



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, February 6, 2025

8:30 AM - Staff Review

8:30 AM

Case number: [ANX2025-01001 -- 2039 POINSETTA AVE](#)

Owner(s): Joseph And Anne Reed
2039 Poinsetta Ave
Clearwater, FL 33755
PHONE: (727) 421-3738, Fax: No fax, Email: No email

Applicant: Joseph Reed
2039 Poinsetta Avenue
Clearwater, FL
PHONE: (727) 421-3738, Fax: No fax, Email: No email

Representative: Joseph Reed
2039 Poinsetta Avenue
Clearwater, FL
PHONE: (727) 421-3738, Fax: No fax, Email: No email

Location: East side of Poinsetta Avenue, approximately 100 feet north of Idlewild Drive.
(0.114 acres)

Atlas Page: 251B

Zoning District: LMDR - Low Medium Density Residential

Request: Voluntary annexation into the City of Clearwater, and the assignment of an initial Future Land Use Map designation of Residential Urban (RU) and an initial zoning category of Low Medium Density Residential (LMDR).

Proposed Use: Detached Dwellings

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

Assigned Planner: Adrian Young, Planner



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Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	01/08/2025	Young
Planning Review	No Comments	01/29/2025	Young
Stormwater Review	No Comments	01/29/2025	Young
Engineering Review	No Comments	01/29/2025	Young
Traffic Eng Review	No Comments	01/29/2025	Young
Environmental Review	No Comments	01/29/2025	Young
Solid Waste Review	No Comments	01/29/2025	Young
Parks and Rec Review	No Comments	01/29/2025	Parry
Land Resource Review	No Comments	01/29/2025	Young
Fire Review	No Comments	01/29/2025	Young
Harbor Master Review	No Comments	01/29/2025	Young
Public Utilities Review	No Comments	01/29/2025	Young

The DRC reviewed this application with the following comments:

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

8:35 AM

Case number: [FLD2024-12026 -- 710 ELDORADO AVE](#)

Owner(s): Burke, Martha Posey Trust
701 W Lakeside Ave Unit 101
Cleveland, OH 44113-1090
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Martha Burke, Trustee
710 Eldorado Ave
Clearwater, FL 337671420
PHONE: (816) 807-1730, Fax: No fax, Email: Martha.Posey.Burke@gmail.Com

Representative: Martha Burke, Trustee
710 Eldorado Ave
Clearwater, FL 337671420
PHONE: (816) 807-1730, Fax: No fax, Email: Martha.Posey.Burke@gmail.Com

Location: West side of Eldorado Avenue approximately 660 feet south of the intersection of Eldorado Avenue and Bohemia Circle (0.178 acres).

Atlas Page: 258A

Zoning District: LMDR - Low Medium Density Residential

Request: Flexible development approval to construct a four-foot non-opaque sand fence a maximum distance of 30 feet seaward of the Coastal Construction Control Line (CCCL), as accessory to the detached dwelling use located in the Low Medium Density Residential (LMDR) District for the property located at 710 Eldorado Avenue. Requested flexibility for construction seaward of the CCCL (Community Development Code Section 3-905).

Proposed Use: Detached Dwellings

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

Assigned Planner: Melissa Hauck-Baker, Senior Planner



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Workflow:

Review Name	Task Status	Status Date	Last Name
Fire Review	No Comments	01/13/2025	Ramos
Parks and Rec Review	No Comments	01/13/2025	Parry
Traffic Eng Review	No Comments	01/22/2025	Dresch
Planning Review	Comments	01/23/2025	Hauck-Baker
Environmental Review	Comments	01/24/2025	Kessler
Land Resource Review	No Comments	01/27/2025	McDonnell
Engineering Review	No Comments	01/27/2025	Dresch
Stormwater Review	No Comments	01/27/2025	Vo
Public Utilities Review	No Comments	01/29/2025	Vacca
Determination of Completeness	Complete	02/06/2025	Hauck-Baker

The DRC reviewed this application with the following comments:



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Plan Room Issues:

ENVIRONMENTAL - Prior to issuance of Building Permit

Set to DRAFT on 1/24/2025 1:26:50 PM

Issue created by Sarah Kessler on 1/24/2025 1:26:50 PM
sarah.kessler@myclearwater.com - 727-444-8233

Acknowledge: continue to coordinate with the city and FDEP to permit and construct sand fences.

PLANNING - Finding of Facts (Applicant to Verify)

Set to DRAFT on 1/23/2025 3:00:50 PM

Issue created by Melissa Hauck-Baker on 1/23/2025 3:00:50 PM
Issue is attached to page 1 in 710ELDORADO_RESUB_1-9-2025_Plans2.pdf
melissa.hauck-baker@myclearwater.com - 727-444-8769

1. The 0.178-acre site is located on the west side of Eldorado Avenue approximately 660 feet south of the intersection of Eldorado Avenue and Bohemia Circle.
2. The project is located in the Low Medium Density Residential (LMDR) District with the consistent Residential Urban (RU) future land use designation.
3. The project site is comprised of one parcel with a frontage of 73.5 feet along Eldorado Avenue and 60 feet along the Gulf of Mexico.
4. The request is to install 4-foot-high, non-opaque sand fencing and dune plant materials within the western 30 feet of property, to the western property line, which is seaward of the Coastal Construction Control Line (CCCL).
5. CDC Section 3-905.B. provides that no building or structure shall be located seaward of the CCCL unless approved by the State of Florida.
6. On January 8, 2025, FDEP issued field permit #8036715-PI, for the proposed sand fencing and dune vegetation plantings to be located seaward of the CCCL for a maximum distance of 30 feet to the west terminating at the western property line.
7. There are no active Code Compliance cases.

PLANNING - PLANNING – General Comments (Acknowledge)

Set to DRAFT on 1/29/2025 10:57:05 AM

Issue created by Melissa Hauck-Baker on 1/29/2025 10:57:05 AM
melissa.hauck-baker@myclearwater.com - 727-444-8769

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

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

Pursuant to Fla. Stat. § 166.033, "Within 120 days after the municipality has deemed the application complete, or 180 days for applications that require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance."

In order to be reviewed by the Community Development Board (CDB) on March 18, 2025, 10 complete hard-copy sets (revised, folded and collated) and one electronic version of all updated materials must be submitted no later than 12:00pm on February 14, 2025.

Plan Room Conditions:

No Plan Room Conditions on this case.



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Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

8:45 AM

Case number: [FLS2024-12038 -- 155 S OSCEOLA AVE](#)

Owner(s): Community Redev Agency Of The City Of Clearwater Attn Cra Director
600 Cleveland St Ste 600
Clearwater, FL 33755 415
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Amy Bradlow
2714 Dr Martin Luther King Jr St. N.
St. Petersburg, FL 33704
PHONE: (727) 896-4611, Fax: No fax, Email: A.Bradlow@harvardjolly.Com

Representative: Amy Bradlow
Harvard Jolly|pbk
2714 Dr Martin Luther King Jr St. N.
St. Petersburg, FL 33704
PHONE: (727) 896-4611, Fax: No fax, Email: A.Bradlow@harvardjolly.Com

Location: Northeast corner of S. Osceola Avenue and Pierce Street. (0.82 acres)

Atlas Page: 286B

Zoning District: D - Downtown

Request: Flexible Standard Development approval for a parking garage (City-owned) in the Downtown (D) District for the property located at 155 S. Osceola Avenue. The building will not exceed 90 feet in height and will include 385 parking spaces with nine surface parking spaces. Requested is flexibility for required building stepbacks along street frontages, façade design and articulation. (Community Development Code Sections C-803.A.2 and C-803.L)

Proposed Use: Parking Garages and Lots

Neighborhood Association(s): Board of County Commissioners
Clearwater Neighborhoods Coalition
Pinellas County School Board
Waters Edge Condo Assoc.

Assigned Planner: Ryan Green, Planner II



Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	01/06/2025	Green
Fire Review	Comments	01/13/2025	Ramos
Parks and Rec Review	No Comments	01/13/2025	Parry
Environmental Review	Comments	01/24/2025	Kessler
Traffic Eng Review	Comments	01/27/2025	Dresch
Engineering Review	Comments	01/27/2025	Dresch
Stormwater Review	Comments	01/27/2025	Vo
Solid Waste Review	Comments	01/27/2025	Portalatin
Land Resource Review	Comments	01/28/2025	Quinzi
Public Utilities Review	Comments	01/29/2025	Vacca
Comments added			
Planning Review	Comments	01/30/2025	Green

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - Acknowledge: Existing Sidewalk Easement

Set to DRAFT on 1/30/2025 1:45:18 PM

Issue created by Raymond Dresch on 1/30/2025 1:45:18 PM
 raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledge.

--1-- The new structure will be built at the P/L therefore the existing 3' sidewalk easement along the south P/L will need to be vacated. Action to be initiated during permitting and completed prior to CO.

ENGINEERING - Prior to BCP: Disposition of Chiller

Set to DRAFT on 1/30/2025 1:52:33 PM

Issue created by Raymond Dresch on 1/30/2025 1:52:33 PM
 Issue is attached to Plans on sheet CS1001
 raymond.dresch@myclearwater.com - 727-444-8775

--1-- Will the chiller and associated equipment remain in place for perpetuity or is there a future plan for it to be relocated/removed from the property? Will need some type of agreement or easement while equipment remains in place.



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ENGINEERING - Prior to DO: Existing Easements

Set to DRAFT on 1/27/2025 10:18:24 AM

Issue created by Raymond Dresch on 1/27/2025 10:18:24 AM

Issue is attached to Plans on sheet CS0201

raymond.dresch@myclearwater.com - 727-444-8775

--1-- Please show existing Utility and Access easements located along the east property line in adjacent access drive.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 1/24/2025 1:31:43 PM

Issue created by Sarah Kessler on 1/24/2025 1:31:43 PM

sarah.kessler@myclearwater.com - 727-444-8233

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. Note: all silt fencing and other erosion control measures will be installed prior to commencement of site work and maintained throughout the project.

FIRE - Fire Comment

Set to DRAFT on 1/13/2025 3:07:57 PM

Issue created by Walter Ramos on 1/13/2025 3:07:57 PM

Issue is attached to Plans on sheet A-000

walter.ramos@myclearwater.com - 727-444-7723

Emergency Command Center room was noted on your plan?

FIRE - Fire Comments - Prior to DO

Set to DRAFT on 1/13/2025 2:44:56 PM

Issue created by Walter Ramos on 1/13/2025 2:44:56 PM

Issue is attached to Plans on sheet A-000

walter.ramos@myclearwater.com - 727-444-7723

Separate plans and permits will be required for Fire Alarm, Fire Sprinkler, Fire Line Underground work. Please acknowledge and describe on plans.

LAND RESOURCE - Pior to DO: Tree Inventory

Set to DRAFT on 1/28/2025 9:44:47 AM

Issue created by Michael Quinzi on 1/28/2025 9:44:47 AM

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

Please include adjacent off-site trees on the north side, trees up to 25 feet from the property line must be shown on the tree survey.

LAND RESOURCE - Prior to DO: Landscape Acknowledgement

Set to DRAFT on 1/28/2025 9:40:17 AM

Issue created by Michael Quinzi on 1/28/2025 9:40:17 AM

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

Please acknowledge;

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

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

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



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LAND RESOURCE - Prior to DO: Tree Preservation

Set to DRAFT on 1/28/2025 9:47:21 AM

Issue created by Michael Quinzi on 1/28/2025 9:47:21 AM
michael.quinzi@myclearwater.com - 727-444-8770

Provide tree barricades with dimensions on the site plan for the palm trees on the adjacent property to the north. Include the location for staging and contractor parking, on site or if off site provide fencing, silt fence and tree barricades if applicable.

PLANNING - Condition for DO

Set to DRAFT on 2/3/2025 9:06:52 AM

Issue created by Ted Kozak on 2/3/2025 9:06:52 AM
ted.kozak@myclearwater.com - 727-444-8941

The following condition will be added to the DO:

The project shall be developed in accordance with that certain easement and restrictive covenant agreement dated December 14, 2022 and recorded in O.R. Book 22291, Pages 816 through 835. In the event of any conflict between this development order and the agreement, the agreement shall control.

PLANNING - General Comment- Acknowledge

Set to DRAFT on 1/23/2025 1:29:08 PM

Issue created by Ryan Green on 1/23/2025 1:29:08 PM
ryan.green@myclearwater.com - 727-444-7791

Acknowledge;

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

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

Pursuant to Fla. Stat. § 166.033, "Within 120 days after the municipality has deemed the application complete, or 180 days for applications that require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance."

Revised applications that are not timely resubmitted to address DRC conditions, or for which a request for an extension of time is not received and agreed upon in a timeframe consistent with Florida Statutes, may be denied.

PLANNING - Prior to DO: Awning cut sheets

Set to DRAFT on 1/24/2025 9:07:21 AM

Issue created by Ryan Green on 1/24/2025 9:07:21 AM
Issue is attached to Plans on sheet A-203
ryan.green@myclearwater.com - 727-444-7791

A cut sheet is needed to show the awnings. All 1st level awnings need to be 8 feet over grade, and extend between 5 and 10 feet.



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PLANNING - Prior to DO: Cut sheets of street (Osceola)

Set to DRAFT on 1/29/2025 11:36:28 AM

Issue created by Ryan Green on 1/29/2025 11:36:28 AM
Issue is attached to Plans on sheet CS1001
ryan.green@myclearwater.com - 727-444-7791

Since the building is not at a zero setback along Osceola, that front area is required to have enhanced (Benches Trees, awnings, etc.) Please provide a cut sheet of this so we can review. Sec.C-404.C

The setback along Osceola also needs to be shown.

PLANNING - Prior To DO: Matching sheets

Set to DRAFT on 1/23/2025 1:27:40 PM

Issue created by Ryan Green on 1/23/2025 1:27:40 PM
Issue is attached to Plans on sheet A-103
ryan.green@myclearwater.com - 727-444-7791

The area in the rectangle shows nothing while Sheet A-141 shows it as parking spaces. The sheets need to match and this sheet needs info in this area.

PLANNING - Prior to DO: Measurements

Set to DRAFT on 1/23/2025 3:49:47 PM

Issue created by Ryan Green on 1/23/2025 3:49:47 PM
Issue is attached to Plans on sheet CS1001
ryan.green@myclearwater.com - 727-444-7791

Please provide dimensions on plans. (visibility triangles, area of tenant spaces, etc.)

PLANNING - Prior to DO: Measurements

Set to DRAFT on 1/23/2025 1:38:31 PM

Issue created by Ryan Green on 1/23/2025 1:38:31 PM
Issue is attached to Plans on sheet A-141
ryan.green@myclearwater.com - 727-444-7791

Please provide on each plan sheet the dimensions of parking spaces and drive aisles.

PLANNING - Prior to DO: Parking space count

Set to DRAFT on 1/24/2025 11:52:39 AM

Issue created by Ryan Green on 1/24/2025 11:52:39 AM
Issue is attached to Plans on sheet A-000
ryan.green@myclearwater.com - 727-444-7791

Add the number of parking spaces to the chart and denote the amount of ADA spaces.

PLANNING - Prior to DO: Parking space encroachment

Set to DRAFT on 1/23/2025 1:49:39 PM

Issue created by Ryan Green on 1/23/2025 1:49:39 PM
Issue is attached to Plans on sheet A-102
ryan.green@myclearwater.com - 727-444-7791

Per Sec 3-1402.I.4, the columns must not encroach into the parking space by more than one foot and needs to be placed on the parking space line. Provide a diagram of how plans meet the standards and shift each column to be on the line of the parking space.



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PUBLIC UTILITIES - prior to permitting

Set to DRAFT on 1/29/2025 4:22:10 PM

Issue created by Michael Vacca on 1/29/2025 4:22:10 PM

Issue is attached to Plans on sheet CS1701

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

1. Prior to requesting final inspections, please submit to the attention of Myra James, with the Engineering Department, 5 sets of signed and sealed record drawings along with a certification letter from the engineer of record certifying the project was constructed in accordance with his/her design.
2. Call- out on drawings - that the 2-inch water meter and the DDC assembly will have separate taps off of the water main.
3. Call-out on drawings -the size of tap and the size of the DDC assembly, and that the devices are to be located above ground.
4. confirm - the existing fire hydrant located at Osceola and Pierce Street will not have impact or impeded pedestrian travel on sidewalk, if required, Call-out to relocate to acceptable location.(Public Utilities will want the opportunity to replace Hydrant with new. Contractor to schedule with project inspector)
5. Call-out on drawings contractor will schedule with the project construction inspector, allowing Public Utilities to remove meters and cut and cap old water service lines current set within project as shown on drawing of locations.
6. Call-out on the drawing the size of purposed lateral connection
7. recommendations - Reclaimed water is available for both cooling tower water make-up and irrigation

SOLID WASTE - Prior to DO: Dumpster area

Set to DRAFT on 1/27/2025 1:47:50 PM

Issue created by Brandi Portalatin on 1/27/2025 1:47:50 PM

brandi.portalatin@myclearwater.com - 727-562-4920

These containers will need to be rolled out by maintenance on service days to the street.

Show a staging area for the dumpsters at the street.

Solid waste can not drive onto the property as it is set up.

Solid waste is not responsible to roll containers out from the property as shown. Solid waste will only roll dumpsters out to cross the sidewalk for service and placed back on the other side of the side walk.

SOLID WASTE - Prior to DO: Dumpster area

Set to DRAFT on 1/27/2025 1:37:51 PM

Issue created by Brandi Portalatin on 1/27/2025 1:37:51 PM

brandi.portalatin@myclearwater.com - 727-562-4920

A curb cut is needed in order to roll dumpsters out into the street for service.

STORMWATER - DO

Set to DRAFT on 1/27/2025 4:02:59 PM

Issue created by Phuong Vo on 1/27/2025 4:02:59 PM

phuong.vo@myclearwater.com - 727-444-8228

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



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STORMWATER - Prior to Building Permit

Set to DRAFT on 1/27/2025 3:47:29 PM

Issue created by Phuong Vo on 1/27/2025 3:47:29 PM
phuong.vo@myclearwater.com - 727-444-8228

Please keep new private storm outfall on private property and a new manhole should be proposed at the turn on private land and connect the remaining system to the new curb inlet on Pierce St. Please perform SUE work to support design.

Please provide data of existing drainage manhole "D" located at NE corner of Osceola and Piece St and how existing storm pipes come in and out of this MH.

Please evaluate longitudinal slope of new curb proposed along Pierce and the alley and eliminate existing inlet/manhole (where possible) that connect to the undersized VCP to try to consolidate to a larger new storm system.

Please use type I curb for Pierce Street and the entire alley. Call for transition at driveway/parking where appropriate. Curb along the alley should be placed on the r-o-w.

STORMWATER - Prior to DO

Set to DRAFT on 1/27/2025 4:04:10 PM

Issue created by Phuong Vo on 1/27/2025 4:04:10 PM
phuong.vo@myclearwater.com - 727-444-8228

Per IDF curves in City's drainage manual, for the 25-year event in zone 6 with a Tc of 60 minutes, the rainfall intensity (I) is 3.6 inches/hr. Please revise allowable discharge accordingly.

STORMWATER - Prior to DO

Set to DRAFT on 1/27/2025 4:03:34 PM

Issue created by Phuong Vo on 1/27/2025 4:03:34 PM
phuong.vo@myclearwater.com - 727-444-8228

Per IDF curves in City's drainage manual, for the 25-year event in zone 6 with a Tc of 60 minutes, the rainfall intensity (I) is 3.6 inches/hr. Please revise allowable discharge accordingly.

TRAFFIC ENG - Prior to DO: Bicycle Parking

Set to DRAFT on 1/27/2025 11:56:50 AM

Issue created by Raymond Dresch on 1/27/2025 11:56:50 AM
Issue is attached to Plans on sheet A-101
raymond.dresch@myclearwater.com - 727-444-8775

--1-- Provide dimensions between racks and adjacent walls and walkways. Bicycles parked in opposition to each other on a single inverted-u style racks have a footprint of roughly 32 inches (handlebar to handlebar) width and 84 inches (wheel to wheel) length.

--2-- See Section 3-1411 for more details. Link:

https://library.municode.com/fl/clearwater/codes/community_development_code?nodet=PTICODECO_ART3DEST_DIV14PALO_S3-1411BIPA

TRAFFIC ENG - Prior to DO: East Side Access Road

Set to DRAFT on 1/27/2025 11:43:21 AM

Issue created by Raymond Dresch on 1/27/2025 11:43:21 AM
Issue is attached to Plans on sheet A-101
raymond.dresch@myclearwater.com - 727-444-8775

--1-- Adjacent east driveway shown as one-way with impacting access to the adjacent property to the north. Existing access easement is ingress/egress.

--2-- One-way road way needs additional markings and signage throughout.

--3-- NE ADA 90 degree parking requires 24 feet of rear maneuver space, adjacent future stairs and ADA ramp encroach into the maneuver space.

--4-- Show roadway width dimensions along this access road.



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TELEPHONE (727) 562-4567

TRAFFIC ENG - Prior to DO: Level 1 & 2

Set to DRAFT on 1/27/2025 12:29:16 PM

Issue created by Raymond Dresch on 1/27/2025 12:29:16 PM

Issue is attached to Plans on sheet A-101

raymond.dresch@myclearwater.com - 727-444-8775

*** Multiple comments apply to ALL LEVELS ***

--1-- (ENTRY) Section 3-1402.I.9. A ten-foot long transition ramp with a 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 ten percent or greater.

--2-- (ALL) Section 3-1402.I.4. Columns shall not encroach into the required area of a parking space except at the end of a parking space where another parking space or a wall abuts the parking space. Such projection shall not encroach into the corner of a parking space by more than one foot in any direction, front to back or side to side.

--3-- (ALL) Section 3-1402.I.10. When parking spaces are provided on a ramp, the slope shall be less than 6 percent. Show percent grade for all ramps.

--4-- (ALL) Show dimensions for ADA parking space and associated access aisle.

--5-- (ALL) Provide vertical clearance. Section 3-1402.I.1. The minimum clear height throughout the garage shall be seven feet zero inches and shall be eight feet two inches for van-accessible handicapped parking spaces including ingress and egress drive aisles to these spaces.

TRAFFIC ENG - Prior to DO: Level 3 & 4

Set to DRAFT on 1/27/2025 5:01:15 PM

Issue created by Raymond Dresch on 1/27/2025 5:01:15 PM

Issue is attached to Plans on sheet A-102

raymond.dresch@myclearwater.com - 727-444-8775

***See comments from Level 1 & 2 marked for all levels.

--1-- Parking spaces adjoining a wall/obstruction are recommended to have an additional 1 foot of clear space on the side of the obstruction to ensure operator/passenger access. The additional clear space mimics the space typically available between vehicles parked in adjoining spaces.

TRAFFIC ENG - Prior to DO: Level 5-6 & 7

Set to DRAFT on 1/27/2025 5:14:51 PM

Issue created by Raymond Dresch on 1/27/2025 5:14:51 PM

Issue is attached to Plans on sheet A-103

raymond.dresch@myclearwater.com - 727-444-8775

***See comments from Level 1 & 2 marked for all levels.

--1-- Remove break lines on ramp between Level 6.5 & 7 as the transition between sheets begins at Level 6.5 where the storage area differs from Level 5.

TRAFFIC ENG - Prior to DO: Level 7 (Roof)

Set to DRAFT on 1/27/2025 5:15:43 PM

Issue created by Raymond Dresch on 1/27/2025 5:15:43 PM

Issue is attached to Plans on sheet A-141

raymond.dresch@myclearwater.com - 727-444-8775

***See comments from Level 1 & 2 marked for all levels.

TRAFFIC ENG - Prior to DO: Site Plan

Set to DRAFT on 1/27/2025 11:13:49 AM

Issue created by Raymond Dresch on 1/27/2025 11:13:49 AM

Issue is attached to Plans on sheet CS1001

raymond.dresch@myclearwater.com - 727-444-8775

--1-- Duke transformer pad shows elements within the Sight Visibility Triangle (SVT), provide dimensions to confirm compliance or relocate out of the SVT.

--2-- Wall located within the SVT along the east side of driveway off Pierce (south P/L).

--3-- There is no curb cut/driveway shown to provide access for Solid Waste. Structural support located in area of SW access drive.

--4-- SW corner commercial/retail space - is the only ADA access from the second/north set of doors along Osceola?

--5-- Show dimensions along east roadway to validate parking design - note: 90 degree parking requires 24 feet of backing maneuver space (ADA spaces).

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.