

Issue created by Ellen Crandall on 5/1/2023 10:51:21 AM

Issue is attached to Plans on sheet A2.1

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

32. The base is beginning to be defined by the use of specific materials, limestone, however additional emphasis is needed to define the base as the balconies appear to be overpowering and overshadowing. Should constitute the first one or two stories with changes in material, color, minor step backs, architectural molding, cornice lines or other modest projection. CDC Section C-602.B.1.

PLANNING - Design conflicts

Set to DRAFT on 4/28/2023 12:14:52 PM

Issue created by Ellen Crandall on 4/28/2023 12:14:52 PM

Issue is attached to Plans on sheet C-500

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

12. Review for design conflicts – Ensure a wholistic review is done to identify and resolve conflicts such as the proposed sanitary sewer directly under the proposed shade tree planting. Trees shall not be planted on top of sewers as shown on Sheet C-500.

PLANNING - Disclaimer

Set to CLOSED on 4/27/2023 7:06:43 AM

Issue created by Kevin Nurnberger on 2/14/2023 12:38:15 PM

Issue is attached to Plans on sheet C-000

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

Disclaimer: 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.

Jon Scott on 4/3/2023 12:30:08 PM - ANSWERED

Acknowledged



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PLANNING - Disclaimer - Next Steps

Set to DRAFT on 5/1/2023 2:21:40 PM

Issue created by Ellen Crandall on 5/1/2023 2:21:40 PM
ellen.crandall@myclearwater.com - 727-562-4836

I apologize for the new review comments with a new reviewer on this project; however, I am still hopeful there is a design solution to address the issues.

There are several items which remain unclear on the plans. More exact details on structures and dimensions are generally needed, as detailed in issues from Planning for the May 4 DRC. To move forward to the Community Development Board the submittal must show clearly how it meets required code, must provide enough detail to confirm the proposal is feasible particularly with regards to the proposed streetscaping (very specifically to the undergrounding of utilities and the construction techniques needed for street trees).

As the impacts of the issues are not yet clarified on the site design, staff will have discussion on next steps after a redesign is assessed.

The resubmittal deadlines for the Community Development Board are posted online at:
<https://www.myclearwater.com/Business-Development/Planning-and-Zoning-Approvals/Development-Review-Committee-DRCCommunity-Development-Board-CDB/Submittal-Calendar>

Please coordinate directly with Isabel Winget (Isabel.Winget@Myclearwater.com) and Ellen Crandall (Ellen.Crandall@Myclearwater.com) for resubmittals.

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

PLANNING - Facade Bay Dimensions

Set to DRAFT on 5/1/2023 11:23:20 AM

Issue created by Ellen Crandall on 5/1/2023 11:23:20 AM
Issue is attached to Plans on sheet A2.1
ellen.crandall@myclearwater.com - 727-562-4836

33. Sheet A2.1 measured building façade bays of 18 feet 8 inches to 28 feet 6 inches where CDC Section C-602.B.2. require bays of 20 to 35 feet. This does not meet code. Either redesign or ask for flexibility under CDC Section C-803. H.

34. Upper floor façade bays are required between 80 to 120 feet. Upper floor façade bay dimensions do not appear to be provided. Add these dimensions and ensure they comply with CDC Section C-602.B.3. or request flexibility under CDC Section C-803.H.

35. CDC Section C-602.B.3 requires façade articulation of two feet for a distance of at least 10 feet as illustrated in Figure 31. This does not appear to be detailed. Clarify which sheet and where shows the two foot articulation or design to provide said articulation.



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PLANNING - fencing details

Set to DRAFT on 5/1/2023 10:49:32 AM

Issue created by Ellen Crandall on 5/1/2023 10:49:32 AM

Issue is attached to Plans on sheet A2.1

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

30. Detail all proposed fences and walls including finishes and materials to confirm they are designed consistent with the exterior of the building as required by CDC Section C-506.B. All forms of walls and fences between the building and street are not permitted.

40. CDC Section C-602.G prohibit the use of security bars and the gates to the garage and loading space appear to be security bars. They must be architecturally finished to compliment the building.

PLANNING - FFE and height relationship

Set to DRAFT on 5/1/2023 11:31:07 AM

Issue created by Ellen Crandall on 5/1/2023 11:31:07 AM

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

45. Relationship of FFE and Height – there may be some opportunity to lower the FFE which may help with the height measurement as the ground floor facing Osceola is not residential units. Lowering the FFE may also help with the walls/ramps/barriers in the front setback. Please be aware stormwater regulations typically want a FFE that is 12 inches above the crown of the road.

PLANNING - Front setback Issues

Set to DRAFT on 4/28/2023 12:05:05 PM

Issue created by Ellen Crandall on 4/28/2023 12:05:05 PM

Issue is attached to Plans on sheet C-300

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

7. Exact front setbacks unclear - Provide a dimension control plan which provides all required site plan dimensions and setbacks. Sheet A1.0 shows the min and max of 8 to 15, but it does not call out the exact dimensions. There are stairs, ramps etc within that. What is the actual dimension of the building from the property line? It appears there are structures within the required eight foot setback. If there were not structures in the eight foot front setback then a much wider public area in the front could be provided. This is not a code compliant design, not does it support the public amenities request.

PLANNING - Front Setback Unclear

Set to DRAFT on 4/28/2023 12:02:37 PM

Issue created by Ellen Crandall on 4/28/2023 12:02:37 PM

Issue is attached to Plans on sheet A1.0

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

The front setback shows a range of 8 to 15, but the exact dimension of each item is not called out. It is unclear what the different items/lines are. They must be clearly noted as planter, retaining walls, building face, foundation, balconies etc. It is unclear and can not be determined if it meets code. Additionally this sheet doesn't appear to correctly show the sidewalk. There are green items/trees in the sidewalk to the south of the curb cut.

PLANNING - Height Measurement

Set to DRAFT on 4/28/2023 12:17:33 PM

Issue created by Ellen Crandall on 4/28/2023 12:17:33 PM

Issue is attached to Plans on sheet A3.2

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

13. Height Measurement– clarify exactly what is the zero point of the height measurement. Is it the average of existing grade? A base flood elevation? The grade of the public street? This site has considerable elevation change and the measurement of height is critically important. Per the definition of height in article eight it should be measured from "mean elevation of the existing grade" unless minimum floor elevations have been established in floor prone areas. Height is listed as 66 feet on sheet A0.2 appears, and sheets A3.2 and A3.1 appear to measure it as 65 feet 6 inches from sidewalk grade to flat roof. I am concerned that height is not measured correctly from the "mean elevation of the existing grade".

Is this building subject to Base Flood Elevations or Design Flood Elevations?



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TELEPHONE (727) 562-4567

PLANNING - Inconsistent Design

Set to DRAFT on 4/28/2023 12:14:17 PM

Issue created by Ellen Crandall on 4/28/2023 12:14:17 PM

Issue is attached to Plans on sheet L-100

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

10. Inconsistent landscape, tree grate and sidewalk dimensions throughout the submittal:
- Sheet A0.4 dimensions a 3 foot wide tree grate and a 5 to 18 foot wide sidewalk; however, nowhere is a sidewalk of 18 feet proposed and dimensioned. Clarify.
 - Sheet L-100 lists the tree grate at 5 feet typical and sidewalk of 7 feet from wall to tree, not tree grate.
 - Sheet C-300 lists a 5 by 5 tree grade with a 5 foot wide concrete sidewalk. Also mentions bench but does not appear to provide dimensions.
 - Sheet A0.7 shows benches within the presumably 5 foot wide side but does not give a dimensions.
 - Sheet A1.0 appears to show trees in the sidewalk south of the curb cut which is inconsistent with the landscape plan. Also the spacing is different.

PLANNING - Mechanical Equipment Screening

Set to DRAFT on 5/1/2023 11:30:47 AM

Issue created by Ellen Crandall on 5/1/2023 11:30:47 AM

Issue is attached to Plans on sheet A2.2

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

43. Detail the finishes of the elevator shaft on the roof. They must be screened from public view by architecturally finished walls and enclosures designed consistent with the exterior of the building. CDC Section C-606.B.
44. Detail how the mechanical equipment on the ground, such as the transformer in the rear setback, will be screened as required by CDC Section C-606.B.

PLANNING - Missing applications

Set to DRAFT on 4/28/2023 12:11:15 PM

Issue created by Ellen Crandall on 4/28/2023 12:11:15 PM

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2. The submittal is missing the Downtown addendum application. Direct link:
<https://www.myclearwater.com/files/sharedassets/public/planning-amp-development/documents/permitting/addendum-downtown.pdf>
3. The submittal is missing the Public Amenities Incentive Pool Use Application. Direct link:
https://www.myclearwater.com/files/sharedassets/public/planning-amp-development/documents/zoning-approval/public_amenities_incentive.pdf

PLANNING - Narrative Skips

Set to DRAFT on 4/28/2023 12:13:35 PM

Issue created by Ellen Crandall on 4/28/2023 12:13:35 PM

Issue is attached to page 1 in 2023.01.03_708 N OSCEOLA_SUPPLEMENTAL NARRATIVE RESPONSE.pdf

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9. Narrative skips code sections– the provided narrative does not address the design standards of Urban Res 2. It skips over A, B and C. These are required and mandatory. The proposal does not appear to be consistent with these sections and they do not appear to have been reviewed or designed for. Narrative also skips over Division 5, site design, (2023.01.03_708 N OSCEOLA_SUPPLEMENTAL N...). A complete and thorough narrative is required prior to CDB.



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PLANNING - Overhead wires

Set to CLOSED on 5/1/2023 2:25:01 PM

Issue created by Ellen Crandall on 2/15/2023 8:56:41 AM

Issue is attached to Plans on sheet L-100

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Prior to CDB update the landscape plan to show the overhead lines to be underground and provide details confirming this is practicable with Duke Energy or any other applicable party. If the overhead wires can not be underground the proposed streetscape of shade trees is infeasible.

Provide these assurances or an alternative design.

Jon Scott on 4/3/2023 12:20:41 PM - ANSWERED

Acknowledged

PLANNING - parking structure

Set to DRAFT on 5/1/2023 11:27:59 AM

Issue created by Ellen Crandall on 5/1/2023 11:27:59 AM

Issue is attached to Plans on sheet A2.2

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

39. The structured parking is primarily subterranean and not visible except for the rear west elevations. However, CDC Section C-602.F. requires that parking structures be designed with architecturally finished walls that compliant the building. The west elevation of the parking garage does not appear to provide any details or architectural finished that complement the building. Additionally, if this wall is to have public art it must be shown on every version of this wall. Sheet A4.4 has an unfinished wall as does A2.2. The extent of the public art is unclear.



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PLANNING - Prior to CBD: Facade Materials.

Set to CLOSED on 5/1/2023 2:29:46 PM

Issue created by Kevin Nurnberger on 2/14/2023 11:36:01 AM

Issue is attached to Plans on sheet A4.2

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

The Supplemental Narrative notes - Limestone cladding is a vernacular building material notably and similarly used in the exterior of the historic Clearwater Post Office. The Post Office is located in the Downtown Core District and not in the Old Bay Character district. The design of the building should rather utilize vernacular architecture consistent with the developed and existing character of the Old Bay character district.

The desired intention of the D District for the Old Bay character district is to preserve the district's unique and charming character. It does not mention an emerging development characteristic in this neighborhood other than future development to be reasonable of moderate intensity. The Old Bay Character District is a neighborhood area that is typically defined by one to two-story residential dwellings of various housing types and scale. This neighborhood consists of several bungalow style residential buildings. Many of the neighborhood roads are narrow, except for Drew Street which is a four-lane undivided road. Standards are designed to preserve the District's unique and charming character, while providing a transition between the high intensity mixed-use areas in the Downtown Core Character District and residential neighborhoods to the north outside of the Downtown District boundaries.

This property removed apartment buildings that were identified in the North Marina Area Master Plan as typical apartment buildings added to the unique character of the neighborhood. they were built in 1900 - 1925. This building design with an increase in units and height does not seem to embrace the unique existing character of the Old Bay district rather it seems to want to create an emerging character. The Downtown Plan states the unique character of the Old Bay district will be preserved. This building should embrace the unique quaint character district - Old Bay/Garden District..

You should look at architectural elements and design of some of the older apartment buildings at 1407 Sunset Drive, 1107 N. Osceola Avenue, 1201 N. Osceola Ave, the Northward School design, as well as elements from bungalow houses such as 400 Cedar Street. Some of these elements should at least be incorporated into the ground floor design.

Jon Scott on 4/3/2023 12:32:28 PM - ANSWERED

Refer to new sheets A0.3 to A0.5 and A0.7 for additional diagrams for overall massing, streetscape and entrance facade elements which are designed to embrace the Old Bay District. Overall massing at N. Osceola was redesigned to embrace the street scale by providing material distinction along the first two levels and double height covered porch (columns referencing 1407 Sunset Dr). Main entrance was also revised to showcase public amenities being offered along N. Osceola. The proposal also embraces the Seminole marina on the west side by proposing a local artist designed mural to enhance the public presence of the building at the ground floor.

Ellen Crandall on 5/1/2023 2:29:20 PM - NOTACCEPTED

See new planning comment. More detail is needed on materials, locations, and public art.



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PLANNING - Prior to CDB - revise public amenities proposal

Set to ACCEPTED on 4/27/2023 7:02:05 AM

Issue created by Ellen Crandall on 2/24/2023 12:35:24 PM
ellen.crandall@myclearwater.com - 727-562-4836

Prior to CDB, you must contact the Planning & Department Director and discuss and finalize what public amenity is being provided for the requested public amenities density. To schedule a meeting with the Director please contact Jennifer.Partee@Myclearwater.com.

The proposed mural on a backside of the building facing a parking lot with a fence is inadequate for consideration.

For an idea, the public amenity should consider significant contributions to street scaping, additional right of way are as Osceola is a very narrow street, re-doing the streetscape for the entire block of Osceola with wider sidewalks and street trees in engineering soil. Sidewalk, trail ADA improvements throughout the character district etc.

It must be a substantial benefit to the community and surrounding area. Significant reconsideration is needed.

Jon Scott on 4/3/2023 12:09:41 PM - ANSWERED

Acknowledged.

Mark Parry on 4/5/2023 3:37:39 PM - NOTACCEPTED

Please clarify (outside of "Acknowledged") what's been accomplished on this front. Have you scheduled a meeting? Had a meeting? If so what was the result of the meeting? What sorts of improvements are contemplated?

Ellen Crandall on 4/27/2023 7:02:05 AM - ACCEPTED

Meeting with Director was had. There are still additional comments regarding the request that are commented on individually.

PLANNING - Prior to CDB: acknowledge lease terms

Set to ACCEPTED on 4/27/2023 7:05:48 AM

Issue created by Kevin Nurnberger on 2/14/2023 11:06:40 AM
Issue is attached to Plans on sheet C-300
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Clarify it will be for an apartment building for residential use. Residential use means a permanent place of residence for a family. A residential use located on residentially zoned property shall not include rentals for periods of less than 31 days or one calendar month, whichever is less, or which is advertised or held out to the public as a place rented for periods of less than 31 days or one calendar month, whichever is less. A residential use located on residentially zoned property shall not include an interval ownership, a fractional ownership, or a timesharing unit.

Jon Scott on 4/3/2023 12:32:50 PM - ANSWERED

The project will be Condo's

PLANNING - Prior to CDB: Coastal Storm Area

Set to ACCEPTED on 4/27/2023 7:04:28 AM

Issue created by Kevin Nurnberger on 2/15/2023 4:29:41 PM
Issue is attached to Plans on sheet C-300
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

In the table provide the acreage and land area in sq. ft. in the table of the Coastal Storm Area. Provide the number of residential units that will encroach into the CSA. Based on previous discussions there is only one unit permitted in the CSA.

Jon Scott on 4/3/2023 12:16:07 PM - ANSWERED

Refer to Site Data Table on Sheet C-300, Master Site Plan, for site area within CSA and density calculations.



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PLANNING - Prior to CDB: CSA

Set to ACCEPTED on 4/27/2023 7:04:57 AM

Issue created by Kevin Nurnberger on 2/15/2023 10:18:44 AM
Issue is attached to Plans on sheet C-300
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Prior to CDB: CSA land area.

Provide the CSA line on the master site plan Sheet to show if any or the number of units which may be in the CSA.

It shall be considered a portion of the building in the CSA will be counted as one whole unit in the CSA.

Provide the actual square footage of land area in the CSA.

Provide the actual square footage of land area out of the CSA.

Provide the density calculation for each land area and provide a table on the site plan showing the land area and number of units from the two land areas.

Calculate the number of maximum allowable units for the overall project. The use of the land area in the CSA may hamper the projected density for the property as it is 25 units per acre where the portion of land outside the CSA is 35 units per acre. It would be to your advantage to have no portion of the building in the CSA.

Jon Scott on 4/3/2023 12:20:09 PM - ANSWERED

Refer to Site Data Table on Sheet C-300, Master Site Plan, for site area within CSA and density calculations.

Ellen Crandall on 4/27/2023 7:04:57 AM - ACCEPTED

see other comments regarding density averaging for CSA

PLANNING - Prior to CDB: Development Order

Set to ACCEPTED on 5/1/2023 2:30:51 PM

Issue created by Kevin Nurnberger on 2/14/2023 8:27:21 AM
Issue is attached to Plans on sheet C-000
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Clarify if this request will be for a two-year development order as requested in the 2018 case.

* Requires modifications to be submitted

Jon Scott on 4/3/2023 12:34:42 PM - ANSWERED

This request will be for a two-year development order.

PLANNING - Prior to CDB: electric equipment

Set to CLOSED on 4/27/2023 7:06:56 AM

Issue created by Kevin Nurnberger on 2/14/2023 12:41:08 PM
Issue is attached to Plans on sheet A2.2
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

The location and visibility of electric equipment (electric panels, boxes and meters) be reviewed and, if located exterior to the building where visible from any street frontage, be shown to be painted the same color as the portion of the building to which such features are attached.

* Requires modifications to be submitted

Jon Scott on 4/3/2023 12:29:18 PM - ANSWERED

Acknowledged.

PLANNING - Prior to CDB: Environmental

Set to ACCEPTED on 4/5/2023 3:39:09 PM

Print date: 5/1/2023

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DRC_ActionAgenda



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TELEPHONE (727) 562-4567

Issue created by Kevin Nurnberger on 2/21/2023 10:07:54 AM

Issue is attached to Plans on sheet A2.1

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

To achieve environmental stewardship and community vibrancy redevelopment should utilize green building practices including Low Impact Development (LID), Leadership in Energy and Environmental Design (LEED), and Florida Green Building Coalition (FGBC). Is the building include any of these environmental practices envisioned for redevelopment in the downtown?

Jon Scott on 4/3/2023 12:08:03 PM - ANSWERED

Not proposed at this time.

PLANNING - Prior to CDB: Façade Bays

Set to CLOSED on 5/1/2023 2:24:35 PM

Issue created by Kevin Nurnberger on 2/15/2023 3:47:40 PM

Issue is attached to Plans on sheet A2.1

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

To break up building façades along street frontages, façades shall be divided vertically into bays, as illustrated in Figure 31. Façade Bays & Articulation. Façade bay widths shall range between 20 to 35 feet establishing a rhythm of vertical modules unified by a complementary rhythm of windows and window groupings. Façade bays shall be distinguished by varying fenestration patterns, recessing wall planes, varying building materials, or establishing a rhythm of architectural elements such as pilasters or window bays. Provide the Façade bay widths along the front of the building as well as any façade bay widths along the sides and rear of the building. Clarify how the window bays are being distinguished or by what method as described above.

Jon Scott on 4/3/2023 12:16:32 PM - ANSWERED

Refer to A2.1 and A2.2 for revised elevation materials and bay dimensions. Refer to A0.3, A1.2 thru A1.5 for façade bay dimension annotation and facade articulation along all sides.

Ellen Crandall on 5/1/2023 2:24:35 PM - CLOSED

See more recent comment on facade bays.

PLANNING - Prior to CDB: Garage Gate

Set to NOTACCEPTED on 4/27/2023 7:04:16 AM

Issue created by Kevin Nurnberger on 2/15/2023 4:33:34 PM

Issue is attached to Plans on sheet C-300

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

Clarify how the Garage gate will operate. Provisions must be made for stacking and transition of incoming traffic from a public street, such that traffic may not back-up into the public street system. 1. Provisions shall be made to provide for 40 feet of clear stacking in advance of all guardhouses or security gates.

Jon Scott on 4/3/2023 12:15:31 PM - ANSWERED

Refer to A1.2 and 1/A3.1 - Gate access control location to provide a minimum of 40' for stacking from the back of the sidewalk.

Ellen Crandall on 4/27/2023 7:04:16 AM - NOTACCEPTED

On gate has been moved back, however the loading zone gate is still forward. There are still design compliance issues with the gate. See other comments.

PLANNING - Prior to CDB: Height

Set to CLOSED on 4/27/2023 7:06:28 AM



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TELEPHONE (727) 562-4567

Issue created by Kevin Nurnberger on 2/14/2023 11:56:37 AM

Issue is attached to Plans on sheet A2.1

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Please note the previous approval for this site/development in 2018 (FLD2018-10025) was approved with the maximum height of 55 feet which is the maximum height permitted for a development on this property.

It is understood the applicant is asking for a height increase from the public amenities pool to increase the height of the building by 20 percent of the maximum height which is 11 feet. However, the project is still to be in compliance with the General Applicability Criteria for Level Two applications as well as consistent with the vision of future development in the Old Bay Character District.

The current application does not provide evidence that an increase in building height from a maximum of 55 feet to a proposed height of 66 feet to comply with the existing development pattern to support this application. There are a few buildings in the area with a height greater than 55 feet; however, most of the properties in the area are predominantly residential comprised of a mix of one- and two-story single-family homes and attached dwellings. Staff recently reviewed development on properties within the general vicinity of the subject property. These projects did not request additional height through public amenity requests and were either approved prior to the adoption of the current Downtown Plan and District in December of 2018 (last revised on January 17, 2019) or they were approved below the maximum allowable height.

The development approved at 802 N. Fort Harrison (FLD2013-12045) was approved with a building height of 43 feet. The development located at 880 N. Osceola Avenue (FLD2018-04011) was approved on July 17, 2018. This was approved prior to the adoption of the D District. The property located at 700 N. Osceola Avenue (FLD2002-06017) was approved with a building height of 82 feet when the maximum permitted height was 100 feet (under previous Clearwater Downtown Redevelopment Plan where a maximum height permitted for properties located on the west side of Osceola Ave north of Eldridge Street).

The Downtown Plan and the North Marina Area Master Plan support the development standards in the Old Bay Character district in the D District. The development pattern in the balance of the district is expected to remain urban in character reflecting the low-rise scale (one to three stories) of the existing neighborhood with greater height and intensity along North Fort Harrison Avenue and at the southwestern edge adjacent to the Downtown. The Downtown Plan says the unique and charming character will be preserved, and the District will be a safe and fun place to live, work, and play, day and night.

The desired intention of the D District for the Old Bay character district is to preserve the district's unique and charming character. It does not mention an emerging development characteristic in this neighborhood other than future development to be reasonable of moderate intensity. The Old Bay Character District is a neighborhood area that is typically defined by one to two-story residential dwellings of various housing types and scale. This neighborhood consists of several bungalow style residential buildings. Many of the neighborhood roads are narrow, except for Drew Street which is a four-lane undivided road.

The North Marina Master Plan states development should enhance the area's unique character by encouraging compatible building massing and form and maintaining well-kept historic buildings. This plan noted the previous apartment development on 708 Osceola Avenue as historic type buildings built between 1900 – 1925. Through the planning process the community indicated the greatest support for low-rise development (1 to 3 stories or up to 40 feet tall).

The previous Clearwater Downtown Redevelopment Plan permitted proposed buildings in the Old Bay Character a building height on the west side of Osceola between Eldridge Street and the Old Bay Northern Boundary a maximum height of 100 feet. However, this allowance was reduced from 100 feet to 55 feet to serve as a transitional area between the Downtown Core to the south and the lower density residential areas to the north in and outside of the Plan area.



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TELEPHONE (727) 562-4567

Jon Scott on 4/3/2023 12:31:29 PM - ANSWERED

Refer to A2.1 and A2.2 The overall building height proposed is 65'-6" from sidewalk grade, where the maximum allowed is 66'-0" after 20% requested increase. Refer to new sheet A0.7 for material treatment and revised entrance sequence at the lower 2 floors. Proposed entrance provides planters, an enhanced sidewalk varying from 5' to 18' wide, public amenities such as benches, bike racks, street trees and Sanibel streetlight posts to enhance the streetscape. Additionally, design intends to respond to the street and pedestrian scale, by incorporating a two-story and recessed main entrance, providing a porch and landing behind a two columns.

Ellen Crandall on 4/27/2023 7:06:28 AM - CLOSED

See additional other comments regarding height and design.

PLANNING - Prior to CDB: Parking

Set to NOTACCEPTED on 5/1/2023 2:27:28 PM

Issue created by Kevin Nurnberger on 2/14/2023 12:44:46 PM

Issue is attached to Plans on sheet A1.1

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

Provide the interior parking space dimensions and the garage floor area interior dimensions to confirm there will be adequate and code compliant on-site parking spaces to meet the minimum required number of off-street parking spaces which is one space per unit. Provide the number of spaces per row on plan.

* Requires modifications to be submitted

Jon Scott on 4/3/2023 12:27:39 PM - ANSWERED

Refer to Sheet C-301, Sub-Grade Parking Level Plan, of the Civil Plans, for interior parking space dimensions.

Ellen Crandall on 5/1/2023 2:27:28 PM - NOTACCEPTED

Why does the required nine feet extend into the additional lines? Each and every space with a column must be dimensioned to ensure it meets parking standards.

PLANNING - Prior to CDB: Pedestrian Walkway in front of garage and loading area

Set to CLOSED on 4/27/2023 7:03:36 AM

Issue created by Kevin Nurnberger on 2/15/2023 4:34:40 PM

Issue is attached to Plans on sheet C-300

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

Pedestrian - vehicular conflicts shall be avoided whenever possible. Where unavoidable, active warning devices such as traffic signals or flashing warning signs/devices and/or physical barriers such as vehicular actuated gates shall be provided to warn the pedestrian and slow vehicular traffic.

Jon Scott on 4/3/2023 12:15:02 PM - ANSWERED

Vehicular gates in the garage have been added to slow traffic existing the garage and a crosswalk has been added to increase pedestrian safety. Additionally, 20' x 20' sight visibility triangles have been shown.

Ellen Crandall on 4/27/2023 7:03:29 AM - NOTACCEPTED

The width of the curb cut is not pedestrian friendly, details of the cross walk are not provided. See other comments.



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PLANNING - Prior to CDB: Previous Project

Set to CLOSED on 4/27/2023 7:07:12 AM

Issue created by Kevin Nurnberger on 2/14/2023 12:13:13 PM

Issue is attached to Plans on sheet A4.1

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

The building at 880 N. Osceola was approved in 2018.

It should be noted that this development proposal is was reviewed as per the Clearwater Downtown Development Plan originally adopted in 2004 and not per the new Downtown Plan adopted by City Council on March 1, 2018 and by the Countywide Planning Authority on May 8, 2018 as the subject application was submitted on April 5, 2018. Due to this timing the proposal is also not being reviewed in accordance with the Downtown District and Development Standards currently under consideration by the Community Development Board and City Council.

The report stated:

The proposed architecture provides a clean and contemporary design with warming elements and geometry that provides a transitional contemporary design through its materials and colors providing call backs to the Mission, Art Moderne and industrial styles found elsewhere in the surrounding area.

Notice it has the steps leading to a central front entrance recessed with two wings or sides of the building throw back to the Mission or antebellum style which can be found in the smaller apartment buildings along Osceola Ave (see 1201 N. Osceola)

Clarify the proposed architectural style classification for this building. and how it incorporates the styles in the surrounding area.

Jon Scott on 4/3/2023 12:31:00 PM - ANSWERED

Refer to A0.7, A2.1 and A2.2 for updated façade design – double height covered porch, steps and landing responds to the smaller scale street front at N. Osceola. Double height slender columns mimic the composition and features of the covered porch present in the Antebellum style. Additionally, Refer to A0.4 and A0.5 showing Sanibel light posts, public bicycle parking, public benches, landscape, buried utilities, enhanced sidewalks proposed to benefit the Old Bay District.



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PLANNING - Prior to CDB: Public Art

Set to CLOSED on 5/1/2023 2:28:41 PM

Issue created by Kevin Nurnberger on 2/14/2023 11:38:57 AM

Issue is attached to Plans on sheet A2.2

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

Public Amenities: Sheet A2.2 West Elevation provides a note the lower wall facing the marina will be used for public art façade. The Public Amenities Incentive Pool and the Pool allocation process is established in the Clearwater Downtown Redevelopment Plan. The Pool allows for density and/or intensity increases for projects in excess of the allowable maximum development potential established for a parcel. The Community Development Board may approve allocations of density and/or intensity from the Pool for projects that incorporate one or more improvements and/or fees in-lieu of certain improvements that provide a direct benefit to Downtown revitalization, consistent with the eligible amenities list in the Clearwater Downtown Redevelopment Plan. Increases to height may also be approved by the Community Development Board if the developer of a site plan application provides a major public amenity as defined in the Community Development Code and provided the increase in height does not exceed 20 percent of the maximum permitted height or a minimum of ten feet. The primary frontage is the N. Osceola Avenue. The location of a public art wall to provide a direct benefit to Downtown revitalization is along the front of the building. The location of the public art wall of the south side of the building serves the least utilized pedestrian friendly experience would be along the public sidewalks in the public right of way rather than in a surface parking lot on the non-pedestrian orientated rear side of the building. Provide a detail or proposed rendering of the proposed art to be provided on the property. Provide the dimensions of the art work and on how it will be displayed.

The character of Old Bay should be strengthened through streetscape elements that identify the District as a Downtown neighborhood and promote pedestrian and bicyclist connectivity. Emphasis should be placed on tying the eastern and western areas of the District together by providing linkages between the waterfront and the Pinellas Trail.

Jon Scott on 4/3/2023 12:31:56 PM - ANSWERED

Refer to A0.3 thru A0.7 for enhancements to the streetscape and additional material treatment redesign of the lower two floors at the facade to embrace N. Osceola and the Old Bay District. Refer to A2.1 and A2.2 for revised facade design elements, such as proposed stone exterior in select locations to create a rhythm along the North and South facades. Refer to A0.8 for proposed public art mural facing boat launch and marina to the west.

Ellen Crandall on 5/1/2023 2:28:41 PM - CLOSED

See new planning comment about streetscape and public art.



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PLANNING - Prior to CDB: redesign

Set to ACCEPTED on 4/27/2023 7:02:36 AM

Issue created by Kevin Nurnberger on 2/23/2023 9:30:47 AM
Issue is attached to Plans on sheet A0

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

It will be required the applicant meet with the Community Development Coordinator to discuss the proposed development in regards to the request for the number of dwelling units and building height from the Public Amenities Pool.

As presented, 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.

Jon Scott on 4/3/2023 12:09:07 PM - ANSWERED

Acknowledged

Mark Parry on 4/5/2023 3:38:25 PM - NOTACCEPTED

Please clarify (outside of "Acknowledged") what's been accomplished on this front. Have you scheduled a meeting? Had a meeting? If so what was the result of the meeting? What sorts of improvements are contemplated?

Ellen Crandall on 4/27/2023 7:02:36 AM - ACCEPTED

Additional design comments added individually.

PLANNING - Prior to CDB: Setback to Porch

Set to NOTACCEPTED on 4/28/2023 12:08:47 PM

Issue created by Kevin Nurnberger on 2/14/2023 12:59:07 PM
Issue is attached to Plans on sheet C-300

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

Porches and stoops may project 4 feet minimum, 8 feet maximum from front building façades into setbacks but shall be located no closer than 2 feet from public sidewalks.

Jon Scott on 4/3/2023 12:25:28 PM - ANSWERED

Refer to A0.7 - Porch at front doors extend 8'-0" from building façade and 6'-6" from the public sidewalk. At the accessible entrance ramp, the landing is 2' from public sidewalk.

Ellen Crandall on 4/28/2023 12:08:47 PM - NOTACCEPTED

*These are not porches or stoops. See additional comments.
These dimensions must be added to the site plan.*

PLANNING - Prior to CDB: Side Façade Bays C602.B.3

Set to CLOSED on 5/1/2023 2:30:28 PM

Issue created by Kevin Nurnberger on 2/14/2023 10:53:06 AM
Issue is attached to Plans on sheet C-300

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

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

Jon Scott on 4/3/2023 12:33:49 PM - ANSWERED

Refer to A0.3 massing diagram for façade bays locations at front and articulation elements on all building sides. Refer to A1.2 thru A1.5 for façade articulation dimensions along all building sides.

Ellen Crandall on 5/1/2023 2:30:28 PM - CLOSED

See new planning comment. Articulation is not clear, nor do facade bays meet.



CITY OF CLEARWATER

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

PLANNING - Prior to CDB: Sight Visibility Triangles

Set to NOTACCEPTED on 5/1/2023 2:28:16 PM

Issue created by Kevin Nurnberger on 2/14/2023 12:39:49 PM
Issue is attached to Plans on sheet C-300
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Please show all required site visibility triangles. Please see CDC Section 3-904.A for additional details.

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

* Requires modifications to be submitted

Jon Scott on 4/3/2023 12:29:53 PM - ANSWERED

Sight Triangles have been Added to Sheet C-300, Master Site Plan.

Ellen Crandall on 5/1/2023 2:28:16 PM - NOTACCEPTED

Sight visibility triangles are drawn from the property line. Please adjust the sight triangles to be drawn from the property line, not the curb.

PLANNING - Prior to CDB: Supplemental Narrative

Set to CLOSED on 5/1/2023 2:29:33 PM

Issue created by Kevin Nurnberger on 2/14/2023 11:03:00 AM
Issue is attached to Plans on sheet C-300
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

The supplemental narrative goes into detail regarding the façade bays widths and articulations. Provide such dimensions of the sheet for each of the ground floor, second floor and floor 3 - 6 sheets. Note the façade articulation as well as its width measurement. The measurements shall be within the minimum and maximum required in C602. B and A

Jon Scott on 4/3/2023 12:33:27 PM - ANSWERED

Refer to A1.2 thru A1.5 for façade articulation dimensions. Refer to 4/A0.3 and A2.1 for facade bay dimensions at N. Osceola. The main frontage is characterized by a central bay flanked by two outer bays - the central bay is 28'-6" wide of clear glass and stucco, the adjacent bays are 24'-4" and 22'-0" wide, characterized by clear sliding glass doors and honed stone finish on exterior walls and the outermost bays are 18'-8" characterized by clear glass, stucco and rounded corner balconies.

PLANNING - Prior to Certificate of Occupancy: Landscape

Set to ACCEPTED on 4/27/2023 7:05:24 AM

Issue created by Kevin Nurnberger on 2/14/2023 12:42:17 PM
Issue is attached to Plans on sheet A2.2
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.

That all irrigation systems be connected to the City reclaimed water system where available per Clearwater Code of Ordinances, Article IX., Reclaimed Water System, Section 32.376. Reclaimed water lines are available in the Mandalay Avenue right-of-way.

Jon Scott on 4/3/2023 12:28:28 PM - ANSWERED

Acknowledged.



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TELEPHONE (727) 562-4567

PLANNING - Rear setback unclear

Set to DRAFT on 4/28/2023 12:00:27 PM

Issue created by Ellen Crandall on 4/28/2023 12:00:27 PM

Issue is attached to Plans on sheet A1.0

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

The dimensions on this sheet A1.0 are unclear. It appears the building is within the 10 foot rear setback. The different lines of the building are not detailed. Which line is the parking structure, or the tower, part of the pool deck, or a balcony. It is unclear and it can not be determined if it meets code or not.

PLANNING - Show all conflicts

Set to ACCEPTED on 5/1/2023 2:25:17 PM

Issue created by Ellen Crandall on 2/15/2023 8:52:05 AM

Issue is attached to Plans on sheet L-100

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

Prior to CDB show all proposed utilities, connections, FDC, and other structures in the front area that will functionally reduce the shown landscaping.

All conflicts must be shown now and resolved. It may be that substantially less landscaping is feasible due to the other items that will be needed. This must be realistically shown.

Jon Scott on 4/3/2023 12:22:12 PM - ANSWERED

All landscape features have been added to the utility plan on Sheet C-500.

PLANNING - Sidewalk width

Set to NOTACCEPTED on 5/1/2023 2:25:43 PM

Issue created by Ellen Crandall on 2/15/2023 8:50:07 AM

Issue is attached to Plans on sheet L-100

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

Prior to CDB dimension on the landscape plan the smallest clear path of the proposed sidewalk from one edge to the nearest obstruction (such as street tree grate etc).

Jon Scott on 4/3/2023 12:22:55 PM - ANSWERED

A dimension has been added to Sheet L-100 of the landscape plan.

Ellen Crandall on 5/1/2023 2:25:43 PM - NOTACCEPTED

See new planning comments. This is inconsistent on different sheets.

PLANNING - species

Set to ACCEPTED on 4/27/2023 7:05:10 AM

Issue created by Ellen Crandall on 2/15/2023 8:53:20 AM

Issue is attached to Plans on sheet L-100

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

Revise the crape myrtles to be an evergreen accent trees that is not prone to improper pruning.

Jon Scott on 4/3/2023 12:21:05 PM - ANSWERED

Crape Myrtles have been removed from the landscape plan.



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TELEPHONE (727) 562-4567

PLANNING - Street Tree Details

Set to NOTACCEPTED on 4/26/2023 7:45:42 AM

Issue created by Ellen Crandall on 2/15/2023 8:52:36 AM

Issue is attached to Plans on sheet L-100

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

1. Prior to CDB provide details on the landscape plan of the construction techniques to accommodate adequate rooting area for the live trees in the ROW. This is imperative as shade trees grow poorly in urban areas unless the soil beneath and adjacent to the hard surface supports root growth (For more on this please reference University of Florida studies: <https://hort.ifas.ufl.edu/woody/urban-design.shtml>) Detail how this will be provided for the street trees. The technical excellence of this design will determine if this provides shade and improved streetscaping for decades or results in infrastructure damage and dead or declining trees. If you are unfamiliar with this, please get an ISA certified Arborist who is experienced in this area of tree preservation and construction techniques. Please also note that the University of Florida has some very helpful details and explanations for sidewalk, hardscape and tree designs. <https://hort.ifas.ufl.edu/woody/urban-sidewalk.shtml>

2. Prior to CDB acknowledge that is shall be a Condition of Approval that the developer and/or future owners or association as applicable, shall be responsible for the maintenance of the street trees and the engineered infrastructure.

Jon Scott on 4/3/2023 12:21:38 PM - ANSWERED

Please refer to additional detail on sheet L-102.

Ellen Crandall on 4/26/2023 7:45:42 AM - NOTACCEPTED

Sheet L-102 does not detail any innovative construction techniques, it doesn't detail provided rooting area. If trees are planted in 5 by 5 tree wells they will not thrive and they will cause conflicts with sidewalks and utilities.

PLANNING - Streetscape

Set to DRAFT on 4/28/2023 12:12:34 PM

Issue created by Ellen Crandall on 4/28/2023 12:12:34 PM

Issue is attached to Plans on sheet A0.4

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

5. Street scape for public amenity – the proposed streetscaping is not adequate for CDB consideration specifically:

- a. Streetscaping the entire North Osceola block was discussed; however, only four shade trees along the subject property are proposed. Revise to be streetscaping along the subject property and to the north, along the city property, to the intersection of to expand from subject property to No Osceola to the north to the intersection of Seminole Street.
- b. The proposed trees are in tree grates. It was very specifically commented that significant construction techniques are needed for this to be a viable option; however, no additional detail was provided. This must be detailed prior to CDB to ensure this design is viable. Sheet L-102 does not detail any innovative construction techniques, it doesn't detail provided rooting area. If trees are planted in 5 by 5 tree wells they will not thrive and they will cause conflicts with sidewalks and utilities. The benefit of a consulting ISA Certified Arborist familiar with innovative construction techniques may be beneficial in detailing this.
- c. Detail enhancements of the concrete. Will it be stamped or edged with brick? This is specifically required for the crosswalk over the curb cut. CDC Section C-503.c.3.
- d. Provide exact details of the pedestrian walkway and carry it through the subject site, the property to the north and the intersection. Examples would be the yellow stamped asphalt of the Druid Trail (Engineering may be able to provide details) or other stamped concrete.
- e. See comments below regarding front setbacks, there are structures that should be moved back to the eight foot front setback which would allow for more streetscape improvements.



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TELEPHONE (727) 562-4567

PLANNING - Trash Staging

Set to DRAFT on 5/1/2023 10:48:39 AM

Issue created by Ellen Crandall on 5/1/2023 10:48:39 AM

Issue is attached to Plans on sheet A1.1

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

29. CDC Section 504.C. Trash - The trash room is shown within the subterranean parking garage. How is it to be serviced? Is it to be staged along Osceola? This does not support the requested units and streetscape if the frontage is to have significant trash staging. What are the dimensional requirements to stage the trash receptacles for 64 dwelling units? Clearly show this impact of staging on the streetscape.

PLANNING - Walls and railings in front

Set to DRAFT on 4/28/2023 12:05:50 PM

Issue created by Ellen Crandall on 4/28/2023 12:05:50 PM

Issue is attached to Plans on sheet C-300

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

8. Urban Res. 2 Frontage Issues - The front appears to have many walls and railings that not part of a porch are stoop, which is prohibited. This does not meet the frontage standards of C-408.C.3. Walkways to building entries shall generally match sidewalk grade. The project walkways and entries do not match sidewalk grade. This does not meet the frontage standards of C-408.C.1. This creates many barriers and walls within the front setback and does not meet the letter of the code, not the intent. This design can not be supported as consistent with code.

PUBLIC UTILITIES - prior to Community Development Board

Set to ACCEPTED on 4/17/2023 10:36:33 AM

Issue created by Michael Vacca on 2/15/2023 1:29:53 PM

Issue is attached to Plans on sheet C-500

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

1. acknowledge and show prior to CDB - engineering details - All water meters, Fire detector assembly and fire hydrants to have unobstructed clearance around these apparatuses, Public Utilities shall have access and maintenance clearances
2. acknowledge prior to building permit - per section 3-806, no Fence or wall may enclose any water meters / box or manhole
3. call out the water meter and fire detector has having separate taps from the existing water main.
4. call out the pipe material and sizes of pipe for both water and gravity
5. add sewer manhole at the gravity connection point
6. Reclaimed water is available for use
7. please research into the monthly costs of having a 6-inch water meter for the project.

Jon Scott on 4/3/2023 12:17:22 PM - ANSWERED

1. Acknowledged
2. Acknowledged
3. Refer to Sheet C-500, Utility Plan, where the proposed water line and fire line are shown to have separate taps to the existing water main.
4. Refer to Sheet C-500, Utility Plan, for call outs of pipe material and sizes.
5. Refer to Sheet C-500, Utility Plan, for doghouse connection to the existing gravity main.
6. A 1" underground irrigation meter has been added. Refer to Sheet C-500.
7. Water meter and backflow has been changed to a 4" service.



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SOLID WASTE - Clarify staging - prior to CDB

Set to DRAFT on 5/1/2023 2:37:06 PM

Issue created by Ellen Crandall on 5/1/2023 2:37:06 PM

Issue is attached to Plans on sheet A1.1

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

Added on behalf of Kervin St. Aimie, Solid Waste Assistant Director and Brandi Portalatin, Solid Waste Manager:

It was indicated that the trash will be transported by condo staff from the subterranean trash room to be staged on the frontage for pick up service. Detail exactly where on the site plan is the staging for the trash of 64 dwelling units. Detail the dimensions of the area that will be dedicated for staging. Detail the trash receptacles for staging, will they be cans or dumpsters, etc?

STORMWATER - Prior to BCP

Set to ACCEPTED on 4/18/2023 4:34:01 PM

Issue created by Ivan Dimitrov on 2/15/2023 10:43:19 AM

ivan.dimitrov@myclearwater.com - 727-562-4779

Submit a comprehensive plan and drainage report with supporting geotechnical data demonstrating that the proposed project meets City of Clearwater Drainage Criteria.

Spreader swales are not desirable within the City of Clearwater. Applicant shall consider the vault outfalling to the existing stormwater pipe located at the west property line, which discharges into the bay. Applicant shall verify pipe size, inverts, elevations and demonstrate pipe can accommodate volume. GIS shows pipe segment from manhole to first inlet as 6" diameter. Would the applicant consider upsizing this pipe (if inadequate) to accommodate outfalling? This would be modeled under a 25 year storm event.

Jon Scott on 4/3/2023 12:18:21 PM - ANSWERED

Refer to sheet C-400, Master Grading Plan, for revised outfall location to the existing stormwater vault and for upsizing of the existing 6" storm pipe.

STORMWATER - Prior to Building Permit (acknowledge)

Set to DRAFT on 4/18/2023 5:44:37 PM

Issue created by Phuong Vo on 4/18/2023 5:44:37 PM

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

- 1) Please acknowledge that applicant to evaluate offsite drainage from the Osceola Ave currently drains onto the subject site and reconstruct, at the applicant's expense, the existing roadway/curb/gutter as may be required to direct offsite drainage in a manner not to cause adverse impacts (ponding in the r-o-w) in post development.
- 2) Please acknowledge that existing curb will be replaced with type I and a swale curb as per City index 108 is proposed across new driveway.
- 3) Please acknowledge that the FFE of the building and high point of driveway will be set 1' minimum above the crown of Osceola Ave.

General conditions:

- A formal response shall accompany the resubmittal; additional conditions may follow resubmittal.
- Applicant to obtain ERP permit from SWFWMD or DEP.



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TELEPHONE (727) 562-4567

STORMWATER - Prior to CDB

Set to ACCEPTED on 4/18/2023 4:12:10 PM

Issue created by Ivan Dimitrov on 2/15/2023 10:43:03 AM
ivan.dimitrov@myclearwater.com - 727-562-4779

1. Applicant shall acknowledge detention areas without outfalls discharging onto private property shall be designed for a 100 year storm event.
2. Applicant shall acknowledge the stormwater system shall be designed per the City of Clearwater's Stormwater Drainage Criterial Manual.
3. Applicant shall acknowledge a detail review of the submitted drainage information was not performed at DRC level.
4. Applicant shall acknowledge that adjacent properties shall not be negatively impacted due to proposed development.

Jon Scott on 4/3/2023 12:19:01 PM - ANSWERED

1. Storm drainage system will now be routed to the existing pipe in the marina, the 100 year design will be accounted for.
2. Acknowledged
3. Acknowledged
4. Acknowledged

Phuong Vo on 4/18/2023 4:12:10 PM - ACCEPTED

4/18/2023-Please see updated stormwater comments:

TRAFFIC ENG - Prior to CDB- Parking Garage Gates

Set to ACCEPTED on 4/24/2023 3:52:05 PM

Issue created by Gus Jordi on 2/17/2023 5:49:02 PM
gus.jordi@myclearwater.com - 727-562-4775

Whenever access control equipment or barrier gates are used at the entrance to a parking garage, a minimum stacking distance of 40' shall be provided from the back of the sidewalk to the equipment or the barrier gate. CDC code (3-1402,I-8)

Jon Scott on 4/3/2023 12:11:26 PM - ANSWERED

The plan has been updated to allow for the 40' of stacking before the gate.

Gus Jordi on 4/20/2023 9:46:25 AM - NOTACCEPTED

The plan does not show 40' stacking distance.

TRAFFIC ENG - Prior to Building Permit- Markings

Set to NOTACCEPTED on 4/20/2023 9:39:58 AM

Issue created by Gus Jordi on 2/17/2023 5:50:19 PM
gus.jordi@myclearwater.com - 727-562-4775

For parking facilities containing 25 or more parking spaces, all aisles, approach lanes, and maneuvering areas shall be clearly marked with directional arrows and lines as approved by the city engineer. The city engineer may require additional signage to insure the smooth and safe flow of traffic.

Jon Scott on 4/3/2023 12:10:53 PM - ANSWERED

Arrows have been added in the parking garage, see Sheet C-301, Sub-Grade Parking Level Plan.

Gus Jordi on 4/20/2023 9:39:58 AM - NOTACCEPTED

The entrance of the parking garage should also have a double yellow line separating opposite direction of traffic at least to the gates or for 50' if no gates. If no gates, must also include a stop bar for exiting traffic.



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TRAFFIC ENG - Prior to building permit- Pedestrian conflict

Set to NOTACCEPTED on 4/20/2023 9:00:29 AM

Issue created by Gus Jordi on 2/17/2023 5:51:19 PM
gus.jordi@myclearwater.com - 727-562-4775

6. Pedestrian-Vehicle conflicts shall be avoided whenever possible. Where unavoidable, active warning devices such as traffic signals or flashing warning signs/devices and/or physical barriers such as vehicular activated gates shall be provided to warn the pedestrians and slow vehicular traffic. CDC Section3-1402,I-2

Jon Scott on 4/3/2023 12:10:23 PM - ANSWERED

Vehicular gates in the garage have been added to slow traffic existing the garage and a crosswalk has been added to increase pedestrian safety. Additionally, 20' x 20' sight visibility triangles have been shown.

Gus Jordi on 4/20/2023 9:00:29 AM - NOTACCEPTED

CDC code Section 3-1402,I-8 States: Whenever access control equipment or barrier gates are used at the entrance to a parking garage, a minimum stacking distance of 40' shall be provided from the back of the sidewalk to the equipment or the barrier gate.

TRAFFIC ENG - Prior to CDB - Turning Templates

Set to OPEN on 4/27/2023 10:21:21 AM

Issue created by Gus Jordi on 2/17/2023 5:46:42 PM
gus.jordi@myclearwater.com - 727-562-4775

Please provide turning templates inside the parking area and at the entrance and exit to the driveway utilizing a 19' scale vehicle.

Jon Scott on 4/3/2023 12:12:21 PM - ANSWERED

Turning templates have been added to Sheet C-302, Auto turn Plan.

Isabel Winget on 4/27/2023 10:21:21 AM - OPEN

Turning templates are running over each other around the South-west Corner. It appears the the corner is tighter due to the outside building wall kicking in around that corner.

TRAFFIC ENG - Prior to CDB- Parking entrance radii

Set to NOTACCEPTED on 4/20/2023 10:32:07 AM

Issue created by Gus Jordi on 2/17/2023 5:45:24 PM
gus.jordi@myclearwater.com - 727-562-4775

The driveway entrance radius is about 5'. The min driveway radius should be 25' according to FDM 214- (FDOT Design Manual) Driveway State standards, Link:
<https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2023/2023fdm214drwys.pdf>

Jon Scott on 4/3/2023 12:12:37 PM - ANSWERED

Due to limited site frontage we are unable to meet the 25' radius, the driveway radius has been revised with a 12' radius, See Sheet C-300.



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TELEPHONE (727) 562-4567

TRAFFIC ENG - Prior to CDB- Parking Garage Ramp

Set to ACCEPTED on 4/24/2023 4:00:15 PM

Issue created by Gus Jordi on 2/17/2023 5:47:48 PM
gus.jordi@myclearwater.com - 727-562-4775

Maximum speed ramp slope shall not exceed 12 percent, a ten-foot long transition ramp with slope equal to one half of the change in slopes shall be provided at the bottom and top of all speed ramps with a slope of 10 percent or greater. (CDC code, Section 3-1402, I-9)

Jon Scott on 4/3/2023 12:11:51 PM - ANSWERED

Refer to sheets A1.1, A1.2 and A3.1 for adjusted ramp slopes and required blending at top and bottom.

Gus Jordi on 4/20/2023 10:02:49 AM - NOTACCEPTED

updated plan sheets A1.1, A1.2 and A3.1 do not show any ramps slopes numbers.

Gus Jordi on 4/24/2023 4:00:15 PM - ACCEPTED

The sheets numbers provided did not include ramp info but other sheets did.

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

11:00 AM

Case number: [FLD2022-09025 -- 805 S GULFVIEW BLVD](#)

Owner(s): Fishermans Wharf Of Clearwater Inc
235 Bayside Dr
Clearwater, FL 33767-2504
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 southeast corner of Gulf Boulevard and South Gulfview Boulevard

Atlas Page: 285B

Zoning District: T - Tourist

Request: The Community Development Board is reviewing a proposed 91-unit resort attached dwellings in the Tourist (T) District and Clearwater Pass Character District of Beach by Design for the property located at 551 Gulf Boulevard. The project is 100 feet in height (from DFE), includes a minimum of 137 off-street parking spaces and requests allowable flexibility from setbacks and height requirements Community Development Code Section 2-803.L); and a Transfer of Development Rights (one dwelling unit from 830 Bayway Boulevard and four dwelling units from 193 Brightwater Drive) (CDC Section 4-1403).

Proposed Use: Resort Attached Dwellings

Neighborhood Association(s): Board of County Commissioners
Clearwater Neighborhoods Coalition
Pinellas County School Board
Clearwater Point Condo
Clearwater Pointe 8
Clearwater Pointe Condo 5
Clearwater Beach Association

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	02/08/2023	Parry
Route to Meeting	Ready for DRC	03/02/2023	Winget
Development Review Committee	Plans Received	03/31/2023	PlanRoom
Review package submitted by: PUBLICUSER4965			
Awaiting Re-Submittal	DRC Review	04/13/2023	Crandall
Public Utilities Review	No Comments	04/13/2023	Vacca
prior to CDB			
Stormwater Review	Comments	04/19/2023	Vo
Traffic Eng Review	Comments	04/21/2023	Jordi
Environmental Review	No Comments	04/24/2023	Kessler
Engineering Review	Comments	04/25/2023	Vaughan
Land Resource Review	Comments	04/26/2023	Quinzi

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 4/12/2023 8:36:33 AM

Issue created by Kyle Vaughan on 2/13/2023 10:39:10 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. If the proposed project necessitates infrastructure modifications to satisfy the site-specific water capacity and pressure requirements and/or wastewater capacity requirements, the modifications shall be completed by the applicant and at their expense. If underground water mains and hydrants are to be installed, the installation shall be completed and in service prior to construction in accordance with Fire Department requirements.

Sandra Bradbury on 3/31/2023 5:52:15 PM - ANSWERED

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.

Response: Acknowledged.

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.

Response: Acknowledged.

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).

Response: Please see Sheet C3.1.

4. Work on right-of-way shall require a permit with the appropriate entity.

Response: Acknowledged.

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.

Response: Acknowledged.

ENGINEERING - Handicap Space

Set to DRAFT on 4/4/2023 10:31:26 AM

Issue created by Mark Parry on 4/4/2023 10:31:26 AM

Issue is attached to Plans on sheet C3.1

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

One of the handicap spaces is dimensioned at 11.5 feet where 12 feet is required.



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 BCP

Set to ACCEPTED on 4/12/2023 8:20:31 AM

Issue created by Kyle Vaughan on 2/15/2023 12:27:22 PM
kyle.vaughan@myclearwater.com - 727-339-2108

Applicant shall obtain permanent address assignments from the Engineering Department. The address assignment shall correspond to the street at which the entrance is located on. Contact Pawel Dembinski, Engineering Systems Coordinator (727) 562- 4767.

Sandra Bradbury on 3/31/2023 5:38:48 PM - ANSWERED

Response: Acknowledged.

Sandra Bradbury on 3/31/2023 5:41:41 PM - ANSWERED

Response: We have revised the addresses on our submittal documents to reflect the address provided to us by the Engineering Department.



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ENGINEERING - Prior to BCP permitting

Set to ACCEPTED on 4/13/2023 3:58:06 PM

Issue created by Michael Vacca on 2/15/2023 8:02:25 AM

Issue is attached to Plans on sheet C5.1

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

- 1> prior to permitting - confirm location of the gravity manhole with proposed installation of lateral connection, confirm required clearances from existing and proposed water utility installation within distance of gravity
- 2> prior to permitting - call out , all on site of property sanitary sewer manholes are private
- 3> prior to permitting - call out any existing / proposed water meters, Fire detectors, Fire hydrants, gravity manholes or other utilities within apparatuses within project including the location of tapping valves, isolation valves, pipe sizes and the material of pipe to be installed
- 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

Sandra Bradbury on 3/31/2023 5:42:55 PM - ANSWERED

1. Prior to permitting - confirm location of the gravity manhole with proposed installation of lateral connection, confirm required clearances from existing and proposed water utility installation within distance of gravity.

Response: Acknowledged.

2. Prior to permitting - call out, all on site of property sanitary sewer manholes are private.

Response: Acknowledged.

3. Prior to permitting - call out any existing / proposed water meters, fire detectors, fire hydrants, gravity manholes or other utilities within apparatuses within project including the location of tapping valves, isolation valves, pipe sizes and the material of pipe to be installed.

Response: Acknowledged.

4. Per section 2-806, no fences or walls may enclose any water meters, fire hydrants and manholes.

Response: Acknowledged.

5. RCW is available for irrigation use.

Response: Acknowledged.

Michael Vacca on 4/13/2023 3:17:43 PM - ACCEPTED

accepted

Michael Vacca on 4/13/2023 3:27:02 PM - OPEN

Prior to CDB

1. Prior to vacating right of way , public utilities will require utility easements over water, sewer and reclaimed mains including all city owned apparatuses.

2. both of the domestic and fire detector are to be located side by side

3. existing water meter located with the project and are no longer used. contractor shall request city to remove meters prior to construction.

ENGINEERING - prior to Building permit

Set to DRAFT on 4/27/2023 9:21:50 AM

Issue created by Michael Vacca on 4/27/2023 9:21:50 AM

Issue is attached to Plans on sheet C5.1

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

Acknowledge -

1. dumpster pad locations is correct location? confirm the location isn't within city right of way



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ENGINEERING - Prior to C.D.B.

Set to ACCEPTED on 4/12/2023 8:37:06 AM

Issue created by Kyle Vaughan on 2/13/2023 1:19:14 PM
kyle.vaughan@myclearwater.com - 727-339-2108

1. Applicant shall maintain access to South Shore Blvd for adjacent property owners.
2. Applicant shall ensure that methods of construction will not negatively impact the structural integrity of Sand Key Bridge.
3. Applicant shall provide the distances between the bridge and the west property line on the site plan.
4. Per City of Clearwater Design Index No. 106, the minimum turnaround for Clearwater sanitation and fire trucks is 100 feet diametrically from outside edges of curb. The site plan shows a 60 foot diameter turnaround. Please address.
5. Can the applicant consider granting a 10' wide easement along the west property line to the City? This easement would be used for access to the bridge for maintenance.
6. Landscaping, specifically root systems, adjacent to shall not interfere with Sand Key Bridge structure.

Sandra Bradbury on 3/31/2023 5:51:40 PM - ANSWERED

1. Applicant shall maintain access to South Shore Blvd for adjacent property owners.
Response: Acknowledged. Access to adjacent property will be maintained throughout construction.
2. Applicant shall ensure that methods of construction will not negatively impact the structural integrity of Sand Key Bridge.
Response: Acknowledged.
3. Applicant shall provide the distances between the bridge and the west property line on the site plan.
Response: Please see Sheet C3.1 for dimensions..
4. Per City of Clearwater Design Index No. 106, the minimum turnaround for Clearwater sanitation and fire trucks is 100 feet diametrically from outside edges of curb. The site plan shows a 60-foot diameter turnaround. Please address.
Response: Cul-de-sac has been eliminated, Fire Department and Sanitation do not require this.
5. Can the applicant consider granting a 10' wide easement along the west property line to the City? This easement would be used for access to the bridge for maintenance.
Response: Applicant will provide a 4-foot non-exclusive easement. This will provide City 10-foot minimum space to maintain Bridge.
6. Landscaping, specifically root systems, adjacent to shall not interfere with Sand Key Bridge structure.
Response: Specified trees on Landscape Plan will ensure no tree root will affect Bridge.

ENGINEERING - Prior to CDB

Set to DRAFT on 4/13/2023 4:21:59 PM

Issue created by Michael Vacca on 4/13/2023 4:21:59 PM
Issue is attached to Plans on sheet C5.1
mike.vacca@myclearwater.com - 727-265-1831

Prior To CDB

1. acknowledge and show on the drawings where the minimum, 10ft utility easements are located over the city utilities and apparatus
2. both of the domestic and fire detector assemblies are to be located side by side within the easement



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TELEPHONE (727) 562-4567

ENGINEERING - Prior to Certificate of Occupancy

Set to ACCEPTED on 4/12/2023 12:59:27 PM

Issue created by Kyle Vaughan on 2/13/2023 2:11:21 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).

Applicant shall submit 5 sets of signed and sealed as-built documents.

Sandra Bradbury on 3/31/2023 5:50:44 PM - ANSWERED

Response: Acknowledged.

ENGINEERING - Right of Way Vacation

Set to DRAFT on 4/12/2023 1:06:17 PM

Issue created by Kyle Vaughan on 4/12/2023 1:06:17 PM
kyle.vaughan@myclearwater.com - 727-339-2108

Please acknowledge that approval of submitted plans does not constitute any form of approval for the proposed right of way vacation. A formal request for the vacation of right of way will have to be completed in a separate process. It is also advised that the applicant research the reversionary rights for the proposed portion of right of way to be vacated.

Additionally, a sidewalk placed in the potential vacation in order to roll out a dumpster to a staging area in front of a neighboring property does not substantially improve the site plan.

ENGINEERING - Storm Pipe Repair/Replacement

Set to DRAFT on 4/25/2023 9:21:01 AM

Issue created by Kyle Vaughan on 4/25/2023 9:21:01 AM
kyle.vaughan@myclearwater.com - 727-339-2108

Engineering may fund the replacement of the storm pipe on the East side of the property with a potential JPA with the developer at the time of construction.

ENVIRONMENTAL - Prior to Building Permit

Set to ACCEPTED on 4/24/2023 4:24:51 PM

Issue created by Sarah Kessler on 2/17/2023 12:57:21 PM
sarah.kessler@myclearwater.com - 727-562-4897

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

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).

Sandra Bradbury on 3/31/2023 5:32:55 PM - ANSWERED

Response: Acknowledged.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 4/25/2023 3:24:08 PM

Issue created by Sarah Kessler on 4/25/2023 3:24:08 PM
sarah.kessler@myclearwater.com - 727-562-4897

Verify this site is being developed in accordance with state's environmental regulations.

Set to ACCEPTED on 4/13/2023 1:23:34 PM



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TELEPHONE (727) 562-4567

FIRE - Prior to CDB

Issue created by Keith Hatten on 2/21/2023 1:25:09 PM
Issue is attached to Plans on sheet C3.2
keith.hatten@myclearwater.com - 727-224-7368

Due to the proposed design and the travel distance from the fire department access on the ground level to the stairwells of the southern tower, the vehicle ramp and 2nd garage level shall be designed to support fire department apparatus at 80,000 lbs GVW. Please acknowledge and show on plans.

Sandra Bradbury on 3/31/2023 5:31:08 PM - ANSWERED

Response: Acknowledged, please see Sheet C3.2.

FIRE - Prior to CDB

Set to NOTACCEPTED on 4/13/2023 1:20:40 PM

Issue created by Keith Hatten on 2/21/2023 1:41:51 PM
Issue is attached to Plans on sheet C5.1
keith.hatten@myclearwater.com - 727-224-7368

The proposed structure is by definition a "High Rise" building. High Rise structures require an additional remote FDC and supporting hydrant.
Please acknowledge and show on plan.

Sandra Bradbury on 3/31/2023 5:30:39 PM - ANSWERED

Response: Acknowledged, please see Notes on Sheet C5.1.

Keith Hatten on 4/13/2023 1:20:40 PM - NOTACCEPTED

Plan Notes acknowledge requirement for an addition FDC and Hydrant however not shown on plan sheet.

Please show on plans.

FIRE - Prior to CDB

Set to ACCEPTED on 4/13/2023 1:22:48 PM

Issue created by Keith Hatten on 2/21/2023 1:53:14 PM
Issue is attached to Plans on sheet A303
keith.hatten@myclearwater.com - 727-224-7368

This building shall be designed to meet all of the requirements of a "High Rise Building" as defined by NFPA 101 2018 Edition.

3.3.37.7* High-Rise Building.

A building where the floor of an occupiable story is greater than 75 ft (23 m) above the lowest level of fire department vehicle access.

Please acknowledge on plans.

Sandra Bradbury on 3/31/2023 5:30:11 PM - ANSWERED

Response: Acknowledged, please see Notes on Sheet C5.1.



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TELEPHONE (727) 562-4567

FIRE - Prior to CDB

Set to NOTACCEPTED on 4/13/2023 1:22:23 PM

Issue created by Keith Hatten on 2/21/2023 2:01:11 PM

Issue is attached to Plans on sheet C3.2

keith.hatten@myclearwater.com - 727-224-7368

High Rise Buildings shall have a Emergency Command Center in a location approved by the AHJ.

NFPA 101 Chp. 11

11.8.6* Emergency Command Center.

11.8.6.1 An emergency command center shall be provided in a location approved by the fire department.

11.8.6.2 The emergency command center shall contain the following:

- (1) Voice fire alarm system panels and controls
- (2) Fire department two-way telephone communication service panels and controls where required by another section of this Code
- (3) Fire detection and fire alarm system annunciation panels
- (4) Elevator floor location and operation annunciators
- (5) Elevator fire recall switch in accordance with ASME A17.1/CSA B44, Safety Code for Elevators and Escalators
- (6) Elevator emergency power selector switch(es) where provided in accordance with ASME A17.1/CSA B44
- (7) Sprinkler valve and waterflow annunciators
- (8) Emergency generator status indicators
- (9) Controls for any automatic stairway door unlocking system
- (10) Fire pump status indicators
- (11) Telephone for fire department use with controlled access to the public telephone system
- (12) Stairway video monitoring equipment as required by 11.8.8

Sandra Bradbury on 3/31/2023 5:29:46 PM - ANSWERED

Response: Acknowledged, please see Notes on Sheet C5.1.

Keith Hatten on 4/13/2023 1:22:23 PM - NOTACCEPTED

Please show location of Fire Command Rooms.

LAND RESOURCE - Prior To Building Permit

Set to DRAFT on 4/26/2023 3:12:17 PM

Issue created by Michael Quinzi on 4/26/2023 3:12:17 PM

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

Submit an Irrigation Plan



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LAND RESOURCE - Prior to CDB Inches Spreadsheet

Set to ACCEPTED on 4/26/2023 1:20:17 PM

Issue created by Michael Quinzi on 2/15/2023 4:09:10 PM
michael.quinzi@myclearwater.com - 727-562-4558

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 3/31/2023 5:33:35 PM - ANSWERED

Response: These notations and calculations have been updated to reflect the directives of the comment.

LAND RESOURCE - Prior to CDB Landscape Plan

Set to DRAFT on 4/28/2023 10:09:57 AM

Issue created by Michael Quinzi on 4/28/2023 10:09:57 AM
michael.quinzi@myclearwater.com - 727-562-4558

Acknowledge that all palm trees shall have a minimum of 10 feet of clear trunk at time of planting to be acceptable landscape material and credited towards the tree deficit. Specifically palm trees with a crown shaft like the Christmas Palm (Veitchia / Adonidia merrillii) will be measured from the bottom of the crown shaft to the ground (the crown shaft will not be included in the clear trunk measurement).

LAND RESOURCE - Prior to CDB Tree Inventory

Set to NOTACCEPTED on 4/26/2023 11:44:39 AM

Issue created by Michael Quinzi on 2/15/2023 2:52:58 PM
Issue is attached to Plans on sheet SHEET 2 OF 2
michael.quinzi@myclearwater.com - 727-562-4558

Add off site trees to Tree Inventory / Survey.

Sandra Bradbury on 3/31/2023 5:37:16 PM - ANSWERED

Response: Off site trees are shown on Survey.

Michael Quinzi on 4/26/2023 11:44:39 AM - NOTACCEPTED

Sabal Palm at south west corner was not included.



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LAND RESOURCE - Prior to CDB Tree Preservation

Set to NOTACCEPTED on 4/26/2023 12:15:08 PM

Issue created by Michael Quinzi on 2/15/2023 3:10:08 PM
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 CDB.

Sheet C5.1 shows utility work near neighbors Sabal Palm and Foxtail Palm to the south of the tennis courts on the east side.

The new cul- de-sac looks like it may impact the Ligustrum trees on the south side of the tennis courts.

INCLUDE STAGING AND PARKING AREA ON PRESERVATION PLAN.

Sandra Bradbury on 3/31/2023 5:36:08 PM - ANSWERED

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.

Response: All trees on-site will be removed, tree Barricades are shown to protect ligustrum trees in the ROW and Neighboring property.

Sheet C5.1 shows utility work near neighbors Sabal Palm and Foxtail Palm to the south of the tennis courts on the east side.

Response: Tree Barricade provided to protect the neighboring trees.

The new cul-de-sac looks like it may impact the Ligustrum trees on the south side of the tennis courts.

Response: Cul-de-sac has been removed, please see revised plans.

INCLUDE STAGING AND PARKING AREA ON PRESERVATION PLAN.

Response: Please see Staging Area on Sheet C2.1.

Michael Quinzi on 4/26/2023 12:15:08 PM - NOTACCEPTED

The following must be addressed:

- 1- Provide a Tree Preservation Plan prepared by an ISA Certified Arborist (for off site trees).*
- 2- Adjust tree barricade to include tree #987.*
- 3- Provide detail of utility connection between trees # 986 and 987, show how these trees will be protected if impacted.*
- 4- Include off site Sabal Palm at the south west corner of site on the Preservation plan.*
- 5- The staging area looks good please include it on the Preservation Plan.*
- 6- The neighbors Ligustrum trees south of the tennis courts are included in the shaded vacated ROW, clarify if they will be impacted, show the edge of construction.*



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LAND RESOURCE - Prior to CDB: Erosion Control

Set to ACCEPTED on 4/26/2023 8:37:26 AM

Issue created by Michael Quinzi on 2/15/2023 3:14:03 PM
michael.quinzi@myclearwater.com - 727-562-4558

Provide a double row of silt fence along the seawall on the south side of the property.

Sandra Bradbury on 3/31/2023 5:35:19 PM - ANSWERED

Response: Please see Silt Fence on Sheet C2.1.

LAND RESOURCE - Prior to CDB: Landscape plan

Set to ACCEPTED on 4/26/2023 8:32:56 AM

Issue created by Michael Quinzi on 2/15/2023 3:59:10 PM
michael.quinzi@myclearwater.com - 727-562-4558

Remove *Livistona chinensis* (Chinese Fan Palm) From the landscape plan.

Species listed on the Florida Exotic Plant Pest Council's most recent list will not be accepted as landscape material. As per CDC 3-1202.B.4 and 6. revise landscape material to be more native species, Florida Friendly plants, or Water Wise plants.

Sandra Bradbury on 3/31/2023 5:34:27 PM - ANSWERED

*Remove *Livistona chinensis* (Chinese Fan Palm) From the landscape plan.*

*Response: The specie has been removed from the plan and replaced with *Philodendron Selloum*.*

Species listed on the Florida Exotic Plant Pest Council's most recent list will not be accepted as landscape material. As per CDC 3-1202.B.4 and 6. revise landscape material to be more native species, Florida Friendly plants, or Water Wise plants.

Response: Please see revised Landscape Plan.

LAND RESOURCE - Prior to CDB: Landscape plan

Set to ACCEPTED on 4/26/2023 8:36:36 AM

Issue created by Michael Quinzi on 2/15/2023 3:43:33 PM
michael.quinzi@myclearwater.com - 727-562-4558

Amend sheet L3.00, Remove all notes about palm height from the landscape plan that contradict the notes- All palm trees shall have a minimum of 10 feet of clear trunk at time of planting.

Amend sheet L0.01 plant material schedule to show pal tree specifications, do not use the comment "see plan for heights".

Sandra Bradbury on 3/31/2023 5:34:56 PM - ANSWERED

Amend sheet L3.00, Remove all notes about palm height from the landscape plan that contradict the notes- All palm trees shall have a minimum of 10 feet of clear trunk at time of planting.

Response: The notes have been removed to coordinate with the palm height requirements statement.

Amend sheet L0.01 plant material schedule to show pal tree specifications, do not use the comment "see plan for heights".

Response: The specification has been revised to read "Min. 10' Clear Trunk HT."



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PARKS AND REC - Open Space Recreation Impact Fees

Set to INREVIEW on 4/3/2023 1:00:28 PM

Issue created by Art Kader on 3/1/2023 5:08:38 PM
art.kader@myclearwater.com - 727-562-4824

This project will be required to pay Open Space Recreation Impact Fees. These fees can be very substantial so would advise that the applicant contact Art Kader at 727-562-4824 or art.kader@myclearwater.com

Sandra Bradbury on 3/31/2023 5:28:06 PM - ANSWERED

Acknowledged.

PLANNING - BBD Design Guideline E:

Set to NOTACCEPTED on 4/4/2023 10:07:03 AM

Issue created by Mark Parry on 2/14/2023 11:44:50 AM
Issue is attached to page 11 in Beach by Design Narrative REV 1-30-23.pdf
mark.parry@myclearwater.com - 727-562-4741

Please clearly show the pedestrian entrance along the north side of the building. Sheet A301 appears to show a scattering of nondescript doors. The primary pedestrian entrance should be clearly visible. Please revise.

Sandra Bradbury on 3/31/2023 5:45:40 PM - ANSWERED

Response: Please see revised plans and rendering

Mark Parry on 4/4/2023 10:07:03 AM - NOTACCEPTED

I'm not sure I'm seeing any differences - maybe it's really subtle and I'm just missing it?

PLANNING - BBD Design Guidelines C.2

Set to NOTACCEPTED on 4/4/2023 9:44:02 AM

Issue created by Mark Parry on 2/14/2023 11:31:20 AM
Issue is attached to Plans on sheet AXO-1
mark.parry@myclearwater.com - 727-562-4741

Please show the entire façade dimension including the balcony areas - The balconies do not meet the intent of Beach by Design in the requirement to provide an offset of more than five feet for façade lengths of more than one hundred feet.

Sandra Bradbury on 3/31/2023 5:50:09 PM - ANSWERED

Response: No horizontal plane extends more than 100' feet without interruption. Additional dimensions have been added to axonometric 1&2. Refer to Sheets AXO1 & AXO2.

Mark Parry on 4/4/2023 9:44:02 AM - NOTACCEPTED

Please add a request for flexibility from Beach by Design Design Guidelines Section VII.C.2.



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TELEPHONE (727) 562-4567

PLANNING - BBD Design Guidelines F and CDC Section 2-803.L.5:

Set to NOTACCEPTED on 4/4/2023 10:04:44 AM

Issue created by Mark Parry on 2/14/2023 11:43:42 AM
Issue is attached to page 11 in Beach by Design Narrative REV 1-30-23.pdf
mark.parry@myclearwater.com - 727-562-4741

It's not clear how the base of the building has been designed to complement the rest of the building. It appears to be a plain white monolithic base with no detailing. Please revise.

Sandra Bradbury on 3/31/2023 5:47:21 PM - ANSWERED

Response: Please refer to sheets A301-A309 for the updated elevations. It is important to note that the building's base will not appear as a single, solid structure from ground level. Instead, users will encounter multiple elements before reaching the wall. On the east, west, and north sides, we propose a six-foot-high PVC fence that conceals a significant portion of the white wall. Additionally, we will plant hedges and shrubs in front of the wall to further soften its appearance. Finally, the top of the wall will feature a natural stone material that extends to the full height of the wall in areas where pedestrians frequently approach.

Mark Parry on 4/4/2023 10:04:44 AM - NOTACCEPTED

I'm not sure. It looks like the difference between Ver. 3 and Ver. 4 is the addition of green rectangles. What are those?

PLANNING - BBD Design Item 2 Street Level:

Set to ACCEPTED on 4/4/2023 10:01:37 AM

Issue created by Mark Parry on 2/14/2023 11:39:37 AM
Issue is attached to page 6 in Beach by Design Narrative REV 1-30-23.pdf
mark.parry@myclearwater.com - 727-562-4741

The narrative provides that "The enhanced architectural design...creates a human scale place at street level." The building is located over 100 feet away from the street. Clarify how this is possible. The next provision states that there is no street presence as the building is located 240 feet away from the street. That, I can buy.

Sandra Bradbury on 3/31/2023 5:47:55 PM - ANSWERED

Response: The Beach by Design narrative was revised. The project design provides pedestrian friendly features and pedestrian access. However, being located on a portion of S. Gulfview Blvd east of the Sand Key bridge in a primarily residential setting, significant pedestrian traffic is not expected. The structures sit back 240 feet from the street and that large setback was purposefully done to increase separation from the 9-story towers to the north. Despite the building's distance of over 100 feet from the main street, we have prioritized creating a human scale by designing comfortable and accessible pedestrian walkways from the street sidewalk all the way to the building entry lobbies. This approach aims to ensure that users can fully experience the interaction between the two buildings and feel welcome and at ease as they approach the entry level. By providing a seamless transition from the street to the lobby, we aim to create a welcoming and inviting atmospheres for all users.



CITY OF CLEARWATER

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

PLANNING - Disclaimer.

Set to DRAFT on 4/27/2023 9:40:49 AM

Issue created by Mark Parry on 4/27/2023 9:40:49 AM

Issue is attached to Plans on sheet C1.1

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 June 20, 2023, 10 complete sets (revised as needed, folded and collated) and one electronic version (uploaded) must be submitted no later than noon May 12, 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 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 - General Applicability Criteria 1 and 5:

Set to NOTACCEPTED on 4/4/2023 10:14:30 AM

Issue created by Mark Parry on 2/14/2023 11:44:13 AM

Issue is attached to page 2 in NS08 805-809 GV Gen App Criteria 2023-01-20.pdf

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

It's not clear how the location of a 100 foot tower 10 feet off the side (east) property line is consistent with the character of the area. While the overall height is consistent all of the taller buildings include extensive setbacks. Please revise the design to provide a larger setback to the tower component on the east side. The exact setback distance can be discussed.

Sandra Bradbury on 3/31/2023 5:46:54 PM - ANSWERED

Response: The 3-story townhomes to the east (admiral House) are adjacent to a 2-story parking deck with a pool deck on top. The 9-story building is not directly adjacent to these townhomes, rather it is adjacent to the parking lot/carport that serves Admiral House. The 2 buildings were designed with rounded corners and staggered to preserve light/air and views of the water. Admiral House has water views to the south and east that are not affected by this proposal.

Mark Parry on 4/4/2023 10:14:30 AM - NOTACCEPTED

There doesn't appear to have been a change to the site plan.



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TELEPHONE (727) 562-4567

PLANNING - On behalf of ENG - Prior to CDB

Set to INREVIEW on 4/3/2023 1:00:28 PM

Issue created by Ellen Crandall on 2/24/2023 11:48:54 AM
ellen.crandall@myclearwater.com - 727-562-4836

Prior to CDB you must acknowledge that prior to issuance of Building construction permit a right of way permit detailing the method of traffic control during construction will be required to be submitted and approved and the city is not supportive of lane closures. The MOT must provide a construction solution without lane closures. This will be a condition of approval.

Sandra Bradbury on 3/31/2023 5:28:59 PM - ANSWERED

Response: Acknowledged. It is anticipated "flagmen" will be used during construction in South Gulfview Boulevard to avoid a lane closure.

PLANNING - Parking Space Count

Set to DRAFT on 4/4/2023 10:32:27 AM

Issue created by Mark Parry on 4/4/2023 10:32:27 AM
Issue is attached to Plans on sheet C1.1
mark.parry@myclearwater.com - 727-562-4741

The data table calls out 194 spaces where I'm counting 195. Please clarify.

PLANNING - Solid Waste

Set to NOTACCEPTED on 4/4/2023 10:00:20 AM

Issue created by Mark Parry on 2/14/2023 11:31:38 AM
Issue is attached to Plans on sheet C1.2
mark.parry@myclearwater.com - 727-562-4741

Clarify how solid waste will be accommodated with the proposal.

Sandra Bradbury on 3/31/2023 5:49:06 PM - ANSWERED

Response: Please see Sheet C3.1 for trash staging area.

Mark Parry on 4/4/2023 10:00:20 AM - NOTACCEPTED

Just so I'm clear; the plan is to wheel a dumpster 360 feet down South Shore Boulevard and leave it at the southeast corner of South Shore and Gulfview?

PLANNING - Staff Support:

Set to NOTACCEPTED on 4/4/2023 9:47:52 AM

Issue created by Mark Parry on 2/15/2023 2:07:04 PM
Issue is attached to Plans on sheet AXO-1
mark.parry@myclearwater.com - 727-562-4741

As it stands, 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 3/31/2023 5:37:49 PM - ANSWERED

Response: We respectfully request your consideration of the changes that were made to the plans in response to staff comments. The city can provide conditions of approval.

Mark Parry on 4/4/2023 9:47:52 AM - NOTACCEPTED

The design appears to be essentially the same.



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TELEPHONE (727) 562-4567

PLANNING - TDR

Set to INREVIEW on 4/3/2023 1:00:28 PM

Issue created by Mark Parry on 2/14/2023 11:31:59 AM

Issue is attached to Plans on sheet C1.1

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

Clarify how the four units are being sent from three parcels on Brightwater. Right now these are three separate parcels with three separate PINs and three separate legal descriptions - they are three separate properties. Either the TDR application for these four units needs to be broken out into three separate applications OR the site must be joined together through a Unity of Title/lot combination application with the PCPAO prior to the issuance of any permits.

Sandra Bradbury on 3/31/2023 5:48:31 PM - ANSWERED

Please see TDR.

PLANNING - TDR 4-1403.A.4 and 5

Set to NOTACCEPTED on 4/4/2023 9:47:29 AM

Issue created by Mark Parry on 2/15/2023 2:05:04 PM

Issue is attached to Plans on sheet AXO-1

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

The proposal essentially includes a monolithic base with two monolithic towers with little to no detailing or architectural interest. It isn't clear how this code provision is met with the proposal.

Sandra Bradbury on 3/31/2023 5:38:16 PM - ANSWERED

Response: Please refer to sheets A301-A309 for the updated elevations. It is important to note that the building's base will not appear as a single, solid structure from ground level. Instead, users will encounter multiple elements before reaching the wall. On the east, west, and north sides, we propose a six-foot-high PVC fence that conceals a significant portion of the white wall. Additionally, we will plant hedges and shrubs in front of the wall to further soften its appearance. Finally, the top of the wall will feature a natural stone material that extends to the full height of the wall in areas where pedestrians frequently approach.

Mark Parry on 4/4/2023 9:47:29 AM - NOTACCEPTED

No changes appear to have been made to the base.

PLANNING - Total Footprint:

Set to ACCEPTED on 4/4/2023 9:56:14 AM

Issue created by Mark Parry on 2/14/2023 11:45:23 AM

Issue is attached to Plans on sheet C1.1

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

Please clarify the total building footprint SF.

Sandra Bradbury on 3/31/2023 5:44:24 PM - ANSWERED

Response: The total footprint for each building has already been provided on sheet A102b, which was submitted in the last revision. If you require additional information, please let us know and we will be happy to provide it. We have revised the Civil C1.1 to reflect the FAR and the Application as well.



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TELEPHONE (727) 562-4567

SOLID WASTE - Clarify staging - Prior to CDB

Set to DRAFT on 5/1/2023 2:42:41 PM

Issue created by Ellen Crandall on 5/1/2023 2:42:41 PM
Issue is attached to Plans on sheet C3.2
ellen.crandall@myclearwater.com - 727-562-4836

Added on behalf of Kervin St. Aimie, Solid Waste Assistant Director and Brandi Portalatin, Solid Waste Manager:

It was indicated that the trash will be transported by condo staff from the parking structure (please note there appear to be columns blocking the door) to be staged at the intersection of South Shore Boulevard and S. Gulf view, directly in front of the adjacent property. Provide exact details of all improvements in this area including but not limited to the stop sign, utility connections, landscaping etc. There are concerns regarding the safety of this staging and pick up location. Detail the trash receptacles for staging, will they be cans or dumpsters, etc? Detail the proposed enclosure.

STORMWATER - Prior to BCP

Set to ACCEPTED on 4/19/2023 7:39:23 PM

Issue created by Ivan Dimitrov on 2/15/2023 10:00:25 AM
ivan.dimitrov@myclearwater.com - 727-562-4779

Submit a comprehensive plan and drainage report with supporting geotechnical data demonstrating that the proposed project meets City of Clearwater Drainage Criteria.

Sandra Bradbury on 3/31/2023 5:40:21 PM - ANSWERED

Response: Acknowledged.

STORMWATER - Prior to CDB

Set to ACCEPTED on 4/19/2023 7:39:36 PM

Issue created by Ivan Dimitrov on 2/15/2023 9:57:34 AM
ivan.dimitrov@myclearwater.com - 727-562-4779

1. Applicant shall acknowledge the stormwater system shall be designed per the City of Clearwater's Stormwater Drainage Criterial Manual.
2. Applicant shall acknowledge a detail review of the submitted drainage information was not performed at DRC level.

Sandra Bradbury on 3/31/2023 5:42:14 PM - ANSWERED

Response: Acknowledged.

STORMWATER - Prior to CDB

Set to DRAFT on 4/19/2023 7:48:53 PM

Issue created by Phuong Vo on 4/19/2023 7:48:53 PM
phuong.vo@myclearwater.com - 727-562-4752

- 1) There is an existing City Stormwater outfall along the eastern property line. Please dedicate to the City the east 10' from the seawall to the existing North right of way line of South Shore Boulevard for a drainage easement.

Additional comments may be forthcoming.

TRAFFIC ENG - Accessible space substandard width

Set to DRAFT on 4/24/2023 3:43:03 PM

Issue created by Gus Jordi on 4/24/2023 3:43:03 PM
gus.jordi@myclearwater.com - 727-562-4775

Please make sure hat all accessible parking spaces meet code as to their width or length. one is dimensioned as an 11.5' all accessible spaces must be 12' wide.



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TELEPHONE (727) 562-4567

TRAFFIC ENG - Prior to CDB- Development Driveway length

Set to ACCEPTED on 4/14/2023 1:32:38 PM

Issue created by Gus Jordi on 2/17/2023 4:34:06 PM
Issue is attached to Plans on sheet C3.1
gus.jordi@myclearwater.com - 727-562-4775

Driveway throat should be a min of 50, according to FDOT Access Management standard. Multiple decision by entering /exiting motorist in a short period and multiple conflicts and potential obstructions.

:

Sandra Bradbury on 3/31/2023 5:32:15 PM - ANSWERED

Response: Entrance is revised to address traffic engineering comments; throat depth is increased to 55-feet.

TRAFFIC ENG - Prior to CDB- Driveway proximity to Gulf Blvd intersection

Set to DRAFT on 4/21/2023 11:53:42 AM

Issue created by Gus Jordi on 4/21/2023 11:53:42 AM
gus.jordi@myclearwater.com - 727-562-4775

As per Section 3-102. - Access management classification system and standards, All connections on city and state maintained roads that have been assigned an access classification shall meet or exceed the spacing requirements of that access classification. The following requirements are to be construed as minimum guidelines; other engineering and safety factors must be considered. Connection Spacing (feet) 125

TRAFFIC ENG - Prior to CDB- Parking Areas

Set to NOTACCEPTED on 4/14/2023 1:50:22 PM

Issue created by Gus Jordi on 2/17/2023 4:41:16 PM
Issue is attached to Plans on sheet C3.1
gus.jordi@myclearwater.com - 727-562-4775

1. Please provide turn around designated spaces at the dead ends. Dead-end parking aisles are discouraged, but when site conditions dictate that there be dead-end parking aisles, they shall be designed so that there is a back-out maneuvering area at the end of the aisle (Community Development Code, 3-1402J).
2. Please provide backing up turning templates for the parking spaces in the circular parking area.
3. Please provide signage for one-way and Do-Not-Enter areas as appropriate per the MUTCD.

Sandra Bradbury on 3/31/2023 5:31:55 PM - ANSWERED

1. Please provide turn around designated spaces at the dead ends. Dead-end parking aisles are discouraged, but when site conditions dictate that there be dead-end parking aisles, they shall be designed so that there is a back-out maneuvering area at the end of the aisle (Community Development Code, 3-1402J).

Response: Please see revised plans, we eliminated a space and stripped for turnaround.

2. Please provide backing up turning templates for the parking spaces in the circular parking area.

Response: One space is hatched for turnaround, see Sheet C3.1.

3. Please provide signage for one-way and Do-Not-Enter areas as appropriate per the MUTCD.

Response: Please see Sheet C3.2.

Gus Jordi on 4/14/2023 1:50:22 PM - NOTACCEPTED

I could not find that DO-Not enter sign/s were added.



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TELEPHONE (727) 562-4567

TRAFFIC ENG - Prior to CDB- Property corner

Set to DRAFT on 4/24/2023 6:53:37 PM

Issue created by Gus Jordi on 4/24/2023 6:53:37 PM

Issue is attached to Plans on sheet C3.1

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

As per Section 3-1905. - Intersection and alignment., Property line corners at street intersections shall be formed by straight lines and shall include a triangular sidewalk and utility easement configured by the two property lines and a third line made by connecting points on such property lines not less than 15 feet distant from their intersection.

TRAFFIC ENG - Prior to CDB- Vacation of Right-of-way

Set to DRAFT on 4/21/2023 11:28:49 AM

Issue created by Gus Jordi on 4/21/2023 11:28:49 AM

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

As per Sec. 32.284. - Waste receptacle. To be reviewed by the director of solid waste/general services or designee shall have the authority to review the proposed location and construction of such enclosures to ensure that they meet the criteria of this section, and also to ensure that any applicable building and safety code provisions are complied with.

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

Case number: [TDR2022-10001 -- 830 BAYWAY BLVD](#)

Owner(s): Clearwater Yacht Club Inc
830 Bayway Blvd
Clearwater, FL 33767-2613
PHONE: (727) 411-8966, Fax: No fax, Email: No email

Applicant: Brian Aungst
625 Court Street
Clearwater, FL 33767
PHONE: No phone, Fax: No fax, Email: Bja@macfar.Com

Representative: Brian Aungst
625 Court Street
Clearwater, FL 33767
PHONE: No phone, Fax: No fax, Email: Bja@macfar.Com

Location: 830 Bayway Boulevard; located on the north side of Bayway Boulevard approximately 90 feet east of Gulf Boulevard (TDR sending site Lot 1).

Atlas Page: 285B

Zoning District: Tourist

Request: The Community Development Board is reviewing a proposed Transfer of Development Rights (one dwelling unit from 830 Bayway Boulevard (CDC Section 4-1403).

Proposed Use: Social and Community Centers

Neighborhood Association(s):

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	02/08/2023	Crandall
Route to Meeting	Ready for DRC	03/02/2023	Winget
Development Review Committee	Plans Received	04/13/2023	Crandall
Awaiting Re-Submittal	DRC Review	04/13/2023	Crandall
Public Utilities Review	No Comments	04/13/2023	Vacca
TDR2022-10001			
no comments			
Environmental Review	No Comments	04/24/2023	Kessler
Engineering Review	No Comments	04/25/2023	Vaughan

The DRC reviewed this application with the following comments:

Planning Review Ellen Crandall ellen.crandall@myclearwater.com 727-562-4836

Planning Review 4.2023

The survey of the sending site, 830 Bayway, was omitted in this resubmittal. It was part of the submerged lands lease and perhaps when that was removed the survey was also. Please resubmit the survey of the sending site at time of CDB resubmittal.

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

TELEPHONE (727) 562-4567

Case number: [TDR2022-10002 -- 193 BRIGHTWATER DR](#)

Owner(s): James & Elise Mikolinski
625 Court Street
Suite 200
Clearwater, FL 33756
PHONE: (727) 441-8966, Fax: No fax, Email: No email

Applicant: Brian Aungst
625 Court Street
Suite 200
Clearwater, FL 33756
PHONE: No phone, Fax: No fax, Email: Bja@macfar.Com

Representative: Brian Aungst
625 Court Street
Suite 200
Clearwater, FL 33756
PHONE: No phone, Fax: No fax, Email: Bja@macfar.Com

Location: 193 Brightwater Drive located on the south side of Brightwater Drive at the western terminus of Brightwater Drive (TDR sending site Lot 2).

Atlas Page: 276A

Zoning District: Tourist

Request: The Community Development Board is reviewing a proposed Transfer of Development Rights (four dwelling unit from 193 Brightwater Drive (CDC Section 4-1403).

Proposed Use: Attached Dwellings

Neighborhood Association(s):

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	02/08/2023	Crandall
Route to Meeting	Ready for DRC	03/02/2023	Winget
Development Review Committee	Plans Received	04/13/2023	Crandall
Awaiting Re-Submittal	DRC Review	04/13/2023	Crandall
Public Utilities Review	No Comments	04/13/2023	Vacca
TDR2022-10002			
no comments			
Environmental Review	No Comments	04/24/2023	Kessler
Engineering Review	No Comments	04/25/2023	Vaughan

The DRC reviewed this application with the following comments:

Planning Review Ellen Crandall ellen.crandall@myclearwater.com 727-562-4836

Planning Review 4.2023

Prior to CDB resubmittal remove the red text on the application talking about three transferred TDR units. These can not be verified at this time. Keep the application germane to the request at hand.

Provide survey of sending site. This appears to have been removed.

Legal review comments:

- In the second paragraph on page 2 of the deed, the document refers to James and Elise Mikolinski when I think it should refer to LaBella Vista Ventures.
- On the last page of the deed, there appears to be several extra signature blocks for some reason.
- The Purchase and Sale Agreement refers to James and Elise Mikolinski as the sellers, but shouldn't it be LaBella Vista Ventures?



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

TELEPHONE (727) 562-4567

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

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

TELEPHONE (727) 562-4567

11:30 AM

Case number: [FLD2023-04007 -- 629 MANDALAY AVE](#)

Owner(s): Bayway Florida Hotel Llc
333 Hamden Dr
Clearwater, FL 33767-2449
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: southwest corner of Mandalay Avenue and Royal Way.

Atlas Page: 258A

Zoning District: T - Tourist

Request: The Community Development Board is reviewing a proposed three-unit resort attached dwelling use in the Tourist (T) District for the property located at 631 Mandalay Avenue. The project is 56 feet in height, includes a minimum of five parking spaces and requests allowable flexibility from setbacks and height requirements (CDC Section 2-804.L).

Proposed Use: Resort Attached Dwellings

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

Assigned Planner: Mark Parry, Senior Planner



Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	04/11/2023	Parry
Planning Review	Comments	04/11/2023	Parry
Parks and Rec Review	No Comments	04/12/2023	Kader
Public Utilities Review	No Comments	04/13/2023	Vacca
no comments			
Stormwater Review	Comments	04/18/2023	Vo
Traffic Eng Review	Comments	04/20/2023	Jordi
Environmental Review	Comments	04/24/2023	Kessler
Land Resource Review	Comments	04/25/2023	Quinzi
Engineering Review	Comments	04/25/2023	Vaughan

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - Driveway Dimension

Set to DRAFT on 4/13/2023 9:58:22 AM

Issue created by Kyle Vaughan on 4/13/2023 9:58:22 AM
 Issue is attached to Plans on sheet CS1001
 kyle.vaughan@myclearwater.com - 727-339-2108

The 4' dimension on the north of the apron needs to be corrected.

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 4/13/2023 9:29:40 AM

Issue created by Kyle Vaughan on 4/13/2023 9:29:40 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.



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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 BCP

Set to DRAFT on 4/13/2023 9:39:30 AM

Issue created by Kyle Vaughan on 4/13/2023 9:39:30 AM
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.)
- 3) 3' X 5' drive apron flares required where driveway connects to roadway or install an approved equal. Driveway apron shall not extend beyond extended side property line(s) per City of Clearwater Contract Specifications and Standards Index #103, page 2/2.

ENGINEERING - Prior to D.O.

Set to DRAFT on 4/13/2023 9:40:14 AM

Issue created by Kyle Vaughan on 4/13/2023 9:40:14 AM
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.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 4/24/2023 4:21:23 PM

Issue created by Sarah Kessler on 4/24/2023 4:21:23 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 CDB Inches Spreadsheet

Set to DRAFT on 4/25/2023 3:07:29 PM

Issue created by Michael Quinzi on 4/25/2023 3:07:29 PM
michael.quinzi@myclearwater.com - 727-562-4558

Amend Inches Spreadsheet:

Palm trees with 10 feet of clear trunk receive a 1-inch deficit if removed and a 1-inch credit if proposed (Do not use DBH on palms)

LAND RESOURCE - Prior to CDB Irrigation Plan

Set to DRAFT on 4/25/2023 3:21:51 PM

Issue created by Michael Quinzi on 4/25/2023 3:21:51 PM
michael.quinzi@myclearwater.com - 727-562-4558

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.

LAND RESOURCE - Prior to CDB Landscape Plan

Set to DRAFT on 4/25/2023 3:23:22 PM

Issue created by Michael Quinzi on 4/25/2023 3:23:22 PM
michael.quinzi@myclearwater.com - 727-562-4558

Show the protected root zone of trees to be preserved and remove any landscape material within this zone from the plan, including off site trees.



CITY OF CLEARWATER
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TELEPHONE (727) 562-4567

LAND RESOURCE - Prior to CDB Tree Inventory

Set to DRAFT on 4/25/2023 2:33:19 PM

Issue created by Michael Quinzi on 4/25/2023 2:33:19 PM
michael.quinzi@myclearwater.com - 727-562-4558

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

LAND RESOURCE - Prior to CDB Tree Preservation

Set to DRAFT on 4/25/2023 2:34:09 PM

Issue created by Michael Quinzi on 4/25/2023 2:34:09 PM
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 CDB.

PLANNING - 2-803.L.3.

Set to DRAFT on 4/11/2023 9:56:34 AM

Issue created by Mark Parry on 4/11/2023 9:56:34 AM
Issue is attached to page 4 in FLD Application.pdf
mark.parry@myclearwater.com - 727-562-4741

The proposal is requesting a reduction in the front setback. The required setback pursuant to CDC Section 2-802 is 10 to 15 feet where about three feet is proposed along the west. Yes, BBD allows for a setback to as little as zero feet along Mandalay however, BBD does not dictate process. Process is left to the CDC. Please address this criterion in full.

PLANNING - 2-803.L.4.

Set to DRAFT on 4/11/2023 9:57:18 AM

Issue created by Mark Parry on 4/11/2023 9:57:18 AM
Issue is attached to page 4 in FLD Application.pdf
mark.parry@myclearwater.com - 727-562-4741

The proposal is requesting a reduction in the side (south) setback. The required setback pursuant to CDC Section 2-802 is 10 feet where about one foot is proposed along the south.

PLANNING - BBD Guideline B.3.

Set to DRAFT on 4/11/2023 9:51:24 AM

Issue created by Mark Parry on 4/11/2023 9:51:24 AM
Issue is attached to page 2 in DRC - Beach by Design Narrative.pdf
mark.parry@myclearwater.com - 727-562-4741

This design standard is applicable to the proposal as the building exceeds 45 feet in height. Please fully address this criterion.



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TELEPHONE (727) 562-4567

PLANNING - BBD Guideline D.1 and H

Set to DRAFT on 4/11/2023 9:52:55 AM

Issue created by Mark Parry on 4/11/2023 9:52:55 AM
Issue is attached to page 4 in DRC - Beach by Design Narrative.pdf
mark.parry@myclearwater.com - 727-562-4741

The narrative provides that the setback is 13'-5.5" along Mandalay and nearly 32' along Royal. Please be aware that the r-o-w starts at the property line. I think what you mean to say is that the setback along Mandalay is between 3.83' and 6.5' and along Royal 15'. In addition, the response provides that a 10' sidewalk will be provided. Please show the sidewalk on the site plan. Please also clarify the sidewalk location and width on Royal.

PLANNING - Disclaimer

Set to DRAFT on 4/27/2023 9:17:02 AM

Issue created by Mark Parry on 4/27/2023 9:17:02 AM
Issue is attached to Plans on sheet SK3
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 June 20, 2023, 10 complete sets (revised as needed, folded and collated) and one electronic version (uploaded) must be submitted no later than noon May 12, 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 - General Applicability Criterion 1.

Set to DRAFT on 4/11/2023 9:58:28 AM

Issue created by Mark Parry on 4/11/2023 9:58:28 AM
Issue is attached to page 3 in FLD Application.pdf
mark.parry@myclearwater.com - 727-562-4741

Please includes a discussion regarding scale and scope of the project as compared to surrounding development.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

PLANNING - General Applicability Criterion 2.

Set to DRAFT on 4/11/2023 9:58:42 AM

Issue created by Mark Parry on 4/11/2023 9:58:42 AM
Issue is attached to page 3 in FLD Application.pdf
mark.parry@myclearwater.com - 727-562-4741

You may want to include a discussion as to how surrounding properties are developed and with what uses and how the proposed development will provide short- and/or long-term residential uses to the area.

PLANNING - General Applicability Criterion 3.

Set to DRAFT on 4/11/2023 9:58:55 AM

Issue created by Mark Parry on 4/11/2023 9:58:55 AM
Issue is attached to page 3 in FLD Application.pdf
mark.parry@myclearwater.com - 727-562-4741

You may want to clarify that pools will be enclosed with fencing and that the use (residential) is a listed permitted use and should have no negative impacts.

PLANNING - Height.

Set to DRAFT on 4/11/2023 9:50:45 AM

Issue created by Mark Parry on 4/11/2023 9:50:45 AM
Issue is attached to Plans on sheet SK9
mark.parry@myclearwater.com - 727-562-4741

There seems to be a disconnect within the application. The elevations appear to show multiple heights. On the left side of the elevation on sheet SK10 there are multiple building heights provided but I think I've settled on a maximum building height of 53'-6". On the right side of the same elevation the exact same height is provided as 48'. The BBD Design narrative (Design Guideline C.5 and Old Florida District) provides that the height is 56'-2". The specific use criteria narrative lists the height as 48'. So we've got at least three different stated heights. Which is it? I think the answer is 53'-6", which, if correct, you will want to fully address CDC Section 2-803.L.2.

PLANNING - Old Florida District. Setbacks.

Set to DRAFT on 4/11/2023 9:58:01 AM

Issue created by Mark Parry on 4/11/2023 9:58:01 AM
Issue is attached to page 10 in DRC - Beach by Design Narrative.pdf
mark.parry@myclearwater.com - 727-562-4741

The listed setback along Mandalay is between 3.83 and 6.5 feet. Beach by Design provides that, in the Old Florida district, up to 80 percent of the lot width along Mandalay Avenue may include a setback as little as zero feet. Otherwise a setback of 15 feet is required (BBD.II.A.2.a). Flexibility is not otherwise provided for properties along Mandalay (BBD.II.A.4.a.1). Please revise accordingly.

PLANNING - Old Florida District. Stepbacks.

Set to DRAFT on 4/11/2023 9:57:47 AM

Issue created by Mark Parry on 4/11/2023 9:57:47 AM
Issue is attached to page 10 in DRC - Beach by Design Narrative.pdf
mark.parry@myclearwater.com - 727-562-4741

The required front (west) stepback is 7.333 feet and 8.80 feet (north) the where no stepbacks appear to be provided. Please revise the elevations.

PLANNING - Required Parking.

Set to DRAFT on 4/11/2023 9:55:24 AM

Issue created by Mark Parry on 4/11/2023 9:55:24 AM
Issue is attached to page 2 in FLD Application.pdf
mark.parry@myclearwater.com - 727-562-4741

The required parking ratio is 1.5 spaces per unit where the application lists 1.2 per unit. Please revise.



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TELEPHONE (727) 562-4567

PLANNING - Setbacks. Arch. Site Plan.

Set to DRAFT on 4/11/2023 9:54:43 AM

Issue created by Mark Parry on 4/11/2023 9:54:43 AM
Issue is attached to Plans on sheet SK3
mark.parry@myclearwater.com - 727-562-4741

Instead of listing the distance to required setbacks just list the actual proposed setback.

PLANNING - Setbacks. Eng. Site Plan.

Set to DRAFT on 4/11/2023 9:54:27 AM

Issue created by Mark Parry on 4/11/2023 9:54:27 AM
Issue is attached to Plans on sheet CS1001
mark.parry@myclearwater.com - 727-562-4741

Please provide the proposed east setbacks to pools and patios.

PLANNING - Setbacks; Arch. Site Plan.

Set to DRAFT on 4/11/2023 9:54:07 AM

Issue created by Mark Parry on 4/11/2023 9:54:07 AM
Issue is attached to Plans on sheet SK3
mark.parry@myclearwater.com - 727-562-4741

Instead of listing the distance to required setbacks just list the actual proposed setback.

PLANNING - Sidewalks across driveway.

Set to DRAFT on 4/11/2023 9:56:15 AM

Issue created by Mark Parry on 4/11/2023 9:56:15 AM
Issue is attached to Plans on sheet CS1001
mark.parry@myclearwater.com - 727-562-4741

Please indicate brick pavers, stamped paving or some other like technique where the sidewalk crosses a driveway.

PLANNING - Sidewalks.

Set to DRAFT on 4/11/2023 9:55:55 AM

Issue created by Mark Parry on 4/11/2023 9:55:55 AM
Issue is attached to Plans on sheet SK3
mark.parry@myclearwater.com - 727-562-4741

Please provide a sidewalk along Royal Way.

PLANNING - Site Data Table

Set to DRAFT on 4/11/2023 9:55:09 AM

Issue created by Mark Parry on 4/11/2023 9:55:09 AM
Issue is attached to Plans on sheet CS1001
mark.parry@myclearwater.com - 727-562-4741

Please include a complete site data table. This will include, not only permitted/required/proposed lot area and ISR, but parking calculations and numbers; height, use, setbacks, etc.

PLANNING - Survey

Set to DRAFT on 4/11/2023 9:51:05 AM

Issue created by Mark Parry on 4/11/2023 9:51:05 AM
Issue is attached to Plans on sheet WE11
mark.parry@myclearwater.com - 727-562-4741

A signed and sealed survey is required. The topographic survey is not signed or sealed. In addition the survey appears to include the parcel on the north side of Royal Way. Please revise.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

STORMWATER - Prior to CDB

Set to DRAFT on 4/18/2023 6:18:11 PM

Issue created by Phuong Vo on 4/18/2023 6:18:11 PM
phuong.vo@myclearwater.com - 727-562-4752

Please address the following prior to CDB:

- 1) Cover sheet to revise to include data of existing condition for impervious, green, vehicular, etc.
- 2) Submitted drainage report is above and beyond what required during DRC phase. Please revise drainage calculations to show runoff coefficient of green area in predevelopment condition to have the value of 0.2 and only existing impervious area to have a value of 0.5.
- 3) The subject site mostly flows to Royal then east, routing the post discharge to the undersized system of 12" on Mandalay is not advisable. The existing outfall on Royal is 30" pipe and is a short distance from the subject site, please take the proposed pond's outfall to this existing larger system.

General condition:

A formal response letter shall accompany the resubmittal detailing how each condition has been addressed; additional conditions may follow resubmittals.

TRAFFIC ENG - Prior to CDB- Sight visibility triangles

Set to DRAFT on 4/20/2023 1:20:41 PM

Issue created by Gus Jordi on 4/20/2023 1:20:41 PM
Issue is attached to Plans on sheet CS1001
gus.jordi@myclearwater.com - 727-562-4775

According to section 3-904 of the community development code, 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. Part of the building structure is within the driveway's sight visibility triangles.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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

TELEPHONE (727) 562-4567

12:00 PM

Case number: [FLS2023-03007 -- 2114 DREW ST G](#)

Owner(s): Krystyna Milewski
2310 Stag Run Blvd
Clearwater, FL 33765 173
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Tiffany Wright
2114 Drew Street, Suite G
33765
PHONE: No phone, Fax: No fax, Email: Glowingembers2420@gmail.Com

Representative: Christopher Berg
Grayrobinson, P.A.
401 E. Jackson Street, Suite 2700
Tampa, FL 336025841
PHONE: (813) 273-5000, Fax: No fax, Email: Christopher.Berg@gray-robinson.Com

Location: consisting of one parcel on the north side of Drew Street approximately 500 feet east of Old Coachman Road

Atlas Page: 280B

Zoning District: C - Commercial

Request: The Development Review Committee (DRC) is reviewing a proposed bar within an existing retail plaza in the Commercial (C) District for the property located at 2114 Drew Street. No changes to the exterior of the building or to the site are proposed. The project requests allowable flexibility for use (Community Development Code Section 2-703.D).

Proposed Use: Retail Plaza

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

Assigned Planner: Mark Parry, Senior Planner



Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	04/05/2023	Parry
Parks and Rec Review	No Comments	04/12/2023	Kader
Fire Review	Comments	04/13/2023	Hatten
Public Utilities Review	No Comments	04/17/2023	Vacca
no comments			
Stormwater Review	No Comments	04/19/2023	Vo
Traffic Eng Review	No Comments	04/21/2023	Jordi
Environmental Review	Comments	04/24/2023	Kessler
Land Resource Review	No Comments	04/24/2023	Quinzi
Engineering Review	Comments	04/25/2023	Vaughan

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 4/18/2023 8:09:51 AM

Issue created by Kyle Vaughan on 4/18/2023 8:09:51 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 4/24/2023 4:16:59 PM

Issue created by Sarah Kessler on 4/24/2023 4:16:59 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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TELEPHONE (727) 562-4567

FIRE - General Condition

Set to DRAFT on 4/13/2023 2:29:15 PM

Issue created by Keith Hatten on 4/13/2023 2:29:15 PM
Issue is attached to page 8 in Tiffany Wright Application.pdf
keith.hatten@myclearwater.com - 727-224-7368

Paragraph 4 of Exhibit B appears to state that equipment and a Bar have already been added or installed. No records of any permits to correspond to the work described.

Last Inspection record 03/10/2021 has this unit as "Vacant". Previous occupancy was "Business" in accordance with NFPA 101.

Applicant now currently operating a Lounge. This is a change of occupancy from Business to Assembly.

FIRE - Prior to Development Order

Set to DRAFT on 4/13/2023 2:47:29 PM

Issue created by Keith Hatten on 4/13/2023 2:47:29 PM
Issue is attached to page 8 in Tiffany Wright Application.pdf
keith.hatten@myclearwater.com - 727-224-7368

This change of "Occupancy" will require a signed and sealed Life Safety Plan to be submitted and reviewed.

Please provide a life safety plan showing the building characteristics that will provide occupants with a safe means of egress in case of emergency that includes but is not limited to the following:

- Occupancy Classification per NFPA 101
- The number of exits,
- travel distances,
- occupant separation,
- common path of travel,
- seating layout,
- kitchen layout,
- exit width, corridor width, and length of dead end corridors
- how the spaces in the building are arranged and equipped with features to facilitate safe evacuation of occupants in an emergency.
- Provide the area calculation and occupant load counts for each area (including outside)
- Identify the path of egress travel from each area; provide a lighting plan for both normal and loss of power conditions as well as exit signage and fire extinguisher locations.

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

12:50 PM

Case number: [FLS2022-08042 -- 231 Pierce ST](#)

Owner(s): Clearwater, City Of
Po Box 4748
Clearwater, FL 33758-4748
PHONE: (727) 562-4798, Fax: No fax, Email: No email

Applicant: Zaid Dabash
777 S Harbour Island Blvd, Suite 600
Tampa, FL 33602
PHONE: (813) 460-2620, Fax: No fax, Email: Zaid.Dabash@stantec.Com

Representative: Zaid Dabash
Stantec Consulting Services, Llc
777 S Harbour Island Blvd, Suite 600
Tampa, FL 33602
PHONE: (813) 460-2620, Fax: No fax, Email: Zaid.Dabash@stantec.Com

Location: the property is located at the western terminus of Pierce Street.

Atlas Page: 286B

Zoning District: D - Downtown

Request: The Development Review Committee (DRC) is reviewing a replacement of an existing Utility/Infrastructure Facility development in the Downtown (D) District and the Downtown Core Character District for the property located at 201/231 Pierce Street. The proposal includes a building height of 20 feet (from grade) and requests allowable flexibility from development standards as public utilities. (Community Development Code Section C-803.J and Downtown Redevelopment Plan).

Proposed Use: Utility/Infrastructure Facilities

Neighborhood Association(s): Board of County Commissioners
Clearwater Neighborhoods Coalition
Pinellas County School Board
Pierce 100 Condominium Association

Assigned Planner: Mark Parry, Senior Planner



Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	09/06/2022	Parry
Harbor Master Review	No Response	03/29/2023	Winget
Art Review	Comments	03/29/2023	Winget
Route to Meeting	Ready for DRC	04/07/2023	Crandall
Development Review Committee	Return to DRC Meeting	04/07/2023	Crandall
Parks and Rec Review	No Comments	04/12/2023	Kader
Planning Review	No Comments	04/12/2023	Parry
Public Utilities Review	No Comments	04/13/2023	Vacca
no comments			
Engineering Review	No Comments	04/14/2023	Vaughan
Stormwater Review	No Comments	04/18/2023	Vo
Traffic Eng Review	No Comments	04/20/2023	Jordi
Environmental Review	No Comments	04/24/2023	Kessler
Land Resource Review	No Comments	04/27/2023	McDonnell

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 Notes (Acknowledge):

Set to ACCEPTED on 11/16/2022 10:58:07 AM

Issue created by David Ojeda on 9/19/2022 12:00:11 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) will be forthcoming upon submittal of a Building Permit Application.

Zaid Dabash on 10/19/2022 5:57:58 AM - ANSWERED

1. Acknowledged.
2. Acknowledged.

ENVIRONMENTAL - Prior to Building Permit

Set to ACCEPTED on 11/15/2022 11:11:36 AM

Issue created by Sarah Kessler on 9/20/2022 9:51:49 AM
sarah.kessler@myclearwater.com - 727-562-4897

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

Zaid Dabash on 10/19/2022 5:51:13 AM - ANSWERED

Noted, erosion control measures have been added to the plans; see sheet CD102.

PLANNING - A) Surface Parking

Set to ACCEPTED on 4/12/2023 3:18:13 PM

Issue created by Mark Parry on 9/6/2022 12:43:03 PM
Issue is attached to Plans on sheet CS103
mark.parry@myclearwater.com - 727-562-4741

Please provide the vehicular use area in SF.

Zaid Dabash on 4/3/2023 4:46:32 PM - ANSWERED

Noted, the vehicular use area has been added to the plans; see sheet C001.

PLANNING - B) Fences & Walls

Set to ACCEPTED on 4/12/2023 3:18:19 PM

Issue created by Mark Parry on 9/6/2022 12:43:12 PM
Issue is attached to Plans on sheet CS103
mark.parry@myclearwater.com - 727-562-4741

Clearly show the location of all proposed fencing. Please be aware that chainlink fencing is not permitted in the Downtown district. Clarify the type of proposed fencing. Please remove all references to chainlink fencing (i.e. Sheet Building Elevations note MF9). Clarify that the proposed fencing is consistent with the other fencing proposed as part of Imagine Clearwater. Aluminum picket fencing is acceptable,

Zaid Dabash on 4/3/2023 4:46:36 PM - ANSWERED

Noted, chain link fencing has been substituted with aluminum picket fence as shown on sheet CS103.



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 - B) Street Types Assignment

Set to ACCEPTED on 4/12/2023 3:17:31 PM

Issue created by Mark Parry on 9/6/2022 12:39:04 PM

Issue is attached to Plans on sheet CS103

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

Along existing or proposed new public streets where street types are not depicted on the Regulating Plan, an appropriate street type shall be established by the Community Development Coordinator as part of an application for development approval.

SR 60 is an undepicted street in the Downtown Plan on Figure 2. Please coordinate with Planning management to determine if a designation is required.

Zaid Dabash on 4/3/2023 4:47:09 PM - ANSWERED

Acknowledged, per discussion during the DRC meeting on 10/6/2022, no action needed for this item.

PLANNING - D) Ground Floor Facades & Entries

Set to ACCEPTED on 4/12/2023 3:16:59 PM

Issue created by Mark Parry on 9/6/2022 12:41:54 PM

Issue is attached to Plans on sheet A-201

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

"2. Ground floor front building facades shall meet the following standards: b. A minimum 60 percent of the area of the ground floor facade between 2 and 10 feet in height above adjacent ground level shall consist of storefront windows and doors with transparent glazing with no more than 10 percent daylight reduction (tinting) no reflective or mirrored coating or treatment permitted. Transom windows are encouraged above storefront display windows. Residential window types, with closely spaced mullions and recessed punched windows, are not allowed for storefront frontages. The bottom of storefront windows shall be no more than 2 feet above the adjacent ground level. Provide height above grade in feet."

Dimensions all need to be provided - clarify the height and width of the building. In addition, please clarify the proposed glazing in SF and as a percentage of the façade. Clarify that reflective and/or mirrored coating treatments are not provided. See applicant's response to 803.J.

Zaid Dabash on 10/19/2022 6:08:41 AM - ANSWERED

Noted. This FLS application is intended to request flexibility from CDC Section C-803.J. This is a sanitary lift station and electrical platform with a canopy (open structure), and does not have a storefront, windows, doors, etc. that would be applicable to this criteria.

Zaid Dabash on 4/3/2023 4:44:56 PM - ANSWERED

Noted. This FLS application is intended to request flexibility from CDC Section C-803.J. This is a sanitary lift station and electrical platform with a canopy (open structure), and does not have a storefront, windows, doors, etc. that would be applicable to this criteria.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

PLANNING - D) Prohibited Glass Treatments on Ground Floors: Flexibility permitted pursuant to 803.I.

Set to ACCEPTED on 4/12/2023 3:17:04 PM

Issue created by Mark Parry on 9/6/2022 12:43:56 PM

Issue is attached to Plans on sheet A-201

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

The use of reflective, translucent, fritted, and other forms of non-transparent glass in wall and window systems on ground floor facades is prohibited.

Clarify the type of glass proposed to be incorporated into the ground floor of the building.

Zaid Dabash on 4/3/2023 4:46:40 PM - ANSWERED

Noted. This FLS application is intended to request flexibility from CDC Section C-803.J. This is a sanitary lift station and electrical platform with a canopy (open structure), and does not have a storefront, windows, doors, etc. that would be applicable to this criteria.

PLANNING - E) Parking

Set to ACCEPTED on 4/12/2023 3:18:04 PM

Issue created by Mark Parry on 9/6/2022 12:42:22 PM

Issue is attached to Plans on sheet CS103

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

Parking space dimensions not provided. Total vehicular use area not provided.

Zaid Dabash on 4/3/2023 4:46:23 PM - ANSWERED

Noted, parking space dimensions have been added to sheet CS103. Total Vehicular Use Area has been added on sheet C001.

PLANNING - G) Security & Hurricane Protection

Set to ACCEPTED on 4/12/2023 3:17:09 PM

Issue created by Mark Parry on 9/6/2022 12:44:05 PM

Issue is attached to Plans on sheet A-201

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

1. Security bars are prohibited on windows or doors visible from public streets, public sidewalks, or public spaces.

2. Hurricane shutters, if provided, shall be fitted as an integral part of the storefront design, not visible when not in use, and only be used during the time frame in which a formally issued hurricane warning is in effect.

Clarify that this provision is met with the proposal.

Zaid Dabash on 4/3/2023 4:46:44 PM - ANSWERED

1. Noted. security bars are not proposed, and a note has been added to sheets A201 and A202, as requested during the DRC meeting on 10/6/2022.

2. Noted, hurricane shutters are not proposed, and a note has been added to sheets A201 and A202, as requested during the DRC meeting on 10/6/2022.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

PLANNING - GFA

Set to ACCEPTED on 4/12/2023 3:17:52 PM

Issue created by Mark Parry on 9/6/2022 12:40:00 PM
Issue is attached to Plans on sheet CS103
mark.parry@myclearwater.com - 727-562-4741

Please provide the GFA of the proposed building.

Zaid Dabash on 4/3/2023 4:46:52 PM - ANSWERED

There are no proposed buildings. The project includes a new lift station and electrical platform with a canopy. See Site Data table provided on sheet C001.

PLANNING - H) Facade Lighting

Set to ACCEPTED on 4/12/2023 3:17:13 PM

Issue created by Mark Parry on 9/6/2022 12:44:48 PM
Issue is attached to Plans on sheet A-201
mark.parry@myclearwater.com - 727-562-4741

Light Emitting Diode (LED) rope/ribbon lighting, neon lighting, or other types of lighting used to outline windows, or other architectural features shall be prohibited.

Clarify that this provision is met with the proposal.

Zaid Dabash on 4/3/2023 4:45:45 PM - ANSWERED

Noted. LED lighting not proposed for this project.

PLANNING - Land Area Calculations

Set to ACCEPTED on 4/12/2023 3:17:46 PM

Issue created by Mark Parry on 9/6/2022 12:39:49 PM
Issue is attached to Plans on sheet CS103
mark.parry@myclearwater.com - 727-562-4741

The site area listed on the application is 4,700 SF where the estimated site area based on the PCPAO records is 32,298.900 SF. Please clarify.

Zaid Dabash on 10/19/2022 5:55:13 AM - ANSWERED

The 4,700 SF area represents the project area. The lift station site is part of a larger City-owned parcel. A site data table has been added on sheet C001 which provides the project area and parcel area.

Zaid Dabash on 4/3/2023 4:46:56 PM - ANSWERED

The 4,700 SF area represents the project area. The lift station site is part of a larger City-owned parcel. A site data table has been added on sheet C001 which provides the project area and parcel area.

PLANNING - Section 3-904. - Sight visibility triangle.

Set to ACCEPTED on 4/12/2023 3:17:23 PM

Issue created by Mark Parry on 9/6/2022 12:45:49 PM
Issue is attached to Plans on sheet CS103
mark.parry@myclearwater.com - 727-562-4741

Please add sight visibility triangles to the site and landscape plans.

Zaid Dabash on 4/3/2023 4:45:33 PM - ANSWERED

Noted, site visibility triangles have been added on sheet CS103.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

PLANNING - SECTION C-507. STORMWATER MANAGEMENT

Set to ACCEPTED on 4/12/2023 3:18:27 PM

Issue created by Mark Parry on 9/6/2022 12:43:22 PM
Issue is attached to Plans on sheet CS103
mark.parry@myclearwater.com - 727-562-4741

Clarify how stormwater will be accommodated.

Zaid Dabash on 10/19/2022 6:00:17 AM - ANSWERED

Existing drainage patterns are maintained onsite. A request for exemption has been submitted to FDEP for "de minimis" impacts.

Zaid Dabash on 4/3/2023 4:46:18 PM - ANSWERED

Existing drainage patterns are maintained onsite. A request for exemption has been submitted and approved by FDEP for "de minimis" impacts.

PLANNING - SECTION C-602. FACADE TREATMENT & DESIGN

Set to ACCEPTED on 4/12/2023 3:16:53 PM

Issue created by Mark Parry on 9/21/2022 3:22:37 PM
Issue is attached to Plans on sheet A-201
mark.parry@myclearwater.com - 727-562-4741

C) Facade Materials: Flexibility permitted pursuant to 803.I.
All building facades within view of a public street, pedestrian walkway, waterfront, or other public space, including side and rear facades, shall be constructed of high quality materials such as brick, stone, architectural block, concrete with an architectural finish, and traditional cementitious stucco. Side and rear facades shall use materials and design features similar to or complementary to those of the front facade. The use of metal facades shall not be permitted.

Additional details are needed to show compliance with this provision - clarify how the project relates aesthetically to the rest of Imagine Clearwater

Zaid Dabash on 4/3/2023 4:45:14 PM - ANSWERED

*Noted, see response to planning comment #4.
the aesthetic approach is to treat the utility housing as part of the overall Imagine Clearwater project. The continuity is achieved by applying the same specifications set forth for the architectural and landscape elements from the Imagine Clearwater project.
The fencing provided around the property and enclosure of the elevated platform, matches the specification used on the Imagine Clearwater park and buildings. The platform concrete base, its aluminum canopy and louvers, all receive the same finishes used on the Bandshell building. And like the building elements, the Landscape approach utilize the same compositions and varieties used throughout the park to add interest and screening.
Tall hedges screen the perimeter fence, accented by spaced out palm trees with ground cover borders that provide balance and transition from turf grass.*



CITY OF CLEARWATER

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PLANNING - SECTION C-606. MECHANICAL EQUIPMENT

Set to ACCEPTED on 4/12/2023 3:18:34 PM

Issue created by Mark Parry on 9/6/2022 12:45:38 PM

Issue is attached to Plans on sheet CS103

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

Outdoor mechanical, electrical, and communication equipment, including heating, air conditioning, and ventilation equipment; venting and vent terminations for commercial hoods; electric meters; mechanical penthouses; electrical and communication equipment, panels, and cabinets; satellite dishes; and similar features shall be located and designed to meet all of the following standards.

A) Equipment Placement Outdoor mechanical, electrical, and communication equipment, shall be placed on roofs or to the rear or side of buildings and shall not be placed in front setbacks.

B) Equipment Screening "Equipment shall be screened from public view by landscape screens or architecturally-finished walls and enclosures designed consistent with the exterior facade of the building. Rooftop mechanical and elevator penthouses shall be designed to complement the design of street-facing building facades and shall be clad on all sides in material used on street-facing facades."

Clarify the location of all mechanical equipment.

Zaid Dabash on 4/3/2023 4:45:38 PM - ANSWERED

A. Noted. Equipment is outside of the front setback with landscape and architectural screening. Setback to be added to plans.

B. Noted. Screening for the electrical equipment and generator is provided by the electrical enclosure/canopy and additionally by the landscaping.

PLANNING - Setbacks to Building

Set to ACCEPTED on 4/12/2023 3:17:58 PM

Issue created by Mark Parry on 9/6/2022 12:41:01 PM

Issue is attached to Plans on sheet CS103

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

A dimensioned site plan was not included. Please submit a site plan with all requisite dimensions including setbacks.

Zaid Dabash on 10/19/2022 5:56:25 AM - ANSWERED

Noted, the site plan has been updated with dimension.

Zaid Dabash on 4/3/2023 4:46:48 PM - ANSWERED

Noted, the site plan has been updated with dimension.

PLANNING - Setbacks to Parking

Set to ACCEPTED on 4/12/2023 3:18:09 PM

Issue created by Mark Parry on 9/6/2022 12:42:49 PM

Issue is attached to Plans on sheet CS103

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

Dimensions not provided - please provide all setback dimensions.

Zaid Dabash on 4/3/2023 4:46:27 PM - ANSWERED

Noted, the site plan has been updated with dimensions.



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TELEPHONE (727) 562-4567

PLANNING - Site Data Table

Set to ACCEPTED on 4/12/2023 3:17:36 PM

Issue created by Mark Parry on 9/6/2022 12:39:30 PM
Issue is attached to Plans on sheet CS103
mark.parry@myclearwater.com - 727-562-4741

Please include a full site data table.

Zaid Dabash on 4/3/2023 4:47:05 PM - ANSWERED

Noted, a site data table has been added on sheet C001.

PLANNING - Survey

Set to ACCEPTED on 4/12/2023 3:17:41 PM

Issue created by Mark Parry on 9/6/2022 12:39:39 PM
Issue is attached to Plans on sheet CS103
mark.parry@myclearwater.com - 727-562-4741

A survey has not been submitted. Please submit a survey. A stormwater narrative has not been submitted. Please submit a stormwater narrative.

Zaid Dabash on 10/19/2022 6:07:22 AM - ANSWERED

Noted, the survey is enclosed as part of this resubmittal. Please note this survey was done by the City of Clearwater as part of the survey efforts for the Imagine Clearwater project.

Zaid Dabash on 4/3/2023 4:47:00 PM - ANSWERED

Noted, the survey is enclosed as part of this resubmittal. Please note this survey was done by the City of Clearwater as part of the survey efforts for the Imagine Clearwater project.

TRAFFIC ENG - Sight Visibility Triangle

Set to ACCEPTED on 4/20/2023 11:31:54 AM

Issue created by Gus Jordi on 9/19/2022 6:43:09 PM
Issue is attached to Plans on sheet CS103
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. See Link below:
https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR

Zaid Dabash on 4/3/2023 4:45:28 PM - ANSWERED

Noted, site visibility triangle have been added on sheet CS103.

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: [FLS2022-11057 -- 1261 GRENADA AVE](#)

Owner(s): Julia Maria Sarka
1261 Grenada Ave
Clearwater, FL 33764-4955
PHONE: (260) 417-9469, Fax: No fax, Email: No email

Applicant: Julia Sarka
1261 Grenada Ave
Clearwater, FL 33764
PHONE: (260) 417-9469, Fax: No fax, Email: Jmsarka@gmail.Com

Representative: Julia Sarka
1261 Grenada Ave
Clearwater, FL 33764
PHONE: (260) 417-9469, Fax: No fax, Email: Jmsarka@gmail.Com

Location: The site is 0.16 acres located on the east side of Grenada Street, approximately 425 feet north of Brentwood Drive. Adjacent lots are single-family homes.

Atlas Page: 309B

Zoning District: Low Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing an expansion to an existing driveway for a detached dwelling in the Low Medium Density Residential (LMDR) District for the property located at 1261 Grenada Avenue. This project includes two off-street parking spaces and requests allowable flexibility from setback requirements as a residential infill project (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



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

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	04/11/2023	French
Parks and Rec Review	No Comments	04/12/2023	Kader
Public Utilities Review	No Comments	04/13/2023	Vacca
no comments			
Stormwater Review	No Comments	04/18/2023	Vo
Traffic Eng Review	Comments	04/20/2023	Jordi
Environmental Review	Comments	04/24/2023	Kessler
Engineering Review	Comments	04/25/2023	Vaughan
Land Resource Review	Comments	04/26/2023	Quinzi

The DRC reviewed this application with the following comments:

Engineering Review Kyle Vaughan kyle.vaughan@myclearwater.com 727-339-2108

Engineering Review
 General Comments:
 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. 3' X 5' drive apron flares required where driveway connects to roadway or install an approved equal. Driveway apron shall not extend beyond extended side property line(s) per City of Clearwater Contract Specifications and Standards Index #103, page 2/2.

Environmental Review Sarah Kessler sarah.kessler@myclearwater.com 727-562-4897

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



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

Land Resources Review

Michael Quinzi **michael.quinzi@myclearwater.com** **727-562-4558**

Land Resources Review

Amend Tree Preservation Plan to show the following:

- Increase the radius of the tree barricades as close to the edge of construction as close as possible allowing a reasonable space for working. Install tree barricade to the back of the curb along the street to prevent vehicles from parking on the grass.
- Provide a site plan that show the radius / dimensions of the tree barricade (this can be hand drawn on the plan).
- Provide the tree condition rating.

Land Resources Review

Michael Quinzi **michael.quinzi@myclearwater.com** **727-562-4558**

Land Resources Review

Remove any reference to Mike Quinzi from all plans. He is the Land Development Arborist for the City of Clearwater. City staff does not prepare your submittal for you. He does not provide the tree inventory nor the tree preservation plan

Planning Review

Thea French **thea.french@myclearwater.com** **727-562-4567**
x2297

Update application;

Page one; the requested flexibility is not specified. As a residential infill we are requesting to reduce side setback to 2 feet.

Page two; Dwelling units must be completed. There is one and none is proposed. Parking; required parking is 2.

Planning Review

Thea French **thea.french@myclearwater.com** **727-562-4567**
x2297

Flexibility Criteria -- Page four, CDC Section 2-203: Flexibility Criteria C Needs to be updated. The proposal to widen the driveway to the property line does not match the site plan, nor does it agree with the flexibility requested.

Planning Review

Thea French **thea.french@myclearwater.com** **727-562-4567**
x2297

Specific Use Criteria -- Page four:

Specific Use Criteria -- Does not address why it is impracticable.

The driveway could be expanded to the south and still meet setbacks, therefore, this is not impracticable. If the concern is to preserve and protect the tree, clearly state this as fact. The provided independent ISA Certified Arborist (not Mike Quinzi) report and tree preservation plan is going to be fundamentally critical for conveying that it is impracticable.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

Planning Review **Thea French** **thea.french@myclearwater.com** **727-562-4567**
x2297

General Applicability criteria, page three; The responses to the criteria do not adequately address them nor provide substantial competent evidence. Specifically: #1 & 5;

Harmony with character and consistency with the community character - Lacks evidence

i. The evidence provided was not permitted, permitted in 1988, 1989, has an illegible site plan (bcp2002-05276), and BCP2005-089298 & BCP2022-040802 maintains 5' side setback

Planning Review **Thea French** **thea.french@myclearwater.com** **727-562-4567**
x2297

Site Plan -- As stated in the flexibility criteria section, "the driveway is to be widened 16 feet, to the property line". This does not match the site plan that indicates the driveway will be three feet from the property line.

SITE PLAN REQUIRED

Please provide a site plan which clearly shows property lines, existing structures to remain and the proposed improvements. The site plan also needs to clearly show dimensions from all proposed work, including paving, to adjacent property line.

Traffic Eng Review **Gus Jordi** **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 proposed 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

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

1:15 PM

Case number: [FLS2022-11058 -- 1783 EL TRINIDAD DR E](#)

Owner(s): Leticia Billings
1783 El Triindad Dr E
Clearwater, FL 33759-1907
PHONE: (727) 424-5689, Fax: No fax, Email: No email

Applicant: Leticia Billings
1783 El Triindad Dr E
Clearwater, FL 33759-1907
PHONE: (727) 424-5689, Fax: No fax, Email: Tish.Billings@yahoo.Com

Representative: Leticia Billings
1783 El Triindad Dr E
Clearwater, FL 33759-1907
PHONE: (727) 424-5689, Fax: No fax, Email: Tish.Billings@yahoo.Com

Location: 0.16 acres located at the east side of of El Trinidad Dr E of the T-section of N Terrace Dr and El Trinidad Dr E.

Atlas Page: 264B

Zoning District: Low Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing an expansion to an existing driveway for a detached dwelling in the Low Medium Density Residential (LMDR) District for the property located at 1783 El Trinidad Drive. This project includes two off-street parking spaces and requests allowable flexibility from setback requirements as a residential infill project (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



CITY OF CLEARWATER
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 TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	04/05/2023	French
Parks and Rec Review	No Comments	04/12/2023	Kader
Public Utilities Review	No Comments	04/13/2023	Vacca
No Comments			
Engineering Review	Comments	04/14/2023	Vaughan
Stormwater Review	No Comments	04/19/2023	Vo
Traffic Eng Review	Comments	04/20/2023	Jordi
Environmental Review	Comments	04/24/2023	Kessler
Land Resource Review	Comments	04/28/2023	Quinzi

The DRC reviewed this application with the following comments:

Engineering Review **Kyle Vaughan** **kyle.vaughan@myclearwater.com** **727-339-2108**

Engineering Review
 Engineering Review
 General Comments:
 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. 3' X 5' drive apron flares required where driveway connects to roadway or install an approved equal. Driveway apron shall not extend beyond extended side property line(s) per City of Clearwater Contract Specifications and Standards Index #103, page 2/2.

Environmental Review **Sarah Kessler** **sarah.kessler@myclearwater.com** **727-562-4897**

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



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Land Resources Review

Michael Quinzi **michael.quinzi@myclearwater.com** **727-562-4558**

Land Resources Review

You need an ISA certified arborist to assess the trees in the front yard to determine if they are worthy of preservation. The rating of the tree may be important justification for the requested flexibility on the driveway.

Planning Review

Thea French **thea.french@myclearwater.com** **727-562-4567**
x2297

Update application;

Page 1; Description of request -- request needs specificity. A "range" is not acceptable. An exact dimension is required.

Page 2; Dwelling units and Parking inputs need updating.

Planning Review

Thea French **thea.french@myclearwater.com** **727-562-4567**
x2297

General Applicability Criteria

Page 3; #5 -- For staff to support this request, you must submit evidence of other legal driveways with an eight-inch setback. Evidence must be detailed as in address, survey, site plan, permit number, etc.

Provide additional evidence for consideration.

Planning Review

Thea French **thea.french@myclearwater.com** **727-562-4567**
x2297

General Applicability criteria (page 3) lack of evidence

The response to the criteria does not adequately address them, nor provide substantial competent evidence. Specifically: Pinellas County Land Development Code. CH 138 – Zoning. Article XII - Sec 138-4603 is from the Downtown Palm Harbor Form-Based Code which applies to the development within the Downtown Palm Harbor Neighborhood Activity Center.

The evidence must be reviewed against the Clearwater Code. Pinellas County Code is not applicable; however, the existing pattern is influenced by Pinellas County Code. It has been indicated that Pinellas County Code supports three to five feet setbacks for driveways.

At this time, staff is not supportive of anything less than three feet.

Subject to consideration upon submittal of additional evidence.

Planning Review

Thea French **thea.french@myclearwater.com** **727-562-4567**
x2297

Current survey and site plan -

Provide a survey and site plan which clearly shows property lines, existing structures to remain and the proposed improvements.

The site plan also needs to clearly show dimensions from all proposed work, including paving, to adjacent property line.



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x2297**

Flexibility Criteria or Use Specific Criteria Criteria – Page four #2.

The redevelopment of the driveway is not impracticable as the driveway expansion could be done to the south side.

The response does not address an impracticability that supports the request. Consider discussing existing conditions such as trees, etc.

**Planning Review Thea French thea.french@myclearwater.com 727-562-4567
x2297**

General Applicability Criteria – Page three #2.

The driveway apron impacts the neighbor to the north which appears to conflict with General Applicability Criteria #2.

**Planning Review Thea French thea.french@myclearwater.com 727-562-4567
x2297**

Next steps; Responses are required to all comments prior to Development Order.

A resubmittal is required. It must include a response to comment to every DRC comment. It must include; survey, site plan, and application. It must include; evidence and all other supporting material for the request. Resubmittal must be coordinated directly with Isabel.winget@myclearwater.com . If resubmittal takes more than two weeks from DRC, you must stay in contact with your case planner, Thea.French@myclearwater.com .

Traffic Eng Review Gus Jordi gus.jordi@myclearwater.com 727-562-4775

Sight visibility triangles: 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

Traffic Eng Review Gus Jordi gus.jordi@myclearwater.com 727-562-4775

Driveway flares and setback: In Accordance with Clearwater Design Standards- 100 series- Index #103, page 2/2, Driveway flare shall not extend beyond extended side property line(s) to the street. In Accordance with Clearwater Design Standards, 100 series, Index #103, page 2/2. Additionally, in the same detail it requires a minimum of 5' setback from the side property line.



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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

1:35 PM

Case number: [FLS2023-04012 -- 1147 ENGMAN ST](#)

Owner(s): Valarie T Washington
1430 S Madison Ave
Clearwater, FL 33756
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Ken Rush
13355 49th St
Clearwater, FL 33762
PHONE: (727) 776-2965, Fax: No fax, Email: Krush@habitatpwp.Org

Representative: Ken Rush
Habitat For Humanity
13355 49th St
Clearwater, FL 33762
PHONE: (727) 776-2965, Fax: No fax, Email: Krush@habitatpwp.Org

Location: 0.166-acre property located on the south side of Engman Street 345 feet west of the intersection of Engman Street and Douglas Avenue.

Atlas Page: 269A

Zoning District: MDR - Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing a division of lot of record for a proposed two-lot project for two detached dwellings in the Medium Density Residential (MDR) zoning district for the property located at 1147 Engman Street and an unaddressed second lot. The project includes a height of 15 feet, provides a minimum of two off-street parking spaces per dwelling unit and requests allowable flexibility from lot width, lot size and setback requirements (Community Development Code Section 2-303.D).

Proposed Use: Detached Dwellings

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

Assigned Planner: Melissa Hauck-Baker, Senior Planner



Workflow:

Review Name	Task Status	Status Date	Last Name
Parks and Rec Review	No Comments	04/12/2023	Kader
Planning Review	Comments	04/14/2023	Hauck-Baker
Stormwater Review	Comments	04/19/2023	Vo
Traffic Eng Review	Comments	04/23/2023	Jordi
Environmental Review	Comments	04/24/2023	Kessler
Engineering Review	Comments	04/25/2023	Vaughan
Land Resource Review	Comments	04/26/2023	McDonnell
Determination of Completeness	Complete	05/04/2023	Hauck-Baker

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 4/18/2023 2:44:40 PM

Issue created by Kyle Vaughan on 4/18/2023 2:44:40 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. If the proposed project necessitates infrastructure modifications to satisfy the site-specific water capacity and pressure requirements and/or wastewater capacity requirements, the modifications shall be completed by the applicant and at their expense. If underground water mains and hydrants are to be installed, the installation shall be completed and in service prior to construction in accordance with Fire Department requirements.



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TELEPHONE (727) 562-4567

ENGINEERING - prior to building Permit

Set to DRAFT on 4/13/2023 5:19:42 PM

Issue created by Michael Vacca on 4/13/2023 5:19:42 PM
Issue is attached to Plans on sheet 2.A, C, D, E LOT 11
mike.vacca@myclearwater.com - 727-265-1831

1. acknowledge - water meter and box not permitted to be in concrete driveway. must have 3ft clearance from edge of driveway
2. acknowledge - city sewer clean-out to be install within the right of way at street. sewer clean-out not permitted to be installed in swale

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 4/24/2023 4:14:40 PM

Issue created by Sarah Kessler on 4/24/2023 4:14:40 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 4/26/2023 3:25:26 PM

Issue created by Danny McDonnell on 4/26/2023 3:25:26 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 BCP.

NOTE: Root pruning required for tree #3 on the inventory. Please show this on the plan.



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PLANNING - Findings of Fact

Set to DRAFT on 4/14/2023 10:30:06 AM

Issue created by Melissa Hauck-Baker on 4/14/2023 10:30:06 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

1. The 0.166-acre property located on the south side of Engman Street 345 feet west of the intersection of Engman Street and Douglas Avenue;
2. The subject parcel consists of 7,240 SF with 80 feet of frontage along Engman Street and is part of the Greenwood Park No.2 subdivision which was platted in 1924 and consisted of 198 lots, with all of lots featuring less than 5,000 SF and lot widths less than 50 feet;
3. The project includes a Division of Lot of Record companion case, MIS2023-02015, proposing to revert to the original plat of lots for purposes of creating two lots, each with a proposed detached dwelling use.
4. Proposed Lot 10 and Lot 11 will each feature a 40-foot frontage along Engman Street and consist of 3,616 square feet.
5. The property is in the Medium Density Residential District (MDR) and features a future land use designation of Residential Medium (RM), where a detached dwelling use is a Minimum Standard Development use consistent with CDC Section 2-302.
6. Through pending ordinance #9643-23 (TA2022-09001), a detached dwelling use as a Residential Infill Project which does not have the required minimum lot size or minimum lot width, may request flexibility for a front yard setback in the range of 10 feet to 25 feet, a side yard setback in the range of zero feet to 5 feet, a rear yard setback of 5 feet, a maximum height in the range of 30 feet to 40 feet and requires two parking spaces as a Level One, Flexible Standard Development application, consistent with CDC Table 2-303 and Section 2-303.D.
7. That, CDC Article 8 provides that setbacks are: the required horizontal distance between a property line and a structure
8. The project for proposed Lot 10 will have a front yard-north setback of 18 feet, to front walkway, a side yard-west setback of 3 feet, to concrete steps, the remaining setbacks will meet minimum requirements with a side yard-east setback of 7 feet, to detached dwelling and a rear yard-south setback of 13 feet, to detached dwelling, a height of 10 feet and two off-street parking spaces, which is consistent with CDC Table 2-303 and Section 2-303.D for a detached dwelling use as a Residential Infill Project.
9. The project for proposed Lot 11 will have a front yard-north setback of 18 feet, to front walkway and the remaining setbacks will meet minimum requirements with a side yard-east and west setbacks of 5 feet, to detached dwelling and a rear yard-south setback of 5 feet, to detached dwelling a side yard-west setback of 3 feet, to concrete steps, a side yard-east setback of 7 feet, to detached dwelling and a rear yard-south setback of 13 feet, to detached dwelling, a height of 11 feet and two off-street parking spaces, which is consistent with CDC Table 2-303 and Section 2-303.D for a detached dwelling use as a Residential Infill Project
10. The project includes a maximum density of one dwelling unit where a maximum of 15 dwelling units per acre are permitted consistent with CDC Section 2-301.1, Maximum Development Potential permit.
11. The impervious surface ratio, for proposed Lot 10 and Lot 11, will be 0.47, each, where 0.75 is the maximum permitted consistent with CDC Section 2-301.1, Maximum Development Potential.
12. That the surrounding area consists with the properties along the streets of Engman Street, Tangerine Street, LaSalle Street and Palm Bluff Street. The properties along these streets consist of detached dwellings on mostly undersized lots within the MDR District. The properties are mostly nonconforming because of the lot area. The lots tend to be smaller parcels which do not meet lot width and are undersized lots with respect to the current CDC requirements, thus the need for reduced setbacks which is consistent with the surrounding development pattern.



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TELEPHONE (727) 562-4567

PLANNING - Prior to DO

Set to DRAFT on 4/14/2023 10:31:29 AM

Issue created by Melissa Hauck-Baker on 4/14/2023 10:31:29 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

1. Front Setback

The four-foot-wide front walkway from the porch to the driveway exceeds 42 inches in width and counts as a structure. Dimension is required from front property line to walkway to determine the exact reduced front yard setback for proposed Lot 10 and Lot 11.

2. Front Setback/Rear Setback

There may be benefits to reducing the front setback for both proposed lots in order to provide a larger backyard area. Under CDC Section 2-303.D a single-family dwelling may request a reduced front yard setback in the range of 10 feet to 25 feet which would increase the rear setback. This would not require a return to DRC as the revised layout for each of the proposed lots could be in the response to comments submittal. While the front setback may be reduced, there must remain a minimum of 18 feet, on private property, within each proposed driveway.

3. Side Setback

The five-foot-wide side concrete steps from the west side entrance exceeds 42 inches in width and counts as a structure. Dimension is required from west side property line to concrete steps to determine the exact reduced side yard setback for proposed Lot 10.

4. Fencing/Walls

Clarify if any fencing or walls are proposed. If so, please provide details including height, location and materials.

5. Overhead Utilities

Clarify that all proposed utilities that will lead onto and serve the site will be placed underground to the extent allowed by Duke Energy.

6. Sight Visibility Triangles

Please show the required sight visibility triangles at the front property lines at the corner of each driveway opening along Engman Street. 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. The triangles shown at the driveway are noted.

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

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

7. Disclaimer

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

All Planning comments must be fully addressed prior to the issuance of a Development Order.

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

STORMWATER - Prior to Building Permit

Set to DRAFT on 4/19/2023 4:32:10 PM

Issue created by Phuong Vo on 4/19/2023 4:32:10 PM
phuong.vo@myclearwater.com - 727-562-4752

- 1) Identify on the plan the crown of Engman road and set the FFE of the proposed building 1' minimum above the crown.
- 2) 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. Lot grading appears to go against grade. Revisions will be required.

TRAFFIC ENG - Prior to Building Permit- Sidewalk

Set to DRAFT on 4/23/2023 1:35:36 PM

Issue created by Gus Jordi on 4/23/2023 1:35:36 PM
Issue is attached to Plans on sheet 2.G.2
gus.jordi@myclearwater.com - 727-562-4775

CDC Section 3-1701. - requires sidewalks required when new construction. Please read carefully part 'E' that deals with Exception and determine how to comply.
Link: https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV17SI

TRAFFIC ENG - Prior to Building permit- Sight Visibility Triangles

Set to DRAFT on 4/23/2023 1:30:13 PM

Issue created by Gus Jordi on 4/23/2023 1:30:13 PM
Issue is attached to Plans on sheet 2.G.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 the front PROPERT 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

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.