



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

**DRAFT ACTION AGENDA
DEVELOPMENT REVIEW COMMITTEE**

Thursday, November 2, 2023

8:30 AM - Staff Review

9:00 AM

Case number: [FLD2023-05011 -- 685 BAY ESPLANADE](#)

Owner(s): Richard Esposito
699 Bay Esplandae
Clearwater, FL 33767
PHONE: No phone, Fax: No fax, Email: No email

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

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

Location: southeast corner of Bay Esplanade and Somerset Street

Atlas Page:

Zoning District: P - Preservation

Request: TBD

Proposed Use: Overnight Accomodations

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

Assigned Planner: Mark Parry, Senior Planner



Workflow:

| Review Name | Task Status | Status Date | Last Name |
|-------------------------------|-------------|-------------|-----------|
| Determination of Completeness | Complete | 10/04/2023 | Parry |
| Parks and Rec Review | No Comments | 10/10/2023 | Kader |
| Public Utilities Review | Comments | 10/13/2023 | Vacca |
| prior to building permit | | | |
| Stormwater Review | Comments | 10/17/2023 | Vo |
| Engineering Review | Comments | 10/17/2023 | Vaughan |
| Traffic Eng Review | Comments | 10/22/2023 | Jordi |
| Environmental Review | Comments | 10/24/2023 | Kessler |
| Land Resource Review | No Comments | 10/25/2023 | McDonnell |

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 10/17/2023 8:05:38 AM

Issue created by Kyle Vaughan on 10/17/2023 8:05:38 AM
 kyle.vaughan@myclearwater.com - 727-444-8232

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



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TELEPHONE (727) 562-4567

ENGINEERING - Prior to BCP

Set to DRAFT on 10/17/2023 8:10:07 AM

Issue created by Kyle Vaughan on 10/17/2023 8:10:07 AM
kyle.vaughan@myclearwater.com - 727-444-8232

- 1) Any new concrete driveway apron(s) constructed within the right-of-way shall be a minimum 6" thick fibrous concrete, and a minimum 3000 psi with 6" x 6" / 10 x 10 w.w.f. [sidewalks shall not be constructed within this apron area(s)]. Expansion joint will be required along the existing curb where applicable.
- 2) The City of Clearwater, at the applicant's expense, will remove/relocate any/all water and/or gas meters that have to be relocated as part of this permit, including reclaim water meters. (No meters shall be located within any impervious areas.)
- 3) 3' X 5' drive apron flares required where driveway connects to roadway or install an approved equal. Driveway apron shall not extend beyond extended side property line(s) per City of Clearwater Contract Specifications and Standards Index #103, page 2/2.
- 4) All sod, sidewalk, curb and sprinkler damage, if any, within the right-of-way shall be repaired/replaced prior to engineering final inspection.
- 5) Applicant shall obtain permanent address assignments from the Engineering Department. The address assignment shall correspond to the street on which the entrance is located. Contact Pawel Dembinski, Engineering Systems Coordinator (727) 562- 4767.
- 6) Provide a copy of the recorded Parcel Combination Request from Pinellas County.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 10/24/2023 10:11:33 AM

Issue created by Sarah Kessler on 10/24/2023 10:11:33 AM
sarah.kessler@myclearwater.com - 727-444-8233

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

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.

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

PLANNING - Dumpster Enclosure.

Set to DRAFT on 10/10/2023 12:05:30 PM

Issue created by Mark Parry on 10/10/2023 12:05:30 PM
Issue is attached to Plans on sheet C3.1
mark.parry@myclearwater.com - 727-444-8768

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

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

PLANNING - Dumpster Location.

Set to DRAFT on 10/10/2023 12:05:55 PM

Issue created by Mark Parry on 10/10/2023 12:05:55 PM
Issue is attached to Plans on sheet C3.1
mark.parry@myclearwater.com - 727-444-8768

Please show the location of solid waste accommodations.



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PLANNING - Dumpster Sizing.

Set to DRAFT on 10/10/2023 12:05:44 PM

Issue created by Mark Parry on 10/10/2023 12:05:44 PM

Issue is attached to Plans on sheet C3.1

mark.parry@myclearwater.com - 727-444-8768

Please show how solid waste will be accommodated on the site.

PLANNING - Duplicate Sheet 2.

Set to DRAFT on 10/10/2023 1:08:50 PM

Issue created by Mark Parry on 10/10/2023 1:08:50 PM

Issue is attached to Plans on sheet A3-7

mark.parry@myclearwater.com - 727-444-8768

This version of Sheet A3 simultaneously lists these drawings and sixth and seventh floor and fifth floor and as 7th and 8th floors. Please correct.

PLANNING - Duplicate Sheet 3.

Set to DRAFT on 10/10/2023 1:09:35 PM

Issue created by Mark Parry on 10/10/2023 1:09:35 PM

Issue is attached to Plans on sheet A4

mark.parry@myclearwater.com - 727-444-8768

Duplicate Sheet 3. This version of Sheet A3 simultaneously lists these drawings and sixth and seventh floor and fifth floor and as 7th and 8th floors. Please correct.

PLANNING - Duplicate Sheet.

Set to DRAFT on 10/10/2023 1:07:39 PM

Issue created by Mark Parry on 10/10/2023 1:07:39 PM

Issue is attached to Plans on sheet A3-5

mark.parry@myclearwater.com - 727-444-8768

Sheet A3 has been included twice. Please make sure to only submit one of each sheet.

PLANNING - Height as measured.

Set to DRAFT on 10/10/2023 12:04:04 PM

Issue created by Mark Parry on 10/10/2023 12:04:04 PM

Issue is attached to Plans on sheet A5

mark.parry@myclearwater.com - 727-444-8768

Clarify height(s) of all building components within 60 feet of Somerset Street. The maximum height within 60 feet of Somerset is 50 feet.

PLANNING - Height Permitted.

Set to DRAFT on 10/10/2023 12:04:21 PM

Issue created by Mark Parry on 10/10/2023 12:04:21 PM

Issue is attached to Plans on sheet A5

mark.parry@myclearwater.com - 727-444-8768

Pursuant to BBD II.A.1.c. Property throughout the remainder of the Old Florida District (beyond 60 feet of the southerly r-o-w line of Somerset Street) shall be permitted a maximum building height of 65 feet for attached dwellings and 75 feet for overnight accommodations. This provision supersedes any conflicting statement in the CDC which would include CDC Section 4-1403.C. The use includes 10 resort attached dwellings (attached dwellings) and one overnight accommodation unit. The building is primarily residential and is limited to no more than 65 feet in height where 75 feet is proposed. Please revise to provide no more than 65 feet in height.

PLANNING - Massing Study.

Set to DRAFT on 10/10/2023 12:08:16 PM

Issue created by Mark Parry on 10/10/2023 12:08:16 PM

Issue is attached to Plans on sheet A5

mark.parry@myclearwater.com - 727-444-8768

Please provide a massing study which demonstrates compliance with Beach by Design.



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TELEPHONE (727) 562-4567

PLANNING - Mechanical Equipment Location.

Set to DRAFT on 10/10/2023 12:04:48 PM

Issue created by Mark Parry on 10/10/2023 12:04:48 PM
Issue is attached to Plans on sheet C3.1
mark.parry@myclearwater.com - 727-444-8768

Please show the location of all proposed mechanical equipment.

PLANNING - Mechanical Equipment Screening

Set to DRAFT on 10/10/2023 12:05:11 PM

Issue created by Mark Parry on 10/10/2023 12:05:11 PM
Issue is attached to Plans on sheet C3.1
mark.parry@myclearwater.com - 727-444-8768

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. Fencing is permitted under separate permit. Existing fencing and landscaping counts.

PLANNING - Narrative Section D.1.

Set to DRAFT on 10/10/2023 12:36:47 PM

Issue created by Mark Parry on 10/10/2023 12:36:47 PM
Issue is attached to page 3 in NS11 Chan Club Proj Narr 2023-10-01.pdf
mark.parry@myclearwater.com - 727-444-8768

This section references resort attached dwellings and overnight accommodation uses at density up to 70 units per acre. This is factually inaccurate. RADs are permitted at a density of 30 dwelling units per acre. Overnight accommodations are permitted at a density of 50 units per acre. The referenced 70 units per acre is the alternative density which requires additional data to determine the permitted number of hotel units. The conclusion provided that the density is consistent with the Comprehensive Plan and BBD Please revise.

PLANNING - Narrative Section D.2..8.

Set to DRAFT on 10/10/2023 12:48:21 PM

Issue created by Mark Parry on 10/10/2023 12:48:21 PM
Issue is attached to page 7 in NS11 Chan Club Proj Narr 2023-10-01.pdf
mark.parry@myclearwater.com - 727-444-8768

The maximum permitted height is 65 feet for attached dwellings which this project is primarily. Please revise.

PLANNING - Narrative Section D.2.1.

Set to DRAFT on 10/10/2023 12:42:26 PM

Issue created by Mark Parry on 10/10/2023 12:42:26 PM
Issue is attached to page 5 in NS11 Chan Club Proj Narr 2023-10-01.pdf
mark.parry@myclearwater.com - 727-444-8768

This section provides that 17 hotel units is permitted at 50 units per acre. I calculate that 15 hotel units are permitted. It's also unclear what unit count the one and a half times the number proposed refers to. In other words, 10 dwelling units and one hotel unit are proposed (11 total units) where either nine dwelling units OR 15 hotel units are permitted. Please clarify.

PLANNING - Narrative Section D.2.16.

Set to DRAFT on 10/10/2023 12:50:03 PM

Issue created by Mark Parry on 10/10/2023 12:50:03 PM
Issue is attached to page 10 in NS11 Chan Club Proj Narr 2023-10-01.pdf
mark.parry@myclearwater.com - 727-444-8768

The proposed density is not in compliance with the Comp. Plan or BBD hence the need for a TDR. Please revise.



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TELEPHONE (727) 562-4567

PLANNING - Narrative Section D.2.6.

Set to DRAFT on 10/10/2023 12:45:32 PM

Issue created by Mark Parry on 10/10/2023 12:45:32 PM
Issue is attached to page 7 in NS11 Chan Club Proj Narr 2023-10-01.pdf
mark.parry@myclearwater.com - 727-444-8768

Please provide some additional details on how the exterior finished of the building is distinctive.

PLANNING - Narrative Section D.3.1.

Set to DRAFT on 10/10/2023 12:54:59 PM

Issue created by Mark Parry on 10/10/2023 12:54:59 PM
Issue is attached to page 13 in NS11 Chan Club Proj Narr 2023-10-01.pdf
mark.parry@myclearwater.com - 727-444-8768

The 70 dwelling units per acre noted is incorrect. The permitted density is 30 dwelling unit per acre and 50 hotel unit per acre. The 70 units per acre is the alternative density specific to overnight accommodations only. The request is not in compliance with the basic standards for the T district (hence the TDR component). AS noted in another comment, it's probably more accurate to address the specific use criteria for a mixed use rather than overnight accommodations. Please revise.

PLANNING - Next Steps:

Set to DRAFT on 10/10/2023 12:12:01 PM

Issue created by Mark Parry on 10/10/2023 12:12:01 PM
Issue is attached to Plans on sheet C1.1
mark.parry@myclearwater.com - 727-444-8768

Next Steps: The proposal is insufficient. This proposal must come back to DRC for an additional review. The next deadline is December 1, 2023 by noon which will result in a January 4, 2024 DRC.

PLANNING - Rooftop Occupancy.

Set to DRAFT on 10/10/2023 12:08:02 PM

Issue created by Mark Parry on 10/10/2023 12:08:02 PM
Issue is attached to Plans on sheet A5
mark.parry@myclearwater.com - 727-444-8768

Clarify if rooftop occupancy proposed. If so, please show that on a rooftop plan. Keep in mind that any shade structures for rooftop occupancy count towards height.

PLANNING - Side (South) Setback.

Set to DRAFT on 10/10/2023 12:06:32 PM

Issue created by Mark Parry on 10/10/2023 12:06:32 PM
Issue is attached to Plans on sheet C3.1
mark.parry@myclearwater.com - 727-444-8768

Please provide a dimension to the surface parking area along the south side of the site.

PLANNING - Sight Triangle.

Set to DRAFT on 10/10/2023 12:06:23 PM

Issue created by Mark Parry on 10/10/2023 12:06:23 PM
Issue is attached to Plans on sheet C3.1
mark.parry@myclearwater.com - 727-444-8768

The building encroaches into the sight visibility triangles along Somerset and the driveway.



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TELEPHONE (727) 562-4567

PLANNING - Specific Use Criteria.

Set to DRAFT on 10/10/2023 12:07:22 PM

Issue created by Mark Parry on 10/10/2023 12:07:22 PM

Issue is attached to Plans on sheet C1.1

mark.parry@myclearwater.com - 727-444-8768

Technically, as a combination of overnight accommodations and resort attached dwellings, the use is mixed use which is subject to the provisions of either 2-802.I or 2-803.P. So far it appears that the provisions of Table 2-802 for mixed use appear to be met (as modified by Beach by Design) therefore, the specific use criteria of 2-802.I are applicable and must be addressed. It appears that the only aspect of the proposal which renders the project a Level II Flexible Development application is the inclusion of the TDR component.

PLANNING - TDR Units.

Set to DRAFT on 10/10/2023 12:06:54 PM

Issue created by Mark Parry on 10/10/2023 12:06:54 PM

Issue is attached to Plans on sheet C1.1

mark.parry@myclearwater.com - 727-444-8768

TDR Units. The TDR lists two RADs to be transferred from 692 Bay Esplanade, the site data table also provides that two RADs and one hotel unit are to be transferred but the FLD application mentions one RAD TDR and one hotel unit TDR (page one of five). All components of the overall request need to correlate and agree.

With that all said, the size of the site (per the site data table) is 0.312 acres. One hotel unit at 50 units per acre requires 0.020 acres. Subtracting 0.020 acres from 0.312 acres yields 0.292 remaining acres. At 30 dwelling units per acre 0.292 acre yields eight units (rounded down per Code). An additional 20% yields nine dwelling units (BBD Section VII.A) where 10 dwelling units are proposed.

It appears that the only reason for the submittal of a TDR is to circumvent the 20 percent rule on the transfer of dwelling units. It appears that the primary use of the site is to be Resort Attached Dwellings. It's unclear how increasing the intensity of use by more than 20 percent of the otherwise permitted residential density will upgrade the immediate vicinity of the area. Staff is not in favor of the proposal as submitted and will recommend denial of the proposal.

PUBLIC UTILITIES - issues

Set to DRAFT on 10/13/2023 4:20:42 PM

Issue created by Michael Vacca on 10/13/2023 4:20:42 PM

Issue is attached to Plans on sheet C4.1

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

prior to building permit.

1. acknowledge, schedule, existing water meter(s) not used for the project, are required to be pulled and service lines cut and capped at the water main, by city staff.
2. acknowledge, schedule, the existing gravity laterals not used for the project are required to be plugged.



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TELEPHONE (727) 562-4567

STORMWATER - General conditions (please acknowledge)

Set to DRAFT on 10/23/2023 5:54:37 PM

Issue created by Phuong Vo on 10/23/2023 5:54:37 PM
phuong.vo@myclearwater.com - 727-444-8228

Please acknowledge the following conditions in a formal response letter:

1. DRC review is a prerequisite for Building Permit Review; additional comments will be forthcoming upon submittal of a Building Permit Application which requires revisions to the submitted calculations and plans as well as additional supporting information (including but not limited to geotechnical investigations, drainage computations and SUE data for any work proposed in the R-O-W, etc.).
2. A formal response letter shall accompany resubmittals detailing how each condition has been addressed.
3. Applicant shall obtain applicable required ERP permit from other agencies such as SWFWMD or FDEP.

STORMWATER - Prior to CDB

Set to DRAFT on 10/23/2023 5:53:26 PM

Issue created by Phuong Vo on 10/23/2023 5:53:26 PM
phuong.vo@myclearwater.com - 727-444-8228

Future infrastructure and maintenance work by the City on Somerset may interfere with site access at the proposed driveway on Somerset Dr. Please consider alternative site access.

TRAFFIC ENG - Multi-modal Impact Fee Estimate (Please acknowledge)

Set to DRAFT on 10/22/2023 2:57:10 PM

Issue created by Gus Jordi on 10/22/2023 2:57:10 PM
gus.jordi@myclearwater.com - 727-919-421-8370

Please acknowledge the following: Based on the associated plan at this time, the estimate for multi-modal impact fee is \$9,124.00. Please see the calculation sheet named "Multi-modal Impact Fee" in the Accela system under "Documents". Multi-modal impact fees are collected by the City prior to issuance of building permit or CO.

TRAFFIC ENG - Prior to CDB- Parking lot

Set to DRAFT on 10/22/2023 3:56:25 PM

Issue created by Gus Jordi on 10/22/2023 3:56:25 PM
gus.jordi@myclearwater.com - 727-919-421-8370

1. The isle width must be 24'. The isle is less than 24' at the point where the accessible space is located. Placing the sign in the accessible space caused the isle to be narrower than is acceptable.
2. Show on the plan directional arrows at the driveway entrance.
3. Show on the plan a stop sign at the driveway exit.

TRAFFIC ENG - Prior to CDB- Sight visibility triangles

Set to DRAFT on 10/22/2023 3:41:30 PM

Issue created by Gus Jordi on 10/22/2023 3:41:30 PM
gus.jordi@myclearwater.com - 727-919-421-8370

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 (not the edge of the street pavement), 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



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TELEPHONE (727) 562-4567

TRAFFIC ENG - Prior to CDB- Turn around area

Set to DRAFT on 10/22/2023 3:39:08 PM

Issue created by Gus Jordi on 10/22/2023 3:39:08 PM
gus.jordi@myclearwater.com - 727-919-421-8370

Please provide back-out maneuvering area at the end of the dead-end isle to accommodate turning around when all spaces are full and backing out of the last spaces at the end of the isle. The back-out maneuvering area should be large enough for one backing out maneuver to be sufficient to clear moving forward into the aisle. Please provide turning templates for a 19' size vehicle to show the backing out and moving forward maneuvers. See CDC Section 3-1402.J, Dead End Parking Aisles: link:
https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV14PALO

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

Case number: [TDR2023-08001 -- 692 BAY ESPLANADE](#)

Owner(s): Clearwater Jv li Llc
5391 Lakewood Ranch Boulevard
Suite 100
Sarasota, FL 34240
PHONE: (941) 737-0041, Fax: No fax, Email: No email

Applicant: Bruce Mclaughlin
Clearwater, FL
PHONE: (727) 595-7634, Fax: No fax, Email: Brucesandy@aol.Com

Representative: Bruce Mclaughlin
Clearwater, FL
PHONE: (727) 595-7634, Fax: No fax, Email: Brucesandy@aol.Com

Location: northeast corner of Bay Esplanade and Somerset Street

Atlas Page: 258A

Zoning District: T - Tourist

Request: TBD

Proposed Use:

Neighborhood Association(s):

Assigned Planner: Mark Parry, Senior Planner

Workflow:

| Review Name | Task Status | Status Date | Last Name |
|-------------------------------|-------------|-------------|-----------|
| Determination of Completeness | Complete | 10/04/2023 | Parry |
| Parks and Rec Review | No Comments | 10/10/2023 | Kader |
| Stormwater Review | No Comments | 10/17/2023 | Vo |
| Engineering Review | No Comments | 10/17/2023 | Vaughan |
| Environmental Review | No Comments | 10/24/2023 | Kessler |

The DRC reviewed this application with the following comments:

Planning Review **Mark Parry** **mark.parry@myclearwater.com** **727-444-8768**

See Planning comments under FLD2023-05011



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Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

9:45 AM

Case number: [FLD2023-10021 -- 635 MANDALAY AVE](#)

Owner(s): Clearwater Jv V Llc
5391 Lakewood Ranch Blvd Ste 100
Sarasota, FL 34240-8622
PHONE: No phone, Fax: No fax, Email: No email

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

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

Location: The north 0.280-acres of a 0.685-acre property located at the northeast and southeast corners of Mandalay Avenue and Royal Way.

Atlas Page: 258A

Zoning District: T - Tourist

Request: The Community Development Board (CDB) is reviewing an application for a proposed two-unit resort attached dwelling use in the Tourist (T) District and Old Florida Character District of Beach by Design for the property located at 635 Mandalay Avenue (a portion of the property previously addressed as 619/629/631/635 Mandalay Avenue). The project is 50 feet in height, includes a minimum of eight parking spaces and requests allowable flexibility from setback requirements and the Design Standards of the Old Florida District of Beach by Design (Community Development Code Section 2-803.L, Beach by Design Section II.A.4).

Proposed Use:

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

Assigned Planner: Mark Parry, Senior Planner



Workflow:

| Review Name | Task Status | Status Date | Last Name |
|-------------------------------|-------------|-------------|-----------|
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| prior to building permit | | | |
| Stormwater Review | Comments | 10/16/2023 | Vo |
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| Land Resource Review | Comments | 10/19/2023 | Quinzi |
| Traffic Eng Review | Comments | 10/22/2023 | Jordi |
| Environmental Review | Comments | 10/24/2023 | Kessler |
| Fire Review | No Comments | 10/26/2023 | Hatten |

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 10/18/2023 9:04:59 AM

Issue created by Kyle Vaughan on 10/18/2023 9:04:59 AM
 kyle.vaughan@myclearwater.com - 727-444-8232

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

ENGINEERING - Prior to Building Permit

Set to DRAFT on 10/18/2023 9:10:37 AM

Issue created by Kyle Vaughan on 10/18/2023 9:10:37 AM
kyle.vaughan@myclearwater.com - 727-444-8232

- 1) Any new concrete driveway apron(s) constructed within the right-of-way shall be a minimum 6" thick fibrous concrete, and a minimum 3000 psi with 6" x 6" / 10 x 10 w.w.f. [sidewalks shall not be constructed within this apron area(s)]. Expansion joint will be required along the existing curb where applicable.
- 2) The existing sidewalk within the right-of-way is to be removed to the nearest joint beyond the proposed drive apron/driveway and replaced per City standards by the applicant.
- 3) The City of Clearwater, at the applicant's expense, will remove/relocate any/all water and/or gas meters that have to be relocated as part of this permit, including reclaim water meters. (No meters shall be located within any impervious areas.)
- 4) 3' X 5' drive apron flares required where driveway connects to roadway or install an approved equal. Driveway apron shall not extend beyond extended side property line(s) per City of Clearwater Contract Specifications and Standards Index #103, page 2/2.
- 5) All sod, sidewalk, curb and sprinkler damage, if any, within the right-of-way shall be repaired/replaced prior to engineering final inspection.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 10/24/2023 10:14:38 AM

Issue created by Sarah Kessler on 10/24/2023 10:14:38 AM
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.

LAND RESOURCE - Inches Spreadsheet Prior To BCP

Set to DRAFT on 10/19/2023 4:21:06 PM

Issue created by Michael Quinzi on 10/19/2023 4:21:06 PM
Issue is attached to Plans on sheet 8
michael.quinzi@myclearwater.com - 727-444-8770

Silver Buttonwood and Wax Myrtle are accent trees and receive a credit of 2 inches caliper (not DBH) per each tree regardless of over all caliper.

LAND RESOURCE - Landscape Plan Prior To BCP

Set to DRAFT on 10/19/2023 4:08:25 PM

Issue created by Michael Quinzi on 10/19/2023 4:08:25 PM
Issue is attached to Plans on sheet 7
michael.quinzi@myclearwater.com - 727-444-8770

Change Foxtail palms to 10' CT not 10"

PARKS AND REC - Open Space Recreation Impact Fees

Set to DRAFT on 10/10/2023 5:40:09 PM

Issue created by Art Kader on 10/10/2023 5:40:09 PM
art.kader@myclearwater.com - 727-444-8302

For information purposes these two townhomes will owe Recreation impact fees prior to CO of \$2,024 for each dwelling unit or total \$4,048.

PLANNING - Fencing/Walls.

Set to DRAFT on 10/10/2023 9:10:01 AM

Issue created by Mark Parry on 10/10/2023 9:10:01 AM
Issue is attached to Plans on sheet 4
mark.parry@myclearwater.com - 727-444-8768

Clarify if fencing/walls are proposed. If so, show location, height, materials, fit and finish.



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TELEPHONE (727) 562-4567

PLANNING - Rear Setback.

Set to DRAFT on 10/10/2023 9:09:26 AM

Issue created by Mark Parry on 10/10/2023 9:09:26 AM
Issue is attached to Plans on sheet SK3
mark.parry@myclearwater.com - 727-444-8768

There is a dimension of 0'-7 3/4" to rear setback. There is no rear setback as the property is a corner lot with two fronts and two sides. In addition, I'm not sure what the dimension is actually measuring.

PLANNING - Side (east) setback.

Set to DRAFT on 10/10/2023 9:07:31 AM

Issue created by Mark Parry on 10/10/2023 9:07:31 AM
Issue is attached to Plans on sheet SK3
mark.parry@myclearwater.com - 727-444-8768

Clarify the dimension that calls out a '0'-6 3/4" side setback. I think this is incorrect.

PLANNING - Solid Waste.

Set to DRAFT on 10/10/2023 9:09:52 AM

Issue created by Mark Parry on 10/10/2023 9:09:52 AM
Issue is attached to Plans on sheet 4
mark.parry@myclearwater.com - 727-444-8768

Clarify where the solid waste containers will be staged for pick up.
Each unit will get one barrel for garbage and one recycling barrel, these must be stored properly, clarify where barrels will be stored when not placed out for collection.
It will be either the owner, maintenance, or renters responsibility to set barrels out for service no earlier than 24hrs. prior to the service day.

PUBLIC UTILITIES - issues

Set to DRAFT on 10/13/2023 4:37:37 PM

Issue created by Michael Vacca on 10/13/2023 4:37:37 PM
Issue is attached to Plans on sheet 5
mike.vacca@myclearwater.com - 727-265-1831

prior to building permit

1. Acknowledge, call out size and material used for sewer lateral connection. dependent upon lateral size, manhole may be required to be installed.
2. acknowledge, city side clean-out to be installed behind sidewalk, refer to city details.
3. acknowledge, call out size of Reclaimed water service on drawings.,
4. acknowledge, call out size of water taps, material to be used for installation and water meter with backflow devices sizes. service drawings.,

STORMWATER - Prior to CDB

Set to DRAFT on 10/16/2023 1:00:35 PM

Issue created by Phuong Vo on 10/16/2023 1:00:35 PM
phuong.vo@myclearwater.com - 727-444-8228

Please show on the revised plan the connection of the new storm pipe to tie to the existing manhole at intersection which has an outlet pipe of 30" in size rather than the current location with an 8" outfall pipe.

Please identify on the revise plan which portion of the proposed storm pipe is privately owned and maintained. Generally, the entire outfall (structure from private side to the first structure on the public side)

Please acknowledge that the following condition of approval will be added on the Development Order: Prior to the issuance of any building permit, revisions to the submitted calculations and plans as well as additional supporting information (including but not limited to geotechnical and SUE data, drainage computations, etc.) will be required to be submitted to and approved by Stormwater staff to ensure the project meets the City's specifications and design criteria;



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TELEPHONE (727) 562-4567

TRAFFIC ENG - Multi-modal Impact Fee (Acknowledge)

Set to DRAFT on 10/22/2023 5:46:41 PM

Issue created by Gus Jordi on 10/22/2023 5:46:41 PM
gus.jordi@myclearwater.com - 727-919-421-8370

Please acknowledge the following: Based on the associated plan at this time, the estimate for multi-modal impact fee is \$2496.00. Please see the calculation sheet named "Multi-modal Impact Fee" in the Accela system under "Documents". Multi-modal impact fees are collected by the City prior to issuance of building permit or CO. Loaded into Accela.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

10:05 AM

Case number: [FLS2023-10041 -- 1271 SANTA ROSA ST](#)

Owner(s): Estudio Kohon Usa Llc
1100 Cleveland St Apt 106
Clearwater, FL 33755 480
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Lucas Kohon
Clearwater
PHONE: No phone, Fax: No fax, Email: No email

Representative: Michael Hoffman
Advanced Engineering Consultants Llc
P.O. Box 2042
Tarpon Springs, FL 34688
PHONE: (321) 794-6465, Fax: No fax, Email: Mhoffman@advanced-engineers.Com

Location: located on the north side of Court Street bound by Court Street (south) and Santa Rosa Street (north) approximately 800 feet east of South Missouri Avenue.

Atlas Page: 287B

Zoning District: D - Downtown

Request: The Development Review Committee (DRC) is reviewing a proposed 23-unit attached dwelling use in the Downtown (D) District and the Downtown Gateway Character District for the property located at 1271 Santa Rosa Street. The proposal includes a building height up to 60 feet, a minimum of 23 off-street parking spaces (one space per dwelling unit), requests allowable flexibility from setbacks, building height, building orientation, fencing, location of parking, provision of cross-parcel connections, and façade design and articulation standards; and requests an allocation of nine dwelling units from the Public Amenities Incentive Pool. (Clearwater Downtown Redevelopment Plan, Community Development Code (CDC) Appendix C Sections C-301.A.2, C-803. B, C.1, 2 and 4, C-803.D.1, C-803.F.2.b, C-803.G, C-803.I.2, and C-803.L).

Proposed Use: Vacant

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

Assigned Planner: Mark Parry, Senior Planner



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 TELEPHONE (727) 562-4567

Workflow:

| Review Name | Task Status | Status Date | Last Name |
|---|-------------|-------------|-----------|
| Determination of Completeness | Complete | 10/09/2023 | Parry |
| Parks and Rec Review | No Comments | 10/10/2023 | Kader |
| This project has the option to be assessed Open Space Impact fees under the existing ordinance or the new ordinance going into affect on October 20. The developer has chosen the existing ordinance which being in the CRA district there are no Open Space Impact fees. | | | |
| Planning Review | Comments | 10/11/2023 | Parry |
| Public Utilities Review | No Comments | 10/13/2023 | Vacca |
| no comments | | | |
| Stormwater Review | Comments | 10/16/2023 | Vo |
| Engineering Review | Comments | 10/16/2023 | Vaughan |
| Traffic Eng Review | Comments | 10/17/2023 | Jordi |
| Environmental Review | Comments | 10/24/2023 | Kessler |
| Land Resource Review | Comments | 10/24/2023 | Quinzi |
| Fire Review | Comments | 10/27/2023 | Hatten |

The DRC reviewed this application with the following comments:

Plan Room Issues:



CITY OF CLEARWATER
PLANNING & DEVELOPMENT DEPARTMENT
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TELEPHONE (727) 562-4567

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 10/16/2023 10:27:59 AM

Issue created by Kyle Vaughan on 10/16/2023 10:27:59 AM
kyle.vaughan@myclearwater.com - 727-444-8232

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 10/16/2023 10:32:28 AM

Issue created by Kyle Vaughan on 10/16/2023 10:32:28 AM
kyle.vaughan@myclearwater.com - 727-444-8232

- 1) Any new concrete driveway apron(s) constructed within the right-of-way shall be a minimum 6" thick fibrous concrete, and a minimum 3000 psi with 6" x 6" / 10 x 10 w.w.f. [sidewalks shall not be constructed within this apron area(s)]. Expansion joint will be required along the existing curb where applicable.
- 2) The existing sidewalk within the right-of-way is to be removed to the nearest joint beyond the proposed drive apron/driveway and replaced per City standards by the applicant.
- 3) The City of Clearwater, at the applicant's expense, will remove/relocate any/all water and/or gas meters that have to be relocated as part of this permit, including reclaim water meters. (No meters shall be located within any impervious areas.)
- 4) 3' X 5' drive apron flares required where driveway connects to roadway or install an approved equal. Driveway apron shall not extend beyond extended side property line(s) per City of Clearwater Contract Specifications and Standards Index #103, page 2/2.
- 5) All sod, sidewalk, curb and sprinkler damage, if any, within the right-of-way shall be repaired/replaced prior to engineering final inspection.
- 6) Engineering driveway rough (#903) and final (#904) inspections are required. Use inspection call line 727.562.4580 to schedule.
- 7) Provide a copy of the recorded Parcel Combination Request from Pinellas County.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 10/24/2023 10:06:48 AM

Issue created by Sarah Kessler on 10/24/2023 10:06:48 AM
sarah.kessler@myclearwater.com - 727-444-8233

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

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.



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TELEPHONE (727) 562-4567

FIRE - Prior to Development Order

Set to DRAFT on 10/27/2023 11:59:03 AM

Issue created by Keith Hatten on 10/27/2023 11:59:03 AM

Issue is attached to Plans on sheet C-15

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

Please provide a single sheet Utility Plan.

Provide more detail as to location of Fire Main, DDCVA, New Hydrant, and FDC.

LAND RESOURCE - Irrigation Plan Prior To DO

Set to DRAFT on 10/26/2023 10:23:56 AM

Issue created by Michael Quinzi on 10/26/2023 10:23:56 AM

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

Irrigation Plan Required.

LAND RESOURCE - Landscape Plan / Inches Spreadsheet Prior To DO

Set to DRAFT on 10/20/2023 10:23:23 AM

Issue created by Michael Quinzi on 10/20/2023 10:23:23 AM

Issue is attached to Plans on sheet C-16

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

- Sabal Palms only receive a 1 inch credit each.

- Peregrina (*Jatropha integerrima*) is not an acceptable accent tree.

- Recalculate Inches Spread Sheet.

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

LAND RESOURCE - Tree Preservation Prior To DO

Set to DRAFT on 10/20/2023 10:06:56 AM

Issue created by Michael Quinzi on 10/20/2023 10:06:56 AM

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

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



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TELEPHONE (727) 562-4567

PLANNING - Building Base

Set to DRAFT on 10/12/2023 11:24:15 AM

Issue created by Mark Parry on 10/12/2023 11:24:15 AM

Issue is attached to Plans on sheet B-7

mark.parry@myclearwater.com - 727-444-8768

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

B) Facade Articulation; Flexibility may be permitted/available pursuant to 803.L and N. 1. Buildings shall be designed with clearly articulated bases to define the extent of the public realm, provide spatial enclosure, and mediate differences in scale between adjacent buildings. Building bases shall constitute the facades of the first one or two stories of the building. Distinctions between building bases and upper story facades shall be established through the use of changes in material and color, the use of minor step backs for upper story facades, and architectural molding, cornice lines, or other modest projections.

Additional details are needed to show compliance with this provision. A more articulated based could be created with the use of different materials on the ground floor, awnings over the windows, a more extensive use of windows. Generally, the ground floor bears very little difference from the upper floors.

PLANNING - Building Entry - design

Set to DRAFT on 10/12/2023 11:25:46 AM

Issue created by Mark Parry on 10/12/2023 11:25:46 AM

Issue is attached to Plans on sheet B-7

mark.parry@myclearwater.com - 727-444-8768

SECTION C-605. BUILDING ENTRIES: Flexibility may be permitted/available pursuant to 803.N. B) Design Treatment: Flexibility may be permitted/available pursuant to 803.N. Primary building entries, including main entries to individual tenant spaces and to lobbies used to access upper story building space, shall be distinguished by facade design, accomplished through the use of a combination of materials, articulation, or other architectural treatments such as variation in building height, arches, columns, towers, or similar treatments that provide interest to the building facade and draw attention to the entrance.

The primary entrance along the south façade appears somewhat non-descript. It might help to use different façade materials, articulation and an enhancement of the entryway. That could include a larger front porch/stoop (wider) and an off-set of the canopy (higher than the ones over the adjacent windows) or even a different shape such as arc.

PLANNING - Building Height

Set to DRAFT on 10/11/2023 1:54:41 PM

Issue created by Mark Parry on 10/11/2023 1:54:41 PM

Issue is attached to Plans on sheet B-7

mark.parry@myclearwater.com - 727-444-8768

SECTION C-302. BUILDING HEIGHT

B) Height Transitions & Step Backs; Flexibility may be permitted/available pursuant to 803.A. Permitted Max. Height = 55

Additional height requested as part of an allocation of intensity of use from the Pool. Clarify that the height difference between 58'-8" and 67'-8" is all mechanical equipment screening. Clarify the height of all mechanical equipment on the roof. The way it's presented it would appear that the height of 67'-8" is to roof not simply mechanical equipment enclosure.

Keep in mind that the 20% height increase gets the building to 66 feet.



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TELEPHONE (727) 562-4567

PLANNING - Building Setback

Set to DRAFT on 10/11/2023 1:55:39 PM

Issue created by Mark Parry on 10/11/2023 1:55:39 PM

Issue is attached to Plans on sheet C-6

mark.parry@myclearwater.com - 727-444-8768

SECTION C-406. WORKSHOP/FLEX FRONTAGE (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

B) Building Setbacks; Flexibility may be permitted/available per 803.N 1. Setbacks to Building

Please provide a side (west) setback dimension as measured from the property line(s) to the building which includes the upper story building outline. It appears that the upper story building outlines extends up to the west property line. It looks like there are balconies on the east and west sides of the building which encroach into the setbacks. CDC Section 3-908.D.1.provides that balconies, decks, bay windows, and similar features that linearly extend 50 percent or less of the width of the building wall to which they are attached shall be permitted to extend into a required setback area not more than 24 inches provided through access is not obstructed. Clarify the extent of balconies along the facade and the extent to which they encroach into any required setback. It also looks like the building will encroach into the setback along the east-west property line bifurcating the north and south halves along the west side of the site. Generally, it may be worthwhile to provide a simplified site plan which clearly shows the extents of the building (both at grade and above grade) and all proposed setbacks.

PLANNING - Building Setback

Set to DRAFT on 10/12/2023 11:20:23 AM

Issue created by Mark Parry on 10/12/2023 11:20:23 AM

Issue is attached to Plans on sheet C-6

mark.parry@myclearwater.com - 727-444-8768

SECTION C-409. NEIGHBORHOOD INFILL (Consistent with Street Type E); Flexibility for all Design Standards, below, is available per 803.N. Not all sections include a separate call out for 803.N B) Building Setbacks; Flexibility may be permitted/available per 803.G 1. Setbacks to Building

Flexibility needed (and requested) to increase the front (north) setback from 15 feet to 86 feet (estimated). Please provide a dimension line showing the setback from the front (north) property line to the building.

PLANNING - Density Pool - TDR

Set to DRAFT on 10/11/2023 1:52:33 PM

Issue created by Mark Parry on 10/11/2023 1:52:33 PM

Issue is attached to Plans on sheet G-1

mark.parry@myclearwater.com - 727-444-8768

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

The note includes with the site plan site data table that provides that nine units are allocated to the site from the Pool and that no intensity of use may be transferred off site at any time is noted. This caveat will be required to be added to the deed restriction.



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TELEPHONE (727) 562-4567

PLANNING - Density Pool - Tier 1; Specific

Set to DRAFT on 10/11/2023 1:48:47 PM

Issue created by Mark Parry on 10/11/2023 1:48:47 PM

Issue is attached to Plans on sheet G-1

mark.parry@myclearwater.com - 727-444-8768

SECTION C-301. DEVELOPMENT POTENTIAL A) Maximum Development Potential
Tier 1 Public Amenities Incentive Pool Criteria and Calculations

Clarify where the EV ready and EV installed spaces will go. A deed restriction will be required prior to issuance of any permits that specifies that a minimum of half the units (13 units) will rental units for the life of the project. The City will need to be a party to the deed restriction. Clarification (on both the City's and applicant's ends) is needed clarifying how and when the donation to the City's public art fund will be made.

PLANNING - Flexibility Needed pursuant to 803.C.1 and 2?

Set to DRAFT on 10/12/2023 11:21:07 AM

Issue created by Mark Parry on 10/12/2023 11:21:07 AM

Issue is attached to Plans on sheet C-6

mark.parry@myclearwater.com - 727-444-8768

Front building setbacks less than the minimums or greater than the maximums allowed in Appendix C, Division 4 may be approved for projects with a publicly-accessible outdoor open space or site constraints such as shape irregularities and/or the presence of natural features, existing utilities, utility easements, or access easements making meeting setback requirements impractical or infeasible. Where approved, the increase or reduction in front building setbacks shall be to the smallest extent practicable as determined by the Community Development Coordinator.

Applicant's Response: Flexibility for 803-C.1: A flexibility is being requested to allow for an 86'-1" front setback along Santa Rosa Street. The site contains two frontages which make it infeasible to comply with the front setback requirements for both Court Street and Santa Rosa Street. Court Street Frontage is considered the primary street frontage meeting LDC requirements, having a front setback of 5'. Santa Rosa is being considered the secondary street frontage which will require flexibility. Due to the site constraints of an irregularly shaped parcel, an innovative building and site design was created to meet as many requirements as possible. Due to the irregular shape of the site with offset / staggered parcels, the building placement is limited.

Staff's Response: Clarify why the north half of the property shown with a surface parking lot couldn't be covered with building. Essentially the top one or two floors could be removed to the north half of the property.



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TELEPHONE (727) 562-4567

PLANNING - Flexibility Needed pursuant to 803.C.4?

Set to DRAFT on 10/12/2023 11:18:42 AM

Issue created by Mark Parry on 10/12/2023 11:18:42 AM
Issue is attached to page 2 in Design Guidelines-Standards Narrative.pdf
mark.parry@myclearwater.com - 727-444-8768

Side and rear setbacks less than the minimum allowed in Appendix C, Division 4 may be approved for projects to allow for innovative site designs that advance the goals and objectives for the Clearwater Downtown Redevelopment Plan.

Applicant's Response: Flexibility for 803-C.4: A flexibility is being requested to allow for a 0' side setback for the West side of the property. The reduced setback is needed to allow for a multidimensional building design that allows for the upper stories to include the required recessed bays, as well as structural column placement to support the load of the proposed upper floors. Due to the site constraints of an irregular-shaped parcel, an innovative building and site design was created to meet as many requirements as possible. Side setbacks on the west side of the building were unable to meet the required 5' setback while also allowing for a multidimensional building design. The building includes bumped-out bays in the location that is being requested for flexibility and therefore is supporting the goals and objectives of the Clearwater Downtown Redevelopment Plan by promoting innovative and appealing building design.

Staff's Response: It's not clear how the shape of the lot affects the ability to meet side setbacks. The site appears to essentially be treated as two separate sites with the building located on the south portion and the surface parking lot on the north portion. It's also not clear how the design of the building (1) meets the basic requirements of Division 6 or (2) provides for an innovative design. Additional clarifications are needed as well as significant redesign of the site/building.

PLANNING - Floor to ceiling height

Set to DRAFT on 10/12/2023 11:19:46 AM

Issue created by Mark Parry on 10/12/2023 11:19:46 AM
Issue is attached to Plans on sheet B-7
mark.parry@myclearwater.com - 727-444-8768

SECTION C-406. WORKSHOP/FLEX FRONTAGE (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

2. Ground floor front building facades shall meet the following standards: e. The ground floor floor-to-structural-ceiling height shall be 14 feet minimum and ground floor building space shall be designed to meet Florida Building Code requirements for commercial uses. Provide height in feet.

Please provide dimensions showing compliance with this provision. Level 2 starting at 14'-8" is noted on the elevations but we need the floor to structural ceiling height dimension. The noted Level I First Floor Ceiling height of 14 feet but that appears to be measured from ground of 0'-0". It seems that with an FFE of 24' and an assumed grade of 22.58' (six percent off of a grade of 23.68') the floor to ceiling would be 12.58' (FFE to grade difference of 1.42' and then 14' - 1.42'). Please clarify/correct.

PLANNING - Height

Set to DRAFT on 10/11/2023 2:10:42 PM

Issue created by Mark Parry on 10/11/2023 2:10:42 PM
Issue is attached to page 2 in Design Guidelines-Standards Narrative.pdf
mark.parry@myclearwater.com - 727-444-8768

Keep in mind that the 20% height increase gets the building to 66 feet. Please revise this response.



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

PLANNING - Land Area

Set to DRAFT on 10/11/2023 1:53:13 PM

Issue created by Mark Parry on 10/11/2023 1:53:13 PM
Issue is attached to Plans on sheet G-1
mark.parry@myclearwater.com - 727-444-8768

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

Please include the lot area in square feet on the site data table to the third decimal point.

PLANNING - Mechanical - screening, elevator penthouse

Set to DRAFT on 10/12/2023 11:26:21 AM

Issue created by Mark Parry on 10/12/2023 11:26:21 AM
Issue is attached to Plans on sheet B-7
mark.parry@myclearwater.com - 727-444-8768

SECTION C-606. MECHANICAL EQUIPMENT: Flexibility may be permitted/available pursuant to 803.N.
B) Equipment Screening: Flexibility may be permitted/available pursuant to 803.N.
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.

Clarify the location and screening of the elevator penthouse.

PLANNING - Mechanical - screening, rooftop

Set to DRAFT on 10/12/2023 11:26:03 AM

Issue created by Mark Parry on 10/12/2023 11:26:03 AM
Issue is attached to Plans on sheet B-7
mark.parry@myclearwater.com - 727-444-8768

SECTION C-606. MECHANICAL EQUIPMENT: Flexibility may be permitted/available pursuant to 803.N.
B) Equipment Screening: Flexibility may be permitted/available pursuant to 803.N. 2. Rooftop-mounted mechanical equipment shall be screened by a parapet wall, articulated roofline or other roof screen, or similar device that is integrated into the building's architectural design and of a height equal to or exceeding the height of the mechanical equipment being screened.

Clarify that the height difference between 58'-8" and 67'-8" is all mechanical equipment screening. The way the elevations are shown it seems that the main roof is at 67'-8" where a maximum building height is permitted at 66' (with an additional 16 feet for mechanical equipment).

PLANNING - Planning Comments

Set to DRAFT on 10/26/2023 10:28:29 AM

Issue created by Mark Parry on 10/26/2023 10:28:29 AM
Issue is attached to Plans on sheet G-1
mark.parry@myclearwater.com - 727-444-8768

All planning comments to be addressed prior to the issuance of a DO.



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TELEPHONE (727) 562-4567

SOLID WASTE - Trash/recycling services

Set to DRAFT on 10/13/2023 3:25:49 PM

Issue created by Brandi Portalatin on 10/13/2023 3:25:49 PM
brandi.portalatin@myclearwater.com - 727-562-4920

Prior to DO.

Solid waste will not be driving on the property to service the containers. A concrete staging area will need to be implemented at curb side for maintenance to roll containers out on the scheduled service day. The enclosure should be built per code specs found in the City ordinance Sec. 32.284 (6) . The enclosure needs to be large enough to have a trash container and a recycling container. The largest container's that can be placed on wheels is a 4yd. Enclosure dimensions need to be added to the plans. The dimensions for the staging area needs to be added in the plans.

STORMWATER - Prior to Development Order

Set to DRAFT on 10/16/2023 2:34:24 PM

Issue created by Phuong Vo on 10/16/2023 2:34:24 PM
phuong.vo@myclearwater.com - 727-444-8228

1) Submit drainage computations showing the project complies with City's rational method for redevelopment criteria. Rainfall intensity and stone porosity do not comply with City's requirements. Demonstrate using a weir equation showing that post development discharge does not exceed pre development discharge.

2) Please maintain the proposed privately own drainage outfall and its associated structure(s) out of City's r-o-w as much as possible. Please add a structure for each bend.

TRAFFIC ENG - Multi-modal Impact Fee

Set to DRAFT on 10/17/2023 8:53:24 PM

Issue created by Gus Jordi on 10/17/2023 8:53:24 PM
gus.jordi@myclearwater.com - 727-919-421-8370

Please acknowledge that you will be responsible for a multi-modal impact fee in the amount of \$ 22,356.00. Please see the calculation sheet named "Multi-modal Impact Fee" in the Accela system under "Documents". This fee will need to be collected by the City prior to issuance of building permit or CO.

TRAFFIC ENG - Prior to DO- Parking spaces dimensions

Set to DRAFT on 10/17/2023 7:49:52 PM

Issue created by Gus Jordi on 10/17/2023 7:49:52 PM
Issue is attached to Plans on sheet C-4-SITE
gus.jordi@myclearwater.com - 727-919-421-8370

Please provide typical dimensions for the different types of parking spaces.

TRAFFIC ENG - Prior to DO- Radii of driveway entrance

Set to DRAFT on 10/17/2023 8:25:40 PM

Issue created by Gus Jordi on 10/17/2023 8:25:40 PM
Issue is attached to Plans on sheet C-4-SITE
gus.jordi@myclearwater.com - 727-919-421-8370

Please provide the radii for the driveway entrance and where the radius begins and ends. If compounded radii then show the beginning and end of each and show each radius dimension.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

TRAFFIC ENG - Prior to DO- Sight visibility triangle

Set to DRAFT on 10/17/2023 8:20:28 PM

Issue created by Gus Jordi on 10/17/2023 8:20:28 PM
gus.jordi@myclearwater.com - 727-919-421-8370

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 (not the edge of the street pavement). No structure or landscaping may be present or installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within the sight visibility triangle. Link:

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

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

10:50 AM

Case number: [FLD2023-08016 -- 1176 MANDALAY PT RD](#)

Owner(s): Arnold Bellini Iii
802 Taray De Avila
Tampa, FL 33613-1024
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Jeff Smith
150 State St. East
Oldsman
PHONE: No phone, Fax: No fax, Email: Jeffs@davisbews.Com

Representative: Jeff Smith
Davis Bews Design Group
150 State St. East
Oldsman
PHONE: No phone, Fax: No fax, Email: Jeffs@davisbews.Com

Location: located on the west side of Mandalay Point Road and a portion on the east side, approximately 1,200 feet north of Eldorado Avenue.

Atlas Page: 227A

Zoning District: LDR - Low Density Residential

Request: SUBJECT TO CHANGE: The Community Development Board (CDB) is reviewing a proposed detached dwelling as a Residential Infill Project seaward of the Coastal Construction Control Line (CCCL) in the Low Density Residential (LDR) and a portion of the parcel in the Open Space/Recreation (OS/R) District for the property located at 1176 Mandalay Point. The project will be 30 feet (from Base Flood Elevation) in height, includes two off-street parking spaces and requests setback flexibility for construction seaward of the CCCL (Community Development Code Sections 2-104.D and 3-905).

Proposed Use: Detached Dwellings

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

Assigned Planner: Melissa Hauck-Baker, Senior Planner



Workflow:

| Review Name | Task Status | Status Date | Last Name |
|--|-----------------------|-------------|-------------|
| Determination of Completeness | Complete | 08/08/2023 | Parry |
| Route to Meeting | Ready for DRC | 09/08/2023 | Winget |
| Development Review Committee | Plans Received | 10/02/2023 | PlanRoom |
| Review package submitted by: PUBLICUSER9690 | | | |
| Solid Waste Review | No Comments | 10/16/2023 | Portalatin |
| On behalf of solid waste there is no concern for this project except to ensure solid waste vehicles can access all residents every Thursday for service. Thank you. Brandi | | | |
| Planning Review | Comments | 10/17/2023 | Hauck-Baker |
| Engineering Review | No Comments | 10/23/2023 | Vaughan |
| Environmental Review | No Comments | 10/24/2023 | Kessler |
| Land Resource Review | No Comments | 10/25/2023 | McDonnell |
| Awaiting Re-Submittal | Return to DRC Meeting | 11/02/2023 | Hauck-Baker |

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to ACCEPTED on 10/16/2023 1:37:41 PM

Issue created by Kyle Vaughan on 8/11/2023 11:58:58 AM
 kyle.vaughan@myclearwater.com - 727-444-8232

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.

Brian Alvarez on 10/2/2023 11:06:55 AM - ANSWERED

Acknowledged.



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TELEPHONE (727) 562-4567

ENGINEERING - Prior to CDB

Set to DRAFT on 10/26/2023 12:34:52 PM

Issue created by Kyle Vaughan on 10/26/2023 12:34:52 PM
kyle.vaughan@myclearwater.com - 727-444-8232

Please acknowledge:

1. Applicant shall bring appurtenant seawalls up to code where it is found to be deficient - per Section 3-602 of the community development code: The elevation of sea walls on the west shore of Clearwater Harbor or Clearwater Bay shall be not less than six feet above mean sea level. The elevation of sea walls on the east shore of Clearwater Harbor or Clearwater Bay and on the shore of the Gulf of Mexico shall be not less than six feet above mean sea level.

2. Applicant shall be responsible for maintenance of appurtenant seawall - per Section 3-1502 of the community development code: All seawalls shall be maintained in structurally sound condition and shall comply with applicable building and coastal construction codes.

ENVIRONMENTAL - Prior to Building Permit

Set to ACCEPTED on 10/24/2023 10:10:16 AM

Issue created by Sarah Kessler on 8/25/2023 2:29:27 PM
sarah.kessler@myclearwater.com - 727-444-8233

Provide copy of FDEP CCCL permit.

Brian Alvarez on 10/2/2023 11:06:08 AM - ANSWERED

Will provide prior to permit, not able to upload files to this permit.

ENVIRONMENTAL - Prior to Building Permit

Set to ACCEPTED on 10/24/2023 10:10:01 AM

Issue created by Sarah Kessler on 8/25/2023 2:29:49 PM
sarah.kessler@myclearwater.com - 727-444-8233

No light shall be visible or extend in areas identified as Sea Turtle Nesting Areas during the nesting season (May 1 to October 31). Those areas where security and public safety require lighting, alternative light management approaches shall be applied. Provide evidence of sea turtle-friendly lighting in accordance with City code and state laws. Additional information is found on Florida Fish and Wildlife Conservation Commission's website including specific lighting guidelines (http://myfwc.com/media/418417/SeaTurtle_LightingGuidelines.pdf).

Brian Alvarez on 10/2/2023 11:00:07 AM - ANSWERED

Acknowledged.

PLANNING - Boardwalk Details.

Set to ACCEPTED on 10/17/2023 3:50:53 PM

Issue created by Mark Parry on 8/8/2023 10:26:21 AM
Issue is attached to Plans on sheet 1.0
mark.parry@myclearwater.com - 727-444-8768

A raised boardwalk is labeled but not clearly shown on the site plans. Please revise to show all proposed structures clearly on the site plan. This would involve darkening/thickening up the lines depicting the boardwalk as well as including some sort of patterned fill. Please provide detail on the boardwalk such as height, width and length. Please provide a cross section of the boardwalk.

Brian Alvarez on 10/2/2023 11:08:51 AM - ANSWERED

Added to set, sheet 1.3



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TELEPHONE (727) 562-4567

PLANNING - Building Height

Set to ACCEPTED on 10/17/2023 3:50:21 PM

Issue created by Mark Parry on 8/8/2023 10:29:36 AM
Issue is attached to Plans on sheet 3.0

mark.parry@myclearwater.com - 727-444-8768

Building Height. CDC Table 2-104 identifies that the permitted maximum height is 30 feet. CDC Section 8-102 provides the applicable definition of height and how it shall be measured. The plans shall be revised to show the dimension from DFE to midpoint or flat portion of the roof. All dimensions relating to NAVD must be removed. The plans show a dimension from DFE to the flat portion of the roof which is 28'-5" but fails to include a dimension to the midpoint of the pitched roof which appears to be 30'-5" and exceeds the maximum permitted building height of 30 feet and the application will need to return to DRC. Additionally, the height of the chimney extensions above the proposed roof height must be provided.

Brian Alvarez on 10/2/2023 11:08:34 AM - ANSWERED

Revised per the city's max height, changes on sheets 3.0,3.1,and 3.2

PLANNING - Disclaimer-Next Step

Set to ACCEPTED on 10/17/2023 3:47:37 PM

Issue created by Mark Parry on 8/8/2023 11:08:00 AM
Issue is attached to Plans on sheet C0V

mark.parry@myclearwater.com - 727-444-8768

The application has been deemed Insufficient due to the number of issues and pending impacts to the design as presented; and must return to DRC. The next submittal deadline is 12:00 pm on Monday, October 2, 2023 for the November 2,2023 DRC meeting. The submittal deadlines are posted online at: <https://www.myclearwater.com/Business-Development/Planning-and-Zoning-Approvals/Development-Review-Committee-DRCCommunity-Development-Board-CDB/Submittal-Calendar>

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

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

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

Failure to meet deadlines will delay your application.

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.

Brian Alvarez on 10/2/2023 11:07:38 AM - ANSWERED

Acknowledged, everything addressed in the new submittal.

PLANNING - Mechanical Equipment

Set to ACCEPTED on 10/17/2023 3:51:33 PM

Issue created by Mark Parry on 8/8/2023 10:23:51 AM
Issue is attached to Plans on sheet 1.0

mark.parry@myclearwater.com - 727-444-8768

Clarify where all mechanical equipment will be located (i.e., A/C, pool equipment) and include dimensions. Details regarding screening of all mechanical equipment from view of adjacent properties and rights-of-way consistent with CDC Section 3-903.I.

Brian Alvarez on 10/2/2023 11:09:24 AM - ANSWERED

Plans revised to reflect the screening from adjoining properties and dimensions.

Set to ACCEPTED on 10/17/2023 3:51:52 PM



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

PLANNING - Payment

Issue created by Mark Parry on 8/3/2023 8:11:10 AM
Issue is attached to Plans on sheet C0V
mark.parry@myclearwater.com - 727-444-8768

Due to an issue with PayPal, fees on your application were not paid at time of application and are now due. Please remit payment via check either hand delivered or mailed to the Planning & Development Department, 100 South Myrtle Avenue, Clearwater FL, 33756, to the attention of the case planner, Melissa Hauck-Baker, Isabel Winget, Administrative Assistant, and/or Ellen Crandall, Development Review Manager. Please make the check out to the Planning and Development Department and write the case number and address under memo to ensure proper processing. Payment must be received prior to resubmittal after the Development Review Committee meeting of September 7, 2023.

Brian Alvarez on 10/2/2023 11:14:30 AM - ANSWERED

Not sure what payment is due, can make payment as advised.

Brian Alvarez on 10/2/2023 11:14:45 AM - ANSWERED

Not sure what payment is due, can make payment as soon as advised.

PLANNING - Pool/Patio Grade

Set to ACCEPTED on 10/17/2023 3:45:12 PM

Issue created by Mark Parry on 8/8/2023 12:18:47 PM
Issue is attached to Plans on sheet 1.0
mark.parry@myclearwater.com - 727-444-8768

Clarify the grade of the pool/patio. A pool deck elevation of 19.33 feet is noted. This dimension requires the proposed pool to be reviewed as a principal structure as an accessory pool must remain 12 inches or less from grade consistent with CDC Section 3-204.H. A principal structure is subject to a 25 foot rear setback, measured from seawall, for waterfront properties. Site visibility triangles are required along the seawall, where the maximum height of a structure is 30 inches from grade consistent with CDC Section 3-905.

Brian Alvarez on 10/2/2023 11:07:19 AM - ANSWERED

The seawall is nonfunctional per Mark Parry and the building department; setbacks are shown from the rear property lines. Visibility triangles are shown at the property corners on the site plans. The raised pool is within the building setbacks.



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TELEPHONE (727) 562-4567

PLANNING - Prior to CDB: Disclaimer

Set to DRAFT on 10/17/2023 4:16:59 PM

Issue created by Melissa Hauck-Baker on 10/17/2023 4:16:59 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

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 the responsibility of the applicant to ensure that the request reflects what is wanted. 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 of the Planning Comments need to be fully addressed in Plan Room to proceed to CDB.

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

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

Failure to meet deadlines will delay your application.

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 - Shade Trees

Set to ACCEPTED on 10/17/2023 3:50:02 PM

Issue created by Mark Parry on 8/8/2023 10:53:47 AM
Issue is attached to Plans on sheet 1.0
mark.parry@myclearwater.com - 727-444-8768

Based on the lot area a total of eight shade trees are required. Please show all required shade trees on a landscaping sheet consistent with CDC Section 3-1202.B.2.a.

Brian Alvarez on 10/2/2023 11:08:11 AM - ANSWERED

Acknowledged, Landscape plan will be provided prior to building permit.

Brian Alvarez on 10/2/2023 11:16:50 AM - ANSWERED

See landscaping plan.

PLANNING - Site Plan Colors/Hatching.

Set to ACCEPTED on 10/17/2023 3:51:04 PM

Issue created by Mark Parry on 8/8/2023 10:24:52 AM
Issue is attached to Plans on sheet 1.0
mark.parry@myclearwater.com - 727-444-8768

Site Plan Colors/Hatching. There are red and green areas with difference hatching patterns but no corresponding key on the sheet. Clarify what these two areas depict and include a corresponding key on the sheet. This sheet should probably be separated out into two sheets - one with the color/hatching and one that's just a plain site plan. Almost all of the line weights are the same making the plan difficult to read. Additionally, the clouding adds further confusion and the proposed boardwalk gets lost on this sheet.

Brian Alvarez on 10/2/2023 11:09:02 AM - ANSWERED

Site plans revised.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

PLANNING - Waterfront Sight Visibility Triangles

Set to ACCEPTED on 10/17/2023 3:51:17 PM

Issue created by Mark Parry on 8/8/2023 10:24:15 AM

Issue is attached to Plans on sheet 1.0

mark.parry@myclearwater.com - 727-444-8768

The sight visibility triangles must be applied consistent with CDC Section 3-904.B. Please add a triangle at the southwest corner of the site along the seawall. One is noted at the northwest corner.

Brian Alvarez on 10/2/2023 11:09:12 AM - ANSWERED

Provided at the property corners, Seawall nonfunctional.

STORMWATER - Prior to Building Permit

Set to ACCEPTED on 10/16/2023 1:08:43 PM

Issue created by Phuong Vo on 8/23/2023 3:02:10 PM

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

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.

Brian Alvarez on 10/2/2023 11:06:42 AM - ANSWERED

Acknowledged.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

SOLID WASTE - Street availability

Set to CLOSED on 10/26/2023 10:07:52 AM

Note created by Brandi Portalatin on 8/11/2023 11:43:30 AM

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

During project please ensure the street is clear for our trucks to fit down the road on service days. This area is serviced every Thursday.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

11:10 AM

Case number: [FLS2023-10040 -- 38 ACACIA ST](#)

Owner(s): Laurie C Susla
20260 Excelsior Blvd
Shorewood, MN 55331
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Laurie Susla
38 Acacia Street
Clearwater Beach, FL 33767
PHONE: (952) 212-9849, Fax: No fax, Email: Lcsusla@gmail.Com

Representative: Laurie Susla
38 Acacia Street
Clearwater Beach, FL 33767
PHONE: (952) 212-9849, Fax: No fax, Email: Lcsusla@gmail.Com

Location: 0.192-acres located on the north side of Acacia Street at the northwest corner of the intersection of Acacia Street and Bruce Avenue.

Atlas Page: 258A

Zoning District: LMDR - Low Medium Density Residential

Request: ***Clarified Description***The Development Review Committee (DRC) is reviewing an addition of a deck, with steps, to the existing detached dwelling use in the Low Medium Density Residential (LMDR) District for the property located at 38 Acacia Street. The deck will be located on the east side of the dwelling and is proposed 23 feet from the property line abutting Bruce Avenue. Such request is within the allowable flexibility from setback requirements as a residential infill project (Community Development Code Section 2-203.C).

Proposed Use: Detached Dwellings

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

Assigned Planner: Melissa Hauck-Baker, Senior Planner



Workflow:

| Review Name | Task Status | Status Date | Last Name |
|----------------------------------|-------------|-------------|-------------|
| Parks and Rec Review | No Comments | 10/10/2023 | Kader |
| Stormwater Review | No Comments | 10/13/2023 | Vo |
| Solid Waste Review | No Comments | 10/13/2023 | Portalatin |
| No concerns from solid waste. BP | | | |
| Public Utilities Review | No Comments | 10/13/2023 | Vacca |
| no comments | | | |
| Engineering Review | Comments | 10/16/2023 | Vaughan |
| Planning Review | Comments | 10/17/2023 | Hauck-Baker |
| Traffic Eng Review | No Comments | 10/17/2023 | Jordi |
| Land Resource Review | No Comments | 10/19/2023 | McDonnell |
| Environmental Review | Comments | 10/24/2023 | Kessler |
| Fire Review | No Comments | 10/26/2023 | Hatten |
| Determination of Completeness | Complete | 11/02/2023 | Hauck-Baker |

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 10/16/2023 8:46:18 AM

Issue created by Kyle Vaughan on 10/16/2023 8:46:18 AM
 kyle.vaughan@myclearwater.com - 727-444-8232

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.



CITY OF CLEARWATER

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

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 10/24/2023 10:05:35 AM

Issue created by Sarah Kessler on 10/24/2023 10:05:35 AM
sarah.kessler@myclearwater.com - 727-444-8233

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

PLANNING - Disclaimer

Set to DRAFT on 10/17/2023 3:27:52 PM

Issue created by Melissa Hauck-Baker on 10/17/2023 3:27:52 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

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

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. 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 - Prior to DO: Findings of Fact Applicant to Verify

Set to DRAFT on 10/17/2023 3:27:17 PM



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

TELEPHONE (727) 562-4567

Issue created by Melissa Hauck-Baker on 10/17/2023 3:27:17 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

1. The 0.192-acre project site consists of one parcel located on the north side of Acacia Street at the northwest corner of the intersection of Acacia Street with Bruce Avenue and features approximately 68 feet of frontage along Acacia Street and approximately 98 feet of frontage along Bruce Avenue;
2. The subject property features a detached dwelling constructed in 1939 and features a walkway with a ramp leading to the front door along the Acacia Street frontage and driveway access along the Bruce Avenue frontage;
3. The project includes the addition of a wooden deck with stair access to an exterior door along the eastern façade where the existing front yard setback is 24.2 feet to the existing detached dwelling and the deck will require a front yard setback of 23 feet;
4. The subject is located within the Low Medium Density Residential (LMDR) zoning district with an underlying future land use designation of Residential Urban (RU), consistent with CDC Section 2-201.1 where the maximum Impervious Surface Ratio is 0.65 and the project proposes a maximum of 0.43;
5. That, the Low Medium Density Residential District (LMDR) required setbacks are 25 feet for a front yard setback, 5 feet for a side yard setback and 10 feet for a rear yard setback, consistent with CDC Section 2-202, Minimum Standard Development;
6. That, CDC Article 8 provides that setbacks are: the required horizontal distance between a property line and a structure;
7. That, as a Level One, Flexible Standard Development, a detached dwelling use may request flexibility for a front yard setback in the range of 15 feet to 25 feet, 5 feet for a side yard setback and a rear setback in the range of 5 feet to 10 feet consistent with CDC Table 2-203 and Section 2-203.B;
8. That, the proposed project requests a reduced front yard (east) setback of 23 feet which is within the permitted range of 15 feet to 25 feet and there are no impacts to the remaining required setbacks, consistent with CDC Table 2-203 for a detached dwelling use;
9. That, the applicant has provided responses to the Flexibility Criteria and the General Applicability Criteria for the submitted application;
10. That, the surrounding neighborhood was predominantly developed during the twenties through the fifties resulting in a variety of existing non-conformities as the neighborhood development predates the current CDC;
11. That, there are no active Code Compliance cases for the subject property; and,
16. That, a review of area approved planning cases for reduced front yard setback resulted in six cases which support the submitted request as detailed in the following table:

38 Acacia Development Pattern (Area planning cases & corner lots)

Address Construction Date Front Setback Planning Applications

28 Acacia c. 1933 13 feet S, 23 feet E BCP2005-01731

29 Acacia c. 1925 19 feet BCP2019-100880

49 Acacia c. 1935 19 feet FLS2019-03014

50 Acacia c. 1955 ± 17 feet S N/A

61 Acacia c. 1947 11 feet N, 13 feet E FLS2010-05001

710 Bay Esplanade c. 1957 17 feet S, 20 feet E BCP2023-040539

720 Bay Esplanade c. 2023 19 feet FLS2023-08030

724 Bay Esplanade c. 1949 15 feet E, 7 feet N FLS2019-03012

726 Bay Esplanade c. 1955 ± 0 feet S N/A

727 Bay Esplanade c. 2009 5 feet N, 10 feet W FLS2006-05033

731 Bay Esplanade c. 1947 12 feet S Survey 2-6-2007

713 Bruce c. 1940 ± 15 feet W, ± 15 feet N N/A

721 Bruce c. 1958 18 feet S BCP2010-07429

701 Eldorado c. 1957 ± 22 feet S N/A

725 Eldorado c. 1977 24 feet W FLS2014-01002

731 Eldorado c. 1925 19.9 feet W BCP2018-070269

695 Mandalay c. 1974 ± 7 feet N, ± 15 feet W N/A

701 Mandalay c. 1958 24.6 feet SW BCP2023-070746



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

TELEPHONE (727) 562-4567

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

11:25 AM

Case number: [FLS2023-08031 -- 1520 SUNSET DR](#)

Owner(s): Michael Antoni Sajecki
1300 Wyndham Lakes Dr
Odessa, FL 33556 432
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Michael Sajecki
1300 Wyndham Lakes Drive
Odessa, FL 335564320
PHONE: No phone, Fax: No fax, Email: Msajecki@gmail.Com

Representative: Michael Sajecki
1300 Wyndham Lakes Drive
Odessa, FL 335564320
PHONE: No phone, Fax: No fax, Email: Msajecki@gmail.Com

Location: The 0.28-acre property is located 1520 Sunset Drive; located on the east side of Sunset Street located at the southwest corner of the intersection at Sunset Drive and Marshall Street. The subject property is located within the Low Medium Density Residential (LMDR) District with a future land use plan designation of Residential Urban (RU).

Atlas Page: 268B

Zoning District:

Request: The Development Review Committee (DRC) is reviewing a proposed detached dwelling in the Low Medium Density Residential (LMDR) District on a vacant parcel on Sunrise Drive (parcel ID: 09-29-15-55530-000-0450). The project proposes a building height of approximately 30 feet, provides two off-street parking spaces, and requests allowable flexibility from setback requirements (Community Development Code Section 2-203.B)

Proposed Use:

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

Assigned Planner: Thea French, Planner



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 TELEPHONE (727) 562-4567

Workflow:

| Review Name | Task Status | Status Date | Last Name |
|---------------------------------|-------------|-------------|------------|
| Determination of Completeness | Complete | 09/21/2023 | French |
| Parks and Rec Review | No Comments | 10/10/2023 | Kader |
| Solid Waste Review | No Comments | 10/13/2023 | Portalatin |
| No concerns for solid waste. BP | | | |
| Public Utilities Review | Comments | 10/13/2023 | Vacca |
| prior to building permit | | | |
| Stormwater Review | Comments | 10/16/2023 | Vo |
| Engineering Review | Comments | 10/16/2023 | Vaughan |
| Traffic Eng Review | Comments | 10/17/2023 | Jordi |
| Land Resource Review | Comments | 10/20/2023 | Quinzi |
| Environmental Review | Comments | 10/24/2023 | Kessler |
| Fire Review | No Comments | 10/26/2023 | Hatten |

The DRC reviewed this application with the following comments:

Plan Room Issues:



CITY OF CLEARWATER
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TELEPHONE (727) 562-4567

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 10/16/2023 12:55:35 PM

Issue created by Kyle Vaughan on 10/16/2023 12:55:35 PM
kyle.vaughan@myclearwater.com - 727-444-8232

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

ENGINEERING - Prior to BCP

Set to DRAFT on 10/16/2023 12:56:43 PM

Issue created by Kyle Vaughan on 10/16/2023 12:56:43 PM
kyle.vaughan@myclearwater.com - 727-444-8232

- 1) Any new concrete driveway apron(s) constructed within the right-of-way shall be a minimum 6" thick fibrous concrete, and a minimum 3000 psi with 6" x 6" / 10 x 10 w.w.f. [sidewalks shall not be constructed within this apron area(s)]. Expansion joint will be required along the existing curb where applicable.
- 2) The existing sidewalk within the right-of-way is to be removed to the nearest joint beyond the proposed drive apron/driveway and replaced per City standards by the applicant.
- 3) All corner lot sidewalk construction shall comply with FDOT Index No. 304. A level recovery area (a minimum of two (2) feet wide) will be provided adjacent to sidewalks. Where special circumstances warrant, the City Engineer may vary these requirements. If the variation involves constructing sidewalk at the back-of-curb, one additional foot of clearance shall be added to the width of the sidewalk with ADA compliant slopes, clear space, and landings.
- 4) The City of Clearwater, at the applicant's expense, will remove/relocate any/all water and/or gas meters that have to be relocated as part of this permit, including reclaim water meters. (No meters shall be located within any impervious areas.)
- 5) 3' X 5' drive apron flares required where driveway connects to roadway or install an approved equal. Driveway apron shall not extend beyond extended side property line(s) per City of Clearwater Contract Specifications and Standards Index #103, page 2/2.
- 6) All sod, sidewalk, curb and sprinkler damage, if any, within the right-of-way shall be repaired/replaced prior to engineering final inspection.
- 7) Engineering driveway rough (#903) and final (#904) inspections are required. Use inspection call line 727.562.4580 to schedule.

ENGINEERING - Prior to D.O.

Set to DRAFT on 10/16/2023 1:05:11 PM

Issue created by Kyle Vaughan on 10/16/2023 1:05:11 PM
kyle.vaughan@myclearwater.com - 727-444-8232

Plans need to show proposed 5' sidewalk on the North side of the property. Sidewalk should be placed 1' into the right of way per City of Clearwater Subdivision Standard Design Manual.



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TELEPHONE (727) 562-4567

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 10/24/2023 10:08:05 AM

Issue created by Sarah Kessler on 10/24/2023 10:08:05 AM
sarah.kessler@myclearwater.com - 727-444-8233

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

LAND RESOURCE - Required Trees prior To C of O

Set to DRAFT on 10/20/2023 3:59:43 PM

Issue created by Michael Quinzi on 10/20/2023 3:59:43 PM
michael.quinzi@myclearwater.com - 727-444-8770

Minimum required shade trees per lot – Acknowledge. Prior to issuance of Certificate of Occupancy or Certificate of Completions and as per CDC Section 3-1205.D.2. a lot of this size requires 6 shade trees. Prior to Certificate of Occupancy 6 shade trees must be planted and inspected as a landscape final inspection. Shade Trees have a mature height of over 35 feet. Native trees are strongly recommended. Shade trees must be 8 feet in height and 2 inch caliper at time of planting. Accent trees have a mature height of over 15 feet. Native trees are strongly recommended. Two accents may be used to equal one native shade tree. Accent trees must be 6 feet in height and 1 inch in caliper at time of planting. Three palms may be used to equal one shade tree. Palms must have 10 feet of clear trunk at time of planting. Phoenix species (canariensis, dactylifera) and Bismarck palms are considered specimen palms and are equal to one shade tree. On Island Estates and the beach palms may be used for up to but no more than 75% of the required shade trees, anywhere else in the city palms may be used for up to but no more than 25% of required shade trees. Species listed on the Florida Exotic Plant Pest Council List and all citrus species may not be used as required trees.

LAND RESOURCE - Tree Inventory Prior To DO

Set to DRAFT on 10/11/2023 4:39:23 PM

Issue created by Michael Quinzi on 10/11/2023 4:39:23 PM
michael.quinzi@myclearwater.com - 727-444-8770

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

Note- Include Mangrove trees on Inventory.

Note- All trees rated below 3.0 should be slated for removal, unless proposing to implement treatment to upgrade trees to 3.0 condition rating. Modify all plans to reflect trees with a condition rating below 3.0 being removed or corrected through treatment.

LAND RESOURCE - Tree Preservation Prior To DO

Set to DRAFT on 10/11/2023 4:38:26 PM

Issue created by Michael Quinzi on 10/11/2023 4:38:26 PM
michael.quinzi@myclearwater.com - 727-444-8770

Tree Preservation Plan Required - Provide a Tree Preservation Plan prepared by an ISA Certified Arborist. This plan must show how the proposed building, parking, stormwater, irrigation and utilities impact the critical root zones (drip lines) of trees to be preserved and how you propose to address these impacts i.e.; crown elevating, root pruning and/or root aeration systems. 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- All trees rated below 3.0 should be slated for removal, unless proposing to implement treatment to upgrade trees to 3.0 condition rating. Modify all plans to reflect trees with a condition rating below 3.0 being removed or corrected through treatment.

PUBLIC UTILITIES - Issues

Set to DRAFT on 10/13/2023 3:56:41 PM

Issue created by Michael Vacca on 10/13/2023 3:56:41 PM
Issue is attached to Plans on sheet A1.2
mike.vacca@myclearwater.com - 727-265-1831

prior to building permits

1. potable water meter box(s) are not permitted to be location within driveways, as shown. required to pay city tap fee to have the water meter and backflow device with box relocated from driveway.

2. Reclaimed water is available to the property for irrigation needs. Reclaim water service is available from Sunset Drive

STORMWATER - Prior to building permit issuance

Set to DRAFT on 10/16/2023 1:47:59 PM

Issue created by Phuong Vo on 10/16/2023 1:47:59 PM
phuong.vo@myclearwater.com - 727-444-8228

Per City of Clearwater Stormwater Drainage Criteria construction plans to show proposed lot grading including directing runoff to the designed destination, said grading plan when implemented shall not adversely impact adjoining properties.

TRAFFIC ENG - Multi-modal Impact Fee

Set to DRAFT on 10/17/2023 10:26:22 PM

Issue created by Gus Jordi on 10/17/2023 10:26:22 PM
gus.jordi@myclearwater.com - 727-919-421-8370

Please acknowledge the following: Based on the associated plan at this time, the estimate for multi-modal impact fee is \$710. Please see the calculation sheet named "Multi-modal Impact Fee" in the Accela system under "Documents". Multi-modal impact fees are collected by the City prior to issuance of building permit or CO.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.