



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, September 7, 2023

8:30 AM - Staff Review

9:00 AM

Case number: [ANX2023-08009 -- 2713 STATE ROAD 590](#)

Owner(s): Veronica Gomez-jackson
2713 State Road 590
Clearwater, FL 33759
PHONE: (727) 504-1271, Fax: No fax, Email: No email

Applicant: Veronica Gomez-jackson
2713 State Road 590
Clearwater, FL 33759
PHONE: (727) 504-1271, Fax: No fax, Email: Veronicaj56@hotmail.Com

Representative: Veronica Gomez-jackson
2713 State Road 590
Clearwater, FL 33759
PHONE: (727) 504-1271, Fax: No fax, Email: Veronicaj56@hotmail.Com

Location: 0.298 acres located on the southeast corner of State Road 590 and West Virginia Lane.

Atlas Page: 273A

Zoning District: LMDR - Low Medium Density Residential

Request: This case involves a request for voluntary annexation into the City of Clearwater. It is proposed that the property be assigned an initial Future Land Use Map designation of Residential Low (RL) and an initial zoning category of Low Medium Density Residential (LMDR).

Proposed Use: Detached Dwellings

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

Assigned Planner: Dylan Prins, Long Range Planner



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 TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	08/09/2023	Prins
Engineering Review	Comments	08/11/2023	Vaughan
Parks and Rec Review	No Comments	08/14/2023	Kader
Public Utilities Review	No Comments	08/15/2023	Vacca
Stormwater Review	No Comments	08/21/2023	Vo
Environmental Review	No Comments	08/25/2023	Kessler
Solid Waste Review	Comments	08/25/2023	Portalatin
Must use City of Clearwater solid waste once annexed in. Call to set up the account and to have barrels delivered. BP			
Land Resource Review	No Response	08/31/2023	Prins
Fire Review	No Response	08/31/2023	Prins
Traffic Eng Review	No Response	08/31/2023	Prins
Planning Review	No Comments	08/31/2023	Prins



The DRC reviewed this application with the following comments:

Engineering Review Kyle Vaughan kyle.vaughan@myclearwater.com 727-444-8232

Engineering Review

1. Any infrastructure (Utilities, roadways, and others) improvements or upgrades necessary to satisfy any future project-specific requirements at this site, shall be completed by the developer at their expense and, to the satisfaction of the City.

2. Annexation into the City of Clearwater will generate monthly stormwater utility fees on your City Utility bill. In contrast, properties in Unincorporated Pinellas County are typically assessed a yearly stormwater utility fee as part of the property tax bill.

3. Please note, any changes to the site and/or building shall require bringing all sub-standard sidewalks and sidewalk ramps adjacent to or a part of the project up to standard, including A.D.A. standards (truncated domes per FDOT Index #304).

4. Applicant shall acknowledge that the City will maintain the existing right of way infrastructure and rural cross section in the manner it was built or annexed into the City and has no immediate plans to improve said infrastructure.

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

9:10 AM

Case number: [FLS2023-06028 -- 1104 BECKETT ST](#)

Owner(s): Irina Haydon
7912 Lois Mae Ct
Orlando, FL 32818
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Ken Rush
13355 49th St
Clearwater, FL 33762
PHONE: (727) 776-2965, Fax: No fax, Email: Krush@habitatpwp.Org

Representative: Ken Rush
Habitat For Humanity
13355 49th St
Clearwater, FL 33762
PHONE: (727) 776-2965, Fax: No fax, Email: Krush@habitatpwp.Org

Location: The 0.156 acre property is located on the north east corner at the Beckett Street and North Martin Luther King Jr. Avenue intersection.

Atlas Page: 269A

Zoning District: LMDR - Low Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing a proposed detached dwelling in the Low Medium Density Residential (LMDR) District for the property located at 1104 Beckett Street. The project has a building height of 15 feet, and requests allowable flexibility from setback requirements as a residential infill project (Community Development Code Section 2-203.C).

Proposed Use: Detached Dwellings

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

Assigned Planner: Thea French, Planner



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 TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Planning Review	Comments	08/02/2023	Nurnberger
Determination of Completeness	Complete	08/02/2023	Nurnberger
Fire Review	No Comments	08/11/2023	Hatten
Engineering Review	Comments	08/11/2023	Vaughan
Parks and Rec Review	No Comments	08/14/2023	Kader
Stormwater Review	Comments	08/21/2023	Vo
Traffic Eng Review	Comments	08/21/2023	Jordi
Solid Waste Review	Comments	08/25/2023	Portalatin
Make sure solid waste services are on with the city of Clearwater once utilities are on so we can deliver barrels. BP			
Environmental Review	Comments	08/25/2023	Kessler
Land Resource Review	Comments	08/31/2023	Quinzi

The DRC reviewed this application with the following comments:

Plan Room Issues:



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TELEPHONE (727) 562-4567

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 8/11/2023 10:39:42 AM

Issue created by Kyle Vaughan on 8/11/2023 10:39:42 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 8/11/2023 11:08:31 AM

Issue created by Kyle Vaughan on 8/11/2023 11:08:31 AM
kyle.vaughan@myclearwater.com - 727-444-8232

The following are details expected with building permit application, please acknowledge:

1. Driveway aprons shall accommodate the appropriate ADA compliant cross-slope for the projected sidewalk path.
2. Sidewalks shall be constructed of 3,000 psi fiber mesh reinforced concrete.
3. All concrete driveways and aprons shall be six inches thick 3,000 psi fiber mesh reinforced concrete and also include six inch by six inch #10 wire mesh reinforcement and shall extend from back of curb to property line.
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. When sidewalks are planned near existing mature trees, construction methods for sidewalks shall follow City Index 109 (Community Development Code Section 3-1914).
6. 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.)

ENGINEERING - Prior to D.O.

Set to DRAFT on 8/11/2023 10:59:57 AM

Issue created by Kyle Vaughan on 8/11/2023 10:59:57 AM
kyle.vaughan@myclearwater.com - 727-444-8232

All sidewalks shall be located so that the back of the sidewalk is one foot off the right of way line where applicable. Please revise sidewalk location on site plan. Greater offsets may be allowed around tree root systems.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 8/25/2023 2:23:07 PM

Issue created by Sarah Kessler on 8/25/2023 2:23:07 PM
sarah.kessler@myclearwater.com - 727-444-8233

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



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TELEPHONE (727) 562-4567

LAND RESOURCE - Prior to BCP Tree Removal

Set to DRAFT on 8/31/2023 8:08:41 AM

Issue created by Michael Quinzi on 8/31/2023 8:08:41 AM
michael.quinzi@myclearwater.com - 727-444-8770

Remove any trees on the site that are invasive species on the Florida Exotic Plant Pest Council most recent list. 4 Washington palms in the right of way may need to be removed.

LAND RESOURCE - Prior to C of O Replacement Trees

Set to DRAFT on 8/31/2023 8:17:36 AM

Issue created by Michael Quinzi on 8/31/2023 8:17:36 AM
michael.quinzi@myclearwater.com - 727-444-8770

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

PLANNING - Confirm Address

Set to DRAFT on 9/1/2023 3:33:55 PM

Issue created by Thea French on 9/1/2023 3:33:55 PM
thea.french@myclearwater.com - 727-444-8771

Confirm with Pawel Dembinski to discuss addressing the impacts of the front door facing MLK while the driveway faces Beckett. Address changes need to be confirmed as soon as possible.

PLANNING - Front Porch

Set to DRAFT on 9/1/2023 3:32:55 PM

Issue created by Thea French on 9/1/2023 3:32:55 PM
thea.french@myclearwater.com - 727-444-8771

As a residential infill project that requires a higher standard for design, consider wrapping the porch around to the south (Beckett). Generally, staff is supportive of reducing the setback to allow for this type of design element.

PLANNING - Shade Trees.

Set to DRAFT on 8/23/2023 11:02:41 AM

Issue created by Mark Parry on 8/23/2023 11:02:41 AM
Issue is attached to Plans on sheet 2.B
mark.parry@myclearwater.com - 727-444-8768

Four shade trees (or equivalent) are required. Please show the requisite four shade trees (or equivalent).

PUBLIC UTILITIES - issues

Set to DRAFT on 7/14/2023 12:14:48 PM

Issue created by Michael Vacca on 7/14/2023 12:14:48 PM
Issue is attached to Plans on sheet 2.D.1
mike.vacca@myclearwater.com - 727-265-1831

Prior to Building permitting
Call out

1. Contractor to verify location of existing sanitary sewer service lateral and inspect the condition of pipe. If new pipe is warranted, coordinate with engineering regarding service lateral abandonment. Reset cleanout locations per city requirements. Pipe material SDR 26.
2. Call out location and size of new water meter and backflow on plans.
3. Reclaimed water is available for irrigation from MLK street.

SOLID WASTE - No concerns

Set to DRAFT on 8/11/2023 10:57:53 AM

Issue created by Brandi Portalatin on 8/11/2023 10:57:53 AM
brandi.portalatin@myclearwater.com - 727-562-4920

Residential barrel service. No concern.



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TELEPHONE (727) 562-4567

STORMWATER - Prior to Building Permit issuance

Set to DRAFT on 8/21/2023 5:53:50 PM

Issue created by Phuong Vo on 8/21/2023 5:53:50 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 - Prior to DO- Sight visibility triangles

Set to DRAFT on 8/21/2023 1:31:21 PM

Issue created by Gus Jordi on 8/21/2023 1:31:21 PM
gus.jordi@myclearwater.com - 727-919-421-8370

Please locate the sight visibility triangles properly where the front of the triangle overlaps the front property line and the sides of the triangle overlap the driveway's side edges.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

9:30 AM

Case number: [FLS2023-08030 -- 720 BAY ESPLANADE](#)

Owner(s): William Verschuren
720 Bay Esplanade
Clearwater, FL 33767
PHONE: (727) 732-7884, Fax: No fax, Email: No email

Applicant: James Mc Guinness
720 Bay Esplanade
Clearwater, FL 33767
PHONE: (727) 732-7884, Fax: No fax, Email: Bill.Verschuren@gmail.Com

Representative: James Mc Guinness
720 Bay Esplanade
Clearwater, FL 33767
PHONE: (727) 732-7884, Fax: No fax, Email: Bill.Verschuren@gmail.Com

Location: 0.15-acre property located on the west side of Bay Esplanade approximately 117 feet south of Aster Street and 170 feet north of Acacia Street.

Atlas Page: 258A

Zoning District: Low Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing a proposed in-ground pool and deck as an accessory to an existing detached dwelling in the Low Medium Density Residential (LMDR) District for the property located at 720 Bay Esplanade. The proposed project will be 12 inches or less in height above grade and requests allowable flexibility from setback requirements as a residential infill project (Community Development Code Section 2-203.C).

Proposed Use: Detached Dwellings

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

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	08/10/2023	French
Fire Review	No Comments	08/11/2023	Hatten
Engineering Review	Comments	08/11/2023	Vaughan
Parks and Rec Review	No Comments	08/14/2023	Kader
Public Utilities Review	No Comments	08/15/2023	Vacca
no comments regarding the request for side setback reduction			
Traffic Eng Review	No Comments	08/21/2023	Jordi
Stormwater Review	Comments	08/23/2023	Vo
Environmental Review	Comments	08/25/2023	Kessler
Solid Waste Review	No Comments	08/25/2023	Portalatin
Land Resource Review	Comments	08/31/2023	McDonnell

The DRC reviewed this application with the following comments:

Engineering Review Kyle Vaughan kyle.vaughan@myclearwater.com 727-444-8232
 Engineering Review
 General Comments:
 1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
 2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.



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TELEPHONE (727) 562-4567

Engineering Review **Kyle Vaughan** **kyle.vaughan@myclearwater.com** **727-444-8232**

Prior to DO

According to the permit for the main home under permit BCP2021-050473, there shall be a 6' wide and 6" deep drainage swale along the rear and side lot lines directing stormwater to the public right of way and does not cause adverse impact to the adjacent properties. Proposed pool deck encroaches into said permitted 6' wide drainage swale. Please provide remedy on the revised plan for this non-compliant issue.

Environmental Review **Sarah Kessler** **sarah.kessler@myclearwater.com** **727-444-8233**

Prior to Building Permit:

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

Land Resource Review **Danny McDonnell** **danny.mcdonnell@myclearwater.com** **727-444-8765**

Prior to Building Permit:

Please acknowledge:

Palm trees must have 10 feet of clear trunk to be accepted as a replacement tree. It can be difficult to find Christmas palms with 10 feet of clear trunk.

Planning Review **Thea French** **thea.french@myclearwater.com** **727-444-8771**

Clarify criterion and request.

Flexibility Criteria (pg 4) -- Clarify which criterion you are requesting. For example, "Flexibility Criteria: C.Residential infill projects:"

Clarify the Description of Request (pg 1) and include the criterion along with a brief description of the primary structure(s) on the property. Do not use ranges, state the dimension you are requesting. For example, "Requesting reduced setback of X feet, provides X number of parking spaces, height will be X, etc".

Planning Review **Thea French** **thea.french@myclearwater.com** **727-444-8771**

Setbacks - Please clarify and make sure all setbacks are clearly labeled on both the site plan and survey.

Planning Review **Thea French** **thea.french@myclearwater.com** **727-444-8771**

Consider landscaping the 3-foot setback to help mitigate sound from the pool; however, this needs to function with stormwater swales. Provide more details on how stormwater and landscaping will function.

Planning Review **Thea French** **thea.french@myclearwater.com** **727-444-8771**

Show the location of pool equipment on plans and include details for the screening of equipment; as required by code Sec 3-903, I.



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TELEPHONE (727) 562-4567

Plan Room Issues:

STORMWATER - General condition

Set to DRAFT on 8/23/2023 2:46:25 PM

Issue created by Phuong Vo on 8/23/2023 2:46:25 PM
phuong.vo@myclearwater.com - 727-444-8228

DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application.

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

9:50 AM

Case number: [FLD2023-08016 -- 1176 MANDALAY POINT 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: Jefferies@davisbews.com

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



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 TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	08/08/2023	Parry
Planning Review	Comments	08/08/2023	Parry
Engineering Review	Comments	08/11/2023	Vaughan
Fire Review	No Comments	08/11/2023	Hatten
Parks and Rec Review	No Comments	08/14/2023	Kader
Public Utilities Review	No Comments	08/15/2023	Vacca
No Comments			
Traffic Eng Review	No Comments	08/21/2023	Jordi
Stormwater Review	Comments	08/23/2023	Vo
Environmental Review	Comments	08/25/2023	Kessler
Solid Waste Review	No Comments	08/25/2023	Portalatin
Land Resource Review	No Comments	08/31/2023	McDonnell

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 8/11/2023 11:58:58 AM

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.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 8/25/2023 2:29:27 PM

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.



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TELEPHONE (727) 562-4567

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 8/25/2023 2:29:49 PM

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).

PLANNING - Boardwalk Details.

Set to DRAFT on 8/8/2023 10:26:21 AM

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.

PLANNING - Building Height

Set to DRAFT on 8/8/2023 10:29:36 AM

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.



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PLANNING - Disclaimer-Next Step

Set to DRAFT on 8/8/2023 11:08:00 AM

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-DRCCCommunity-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.

PLANNING - Mechanical Equipment

Set to DRAFT on 8/8/2023 10:23:51 AM

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.

PLANNING - Payment

Set to DRAFT on 8/3/2023 8:11:10 AM

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.

PLANNING - Pool/Patio Grade

Set to DRAFT on 8/8/2023 12:18:47 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.

PLANNING - Shade Trees

Set to DRAFT on 8/8/2023 10:53:47 AM



CITY OF CLEARWATER

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

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.

PLANNING - Site Plan Colors/Hatching.

Set to DRAFT on 8/8/2023 10:24:52 AM

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.

PLANNING - Waterfront Sight Visibility Triangles

Set to DRAFT on 8/8/2023 10:24:15 AM

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.

STORMWATER - Prior to Building Permit

Set to DRAFT on 8/23/2023 3:02:10 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.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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

TELEPHONE (727) 562-4567

10:20 AM

Case number: [FLD2023-08017 -- 1271 Santa Rosa ST](#)

Owner(s): D J Court Llc
1245 Jackson Rd
Clearwater, FL 33755-4714
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Lucas Kohon
1100 Cleveland St Apt 106
Clearwater, FL 33756
PHONE: No phone, Fax: No fax, Email: Lucaskohon@gmail.Com

Representative: Michael Hoffman
Advanced Engineering Consultants Llc
2651 Narnia Way Unit 102
Land O Lakes, FL 34638
PHONE: (321) 794-6465, Fax: No fax, Email: Mhoffman@advanced-engineers.Com

Location: the property is 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: THIS IS SUBJECT TO CHANGE: The Community Development Board (CDB) is reviewing a proposed 24-unit attached dwelling use in the Downtown (D) District and the Downtown Gateway Character District for the property located at 1260 Court Street. The proposal includes a building height up to 60 feet, a minimum of 24 off-street parking spaces (one space per dwelling unit), requests allowable flexibility from setbacks, building height, building orientation, fencing, location of parking and façade design and articulation standards; requests an allocation of 10 dwelling units from the Public Amenities Incentive Pool. (Clearwater Downtown Redevelopment Plan, Community Development Code (CDC) Appendix C Sections 301.A.2, 803.B, C.1, 2 and 4, 803.D, 803.F.2.b, 803.I.2 and L).

Proposed Use: Attached Dwellings

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

Assigned Planner: Mark Parry, Senior Planner



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 TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	08/07/2023	Parry
Planning Review	Comments	08/09/2023	Parry
Engineering Review	Comments	08/14/2023	Vaughan
Fire Review	Comments	08/14/2023	Hatten
Parks and Rec Review	Comments	08/14/2023	Kader
Public Utilities Review	Comments	08/18/2023	Vacca
please review issues noted			
Traffic Eng Review	Comments	08/21/2023	Jordi
Stormwater Review	Comments	08/25/2023	Vo
Environmental Review	Comments	08/25/2023	Kessler
Land Resource Review	Comments	08/31/2023	Quinzi

The DRC reviewed this application with the following comments:

Plan Room Issues:



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TELEPHONE (727) 562-4567

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 8/14/2023 9:18:06 AM

Issue created by Kyle Vaughan on 8/14/2023 9:18:06 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 8/14/2023 9:25:03 AM

Issue created by Kyle Vaughan on 8/14/2023 9:25:03 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) 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.
- 7) Provide a copy of the recorded Parcel Combination Request from Pinellas County.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 8/25/2023 2:33:48 PM

Issue created by Sarah Kessler on 8/25/2023 2:33:48 PM
sarah.kessler@myclearwater.com - 727-444-8233

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



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TELEPHONE (727) 562-4567

FIRE - Prior to CDB

Set to DRAFT on 8/14/2023 9:31:54 AM

Issue created by Keith Hatten on 8/14/2023 9:31:54 AM
Issue is attached to Plans on sheet B-7
keith.hatten@myclearwater.com - 727-224-7368

New proposed building is more than three stories in height. Will require the addition of a Class I Standpipe system in all stairwells. NFPA 1 and NFPA 14

NFPA 1
Chp. 13 - Fire Protection Systems
13.2 - Standpipe Systems

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

NFPA 14 - Installation of Standpipe Systems
Chp. 7 - Design

7.4 Number of Standpipes. Separate standpipes shall be provided in each required exit stairway.

Please acknowledge requirement and show on plans.

LAND RESOURCE - Prior to BCP Irrigation Plan

Set to DRAFT on 8/31/2023 8:30:36 AM

Issue created by Michael Quinzi on 8/31/2023 8:30:36 AM
michael.quinzi@myclearwater.com - 727-444-8770

Provide an Irrigation Plan. Include irrigation impacts to off site trees on the Tree Preservation Plan

LAND RESOURCE - Prior to CDB - Landscape Plan

Set to DRAFT on 8/28/2023 10:04:07 AM

Issue created by Michael Quinzi on 8/28/2023 10:04:07 AM
Issue is attached to Plans on sheet C-16
michael.quinzi@myclearwater.com - 727-444-8770

Revise Landscape Plan.

- 1- Replace Phoenix reclinata with a Florida appropriate species. Phoenix reclinata is an invasive species on the Florida Exotic Plant Pest Council most recent list.
- 2 - All shade trees must be a minimum of 5 feet from any impervious surface or utilities. When landscape bed is less than 10 feet accent trees shall installed instead of shade trees.
- 3 - Adjust Inches Spreadsheet if applicable.

LAND RESOURCE - Prior to CDB -Tree Preservation

Set to DRAFT on 8/28/2023 10:37:23 AM

Issue created by Michael Quinzi on 8/28/2023 10:37:23 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 CDB.



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TELEPHONE (727) 562-4567

PARKS AND REC - Open Space Recreation Impact Fees

Set to DRAFT on 8/14/2023 2:45:51 PM

Issue created by Art Kader on 8/14/2023 2:45:51 PM
art.kader@myclearwater.com - 727-444-8302

This project will be assessed Open Space Recreation Impact Fees. Please contact Art Kader at 727-444-8302 or art.kader@myclearwater.com for additional information. Please acknowledge receipt of this message.

PLANNING - Address.

Set to DRAFT on 8/9/2023 12:49:25 PM

Issue created by Mark Parry on 8/9/2023 12:49:25 PM
Issue is attached to Plans on sheet G-1
mark.parry@myclearwater.com - 727-444-8768

The address will remain as 1271 Santa Rosa per the Engineering Department.

PLANNING - Awnings, canopies, etc.

Set to DRAFT on 8/9/2023 12:08:54 PM

Issue created by Mark Parry on 8/9/2023 12:08:54 PM
Issue is attached to Plans on sheet B-9
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

3. Awnings, canopies, or other forms of weather protection shall be required at building entries and shall meet the standards in Appendix C, Division 6.

Additional information is needed to show compliance with this provision. I see the canopy at the main entry but additional dimensions are needed for the projection from the facade.

PLANNING - Bike parking

Set to DRAFT on 8/9/2023 12:05:07 PM

Issue created by Mark Parry on 8/9/2023 12:05:07 PM
Issue is attached to Plans on sheet C-6-SITE
mark.parry@myclearwater.com - 727-444-8768

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

1. Long-term bicycle spaces parking requirements for new development, additions, and expansions are listed in Table 2. Long-Term Bicycle Parking;
2. Where provided, short-term bicycle parking areas shall be in highly visible locations along pedestrian walkways and near building entries.;
3. All short-term and long-term bicycle parking provided shall comply with the bicycle parking standards in Section 3-1411 of this Development Code.

Six bike spaces are required where four are noted. In addition, the area in which the four bike spaces are located is also noted as "strictly vehicle turn around location". Please clarify and provide a minimum of six bike parking spaces.



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TELEPHONE (727) 562-4567

PLANNING - Blank Sections

Set to DRAFT on 8/9/2023 12:37:37 PM

Issue created by Mark Parry on 8/9/2023 12:37:37 PM

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.
5. Blank sections of ground floor building facades fronting streets, public spaces, and surface parking areas shall not exceed 20 feet in length. Elements such as windows, doors, balconies, columns, pilasters, changes in material, or other architectural details that provide visual interest shall be distributed across the facade in a manner consistent with the overall design of the building.

Dimensions are needed to show compliance with this provision. Generally, any deviations to Section B Façade Articulation would need to be requested and fully addressed pursuant to 803.L.

PLANNING - Building Base

Set to DRAFT on 8/9/2023 12:36:15 PM

Issue created by Mark Parry on 8/9/2023 12:36:15 PM

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 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 Bays - ground floor

Set to DRAFT on 8/9/2023 12:36:36 PM

Issue created by Mark Parry on 8/9/2023 12:36:36 PM

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.
2. To break up building facades along street frontages, facades shall be divided vertically into bays, as illustrated in Figure 31. Facade Bays & Articulation. Facade bay widths shall range between 20 to 35 feet establishing a rhythm of vertical modules unified by a complementary rhythm of windows and window groupings. Facade bays shall be distinguished by varying fenestration patterns, recessing wall planes, varying building materials, or establishing a rhythm of architectural elements such as pilasters or window bays.

Dimensions are needed to show compliance with this provision. Please provide bay width dimensions along the ground and upper floors. Please also clearly show where the requisite minimum two foot recess is located.



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TELEPHONE (727) 562-4567

PLANNING - Building Bays - upper floors

Set to DRAFT on 8/9/2023 12:36:57 PM

Issue created by Mark Parry on 8/9/2023 12:36:57 PM

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

Dimensions are needed to show compliance with this provision. Please provide bay width dimensions along the ground and upper floors. Please also clearly show where the requisite minimum two foot recess is located.

PLANNING - Building Entry - design

Set to DRAFT on 8/9/2023 12:42:56 PM

Issue created by Mark Parry on 8/9/2023 12:42:56 PM

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 raise and extend out the awning and use different façade materials.

PLANNING - Building Height

Set to DRAFT on 8/9/2023 12:04:10 PM

Issue created by Mark Parry on 8/9/2023 12:04:10 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'-0" is all mechanical equipment screening. Clarify the height of all mechanical equipment on the roof.



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TELEPHONE (727) 562-4567

PLANNING - Building Setback

Set to DRAFT on 8/9/2023 12:06:40 PM

Issue created by Mark Parry on 8/9/2023 12:06:40 PM
Issue is attached to Plans on sheet C-6-SITE
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.

PLANNING - Building Setback

Set to DRAFT on 8/10/2023 10:48:10 AM

Issue created by Mark Parry on 8/10/2023 10:48:10 AM
Issue is attached to Plans on sheet C-6-SITE
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 99.17 feet (estimated). Please provide a dimension line showing the setback from the front (north) property line.

PLANNING - Changes in Plane

Set to DRAFT on 8/9/2023 12:37:18 PM

Issue created by Mark Parry on 8/9/2023 12:37:18 PM
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.
4. Vertical or horizontal changes in the plane of a building facade for step backs, facade articulation, or other purposes shall be differentiated by architectural features including but not limited to coping, balustrades, cornice lines, change in materials, or changes in color.

Additional details are needed to show compliance with this provision. Additional clarification for the types of finish materials is needed.

PLANNING - Code Versions.

Set to DRAFT on 8/9/2023 12:48:31 PM

Issue created by Mark Parry on 8/9/2023 12:48:31 PM
Issue is attached to Plans on sheet G-1
mark.parry@myclearwater.com - 727-444-8768

Please make sure that you are referencing the correct Code sections - especially regarding Flexibility. There've been at least two (maybe three) Code amendments since this site was last approved as an FLS.



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TELEPHONE (727) 562-4567

PLANNING - Cross Parcel Connections

Set to DRAFT on 8/9/2023 12:15:06 PM

Issue created by Mark Parry on 8/9/2023 12:15:06 PM
Issue is attached to Plans on sheet C-6-SITE
mark.parry@myclearwater.com - 727-444-8768

SECTION C-503. ACCESS & CIRCULATION: Flexibility may be permitted/available pursuant to 803.N.

D) Cross Parcel Connections: Flexibility may be permitted/available pursuant to 803.I.2 and N. To facilitate circulation and improve accessibility, vehicle and pedestrian facilities on adjacent sites shall be interconnected, except for detached dwellings and duplexes on interior lots along Street Type F. Existing and planned parking lot drive aisles, private drives, private service drives, and pedestrian walkways shall be aligned and connected with abutting sites. In cases where no connection exists on an abutting developed site, drive aisle and pedestrian walkway stub outs shall be constructed to allow for future connections.

Flexibility is needed for this provision. Please add a discussion addressing 803.I.2 to your narrative.

PLANNING - Density Pool - TDR

Set to DRAFT on 8/9/2023 12:01:21 PM

Issue created by Mark Parry on 8/9/2023 12:01:21 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

Please add a note to the site plan site data table that provides that 10 units are allocated to the site from the Pool and that no intensity of use may be transferred off site at any time.

PLANNING - Density Pool - Tier 2 - General

Set to DRAFT on 8/9/2023 12:01:00 PM

Issue created by Mark Parry on 8/9/2023 12:01:00 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
c. Tier 2 Public Amenities Incentive Pool Request

Rental Units.

Clarify that all the units will be for rent at terms of one month or longer. The Downtown Plan (Chapter 4) provides that, "The allocation of increased density or intensity through the Pool shall be at the discretion of the City..." Further, the Plan also provides that, "The CDB will be responsible for ensuring that all projects utilizing the Pool meet the goals, objectives and policies of the Plan and is in keeping with the vision established for the character district in which the project is located.". Additional justification is needed to warrant the proposed 71.5 percent increase in the density of the site.



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PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

PLANNING - Façade - Blank Areas

Set to DRAFT on 8/9/2023 12:38:15 PM

Issue created by Mark Parry on 8/9/2023 12:38:15 PM

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.

D) Upper Floor Façade Fenestration: Flexibility may be permitted/available pursuant to 803.N. To minimize blank façade areas along street frontages, façades fronting streets and new primary drives shall provide fenestration (doors, windows or other openings) to an extent of a minimum of 20 percent of each floor's façade area as measured between finished floor and finished ceiling.

Additional details are needed to show compliance with this provision.

PLANNING - Façade Materials

Set to DRAFT on 8/9/2023 12:37:58 PM

Issue created by Mark Parry on 8/9/2023 12:37:58 PM

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.

C) Facade Materials: Flexibility may be permitted/available pursuant to 803.N. All building facades within view of a street, pedestrian walkway, waterfront, or other public space, including side and rear facades, shall be constructed of high quality materials such as brick, stone, architectural block, concrete with an architectural finish, and traditional cementitious stucco. Side and rear facades shall use materials and design features similar to or complementary to those of the front facade. The use of metal facades shall not be permitted.

Additional details are needed to show compliance with this provision. Please provide a listing of finishing materials.

PLANNING - Floor to ceiling height

Set to DRAFT on 8/9/2023 12:08:13 PM

Issue created by Mark Parry on 8/9/2023 12:08:13 PM

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.



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PLANNING - Front Setback Improvement - Physical Obstructions

Set to DRAFT on 8/9/2023 12:07:28 PM

Issue created by Mark Parry on 8/9/2023 12:07:28 PM
Issue is attached to Plans on sheet B-11
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

C) Front Setback Improvements

1. The front setback area shall be improved as a landscape area with walkway connections between sidewalks and front building entries. Low curbing up to six inches in height may be used to define the edge of landscape areas but no permanent physical obstructions such as walls, railings, or fencing are permitted between the street and front building facade. Flexibility may be permitted/available pursuant to 803.D

The rendering appears to show fencing going right up to the front (south) property line Court Street where the site plans indicates that the fencing stops at the front (south) façade. Please clarify and correct as needed. Note that this could be permitted pursuant to Section 803.D.

PLANNING - Front Setback Increase Request

Set to DRAFT on 8/10/2023 10:59:15 AM

Issue created by Mark Parry on 8/10/2023 10:59:15 AM
Issue is attached to Plans on sheet C-6-SITE
mark.parry@myclearwater.com - 727-444-8768

Flexibility Needed pursuant to 803.C.1? 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.

Flexibility Needed pursuant to 803.C.2?

Flexibility in the application of front setback requirements in Appendix C, Division 4 may be approved to allow new development setbacks compatible with the traditional character of development on adjacent sites and block frontages.

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.

PLANNING - Ground floor awning, canopies - Clearance

Set to DRAFT on 8/9/2023 12:42:28 PM

Issue created by Mark Parry on 8/9/2023 12:42:28 PM
Issue is attached to Plans on sheet B-7
mark.parry@myclearwater.com - 727-444-8768

SECTION C-603. AWNINGS, CANOPIES, & BALCONIES: Flexibility may be permitted/available pursuant to 803.N.

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

Additional details are needed to show compliance with this provision. Provide a dimension on the awning over the front door showing the clearance distance from grade.



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TELEPHONE (727) 562-4567

PLANNING - Ground floor awning, canopies - projection

Set to DRAFT on 8/9/2023 12:42:14 PM

Issue created by Mark Parry on 8/9/2023 12:42:14 PM

Issue is attached to Plans on sheet B-7

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

SECTION C-603. AWNINGS, CANOPIES, & BALCONIES: Flexibility may be permitted/available pursuant to 803.N.

1. Ground floor awnings, canopies, and other forms of shading devices or structures, where provided, shall comply with the following standards.

a. Such devices and structures shall project 5 feet minimum, 10 feet maximum from the front facade with the exception that in no case shall such projection be closer than five feet from the curbline.

Additional details are needed to show compliance with this provision. Provide a dimension on the awning over the front door showing the projection distance and distance from curb.

PLANNING - Mechanical - location

Set to DRAFT on 8/9/2023 12:44:13 PM

Issue created by Mark Parry on 8/9/2023 12:44:13 PM

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.

A) Equipment Placement: Flexibility may be permitted/available pursuant to 803.N.

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

Clarify the location and screening for all mechanical equipment. It's assumed that mechanical equipment will either be within the building or on the roof .

PLANNING - Mechanical - screening, elevator penthouse

Set to DRAFT on 8/9/2023 12:44:44 PM

Issue created by Mark Parry on 8/9/2023 12:44:44 PM

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.



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TELEPHONE (727) 562-4567

PLANNING - Mechanical - screening, rooftop

Set to DRAFT on 8/9/2023 12:44:30 PM

Issue created by Mark Parry on 8/9/2023 12:44:30 PM

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'-0" is all mechanical equipment screening. Clarify the height of all mechanical equipment/screening on the roof.

PLANNING - Next Steps

Set to DRAFT on 8/9/2023 12:48:17 PM

Issue created by Mark Parry on 8/9/2023 12:48:17 PM

Issue is attached to Plans on sheet G-1

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

""Next Steps:

RESUBMITTAL: Based on the submittal significant redesign is necessary prior to obtain a staff recommendation of approval. The proposal needs to be redesigned and returned to the DRC for a second review. The next available DRC meeting would be November 2nd and the deadline by which to submit for that meeting is October 2nd. "

In the event that you wish to proceed to the CDB with a Staff recommendation of denial on 10/17/2023, ten (10) complete hardcopy sets (revised as needed, folded and collated) and one electronic version (uploaded) must be submitted no later than noon 09/15/2023.

All deadlines are 12 noon. The submittal calendar is posted online:
<https://www.myclearwater.com/Business-Development/Planning-and-Zoning-Approvals/Development-Review-Committee-DRCCommunity-Development-Board-CDB/Submittal-Calendar>.

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

"POSTING: When the hardcopies are delivered to the city, coordinate with the case planner to pick up the yellow posting sign and affidavit. The applicant must post the property no less than 10 days prior to the CDB meeting and email the case planner and manager a photo of the posting and a copy of the signed affidavit of posting. "



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TELEPHONE (727) 562-4567

PLANNING - Parking Location

Set to DRAFT on 8/9/2023 12:12:52 PM

Issue created by Mark Parry on 8/9/2023 12:12:52 PM

Issue is attached to Plans on sheet C-6-SITE

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

E) Parking

2. Surface parking shall be located to the rear of buildings away from the primary street frontage and corner locations and shall comply with side and rear building setbacks. Flexibility may be permitted/available pursuant to 803.F.2.

Flexibility is needed. Please add a discussion addressing 803.F.2 to your narrative. Keep in mind that parking needs a front setback of at least 20 feet (803.F.2.b) where 18.167 is provided.

PLANNING - Parking Spaces

Set to DRAFT on 8/9/2023 12:04:39 PM

Issue created by Mark Parry on 8/9/2023 12:04:39 PM

Issue is attached to Plans on sheet C-6-SITE

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

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

Please provide dimensions for the width of the handicap spaces and associated access aisle.

PLANNING - Parking Structure - façade materials

Set to DRAFT on 8/9/2023 12:41:36 PM

Issue created by Mark Parry on 8/9/2023 12:41:36 PM

Issue is attached to Plans on sheet B-9

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

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

G) Parking Structures Design: Flexibility may be permitted/available pursuant to 803.N.

1. Parking structures shall be designed with architecturally-finished facades that complement the details, materials, colors, and design treatments of buildings in the project to contribute positively to the overall character of a project.

It appears that the garage component is open without any architectural finishes. Please revise the ground floor garage to meet this code provision. Flexibility is not available to this provision. 803.L provides flexibility to the facade design and articulation standards in Division 6 which includes only C-602.A (Complementary Design) and B (Facade Articulation),

PLANNING - Payment

Set to DRAFT on 8/3/2023 8:11:44 AM

Issue created by Mark Parry on 8/3/2023 8:11:44 AM

Issue is attached to Plans on sheet G-1

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, Isabel Winget, Administrative Assistant, and 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.



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TELEPHONE (727) 562-4567

PLANNING - Side Setback Reduction

Set to DRAFT on 8/10/2023 11:06:12 AM

Issue created by Mark Parry on 8/10/2023 11:06:12 AM
Issue is attached to Plans on sheet C-6-SITE
mark.parry@myclearwater.com - 727-444-8768

Flexibility Needed pursuant to 803.C.4?

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.

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 - Sight Visibility Triangles

Set to DRAFT on 8/9/2023 12:45:39 PM

Issue created by Mark Parry on 8/9/2023 12:45:39 PM
Issue is attached to Plans on sheet C-6-SITE
mark.parry@myclearwater.com - 727-444-8768

Section 3-904. - Sight visibility triangle.

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

Please add the sight triangles at the driveway.

PLANNING - Solid Waste Container - location

Set to DRAFT on 8/9/2023 12:45:17 PM

Issue created by Mark Parry on 8/9/2023 12:45:17 PM
Issue is attached to Plans on sheet C-6-SITE
mark.parry@myclearwater.com - 727-444-8768

Section 3-203. - General standards.

G. Solid waste containers.

4. Solid waste containers and recycling or trash handling areas shall be located to facilitate easy and safe access for pickup and shall be provided in accordance with Chapter 32 of the Code of Ordinances.

Clarify who will be rolling the dumpster out to the street on service days.

PLANNING - Streetscape Improvements

Set to DRAFT on 8/9/2023 12:14:35 PM

Issue created by Mark Parry on 8/9/2023 12:14:35 PM
Issue is attached to Plans on sheet C-6-SITE
mark.parry@myclearwater.com - 727-444-8768

SECTION C-503. ACCESS & CIRCULATION: Flexibility may be permitted/available pursuant to 803.N.

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

Clarify how this provision is met with the proposal. Please coordinate with the Engineering Department to clarify what may be required to meet this provision.



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TELEPHONE (727) 562-4567

PLANNING - Surface Parking - islands

Set to DRAFT on 8/9/2023 12:34:34 PM

Issue created by Mark Parry on 8/9/2023 12:34:34 PM

Issue is attached to Plans on sheet C-16

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

SECTION C-504. PARKING & SERVICE AREAS: Flexibility may be permitted/available pursuant to 803.N.

A) Surface Parking: Flexibility may be permitted/available pursuant to 803.N.

3. Interior islands of parking lots in new projects shall be designed to utilize Low Impact Development techniques such as bioretention swales and native species. Where parking curbs and gutters are provided, they shall have breaks to allow water to enter the bioretention facilities within the parking landscape islands. Parking lots with less than 20 spaces are exempt from interior island requirements in Section 3-1202.E.2 of this Development Code.

Please provide details showing compliance with this provision.

PUBLIC UTILITIES - issues

Set to DRAFT on 8/18/2023 3:53:30 PM

Issue created by Michael Vacca on 8/18/2023 3:53:30 PM

Issue is attached to Plans on sheet C-15

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

1. explain how clearances from water main and gravity main are met when crossing Road.
2. provide depths and clearances of the water main and gravity main when crossing 15-inch new storm pipe.
3. consider relocating potable water meter and back flow device to Santa Rosa St. Contractor will be required to have FDOT permit to preform work within right of way

SOLID WASTE - Enclosure

Set to DRAFT on 8/11/2023 12:52:10 PM

Issue created by Brandi Portalatin on 8/11/2023 12:52:10 PM

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

The enclosure is to small. Refer to city of clearwater ordinance Sec. 32.284 Waste receptacle (6) engineering index 701 for enclosure materials and measurements required.

STORMWATER - Prior to CDB

Set to DRAFT on 8/25/2023 4:25:39 PM

Issue created by Phuong Vo on 8/25/2023 4:25:39 PM

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

• Provide 1-page drainage calculations showing proposed underground stormwater management system having capacities for both 1/2" water quality and attenuation volume as per City of Clearwater redevelopment criteria. Please be advised that only 50% of the void space in the stone material is allowed towards required volume.

• Please acknowledge that a comprehensive review of the submitted site plan was not performed. Additional comments will be forthcoming upon the submittal of the Building Permit application.

TRAFFIC ENG - Prior to building permit- Parking lot markings

Set to DRAFT on 8/21/2023 3:01:26 PM

Issue created by Gus Jordi on 8/21/2023 3:01:26 PM

Issue is attached to Plans on sheet C-14

gus.jordi@myclearwater.com - 727-919-421-8370

Please add pavement marking arrows for both direction of travel in the connection between the two parking lots.

TRAFFIC ENG - Prior to CDB- accessible space signs

Set to DRAFT on 8/21/2023 3:07:22 PM

Issue created by Gus Jordi on 8/21/2023 3:07:22 PM
Issue is attached to Plans on sheet C-14
gus.jordi@myclearwater.com - 727-919-421-8370

Please place on the pal the location of the accessible spaces' signs. Signs can not block sidewalk.

TRAFFIC ENG - Prior to CDB- Bicycle racks

Set to DRAFT on 8/21/2023 3:16:33 PM

Issue created by Gus Jordi on 8/21/2023 3:16:33 PM
Issue is attached to Plans on sheet C-14
gus.jordi@myclearwater.com - 727-919-421-8370

Please follow Planning direction for providing bicycle racks.

TRAFFIC ENG - Prior to CDB- Parking spaces dimensions

Set to DRAFT on 8/21/2023 3:10:18 PM

Issue created by Gus Jordi on 8/21/2023 3:10:18 PM
Issue is attached to Plans on sheet C-14
gus.jordi@myclearwater.com - 727-919-421-8370

Please provide typical dimentions for the different types parking spaces.

TRAFFIC ENG - Prior to CDB- Turning templates solid waste

Set to DRAFT on 8/21/2023 3:15:00 PM

Issue created by Gus Jordi on 8/21/2023 3:15:00 PM
Issue is attached to Plans on sheet C-14
gus.jordi@myclearwater.com - 727-919-421-8370

provide turning tempates for a sanitation truck entering and exiting the driveway and the location of the trash bins and how the truck will go in and turn around.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.