



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, July 6, 2023

8:30 AM - Staff Review

9:05 AM

Case number: [ANX2023-06006 -- 1862 McCauley RD](#)

Owner(s): Ronald Pollack
1862 Mccauley Rd
Clearwater, FL 33765-1511
PHONE: (727) 692-8624, Fax: No fax, Email: No email

Applicant: Ronald Pollack
1862 Mccauley Rd
Clearwater, FL 33765-1511
PHONE: (727) 692-8624, Fax: No fax, Email: No email

Representative: Ronald Pollack
1862 Mccauley Rd
Clearwater, FL 33765-1511
PHONE: (727) 692-8624, Fax: No fax, Email: No email

Location: 1.261 acres located on the west side of McCauley Road approximately 790 feet southeast of Sunset Point Road.

Atlas Page: 263B

Zoning District: LDR - Low Density Residential

Request: This case involves a request for voluntary annexation into the City of Clearwater. It is proposed that the property be assigned an initial Future Land Use Map designations of Residential Estate (RE) and Water/Drainage Feature and an initial zoning category of Low Density Residential (LDR).

Proposed Use: Detached Dwellings

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

Assigned Planner: Dylan Prins, Long Range Planner



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Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	06/13/2023	Prins
Parks and Rec Review	No Comments	06/18/2023	Kader
Engineering Review	Comments	06/20/2023	Vaughan
Public Utilities Review	No Comments	06/20/2023	Vacca
no comments			
Stormwater Review	No Comments	06/22/2023	Vo
Environmental Review	No Comments	06/26/2023	Kessler
Planning Review	No Comments	06/26/2023	Prins
Traffic Eng Review	No Response	06/29/2023	Prins
Land Resource Review	No Response	06/29/2023	Prins
Fire Review	No Response	06/29/2023	Prins
Harbor Master Review	No Response	06/29/2023	Prins
Solid Waste Review	No Response	06/29/2023	Prins



The DRC reviewed this application with the following comments:

Engineering Review Kyle Vaughan kyle.vaughan@myclearwater.com 727-339-2108

General Comments (Acknowledge):

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

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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

TELEPHONE (727) 562-4567

9:10 AM

Case number: [FLD2023-06012 -- 1390 S MISSOURI AVE](#)

Owner(s): 54th Avenue East Realty Corp
6333 54th Ave N
St Petersburg, FL 33709-1703
PHONE: No phone, Fax: No fax, Email: No email

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

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

Location: northwest corner of South Missouri Avenue and Kingsley Street.

Atlas Page: 306A

Zoning District: C - Commercial

Request: The Community Development Board (CDB) is reviewing a termination of status as a nonconformity for off-street parking for a medical clinic in the Low Medium Density Residential (LMDR) District and Commercial (C) District for the property located at 1390 South Missouri Avenue. The project includes 44 off-street parking spaces and requests allowable flexibility from termination of status as a nonconformity for setbacks and landscape requirements (6-109 and 3-1202.G).

Proposed Use: Medical Clinic

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

Assigned Planner: Kevin Nurnberger, Senior Planner



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 TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	06/13/2023	Nurnberger
Planning Review	Comments	06/13/2023	Nurnberger
Harbor Master Review	No Review Required	06/13/2023	Nurnberger
Engineering Review	Comments	06/14/2023	Vaughan
Parks and Rec Review	No Comments	06/18/2023	Kader
Public Utilities Review	No Comments	06/20/2023	Vacca
no comments			
Traffic Eng Review	Comments	06/21/2023	Jordi
Stormwater Review	Comments	06/26/2023	Vo
Environmental Review	Comments	06/26/2023	Kessler
Fire Review	No Comments	06/29/2023	Hatten
Land Resource Review	Comments	06/29/2023	McDonnell

The DRC reviewed this application with the following comments:

Plan Room Issues:



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ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 6/14/2023 2:57:37 PM

Issue created by Kyle Vaughan on 6/14/2023 2:57:37 PM
kyle.vaughan@myclearwater.com - 727-339-2108

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

ENGINEERING - Prior to Building Permit

Set to DRAFT on 6/14/2023 2:59:02 PM

Issue created by Kyle Vaughan on 6/14/2023 2:59:02 PM
kyle.vaughan@myclearwater.com - 727-339-2108

Please revise plans to show the platted easements on the site.

ENGINEERING - Prior to CDB

Set to DRAFT on 6/26/2023 10:26:08 AM

Issue created by Kyle Vaughan on 6/26/2023 10:26:08 AM
kyle.vaughan@myclearwater.com - 727-339-2108

1. Please show proposed sidewalk improvements on site plan along Kingsley Street and Michigan Avenue with ADA ramps.
2. Please show new valley curb to be installed on Michigan Avenue.
3. Please indicate on site plan that the driveway apron on Kingsley Street will be brought to City standard.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 6/26/2023 11:24:15 AM

Issue created by Sarah Kessler on 6/26/2023 11:24:15 AM
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: Landscaping within Critical Root Zone

Set to DRAFT on 6/28/2023 4:25:55 PM

Issue created by Danny McDonnell on 6/28/2023 4:25:55 PM
danny.mcdonnell@myclearwater.com - 727-562-4575

Do not install shrubs within the critical root zone (2/3 of the dripline) of the existing trees to be preserved. Please replace shrubs inside the critical root zone with a smaller ground cover (such as Asiatic jasmine).



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LAND RESOURCE - Prior to CDB: Tree Preservation

Set to DRAFT on 6/28/2023 9:25:04 AM

Issue created by Danny McDonnell on 6/28/2023 9:25:04 AM
danny.mcdonnell@myclearwater.com - 727-562-4575

NOTE: Tree #52 is rated 2.5 and is currently slated to remain.

Provide a response to tree #52 rated 2.5. This rating indicates the tree can be preserved with irrigation (which is required) and soil aeration. Show these things on the plan to preserve the tree, unless vehicular conflicts are too severe.

PLANNING - Acknowledge Prior to CDB: visibility of electric equipment

Set to DRAFT on 6/13/2023 1:55:21 PM

Issue created by Kevin Nurnberger on 6/13/2023 1:55:21 PM
Issue is attached to Plans on sheet A3.1
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.

PLANNING - Acknowledge: signs

Set to DRAFT on 6/13/2023 1:54:04 PM

Issue created by Kevin Nurnberger on 6/13/2023 1:54:04 PM
Issue is attached to Plans on sheet C3-1
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

That any future freestanding sign(s) be a monument-style sign and that all signs be designed to match the exterior materials and color of the building.

PLANNING - Disclaimer

Set to DRAFT on 6/13/2023 1:28:06 PM

Issue created by Kevin Nurnberger on 6/13/2023 1:28:06 PM
Issue is attached to Plans on sheet C1-1
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

FLD 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.

In order to be reviewed by the CDB on August 15, 2023, 10 complete sets (revised as needed, folded and collated) and one electronic version (uploaded) must be submitted no later than noon July 14, 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.



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**PLANNING - Prior to a Certificate of Occupancy:
Landscaping**

Set to DRAFT on 6/13/2023 2:12:15 PM

Issue created by Kevin Nurnberger on 6/13/2023 2:12:15 PM
Issue is attached to Plans on sheet C4-1
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

All required landscaping shall be installed in accordance with an approved landscape plan, including all specified conditions to a particular development approval, and inspected prior to the issuance of a certificate of occupancy. In the event there are any changes to the approved landscape plan, such changes must be reviewed and approved and noted on the plan prior to notification for the final inspection for a certificate of occupancy.

PLANNING - Prior to CDB: Building Height

Set to DRAFT on 6/13/2023 1:30:37 PM

Issue created by Kevin Nurnberger on 6/13/2023 1:30:37 PM
Issue is attached to Plans on sheet A3.1
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Provide the height dimension of the building from grade to mid-point of the pitched roof.

**PLANNING - Prior to CDB: Clarify landscape buffer
widths/setbacks**

Set to DRAFT on 6/13/2023 2:27:34 PM

Issue created by Kevin Nurnberger on 6/13/2023 2:27:34 PM
Issue is attached to Plans on sheet C4-1
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

This application is for a termination of status of nonconformity for existing setbacks including the landscape buffer widths from property line to pavement. It appears the width of the west and south landscape buffers for perimeter of parking area on the landscape plan are wider than the width of the land area between the property line and the parking areas on the survey. I do not believe you can create new setbacks and ask for a termination of status of nonconformity for setbacks if you are creating the issue through this application. It is my understanding there can be no change to the existing setbacks on site for this to be a termination case. Clarify that no new setbacks to structures are being created by this development.

PLANNING - Prior to CDB: Demolition

Set to DRAFT on 6/13/2023 2:53:45 PM

Issue created by Kevin Nurnberger on 6/13/2023 2:53:45 PM
Issue is attached to Plans on sheet C2-1
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

This sheet shows the demolition of portions of the parking area to create new setbacks to pavement. I do not believe you can create new setbacks and ask for a termination for a setbacks to existing structures. I believed this was a termination of status for all existing setbacks to structures not just setbacks to building. I don't believe this case can be a termination case if you are creating new setbacks to existing structures.

PLANNING - Prior to CDB: Dumpster Enclosure

Set to DRAFT on 6/13/2023 1:50:44 PM

Issue created by Kevin Nurnberger on 6/13/2023 1:50:44 PM
Issue is attached to Plans on sheet C3-1
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Please add a note which provides that the dumpster enclosure will be finished to match the building regarding materials, color, fit and finish. In addition, please make sure that the dumpster is fully landscaped on all three sides.

PLANNING - Prior to CDB: front (west) setback

Set to DRAFT on 6/13/2023 3:01:48 PM

Issue created by Kevin Nurnberger on 6/13/2023 3:01:48 PM
Issue is attached to Plans on sheet C3-1
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Provide the front (west) setback in the northwest corner of the property where the parking area is being redesigned from the front (west) property line to the pavement. If it is new the front setback is 25 feet. It will have to be determined if this can remain a termination case rather than a residential infill for nonresidential parking area.



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TELEPHONE (727) 562-4567

PLANNING - Prior to CDB: interior landscaping

Set to DRAFT on 6/13/2023 1:57:52 PM

Issue created by Kevin Nurnberger on 6/13/2023 1:57:52 PM

Issue is attached to Plans on sheet C3-1

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

. Prior to CDB: Delineate the land area designated to interior landscaping requirements and provide the square footage and percentage in site data table. If the open space area is less than the required 10 percent add the deficiency to the Comprehensive Landscape Program request.

PLANNING - Prior to CDB: interior landscaping

Set to DRAFT on 6/13/2023 1:59:39 PM

Issue created by Kevin Nurnberger on 6/13/2023 1:59:39 PM

Issue is attached to Plans on sheet C4-1

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

Delineate the land area designated to interior landscaping requirements and provide the square footage and percentage in site data table. If the open space area is less than the required 10 percent add the deficiency to the Comprehensive Landscape Program request.

PLANNING - Prior to CDB: Landscape buffer widths

Set to DRAFT on 6/13/2023 2:00:29 PM

Issue created by Kevin Nurnberger on 6/13/2023 2:00:29 PM

Issue is attached to Plans on sheet C4-1

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

Please provide a width dimension for all landscape buffers.

PLANNING - Prior to CDB: LMDR and C Districts

Set to DRAFT on 6/13/2023 1:56:59 PM

Issue created by Kevin Nurnberger on 6/13/2023 1:56:59 PM

Issue is attached to Plans on sheet C3-1

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

Delineate the land area designated LMDR and the land area zoned C District on all applicable sheets

PLANNING - Prior to CDB: Outdoor Mechanical Equipment

Set to DRAFT on 6/13/2023 1:52:48 PM

Issue created by Kevin Nurnberger on 6/13/2023 1:52:48 PM

Issue is attached to Plans on sheet C3-1

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

Clarify the proposed location of any outdoor mechanical equipment. No equipment can be located between the principle building and a right-of-way. Also if they are located on the ground they need to be to the side of the building and screened from adjacent properties and the public right-of-way by use of a wall, fence or landscaping.

PLANNING - Prior to CDB: Parking space dimensions

Set to DRAFT on 6/13/2023 1:36:45 PM

Issue created by Kevin Nurnberger on 6/13/2023 1:36:45 PM

Issue is attached to Plans on sheet C3-1

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

Provide standard parking space dimensions for at a minimum one space per row to show the dimensions and the number of proposed parking spaces are code compliant.



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TELEPHONE (727) 562-4567

PLANNING - Prior to CDB: setbacks to sidewalks/walkways

Set to DRAFT on 6/13/2023 1:49:21 PM

Issue created by Kevin Nurnberger on 6/13/2023 1:49:21 PM

Issue is attached to Plans on sheet C3-1

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

Provide the front a side (north) setback dimensions for the sidewalk/walkway around the perimeter of the property from the property line to the sidewalks/walkways. Since the width of these walkways is greater than 42 inches wide and are located in a setback they are considered a structure. They must be included in the termination of status of nonconformity for setbacks to structures.

PLANNING - Prior to CDB: Sight visibility triangles

Set to DRAFT on 6/13/2023 1:39:16 PM

Issue created by Kevin Nurnberger on 6/13/2023 1:39:16 PM

Issue is attached to Plans on sheet C3-1

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

CDC Section 3-904.A. - The standard size sight visibility triangles at driveways is 20'x20'. Revise. 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

PLANNING - Prior to Certificate of Occupancy: site work

Set to DRAFT on 6/13/2023 3:52:26 PM

Issue created by Kevin Nurnberger on 6/13/2023 3:52:26 PM

Issue is attached to Plans on sheet C3-1

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

the site work building permit shall pass all final inspections.

STORMWATER - Prior to CDB

Set to DRAFT on 6/26/2023 12:15:04 PM

Issue created by Phuong Vo on 6/26/2023 12:15:04 PM

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

Please use on-site green landscape areas and large landscape islands for low impact stormwater design to show applicant's reasonable effort in trying meet City's redevelopment criteria.

TRAFFIC ENG - Prior to Building Permit- Parking lot

Set to DRAFT on 6/21/2023 3:01:25 PM

Issue created by Gus Jordi on 6/21/2023 3:01:25 PM

Issue is attached to Plans on sheet C3-1

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

1. please provide a typical dimension for parking spaces.
2. Please provide directional marking arrows in the driveways and parking isles.

TRAFFIC ENG - Prior to Building Permit-Sight Visibility Triangle

Set to DRAFT on 6/21/2023 3:03:43 PM

Issue created by Gus Jordi on 6/21/2023 3:03:43 PM

Issue is attached to Plans on sheet C3-1

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

The sight visibility triangles according to section 3-904 of the community development code must be 20'x20. please correct that.

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

9:30 AM

Case number: [FLS2022-10046 -- 0 POINSETTA AVE](#)

Owner(s): PHONE: No phone, Fax: No fax, Email: No email

Applicant: Mickool Properties, Llc
515 Orangewood Drive
Dunedin, FL 34698
PHONE: No phone, Fax: No fax, Email: Jaime.Maier@hwhlaw.Com

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

Location: One parcel located approximately 400 feet south of Union Street at the southwest corner of Poinsetta Avenue and Arbelia Street

Atlas Page: 251B

Zoning District: LMDR - Low Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing a proposed detached dwelling in the Low Medium Density Residential (LMDR) District on an unaddressed parcel on Poinsetta Avenue (Parcel ID: 03-29-15-12060-006-0090). The project proposes a building height of approximately 30 feet and will provide two off-street parking spaces and requests allowable flexibility from setback requirements (Community Development Code Section 2-203.C)

Proposed Use: Detached Dwellings

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

Assigned Planner: Thea French, Planner



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Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	10/11/2022	Diaz
Traffic Eng Review	No Comments	10/17/2022	Jordi
Public Utilities Review	No Comments	10/17/2022	Vacca
Engineering Review	Comments	10/21/2022	Ojeda
Environmental Review	Comments	10/21/2022	Kessler
Stormwater Review	Comments	10/21/2022	Vo
Land Resource Review	Comments	10/25/2022	Quinzi
Solid Waste Review	No Response	11/03/2022	Winget
Route to Meeting	Ready for DRC	11/03/2022	Winget
Planning Review	Comments	11/03/2022	Winget
Fire Review	No Response	11/03/2022	Winget
Parks and Rec Review	No Response	11/03/2022	Winget

The DRC reviewed this application with the following comments:

Plan Room Issues:



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TELEPHONE (727) 562-4567

ENGINEERING - General Notes (Acknowledge):

Set to ACCEPTED on 6/7/2023 8:19:39 AM

Issue created by David Ojeda on 10/21/2022 2:11:54 PM
ePermit@myclearwater.com - 727-562-4567

General Comments (Acknowledge):

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. Contractor shall request an easement inspection prior to any construction near an easement.
6. Proposed work is not to impact adjacent drainage ditch to the north.

HillWardHenderson on 5/15/2023 1:48:10 PM - ANSWERED

All comments acknowledged.

ENGINEERING - Prior to CDB

Set to ACCEPTED on 6/7/2023 8:27:54 AM

Issue created by David Ojeda on 10/21/2022 2:12:10 PM
ePermit@myclearwater.com - 727-562-4567

1. Please update site plan to show (5' utility) easement along the south and western property line, per Section 3-1909 no permanent structures shall fall within said easements.

HillWardHenderson on 5/15/2023 1:47:56 PM - ANSWERED

Easements added to site plan.

ENVIRONMENTAL - Prior to Building Permit

Set to ACCEPTED on 6/8/2023 5:18:46 PM

Issue created by Sarah Kessler on 10/21/2022 11:37:25 AM
sarah.kessler@myclearwater.com - 727-562-4897

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

HillWardHenderson on 5/15/2023 1:48:28 PM - ANSWERED

Acknowledged; will be provided prior to building permit.



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

LAND RESOURCE - Prior to DO - Tree Inventory

Set to ACCEPTED on 6/7/2023 8:27:41 AM

Issue created by Michael Quinzi on 10/27/2022 11:07:26 AM
michael.quinzi@myclearwater.com - 727-562-4558

The provided tree survey / landscape plan does not correctly identify species (the trees in the southwest corner are not camphors, also includes a pine when there is not a pine).

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.

HillWardHenderson on 5/15/2023 1:45:33 PM - ANSWERED

Tree inventory and TPP updated.

LAND RESOURCE - South Set Back - Prior to DO

Set to ACCEPTED on 6/7/2023 9:12:18 AM

Issue created by Michael Quinzi on 10/27/2022 11:01:07 AM
michael.quinzi@myclearwater.com - 727-562-4558

Prior to DO increase the south set back to 10 feet to reduce the impact to the large Live Oak trees on the adjacent property. Adjacent off-site trees (north and south) must be clearly shown and all impacts noted and mitigated before the DO is issued.

HillWardHenderson on 5/15/2023 1:46:01 PM - ANSWERED

Pursuant to conversations with staff, the south setback will remain at the proposed 5', however, post and lintel foundation will be utilized in the portion of the structure that is within the critical root zone. Please see the revised Tree Inventory and Tree Preservation Plan included in resubmittal.

LAND RESOURCE - Tree Preservation - Prior to DO

Set to ACCEPTED on 6/7/2023 10:19:20 AM

Issue created by Michael Quinzi on 10/25/2022 3:46:04 PM
michael.quinzi@myclearwater.com - 727-562-4558

The adjacent property to the south and north have large Live Oaks trees just a few feet from the property line that must be included in the Tree Preservation Plan. The project will have significant impacts on these trees which must be clarified and resolved prior to DO.

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

NOTE adjacent off-site trees up to 25 feet must be shown on the tree preservation plan.

HillWardHenderson on 5/15/2023 1:47:23 PM - ANSWERED

Tree inventory and TPP updated.



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

LAND RESOURCE - Tree Removal - Prior to DO

Set to ACCEPTED on 6/7/2023 8:31:00 AM

Issue created by Michael Quinzi on 10/25/2022 3:50:21 PM
michael.quinzi@myclearwater.com - 727-562-4558

Prior to DO acknowledge these Building Permit comments:

Apply for a Tree Removal permit and pay the associated fees. This must be done prior to issuance of the building permit.

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 to be removed that are rated 3.0 or greater will have to be mitigated to the city's tree fund at the rate of \$48 per inch. (It appears the deficit may be upwards of \$3,000, which needs to be clarified with the exact numbers and details of removals and replacements).

The mitigation total will be reduced according to the number of trees meeting city standards that are planted on site.

Prior to issuance of a certificate of occupancy you are required to install 4 code sized native shade trees or equivalents. These trees must meet the minimum code requirements and be installed

HillWardHenderson on 5/15/2023 1:47:08 PM - ANSWERED

Above Building Permit comments are acknowledged and will be complied with.

PLANNING - DRC Comments

Set to ACCEPTED on 6/29/2023 11:12:41 AM

Issue created by Edwin Diaz on 10/26/2022 4:01:58 PM
ePermit@myclearwater.com - 727-562-4567

1. Prior to development order, must provide a better version of the survey. The survey should have more accurate information, like the name of the surveyor and the date it was completed. The survey appears to be cut-off.
2. Prior to development order, regarding general applicability criteria #1, all flexibility applications must meet the general standards including CDC Section 3-914. A.1. that it is in harmony with the scale, bulk, coverage, density and character of the adjacent properties in which it is located. Must provide exact addresses and evidence of adjacent and surrounding properties with similar front setbacks of 5 feet along Arbelia St.
3. Prior to development order, all flexibility applications must meet the general standards, specifically CDC Section 3-914. A.5. that it is consistent with the community character of the immediate vicinity of the parcel proposed for development. Must provide exact addresses and evidence of adjacent and surrounding properties with similar front setbacks of 5 feet along Arbelia St.
4. Prior to development order, clarify that the garage will be removed.
5. Prior to development order, clarify if this is any adjacent parcel required off-street parking.
6. Prior to development order, clarify on your civil site plan that the north setback is a front and not a side. Update your civil site plan on your side setback. According to CDC Section 3-903.D, Corner lots shall have two front setbacks and two side setbacks.
7. Prior to development order, please add a note to the site plan which provides that mechanical equipment will be screened from view from adjacent properties and rights-of-way with fencing and or landscaping.
8. Prior to development order, clarify that 4 shade trees will be provided. Pursuant to CDC section 3-1205.D, four shade trees are required. Please indicate the location of these trees on the site plan. Existing trees to remain may be able to be counted. However, the existing trees to remain are camphor which are exotic invasive that do not count as shade trees.



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

HillWardHenderson on 5/15/2023 1:46:34 PM - ANSWERED

1. Prior to development order, must provide a better version of the survey. The survey should have more accurate information, like the name of the surveyor and the date it was completed. The survey appears to be cut-off.

Response: survey revised and updated to be accurate.

2. Prior to development order, regarding general applicability criteria #1, all flexibility applications must meet the general standards including CDC Section 3-914. A.1. that it is in harmony with the scale, bulk, coverage, density and character of the adjacent properties in which it is located. Must provide exact addresses and evidence of adjacent and surrounding properties with similar front setbacks of 5 feet along Arbelia St.

Response: in conversations with staff, front setback along Arbelia St. now proposed/revised to 10'. Please see revised plans and revised narrative detailing satisfaction with general applicability criteria.

3. Prior to development order, all flexibility applications must meet the general standards, specifically CDC Section 3-914. A.5. that it is consistent with the community character of the immediate vicinity of the parcel proposed for development. Must provide exact addresses and evidence of adjacent and surrounding properties with similar front setbacks of 5 feet along Arbelia St.

Response: same as above response.

4. Prior to development order, clarify that the garage will be removed.

Response: existing garage to be removed; site to be redeveloped in accordance with revised site plans.

5. Prior to development order, clarify if this is any adjacent parcel required off-street parking.

Response: the Applicant is not aware of any agreement with another parcel to provide off-street parking nor necessity of same.

6. Prior to development order, clarify on your civil site plan that the north setback is a front and not a side. Update your civil site plan on your side setback. According to CDC Section 3-903.D, Corner lots shall have two front setbacks and two side setbacks.

Response: site plan updated to confirm north setback is a front.

7. Prior to development order, please add a note to the site plan which provides that mechanical equipment will be screened from view from adjacent properties and rights-of-way with fencing and or landscaping.

Response: note added to site plan.

8. Prior to development order, clarify that 4 shade trees will be provided. Pursuant to CDC section 3-1205.D, four shade trees are required. Please indicate the location of these trees on the site plan. Existing trees to remain may be able to be counted. However, the existing trees to remain are camphor which are exotic invasive that do not count as shade trees.

Response: revised landscape plan conforms to this comment.

Thea French on 6/29/2023 11:12:41 AM - ACCEPTED

MET: The prior incompleteness comments have been met for clarity.

PUBLIC UTILITIES - prior to Building BCP

Set to OPEN on 6/29/2023 11:15:51 AM

Issue created by Michael Vacca on 6/20/2023 11:19:15 AM

Issue is attached to Plans on sheet F.2

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

Acknowledge

1. call out material and location of sewer cleanout with in project build.
2. call out location of of city installed water meter within project build/



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

STORMWATER - Prior to Building Permit

Set to ACCEPTED on 5/24/2023 5:56:15 PM

Issue created by Phuong Vo on 10/21/2022 6:38:20 PM
phuong.vo@myclearwater.com - 727-562-4752

Prior to Building Permit:

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.

HillWardHenderson on 5/15/2023 1:47:44 PM - ANSWERED

Acknowledged.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

9:35 AM

Case number: [FLS2023-04013 -- 36 LAUREL ST](#)

Owner(s): Henry Neal Conolly
36 Laurel St
Clearwater, FL 33767 110
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Jenni Balado
610 11th St
FI - Palm Harbor, FL 34683
PHONE: (727) 400-4399, Fax: No fax, Email: Jenni@loggerheadcontracting.Com

Representative: Jenni Balado
Loggerhead Contractor Service Llc
610 11th St
FI - Palm Harbor, FL 34683
PHONE: (727) 400-4399, Fax: No fax, Email: Jenni@loggerheadcontracting.Com

Location: Approximately 400 feet south of Union Street at the southwest corner of Poinsetta Avenue and Arbelia Street.

Atlas Page: 238A

Zoning District: LMDR - Low Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing a proposed building addition to an existing detached dwelling in the Low Medium Density Residential (LMDR) District for the property located at 36 Laurel Street. The proposed project will be approximately 30 feet in height or less, provides a minimum of two off-street parking spaces, and request 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
Clearwater Beach Association

Assigned Planner: Thea French, Planner



Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	06/09/2023	Crandall
Engineering Review	Comments	06/14/2023	Vaughan
Public Utilities Review	No Comments	06/20/2023	Vacca
no comments			
Traffic Eng Review	Comments	06/21/2023	Jordi
Stormwater Review	No Comments	06/21/2023	Vo
Environmental Review	Comments	06/26/2023	Kessler
Land Resource Review	No Comments	06/27/2023	McDonnell

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge): Set to DRAFT on 6/14/2023 10:36:33 AM

Issue created by Kyle Vaughan on 6/14/2023 10:36:33 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.

ENGINEERING - Prior to Building Permit Set to DRAFT on 6/14/2023 10:46:08 AM

Issue created by Kyle Vaughan on 6/14/2023 10:46:08 AM
 kyle.vaughan@myclearwater.com - 727-339-2108

1. Please show gas utility lines on site plan.
2. Please provide an updated survey showing the proposed addition and ties to property lines.

ENVIRONMENTAL - Prior to Building Permit Set to DRAFT on 6/26/2023 11:09:10 AM

Issue created by Sarah Kessler on 6/26/2023 11:09:10 AM
 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
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MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4567

PLANNING - Disclaimer - Acknowledge

Set to DRAFT on 6/28/2023 4:03:43 PM

Issue created by Thea French on 6/28/2023 4:03:43 PM
thea.french@myclearwater.com - 727-562-4567 x2297

Disclaimer: Please be aware that Staff has only reviewed your application for COMPLETENESS not for SUFFICIENCY. Completeness refers to whether all of the required items have been submitted NOT if they adequately meet applicable code requirements/provisions. Once the application has been determined to be complete a full review will be conducted by Staff for SUFFICIENCY. This review will determine compliance with all applicable Code provisions. Please note that additional comments may be generated at or after the application has been determined to be complete.

- It is ultimately the responsibility of the applicant to ensure that the request reflects what is wanted
- 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 - Flexibility Criteria (evidence) - application
pg 4

Set to DRAFT on 6/28/2023 3:59:24 PM

Issue created by Thea French on 6/28/2023 3:59:24 PM
thea.french@myclearwater.com - 727-562-4567 x2297

Page 4 of the application must be updated to include a response to the specific criteria. It is the responsibility of the applicant to clearly articulate the request and how it meets the code; however, it is the staff's assessment that this request would need to respond to the LMDR zoning code for level one residential infill project which is CDC Section 2-203. C. Section 3-914.A.1 and Section 3-914.A.5 – (Specific to Bruce Avenue)

#5, - The uses within the residential infill project are compatible with adjacent land uses: Where is the evidence? What are the addresses and permit numbers?

This is a two-part request:

1. Setback reduction on Laurel to 24 feet down to 10 feet where 25 feet is required. The previous approvals for 36 Laurel are examples. "36 Laurel Street has approved front setback reductions that had been established on prior FLS2020-03010 and FLS2010-08002".
2. Setback reduction on Bruce to 10 feet where 25 feet is required. This request lacks evidence for consistency in neighborhood patterns. Must provide evidence of other 10-foot front setbacks on Bruce.

TRAFFIC ENG - Prior to Building Permit- Sight visibility triangles

Set to DRAFT on 6/21/2023 5:32:44 PM

Issue created by Gus Jordi on 6/21/2023 5:32:44 PM
gus.jordi@myclearwater.com - 727-562-4775

Please follow section 3-904 of the community development code. The sight visibility triangles need to be added to the plan along both sides of each driveway and the front property line, and along the property lines adjacent to street corner. No structure or landscaping may be present or installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within the sight visibility triangle. Link:

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



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

9:55 AM

Case number: [FLS2023-05019 -- 25749 US HIGHWAY 19 N](#)

Owner(s): Encipher Llc
25749 Us Highway 19 N Ste 200
Clearwater, FL 33763 200
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Timothy Perenich
25749 Us Highway 19 North, Suite 200
Clearwater, FL 33763
PHONE: (727) 669-2828, Fax: No fax, Email: Ursula@perenichlaw.Com

Representative: Timothy Perenich
Perenich Law, PI
25749 Us Highway 19 North, Suite 200
Clearwater, FL 33763
PHONE: (727) 669-2828, Fax: No fax, Email: Ursula@perenichlaw.Com

Location: 1.450-acre property located on the east side of US Highway 19 N approximately 105 feet north of the intersection of US Highway 19 N and Dimmitt Drive.

Atlas Page: 233A

Zoning District: US 19 - US 19 Corridor Zoning

Request: The Development Review Committee (DRC) is reviewing a proposed medical clinic use in a portion of an existing building in the US 19 Zoning District (Subdistrict US19-Regional Center) for the property located at 25749 US Highway 19 N (Community Development Code Section B-303 – Table 2).

Proposed Use: Medical Clinic

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

Assigned Planner: Melissa Hauck-Baker, Senior Planner



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

Workflow:

Review Name	Task Status	Status Date	Last Name
Fire Review	No Comments	06/14/2023	Hatten
Engineering Review	Comments	06/14/2023	Vaughan
Parks and Rec Review	No Comments	06/18/2023	Kader
Public Utilities Review	No Comments	06/20/2023	Vacca
no comments			
Traffic Eng Review	Comments	06/21/2023	Jordi
Stormwater Review	No Comments	06/21/2023	Vo
Planning Review	Comments	06/22/2023	Hauck-Baker
Environmental Review	Comments	06/26/2023	Kessler
Land Resource Review	No Comments	06/29/2023	McDonnell
Determination of Completeness	Complete	07/06/2023	Hauck-Baker

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 6/14/2023 10:53:02 AM

Issue created by Kyle Vaughan on 6/14/2023 10:53:02 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.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 6/26/2023 11:10:48 AM

Issue created by Sarah Kessler on 6/26/2023 11:10:48 AM
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.

PLANNING - Findings of Fact

Set to DRAFT on 6/22/2023 9:12:36 AM

Issue created by Melissa Hauck-Baker on 6/22/2023 9:12:36 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

Findings of Fact: Applicant must acknowledge the accuracy of the following:

1. Background: The 1.450-acre subject parcel was originally platted as Lot 3 of the Cypress Point Shopping Center, Plat Book 87, pages 80-84, and features 280.3 of frontage along US 19 Frontage Road. The building is addressed as 25749 US 19 and is a two-story, 12, 104 GSF office building which was originally constructed in 1986. Historically, the building has served several financial institutions, a real estate group and is currently occupied by Perenich law office on the first floor and Cutler Capital investment group on the second floor.
2. The proposed project includes a change of use from office to medical clinic for a 3,356 square foot portion of the first floor. No other building modifications or additions are proposed.
3. A medical clinic in the US 19 Zoning District, Regional Subdistrict requires a Level One planning application, consistent with CDC Section B-303, CDC Table 2, which does not include use specific flexibility criteria. The applicant has properly addressed the General Applicability Criteria. The property features a Frontage Type C along US 19. The required off-street parking is 48-spaces, and the site provides 64-spaces, the maximum floor to area ratio permitted is 2.5 and the site exists at 0.192 and the maximum building height is 150 feet where the existing building is 30.3 feet in height.
4. BCP2023-030406 was filed on March 13, 2023, for first floor interior renovations with a job value of \$10,000.00 which is below the Pinellas County Property Appraiser, 25% structure valuation of \$211,124.00. Therefore, the project is exempt from CDC Section B-104.C.6.a with respect to Development Standards in Appendix B, Divisions 4, 5 and 6. The project is also exempt from parking and landscaping improvements as per CDC Section B-104.C.8.

PLANNING - Prior to DO

Set to DRAFT on 6/22/2023 9:20:12 AM

Issue created by Melissa Hauck-Baker on 6/22/2023 9:20:12 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

1. Clarify the square footage of that the proposed medical clinic use will occupy, the applicant references 3,258 square feet and the floor plan shows 3,356 square feet.
2. Confirm that the only interior modification required for the medical center to conduct business is the partition wall under review through permit BCP2023-030406.

TRAFFIC ENG - Prior to DO- Job Value

Set to DRAFT on 6/21/2023 5:11:57 PM

Issue created by Gus Jordi on 6/21/2023 5:11:57 PM
Issue is attached to Plans on sheet 1
gus.jordi@myclearwater.com - 727-562-4775

Please provide the job value . Community development code Section 3-1401 states:" Existing parking lots not meeting the requirements contained in this division shall be brought into full compliance under one or more of the following conditions: a. If an existing use is improved or remodeled in a value of 25 percent or more of the valuation of the existing principal structure as reflected on the property appraiser's current records. There may also be landscape requirement.

Plan Room Conditions:

No Plan Room Conditions on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

10:05 AM

Case number: [FLS2023-06022 -- 420 BAY AVE](#)

Owner(s): Oaks On The Bay Llc
5801 Ulmerton Rd Ste 200
Clearwater, FL 33760 395
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Brian Aungst
625 Court Street, Suite 200
Clearwater, FL 33756
PHONE: (727) 444-1403, Fax: (727) 442-8470, Email: Bja@macfar.Com

Representative: Brian Aungst
Macfarlane Ferguson & McMullen, P.A.
625 Court Street, Suite 200
Clearwater, FL 33756
PHONE: (727) 444-1403, Fax: (727) 442-8470, Email: Bja@macfar.Com

Location: located on the west side of Bay Avenue approximately 170 feet south of Pierce Street.

Atlas Page: 286A

Zoning District: D - Downtown

Request: The Development Review Committee (DRC) is reviewing a proposed 223-unit attached dwelling development (38 dwelling units allocated from the Public Amenities Incentive Pool) in the Downtown (D) District and the Downtown Core Character District for the property located at 420 Bay Avenue. The proposal includes a building height of 470 feet (from grade), a minimum of one off-street parking space per unit, requests allowable flexibility from setbacks, cross parcel connections, solid waste location, fencing location, architectural standards and an allocation of 38 dwelling units from the Public Amenities Incentive Pool. (Clearwater Downtown Redevelopment Plan, Community Development Code (CDC) Appendix C Sections 803.C.1, 803.D, 803.I.2, 803.J, 803.L and 301.A.2 under pending Ordinance No. 9664-23).

Proposed Use: Attached Dwellings

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

Assigned Planner: Mark Parry, Senior Planner



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

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	06/12/2023	Parry
Engineering Review	Comments	06/14/2023	Vaughan
Fire Review	Comments	06/20/2023	Hatten
Traffic Eng Review	Comments	06/21/2023	Jordi
Stormwater Review	Comments	06/21/2023	Vo
Public Utilities Review	Comments	06/22/2023	Vacca
acknowledge comments, prior to building permit			
Environmental Review	Comments	06/26/2023	Kessler
Land Resource Review	Comments	06/28/2023	Quinzi

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 6/14/2023 11:27:57 AM

Issue created by Kyle Vaughan on 6/14/2023 11:27:57 AM
kyle.vaughan@myclearwater.com - 727-339-2108

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



CITY OF CLEARWATER

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

ENGINEERING - Prior to BCP

Set to DRAFT on 6/14/2023 11:35:56 AM

Issue created by Kyle Vaughan on 6/14/2023 11:35:56 AM
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 on which the entrance is located. Contact Pawel Dembinski, Engineering Systems Coordinator (727) 562- 4767.

ENGINEERING - Prior to CDB

Set to DRAFT on 6/29/2023 2:35:15 PM

Issue created by Sarah Kessler on 6/29/2023 2:35:15 PM
sarah.kessler@myclearwater.com - 727-562-4897

Acknowledge that impacts to mangroves require additional permits from Pinellas County and potentially the state.
Acknowledge that development near the water's edge may require additional engineering or support to prevent erosion or subsistence of land.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 6/26/2023 11:14:51 AM

Issue created by Sarah Kessler on 6/26/2023 11:14:51 AM
sarah.kessler@myclearwater.com - 727-562-4897

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

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

FIRE - Prior to Development Order

Set to DRAFT on 6/20/2023 9:58:27 AM

Issue created by Keith Hatten on 6/20/2023 9:58:27 AM
Issue is attached to Plans on sheet A101
keith.hatten@myclearwater.com - 727-224-7368

Proposed Motor Lobby Canopy projections or any other building feature that extends out over the drive shall have minimum vertical clearance of 14ft.
Please acknowledge and show on plans.

FIRE - Prior to Development Order

Set to DRAFT on 6/20/2023 9:51:50 AM

Issue created by Keith Hatten on 6/20/2023 9:51:50 AM
Issue is attached to Plans on sheet C05.0
keith.hatten@myclearwater.com - 727-224-7368

Proposed hydrant shown shall be relocated to drive entrance and connected directly to existing 12" water main to provide need fire flow in accordance with NFPA 1 Chp 18.

FIRE - Prior to Development Order

Set to DRAFT on 6/20/2023 9:42:12 AM

Issue created by Keith Hatten on 6/20/2023 9:42:12 AM
Issue is attached to Plans on sheet C05.0
keith.hatten@myclearwater.com - 727-224-7368

Relocate FDC bank further away from the towers. Location shown is too close to the buildings.

LAND RESOURCE - Prior to BCP - LA1 Landscape Plan

Set to DRAFT on 6/27/2023 2:53:43 PM

Issue created by Michael Quinzi on 6/27/2023 2:53:43 PM
Issue is attached to Plans on sheet LA1
michael.quinzi@myclearwater.com - 727-562-4558

Not in ponds – As per CDC section 3-1202.D.3. Front slopes of stormwater retention areas may comprise up to 50 percent of any required landscape buffer width, provided that the slope is 4:1 or flatter and all required shrub plantings are not more than six inches below the top of the bank and provided that the buffer width is at least five feet in width.

Set to DRAFT on 6/27/2023 4:07:11 PM



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TELEPHONE (727) 562-4567

LAND RESOURCE - Prior to DO - ET1 Tree Inventory

Issue created by Michael Quinzi on 6/27/2023 4:07:11 PM

Issue is attached to Plans on sheet ET1

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

Include trees along the west perimeter (Mangroves Palms etc.)

Tree # 22 Live Oak shall be rated 3. Mitigation will be required.

LAND RESOURCE - Prior to DO - Inches Spreadsheet

Set to DRAFT on 6/28/2023 9:02:30 AM

Issue created by Michael Quinzi on 6/28/2023 9:02:30 AM

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

Revise Inches Spreadsheet to include mitigation for tree # 22 - 40 inch Live Oak, it's condition rating is to be changed to 3. Additionally 5 Phoenix dactylifera palms that are rated 3 or grater and receive a deficit of 2.5 inches each.

LAND RESOURCE - Prior to DO - Mangrove Trees

Set to DRAFT on 6/28/2023 9:56:27 AM

Issue created by Michael Quinzi on 6/28/2023 9:56:27 AM

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

The protection of Mangrove trees is regulated by Pinellas County any impact of Mangrove trees must be approved by them.

Revise Tree Inventory and Tree Preservation Plan to include Mangrove Trees.

LAND RESOURCE - Prior to DO - TP1 Tree Preservation Plan

Set to DRAFT on 6/27/2023 3:52:32 PM

Issue created by Michael Quinzi on 6/27/2023 3:52:32 PM

Issue is attached to Plans on sheet TP1

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

Include all utilities, irrigation, grade changes, sea wall, stormwater and stormwater swales on the Tree Preservation Plan.

Clarify how the western edge of the site will be stabilized. Seawalls?

For trees # 50 and 51 provide detail showing that the Shuffle Board Court will be removed by hand under tree canopies, do not allow heavy equipment under trees, work from outside of the canopy. Barricade size shall be increased after asphalt/concrete is removed. Show the dimensions of the tree barricades and if applicable root pruning.

Provide detail of the methodology for removing Brazilian Pepper trees while protecting Mangrove trees along the west perimeter.

Remove any trees on the site that are invasive species on the Florida Exotic Plant Pest Council most recent list.



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TELEPHONE (727) 562-4567

PLANNING - Awnings, canopies, etc.

Set to DRAFT on 6/13/2023 12:11:50 PM

Issue created by Mark Parry on 6/13/2023 12:11:50 PM

Issue is attached to Plans on sheet A111

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

SECTION C-408. Urban Residential 2 (Consistent with Street Type D); Flexibility for all Design Standards, below, is available per 803.N.

Not all sections include a separate call out for 803.N D) Ground Floor Facades & Entries

4. Canopies or other forms of weather protection shall be provided at front building entries to shared ground floor lobby space and shall meet the standards in Appendix C, Division 6

Additional details are needed to show compliance with this provision. Clarify that canopies or other forms of weather protection is provided at front building entries.

PLANNING - Bike parking

Set to DRAFT on 6/13/2023 12:10:38 PM

Issue created by Mark Parry on 6/13/2023 12:10:38 PM

Issue is attached to Plans on sheet A101

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

SECTION C-303. PERMITTED USES & PARKING C) Bicycle Parking

1. Long-term bicycle spaces parking requirements for new development, additions, and expansions are listed in Table 2. Long-Term Bicycle Parking;

2. Where provided, short-term bicycle parking areas shall be in highly visible locations along pedestrian walkways and near building entries.;

3. All short-term and long-term bicycle parking provided shall comply with the bicycle parking standards in Section 3-1411 of this Development Code."

A total of 56 long-term bike spaces are needed. The bike parking areas are noted. Clarify the number of provided spaces in each designated space. Clarify that the spaces meet CDC 3-1411. This data could be just added to the site data table as a line item and one of the bike parking areas could just be labeled with the number of spaces as "TYP").

PLANNING - Building Bays - upper floors

Set to DRAFT on 6/13/2023 12:22:15 PM

Issue created by Mark Parry on 6/13/2023 12:22:15 PM

Issue is attached to Plans on sheet A112

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

SECTION C-602. FACADE TREATMENT & DESIGN:

B) Facade Articulation; Flexibility may be permitted/available pursuant to 803.L.

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

Please add dimensions for upper floor façade bays. Flexibility may be needed pursuant to 803.L.



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TELEPHONE (727) 562-4567

PLANNING - Building Entry - design

Set to DRAFT on 6/13/2023 12:27:27 PM

Issue created by Mark Parry on 6/13/2023 12:27:27 PM
Issue is attached to Plans on sheet A112
mark.parry@myclearwater.com - 727-562-4741

SECTION C-605. BUILDING ENTRIES:

B) Design Treatment:

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

Clarify where the primary building entries area. It may be necessary to provide some details/close up perspectives/elevations.

PLANNING - Changes in Plane

Set to DRAFT on 6/13/2023 12:23:30 PM

Issue created by Mark Parry on 6/13/2023 12:23:30 PM
Issue is attached to Plans on sheet A112
mark.parry@myclearwater.com - 727-562-4741

SECTION C-602. FACADE TREATMENT & DESIGN:

B) Facade Articulation; Flexibility may be permitted/available pursuant to 803.L and N.

4. Vertical or horizontal changes in the plane of a building facade for step backs, facade articulation, or other purposes shall be differentiated by architectural features including but not limited to coping, balustrades, cornice lines, change in materials, or changes in color.

Additional information regarding façade articulation and differential architectural features needed to show compliance with this provision. Flexibility may be needed pursuant to 803.L.

PLANNING - Density Pool - TDR

Set to DRAFT on 6/13/2023 12:09:35 PM

Issue created by Mark Parry on 6/13/2023 12:09:35 PM
Issue is attached to Plans on sheet C01.0
mark.parry@myclearwater.com - 727-562-4741

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

Clarify that it is understood that no unit allocated from the Pool may not be transferred off site. We can just add that as a note to the site data table, I think.

PLANNING - Façade Materials - prohibited

Set to DRAFT on 6/13/2023 12:24:03 PM

Issue created by Mark Parry on 6/13/2023 12:24:03 PM
Issue is attached to Plans on sheet A112
mark.parry@myclearwater.com - 727-562-4741

SECTION C-602. FACADE TREATMENT & DESIGN:

E) Prohibited Glass Treatments on Ground Floors: Flexibility may be permitted/available pursuant to 803.M and N. The use of reflective, translucent, fritted, and other forms of non-transparent glass in wall and window systems on ground floor facades is prohibited.

Please add a note regarding the prohibition of certain glass treatments to the elevations.



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PLANNING - Fence/wall - location

Set to DRAFT on 6/13/2023 12:13:41 PM

Issue created by Mark Parry on 6/13/2023 12:13:41 PM

Issue is attached to Plans on sheet C03.0

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

SECTION C-506. LANDSCAPE & FENCING/WALLS:

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

Fencing is shown between the buildings and the street. Flexibility needed 803.D. This component of flexibility was not provided by the applicant although staff noted that it may be something needed. Staff opted to include the request with the public notification. The options are to move the fence back so it is not between the street and the building or revise your request to include a response to the flexibility criterion pursuant to 803.D which provides that "Where flexibility is approved, wall, railing, fence or other similar improvement height shall be 6 feet maximum, and any portion above 3 feet in height shall be at least 50 percent open (i.e., picket style)".

PLANNING - Fence/Wall - prohibited

Set to DRAFT on 6/13/2023 12:15:08 PM

Issue created by Mark Parry on 6/13/2023 12:15:08 PM

Issue is attached to Plans on sheet C03.0

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

SECTION C-506. LANDSCAPE & FENCING/WALLS:

B) Fences & Walls: Flexibility may be permitted/available pursuant to 803.N.

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

Add a note to this effect (prohibition of chainlink, razor wire, barbed wire, etc.) on the site plan.

PLANNING - Flexibility Needed pursuant to 803.D

Set to DRAFT on 6/13/2023 12:15:54 PM

Issue created by Mark Parry on 6/13/2023 12:15:54 PM

Issue is attached to Plans on sheet C03.0

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

"1. Flexibility in the prohibition of walls, railings, fencing or other similar improvements in front of buildings with Workshop/Flex, Urban Residential 2, Neighborhood Infill or Neighborhood Conservation Frontages along Street Types D, E, and F may be approved where the placement of a wall, railing, fence or other similar improvement in front of the building does not negatively affect the project's pedestrian orientation or is found to be compatible with front setback conditions on abutting and nearby properties. Where flexibility is approved, wall, railing, fence or other similar improvement height shall be 6 feet maximum, and any portion above three feet in height shall be at least 50 percent open (i.e., picket style).; 2. Flexibility in the application of landscaping standards in front setbacks on buildings with Storefront 2, Urban Residential 1, Urban Residential 2, Neighborhood Infill and Neighborhood Conservation Frontages found in Section C-407.C, Section C-408.C, Section C-409.C, and Section C-410.C may be approved if pedestrian orientation is not adversely impacted and site functionality is improved. "

Response from applicant required.



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TELEPHONE (727) 562-4567

PLANNING - Flexibility Needed pursuant to 803.L?

Set to DRAFT on 6/13/2023 12:21:24 PM

Issue created by Mark Parry on 6/13/2023 12:21:24 PM

Issue is attached to Plans on sheet A112

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

Flexibility in meeting the facade design and articulation standards in Appendix C, Division 6, may be approved where the alternative design treatment provides a varied and interesting design, and the alternative treatment is integral to the building's design and results in facades of equal or better quality than the standards would produce.

Possible response needed if flexibility is needed.

PLANNING - FLS Disclaimer:

Set to DRAFT on 6/13/2023 12:34:45 PM

Issue created by Mark Parry on 6/13/2023 12:34:45 PM

Issue is attached to Plans on sheet C03.0

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.

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 prior to issuance of a DO unless otherwise noted.

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 - Ground floor awning, canopies - clearance

Set to DRAFT on 6/13/2023 12:26:41 PM

Issue created by Mark Parry on 6/13/2023 12:26:41 PM

Issue is attached to Plans on sheet A112

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

SECTION C-603. AWNINGS, CANOPIES, & BALCONIES:

1. Ground floor awnings, canopies, and other forms of shading devices or structures, where provided, shall comply with the following standards. b. Such devices and structures shall be permitted into required setbacks and over street rights-of-way provided a clearance of eight feet over grade is maintained.

Clarify if awnings/canopies are provided. If so, provided details which show dimensions showing ground clearance.



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TELEPHONE (727) 562-4567

PLANNING - Ground floor awning, canopies - lighting and material

Set to DRAFT on 6/13/2023 12:27:00 PM

Issue created by Mark Parry on 6/13/2023 12:27:00 PM
Issue is attached to Plans on sheet A112
mark.parry@myclearwater.com - 727-562-4741

SECTION C-603. AWNINGS, CANOPIES, & BALCONIES:

3. Awnings, canopies, or other forms of shading devices or structures shall not be backlit or constructed of high-gloss material or fabric which appears to be plastic, or be clad with barrel tiles, asphalt shingles, or other standard roofing materials.

Clarify if awnings/canopies are provided. If so, provided details which show that the proposed materials will be in compliance with this provision.

PLANNING - Ground floor awning, canopies - projection

Set to DRAFT on 6/13/2023 12:26:06 PM

Issue created by Mark Parry on 6/13/2023 12:26:06 PM
Issue is attached to Plans on sheet A112
mark.parry@myclearwater.com - 727-562-4741

SECTION C-603. AWNINGS, CANOPIES, & BALCONIES:

1. Ground floor awnings, canopies, and other forms of shading devices or structures, where provided, shall comply with the following standards. a. Such devices and structures shall project 5 feet minimum, 10 feet maximum from the front facade with the exception that in no case shall such projection be closer than five feet from the curblin.

Clarify if awnings/canopies are provided. If so, provided details which show projection dimensions.

PLANNING - Hurricane Shutters

Set to DRAFT on 6/13/2023 12:25:00 PM

Issue created by Mark Parry on 6/13/2023 12:25:00 PM
Issue is attached to Plans on sheet A112
mark.parry@myclearwater.com - 727-562-4741

SECTION C-602. FACADE TREATMENT & DESIGN:

H) Security & Hurricane Protection:

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.

Please add a note regarding hurricane shutters to the elevations.

PLANNING - LED

Set to DRAFT on 6/13/2023 12:25:41 PM

Issue created by Mark Parry on 6/13/2023 12:25:41 PM
Issue is attached to Plans on sheet A112
mark.parry@myclearwater.com - 727-562-4741

SECTION C-602. FACADE TREATMENT & DESIGN:

I) Facade Lighting:

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.

Please add a note to the elevations regarding the prohibition of LEDs.



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PLANNING - Mechanical - location

Set to DRAFT on 6/13/2023 12:28:38 PM

Issue created by Mark Parry on 6/13/2023 12:28:38 PM
Issue is attached to Plans on sheet C03.0
mark.parry@myclearwater.com - 727-562-4741

SECTION C-606. MECHANICAL EQUIPMENT:

A) Equipment Placement:

Equipment, shall be placed on roofs or to the rear or side of buildings and shall not be placed in front setbacks or between any street and any building.

Clarify where mechanical equipment will be located. A roof-top plan may be necessary.

PLANNING - Mechanical - screening, elevator penthouse

Set to DRAFT on 6/13/2023 12:31:44 PM

Issue created by Mark Parry on 6/13/2023 12:31:44 PM
Issue is attached to Plans on sheet C03.0
mark.parry@myclearwater.com - 727-562-4741

SECTION C-606. MECHANICAL EQUIPMENT:

B) Equipment Screening:

3. Elevator penthouses shall be designed to complement the design of street-facing building façades and shall be clad on all sides in material used on street-facing façades.

Please show elevator penthouse structures and clarify how they will be finished.

PLANNING - Mechanical - screening, general

Set to DRAFT on 6/13/2023 12:29:04 PM

Issue created by Mark Parry on 6/13/2023 12:29:04 PM
Issue is attached to Plans on sheet C03.0
mark.parry@myclearwater.com - 727-562-4741

SECTION C-606. MECHANICAL EQUIPMENT:

B) Equipment Screening:

1. Ground-mounted mechanical 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.

Clarify where mechanical equipment will be located and how it will be screened. A roof-top/screening plan may be necessary.

PLANNING - Mechanical - screening, rooftop

Set to DRAFT on 6/13/2023 12:31:22 PM

Issue created by Mark Parry on 6/13/2023 12:31:22 PM
Issue is attached to Plans on sheet C03.0
mark.parry@myclearwater.com - 727-562-4741

SECTION C-606. MECHANICAL EQUIPMENT:

B) Equipment Screening:

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

Clarify where mechanical equipment will be located and how it will be screened. A roof-top/screening plan may be necessary.



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PLANNING - No. Existing Units

Set to DRAFT on 6/13/2023 12:36:44 PM

Issue created by Mark Parry on 6/13/2023 12:36:44 PM
Issue is attached to Plans on sheet C01.0
mark.parry@myclearwater.com - 727-562-4741

Clarify the number of existing dwelling units

PLANNING - Parking Location/Design

Set to DRAFT on 6/13/2023 12:12:32 PM

Issue created by Mark Parry on 6/13/2023 12:12:32 PM
Issue is attached to Plans on sheet A101
mark.parry@myclearwater.com - 727-562-4741

SECTION C-408. Urban Residential 2 (Consistent with Street Type D);
E) Parking

1. In addition to the following standards, parking location, design and access shall meet the standards in Appendix C, Division 5.

Typical, parking spaces and drive aisle dimension lines and clarification of EV-ready spaces needed.

PLANNING - Parking Spaces

Set to DRAFT on 6/13/2023 12:09:57 PM

Issue created by Mark Parry on 6/13/2023 12:09:57 PM
Issue is attached to Plans on sheet A101
mark.parry@myclearwater.com - 727-562-4741

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

Typical dimensions are needed for standard and handicap parking spaces.

PLANNING - Permitted Density

Set to DRAFT on 6/13/2023 12:35:25 PM

Issue created by Mark Parry on 6/13/2023 12:35:25 PM
Issue is attached to page 2 in Oaks FLS Application.pdf
mark.parry@myclearwater.com - 727-562-4741

On page two of the FLD/FLS application under maximum permitted dwelling units, change that from 226 to 185.

PLANNING - Security - prohibited

Set to DRAFT on 6/13/2023 12:24:29 PM

Issue created by Mark Parry on 6/13/2023 12:24:29 PM
Issue is attached to Plans on sheet A112
mark.parry@myclearwater.com - 727-562-4741

SECTION C-602. FACADE TREATMENT & DESIGN:

H) Security & Hurricane Protection:

1. Security bars are prohibited on windows or doors visible from public streets, public sidewalks, or public spaces.

Please add a note to the elevations regarding the prohibition of security bars and such.

PLANNING - Shore Stabilization

Set to DRAFT on 6/29/2023 9:44:03 AM

Issue created by Mark Parry on 6/29/2023 9:44:03 AM
Issue is attached to Plans on sheet C03.0
mark.parry@myclearwater.com - 727-562-4741

Clarify how the western edge of the site will be stabilized. Seawalls? Please address CDC Section 3-907.A as related to distance from Preservation District.



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TELEPHONE (727) 562-4567

PLANNING - Sight Visibility Triangles

Set to DRAFT on 6/13/2023 12:32:34 PM

Issue created by Mark Parry on 6/13/2023 12:32:34 PM
Issue is attached to Plans on sheet C03.0
mark.parry@myclearwater.com - 727-562-4741

Section 3-904. - Sight visibility triangle.

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

Please show sight visibility triangles where the driveway and the front property line intersect. They are currently shown at the edge of the driveway and the edge of the street. This is the incorrect location.

PLANNING - Waterfront Sight Visibility Triangles

Set to DRAFT on 6/13/2023 12:32:49 PM

Issue created by Mark Parry on 6/13/2023 12:32:49 PM
Issue is attached to Plans on sheet C03.0
mark.parry@myclearwater.com - 727-562-4741

Section 3-904. - Sight visibility triangle.

B. To enhance views of the water from waterfront property, no structure or landscaping may be installed within the sight visibility triangle described in the following figure, with the exception of an at-grade swimming pool, at-grade deck, and a non-opaque fence not to exceed 48 inches in height.

Please show the required waterfront sight visibility triangles.

PLANNING - Waterfront. Parking

Set to DRAFT on 6/13/2023 12:20:42 PM

Issue created by Mark Parry on 6/13/2023 12:20:42 PM
Issue is attached to Plans on sheet C03.0
mark.parry@myclearwater.com - 727-562-4741

SECTION C-508. WATERFRONT DEVELOPMENT B) Parking

1. Residential uses along Clearwater Harbor shall be designed with parking garages or with parking areas internal to the site/building and screened from Clearwater Harbor.

Additional information needed to show compliance with this provision.

PUBLIC UTILITIES - prior to building permit

Set to DRAFT on 6/22/2023 2:22:25 PM

Issue created by Michael Vacca on 6/22/2023 2:22:25 PM
Issue is attached to Plans on sheet C05.0
mike.vacca@myclearwater.com - 727-265-1831

Acknowledge prior to building permit

1. per section 3-806, no Fence or wall may enclose any water meters / box or manhole. All water meters, Fire detector assemblies and fire hydrants to have uninstructed clearance around these apparatuses, Public Utilities shall have access and maintenance clearances.
2. call out, the water meter and fire detector assemblies, shall have separate wet taps from the existing water main.
3. call out, all on project site sanitary sewer manholes will be privately owned and maintained.
4. call out, the pipe material and sizes for both water and gravity mains
5. Reclaimed water is available for use
6. call out, due to the city allowing private fire hydrants, a double detector check valve assemblies shall be connected, making all building fire protection and fire hydrant(s) within the project privately owned and maintained

STORMWATER - Prior to DO

Set to DRAFT on 6/21/2023 7:06:16 PM

Issue created by Phuong Vo on 6/21/2023 7:06:16 PM
phuong.vo@myclearwater.com - 727-562-4752

Please acknowledge that comments will be forthcoming upon submittal of building permit application.

TRAFFIC ENG - Prior to DO- Site plan- Driveway radii

Set to DRAFT on 6/21/2023 4:26:14 PM

Issue created by Gus Jordi on 6/21/2023 4:26:14 PM
Issue is attached to Plans on sheet C03.0
gus.jordi@myclearwater.com - 727-562-4775

1. Minimum Driveway radii should be 25 feet.
2. Please provide radii at every corner with radius.

TRAFFIC ENG - Prior to DO- Site plan, Parking

Set to DRAFT on 6/21/2023 4:34:46 PM

Issue created by Gus Jordi on 6/21/2023 4:34:46 PM
Issue is attached to Plans on sheet C03.0
gus.jordi@myclearwater.com - 727-562-4775

1. Please provide parking isles dimension
2. please provide typical dimension for the different type of parking spaces

TRAFFIC ENG - Prior to DO- Traffic Impact study

Set to DRAFT on 6/21/2023 4:36:01 PM

Issue created by Gus Jordi on 6/21/2023 4:36:01 PM
Issue is attached to Plans on sheet C03.0
gus.jordi@myclearwater.com - 727-562-4775

Received TIA repo and are our comments:

1. Agree with the trip generation, distribution and capacity analysis and that there is no operational issue that needs to be addressed as a result of the development generated traffic.
2. Even though the plan shows bike parking, please address in the TIA report the bicycle access to the development- existing or planned bicycle infrastructure, if bicycle parking or lockers will be provided. Should provide a statement regarding that so all modes of access are addressed

TRAFFIC ENG - Prior to Do- Turning templates

Set to DRAFT on 6/21/2023 4:41:06 PM

Issue created by Gus Jordi on 6/21/2023 4:41:06 PM
Issue is attached to Plans on sheet C03.0
gus.jordi@myclearwater.com - 727-562-4775

1. Please provide turning templates for a 19' size passenger car in the parking deck at all turns including entering/exiting driveway .
2. Provide turning templates for a sanitary truck on the site plans and entering /exiting driveway.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.