



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, October 3, 2024

8:30 AM - Staff Review

Case number: [ANX2024-09007 -- 2885 SUNSET POINT RD](#)

Owner(s): Sylvan Abbey Memorial Park
Po Box 11250
New Orleans, LA 70181-1250
PHONE: (727) 259-6791, Fax: No fax, Email: No email

Applicant: Sylvan Abbey Memorial Park
Po Box 11250
New Orleans, LA 70181-1250
PHONE: (727) 259-6791, Fax: No fax, Email: No email

Location: Located on the north and south sides of Sunset Point Road approximately half-way between US Highway 19 N and McMullen Booth Road.

Atlas Page: 255B

Zoning District: I - Institutional

Request: This voluntary annexation petition involves four parcels of land totaling 94.419 acres of land. It is proposed that the initial future land use category assigned be the Institutional (I) category and the initial zoning district assigned be the Institutional (I) District.

Proposed Use: Cemeteries

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

Assigned Planner: Dylan Prins, Long Range Planner



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Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	09/10/2024	Brotherton
Environmental Review	No Comments	09/16/2024	Kessler
Solid Waste Review	No Comments	09/16/2024	Portalatin
Planning Review	Comments	09/18/2024	Brotherton
Stormwater Review	No Comments	09/20/2024	Vo
Public Utilities Review	No Comments	09/20/2024	Vacca
No Comments			
Engineering Review	Comments	09/23/2024	Vaughan
Traffic Eng Review	No Response	09/30/2024	Prins
Parks and Rec Review	No Response	09/30/2024	Prins
Land Resource Review	No Response	09/30/2024	Prins
Fire Review	No Response	09/30/2024	Prins



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The DRC reviewed this application with the following comments:

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

Engineering Review

Please acknowledge the following comments in your response letter:

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.

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

Prior to Annexation

The City's engineering division requests the vacation of the north-south County right of way to the north of Sunset Point Road, located in parcel 05-29-16-00000-120-0000, by the applicant before annexation is granted.

Planning Review Kyle Brotherton kyle.brotherton@myclearwater.com 727-444-8778

Planning Review

Please acknowledge:

1. Upon annexation into the City of Clearwater, the properties will be subject to the city's Community Development Code, including the Institutional (I) District development standards.

Planning Review Dylan Prins dylan.prins@myclearwater.com 727-444-8777

Planning Review

1. For the property located at 2860 Sunset Point Road, there is a section of the County Road 193 Right of Way that extends into the property north of Sunset Point Road. Public Works/Engineering staff are requesting that this portion of way be vacated prior to annexation into the city of Clearwater. Please contact Public Works/Engineering staff to resolve this issue.



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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

9:10 AM

Case number: [FLD2024-08018 -- 521 S GULFVIEW BLVD](#)

Owner(s): Decade Gulfcoast Hotel Ptnrs
13555 Bishops Ct Ste 345
Brookfield, WI 53005-6218
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Brian Aungst, Jr.
521 S Gulfview Blvd
Clearwater, FL 33767
PHONE: No phone, Fax: No fax, Email: No email

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

Location: South side of South Gulfview Boulevard at the intersection of Hamden Drive (3.91 acres).

Atlas Page: 285A

Zoning District: T - Tourist

Request: Flexible development approval to use transferred development rights to add 45 overnight accommodations (hotel) units to the existing hotels located at 505 and 521 S. Gulfview Boulevard. The additional hotel units would be accommodated through interior renovations and no exterior work is proposed. The project will provide 585 spaces through valet parking of the upper floors of the parking garage.

Proposed Use: Overnight Accomodations

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

Assigned Planner: Melissa Hauck-Baker, Senior Planner



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Workflow:

Review Name	Task Status	Status Date	Last Name
Parks and Rec Review	No Comments	09/12/2024	Parry
Solid Waste Review	Comments	09/16/2024	Portalatin
Environmental Review	No Comments	09/16/2024	Kessler
Stormwater Review	No Comments	09/17/2024	Vo
Public Utilities Review	No Comments	09/20/2024	Vacca
No Comments			
Traffic Eng Review	Comments	09/23/2024	Dresch
Land Resource Review	No Comments	09/25/2024	McDonnell
Planning Review	Comments	09/30/2024	Hauck-Baker
Determination of Completeness	Complete	10/03/2024	Hauck-Baker

The DRC reviewed this application with the following comments:

Plan Room Issues:



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**PLANNING - PLANNING – General Comments
(Acknowledge):**

Set to DRAFT on 9/12/2024 3:33:27 PM

Issue created by Melissa Hauck-Baker on 9/12/2024 3:33:27 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

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

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

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

In order to be reviewed by the Community Development Board (CDB) on November 19, 2024, 10 complete hard-copy sets (revised, folded and collated) and one electronic version of all updated materials must be submitted no later than 12:00pm on October 11, 2024.

PLANNING - Prior to CDB: Findings of Fact Applicant to verify

Set to DRAFT on 9/12/2024 3:56:02 PM

Issue created by Melissa Hauck-Baker on 9/12/2024 3:56:02 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

1. The 3.91-acre site is located on the south side of South Gulfview Boulevard at the intersection with Hamden Drive.
2. The subject property is located within the Clearwater Pass District of Beach by Design and the Tourist (T) District with the consistent Resort Facilities High (RFH) future land use category.
3. The subject property is comprised of one parcel with 467.74 feet of frontage along South Gulfview Boulevard.
4. The existing development consists of two overnight accommodations uses with a combined 344 units, The Edge Hotel, located at 505 South Gulfview Boulevard, features 155 units and The Holiday Inn, located at 521 South Gulfview Boulevard, features 189 units, the required 413 spaces of parking is located within the shared parking garage where a total of 419 spaces exist.
5. The project involves the transfer of development rights from two parcels, 830 Bayway Boulevard and 152-188 Brightwater Drive, where a combined 45 overnight accommodation units will be transferred to the subject property through concurrent cases, TDR2024-08001 and TDR2024-08002.
6. The additional 45 hotel rooms will be accomplished through internal building renovations, no new building square footage will be added.
7. The parking spaces for the additional 45 hotel rooms is 54 spaces which will be accommodated through conversion of the second, third and fourth floors of the garage into valet parking which will bring the on-site parking to 585 spaces. Only the first floor will remain with the current layout of parking spaces and access to the upper floors will be limited to valet parking staff only.
8. No other site improvements are included as part of the current project.
9. There are no active Code Compliance cases for the subject property.



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TELEPHONE (727) 562-4567

SOLID WASTE - Garbage

Set to DRAFT on 9/16/2024 4:55:46 PM

Issue created by Brandi Portalatin on 9/16/2024 4:55:46 PM
brandi.portalatin@myclearwater.com - 727-562-4920

Prior to all:

C-04 Shows staging area for roll out dumpsters. This location shares a compactor with the Holiday Inn that sits on the east side. Solid waste cannot get on the property for what is being shown to service garbage. If the compactor is not going to be shared then dumpsters will need to be staged at the main road side for service. Please advise the plans for garbage and being serviced.

TRAFFIC ENG - Prior to CDB - Multi-modal Impact Fee (Estimate)

Set to DRAFT on 9/23/2024 11:34:09 AM

Issue created by Raymond Dresch on 9/23/2024 11:34:09 AM
raymond.dresch@myclearwater.com - 727-444-8775

Section 4-905.H.1. The addition of 45 overnight accommodation rooms will generate additional vehicular trips and is therefore not exempt from multi-modal impact fees.

Please acknowledge that you will be responsible for a multi-modal impact fee in the amount of \$72,180.00. 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 CO.

The fee rate is based on Chapter 150 - IMPACT FEES | Code of Ordinances | Pinellas County, FL | Municode Library , link:

https://library.municode.com/fl/pinellas_county/codes/code_of_ordinances?nodeId=PTIILADECO_CH150IMFE

TRAFFIC ENG - Prior to CDB - Valet Parking

Set to DRAFT on 9/23/2024 9:15:18 AM

Issue created by Raymond Dresch on 9/23/2024 9:15:18 AM
Issue is attached to Plans on sheet PARKING PLANS P.1
raymond.dresch@myclearwater.com - 727-444-8775

Section 3-402.K.3. Parking spaces may be provided within the drive-aisle of the VALET PARKING AREA so long as they are located on only one side of the drive-aisle.

1. Plan shows the simple creation of Valet designated parking spots directly in front of the existing public parking spaces. The entire area/floor must be converted to Valet parking to be code compliant.
2. If access denial (gates / cones / etc.) to the Valet designated section is to be installed, then maneuver space must be provided to allow safe turn-around for the general public.
3. Parking Tabulation: The redesignation of standard parking spaces from the publicly available quantity of 419 (the existing total) to Valet would result in a reduction in the quantity available for public use as they are redesignated for Valet; plus the additional spaces created by stacking as allowed by code.

Note: All accessible parking must remain available and cannot be converted to Valet or have access denied.

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: [TDR2024-08001 -- 830 BAYWAY BLVD](#)

Owner(s): Clearwater Yacht Club Inc
 830 Bayway Blvd
 Clearwater, FL 33767-2613
 PHONE: No phone, Fax: No fax, Email: No email

Applicant: Brian Aungst
 625 Court Street
 Clearwater, FL 33756
 PHONE: (727) 441-8966, Fax: No fax, Email: Bja@macfar.Com

Representative: Brian Aungst
 Mac Farlane Ferguson & McMullen, P.A.
 625 Court Street
 Clearwater, FL 33756
 PHONE: (727) 441-8966, Fax: No fax, Email: Bja@macfar.Com

Location: North side of Bayway Boulevard, 50 feet east of Clearwater Pass Avenue. (1.15 acres)

Atlas Page: 285B

Zoning District: Tourist

Request: Transfer of Development Rights of one attached dwelling unit from 830 Bayway Boulevard to an overnight accommodation development located at 521 S. Gulfview Boulevard located in the Tourist (T) District.

Proposed Use: Overnight Accomodations

Neighborhood Association(s): Clearwater Point Condo
 Clearwater Pointe 8
 Clearwater Beach Association
 Clearwater Neighborhoods Coalition
 Board of County Commissioners
 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	09/12/2024	Parry
Environmental Review	Comments	09/16/2024	Kessler
Public Utilities Review	No Comments	09/20/2024	Vacca
No Comments			
Planning Review	No Comments	09/30/2024	Hauck-Baker
Determination of Completeness	Complete	10/03/2024	Hauck-Baker



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TELEPHONE (727) 562-4567

The DRC reviewed this application with the following comments:

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

Case number: [TDR2024-08002 -- 0 BRIDGEWATER DR](#)

Owner(s): Brightwater Blue Residences, Llc
625 Court St, Ste 200
Clearwater, FL 33756
PHONE: No phone, Fax: No fax, Email: No email

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

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

Location: Brightwater Drive, 2,240 feet east of Hamden Drive.

Atlas Page: 276A

Zoning District: Tourist

Request: Transfer of Development Rights of 26 attached dwelling units from 152-188 Brightwater Drive to an overnight accommodation development located at 521 S. Gulfview Boulevard located in the Tourist (T) District.

Proposed Use: Overnight Accomodations

Neighborhood Association(s): Clearwater Beach Association
Clearwater Neighborhoods Coalition
Board of County Commissioners
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
Environmental Review	No Comments	09/16/2024	Kessler
Stormwater Review	No Comments	09/17/2024	Vo
Public Utilities Review	No Comments	09/20/2024	Vacca
No Comments			
Solid Waste Review	No Comments	09/23/2024	Portalatin
Parks and Rec Review	No Comments	09/30/2024	Parry
Planning Review	No Comments	09/30/2024	Hauck-Baker
Determination of Completeness	Complete	10/03/2024	Hauck-Baker

The DRC reviewed this application with the following comments:

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

9:45 AM

Case number: [FLS2024-06021 -- 301 N PRESCOTT AVE](#)

Owner(s): John F Freeborn
301 N Prescott Ave
Clearwater, FL 33755 473
PHONE: No phone, Fax: No fax, Email: No email

Applicant: John Freeborn
301 N Prescott Avenue
Clearwater, FL 33755
PHONE: (727) 432-1314, Fax: (727) 733-6362, Email: John@freebornlaw.Com

Representative: John Freeborn
301 N Prescott Avenue
Clearwater, FL 33755
PHONE: (727) 432-1314, Fax: (727) 733-6362, Email: John@freebornlaw.Com

Location: Northeast corner of Drew Street and North Prescott Avenue. (0.20 acres)

Atlas Page: 278B

Zoning District: LMDR - Low Medium Density Residential

Request: Flexible Standard Development approval for a detached garage in the Low Medium Density Residential (LMDR) District as a Residential Infill for the property located at 301 N. Prescott Avenue. The detached garage will not exceed 15 feet in height. Requested is flexibility from the side setback requirements. (Community Development Code Section 2-203.C)

Proposed Use: Detached Dwellings

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

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	09/10/2024	French
Parks and Rec Review	No Comments	09/12/2024	Parry
Environmental Review	Comments	09/16/2024	Kessler
Solid Waste Review	No Comments	09/16/2024	Portalatin
Engineering Review	Comments	09/19/2024	Vaughan
Public Utilities Review	No Comments	09/20/2024	Vacca
No Comments			
Traffic Eng Review	Comments	09/23/2024	Dresch
Stormwater Review	Comments	09/23/2024	Vo
Planning Review	Comments	09/30/2024	French
Fire Review	No Comments	09/30/2024	French
Land Resource Review	No Comments	09/30/2024	McDonnell

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 9/19/2024 10:54:09 AM

Issue created by Kyle Vaughan on 9/19/2024 10:54:09 AM
 kyle.vaughan@myclearwater.com - 727-444-8232

Please provide written acknowledgment to each condition in your response letter:

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

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 9/16/2024 2:23:06 PM

Issue created by Sarah Kessler on 9/16/2024 2:23:06 PM
sarah.kessler@myclearwater.com - 727-444-8233

Provide erosion control measures on plan sheet and provide notes detailing erosion control methods. Note: all silt fencing and other erosion control measures will be installed prior to commencement of site work and maintained throughout the project.

PLANNING - General Comments (Acknowledge):

Set to DRAFT on 9/20/2024 10:29:14 AM

Issue created by Thea French on 9/20/2024 10:29:14 AM
thea.french@myclearwater.com - 727-444-8771

Acknowledge;

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

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

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

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

PLANNING - Prior to DO: Dimensions

Set to DRAFT on 9/19/2024 6:53:34 PM

Issue created by Thea French on 9/19/2024 6:53:34 PM
Issue is attached to Plans on sheet SITE PLAN
thea.french@myclearwater.com - 727-444-8771

Prior to DO: provide clearly labeled dimensions from the corners of proposed development to adjacent property lines.

PLANNING - Prior to DO: Elevations

Set to DRAFT on 9/19/2024 6:56:01 PM

Issue created by Thea French on 9/19/2024 6:56:01 PM
Issue is attached to Plans on sheet ELEVATIONS 2
thea.french@myclearwater.com - 727-444-8771

Prior to DO: provide the elevations as defined in CDC Article 8 - Definitions. Height, building or structure, means for buildings, the vertical distance from the mean elevation of the existing grade to the highest finished roof surface in the case of a building with a flat roof, or the vertical distance from the existing grade to a point representing the midpoint of the peak and eave heights of the main roof structure of the roof of a building having a pitched roof.



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TELEPHONE (727) 562-4567

PLANNING - Prior to DO: Site plan

Set to DRAFT on 9/20/2024 10:58:41 AM

Issue created by Thea French on 9/20/2024 10:58:41 AM
Issue is attached to Plans on sheet SITE PLAN
thea.french@myclearwater.com - 727-444-8771

Garage does not align with driveway as described in request. Submit site plan with correct drawings and clearly labeled dimensions.

PLANNING - Prior to DO: Specific Criteria

Set to DRAFT on 9/19/2024 6:42:54 PM

Issue created by Thea French on 9/19/2024 6:42:54 PM
Issue is attached to page 5 in SETBACK APPLICATION - REV 09.10.24.pdf
thea.french@myclearwater.com - 727-444-8771

Prior to the issuance of the development order.
Identify (2-203.C. Residential Infill Project) the Specific Flexibility and Criterion in the Community Development Code.
Address every criterion listed (1-8). Do not leave blanks; and an single "Yes", would not be a complete comment. Planning will be looking for more in-depth responses.

STORMWATER - Prior to building permit

Set to DRAFT on 9/23/2024 2:10:18 PM

Issue created by Phuong Vo on 9/23/2024 2:10:18 PM
phuong.vo@myclearwater.com - 727-444-8228

Applicant to acknowledge the condition below on a formal response letter:

Per City of Clearwater Stormwater Drainage Criteria, construction plans to be submitted at the building permit application shall 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 - Design

Set to DRAFT on 9/23/2024 11:19:52 AM

Issue created by Raymond Dresch on 9/23/2024 11:19:52 AM
raymond.dresch@myclearwater.com - 727-444-8775

Scope specifies a new structure with garage opening of 9 feet wide to be aligned with existing driveway estimated at 6 feet wide. Provide detailed sheet with dimensions showing placement of the new structure and how it aligns with the existing driveway.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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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

9:55 AM

Case number: [FLS2024-08026 -- 1105 MARINE ST](#)

Owner(s): Taylor, Stephen P Tre
34501 Tranquiview Ln
Dade City, FL 33523
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Heidi Taylor
34501 Tranquiview Lane
Dade City, FL 33523
PHONE: (352) 424-7082, Fax: No fax, Email: Mdmmtampa@gmail.Com

Representative: Heidi Taylor
34501 Tranquiview Lane
Dade City, FL 33523
PHONE: (352) 424-7082, Fax: No fax, Email: Mdmmtampa@gmail.Com

Location: South side of Marine Street, approximately 75 feet east of Wilson Boulevard and 711 feet west of Broadway. (0.16 acres)

Atlas Page: 251A

Zoning District: LMDR - Low Medium Density Residential

Request: Flexible Standard Development approval for a driveway in the Low Medium Density Residential (LMDR) District as a Residential Infill project for the property located at 1105 Marine Street. Requested is flexibility from the side setback requirements. (Community Development Code Section 2-203.C)

Proposed Use: Detached Dwellings

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

Assigned Planner: Thea French, Planner



Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	09/09/2024	French
Environmental Review	Comments	09/16/2024	Kessler
Solid Waste Review	No Comments	09/16/2024	Portalatin
Stormwater Review	Comments	09/17/2024	Vo
Engineering Review	Comments	09/18/2024	Vaughan
Public Utilities Review	Comments	09/20/2024	Vacca
prior to permitting			
Traffic Eng Review	Comments	09/23/2024	Dresch
Land Resource Review	No Comments	09/25/2024	McDonnell
Parks and Rec Review	No Comments	09/30/2024	Parry
Planning Review	Comments	09/30/2024	French
Fire Review	No Comments	09/30/2024	French

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 9/18/2024 10:08:23 AM

Issue created by Kyle Vaughan on 9/18/2024 10:08:23 AM
 kyle.vaughan@myclearwater.com - 727-444-8232

Please provide written acknowledgment to each condition in your response letter:

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. Work on right-of-way shall require a permit with the appropriate entity.
4. Applicant shall be responsible for maintaining all landscaping, hardscaping and lighting located within Right of Way.



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

ENGINEERING - Prior to D.O.

Set to DRAFT on 9/18/2024 1:07:07 PM

Issue created by Kyle Vaughan on 9/18/2024 1:07:07 PM
kyle.vaughan@myclearwater.com - 727-444-8232

1. It appears that the applicant would be unable to access the proposed driveway without crossing over adjacent private property.
2. A request should be made for Duke energy to move the light pole to the east.
3. The palm tree in the right of way should be removed because it obstructs the homeowner's access to the property.
4. The existing curb cut should be moved to the west and a driveway apron constructed such that it is not in front of the adjacent property.
5. A side setback reduction for the proposed driveway would not improve the site.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 9/16/2024 2:21:35 PM

Issue created by Sarah Kessler on 9/16/2024 2:21:35 PM
sarah.kessler@myclearwater.com - 727-444-8233

Provide erosion control measures on plan sheet and provide notes detailing erosion control methods. Note: all silt fencing and other erosion control measures will be installed prior to commencement of site work and maintained throughout the project.

PLANNING - General Comments (Acknowledge):

Set to DRAFT on 9/30/2024 11:13:30 AM

Issue created by Thea French on 9/30/2024 11:13:30 AM
thea.french@myclearwater.com - 727-444-8771

Acknowledge;

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

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

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

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

PLANNING - Prior to DO - Description of Request

Set to DRAFT on 9/19/2024 5:32:21 PM

Issue created by Thea French on 9/19/2024 5:32:21 PM
Issue is attached to page 1 in Planning and Development FLD Application for 1105 Marine St .pdf
thea.french@myclearwater.com - 727-444-8771

Prior to Development order: Complete the description of request to include all the details that also will establish which specific flexibility (residential infill project) you are requesting by code section, (Section 2-203.C) and include the specific use (a driveway).



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TELEPHONE (727) 562-4567

PLANNING - Specific Criteria

Set to DRAFT on 9/25/2024 11:48:07 AM

Issue created by Thea French on 9/25/2024 11:48:07 AM
Issue is attached to page 4 in Planning and Development FLD Application for 1105 Marine St .pdf

thea.french@myclearwater.com - 727-444-8771

Flexibility criteria: I would notice that all the Specific Criteria responses are fairly superficial/simply reiterating the criteria. Planning would be looking for more in-depth responses.

PUBLIC UTILITIES - Prior to Permitting

Set to DRAFT on 9/20/2024 10:55:58 AM

Issue created by Michael Vacca on 9/20/2024 10:55:58 AM

Issue is attached to Plans on sheet SITE PLAN

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

Acknowledge and call out that public utilities water or reclaimed water water boxes will not be located within proposed asphalt pavement. a cost is associated to relocated services.

STORMWATER - Prior to Building Permit

Set to DRAFT on 9/17/2024 5:50:03 PM

Issue created by Phuong Vo on 9/17/2024 5:50:03 PM

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

Applicant to acknowledge the condition below on a formal response letter:

Per City of Clearwater Stormwater Drainage Criteria, construction plans to be submitted at the building permit application shall 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.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

10:05 AM

Case number: [FLS2024-09029 -- 2905 GULF TO BAY BLVD](#)

Owner(s): Stowell Properties Llc
2873 Thornton Rd
Clearwater, FL 33759
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Jon Scott
100 Second Ave South, Suite 105n
St. Petersburg, FL 33701
PHONE: No phone, Fax: No fax, Email: Jon.Scott@kimley-horn.Com

Representative: Jon Scott
Kimley-horn And Associates, Inc.
100 Second Ave South, Suite 105n
St. Petersburg, FL 33701
PHONE: No phone, Fax: No fax, Email: Jon.Scott@kimley-horn.Com

Location: Southwest corner of Gulf to Bay Boulevard and Thornton Road. (12.6 acres)

Atlas Page: 300B

Zoning District: US 19 - US 19 Corridor Zoning

Request: Flexible Standard Development approval to construct a 426-unit attached dwelling use with a floor area ratio of 1.2 for the properties located at 2905 Gulf to Bay Boulevard and 2881 Thornton Road in the US 19 District and the US 19 Regional Center (US 19-RC) subdistrict. The project will not exceed 150 feet in height and will include a minimum of 647 parking spaces. Requested is flexibility from front setbacks, flexibility for parking structure location, finished floor elevations, development blocks and drive networks, and building façade and articulation. (Community Development Code Appendix B Sections 703.B.1, D.2, E.3, F, K.)

Proposed Use: Attached Dwellings

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

Assigned Planner: Ted Kozak, Development Review Manager



Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	09/12/2024	Kozak
Parks and Rec Review	Comments	09/12/2024	Parry
Solid Waste Review	Comments	09/16/2024	Portalatin
Environmental Review	Comments	09/16/2024	Kessler
Stormwater Review	Comments	09/20/2024	Vo
Engineering Review	Comments	09/20/2024	Vaughan
Public Utilities Review	Comments	09/24/2024	Vacca
modifications required			
Traffic Eng Review	Comments	09/25/2024	Dresch
Planning Review	Comments	09/30/2024	Kozak
Land Resource Review	Comments	09/30/2024	McDonnell

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 9/19/2024 11:01:25 AM

Issue created by Kyle Vaughan on 9/19/2024 11:01:25 AM
 kyle.vaughan@myclearwater.com - 727-444-8232

Please provide written acknowledgment to each condition in your response letter:

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.



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TELEPHONE (727) 562-4567

ENGINEERING - Prior to Building Permit

Set to DRAFT on 9/19/2024 11:04:59 AM

Issue created by Kyle Vaughan on 9/19/2024 11:04:59 AM
kyle.vaughan@myclearwater.com - 727-444-8232

Please provide written acknowledgment to each condition in your response letter:

1. Revise plans (incl. landscaping plan) to show existing 10' water easement along north right of way line of Rogers Street.
2. 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.
3. 3' X 5' driveway 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. Engineering driveway rough (#903) and final (#904) inspections are required. Use inspection call line 727.562.4580 to schedule.
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) 444-8218.
7. Provide a copy of the recorded Parcel Combination Request from Pinellas County.

ENGINEERING - Prior to D.O.

Set to DRAFT on 9/25/2024 2:55:46 PM

Issue created by Kyle Vaughan on 9/25/2024 2:55:46 PM
kyle.vaughan@myclearwater.com - 727-444-8232

1. Please consider granting a sidewalk easement to the City of Clearwater for the proposed sidewalk on Thornton Rd frontage, and show proposed easement on the plans.
2. Inverted crown design on Thornton Rd is not permissible. Please revise the plans to work with the existing stormwater flow.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 9/16/2024 2:30:21 PM

Issue created by Sarah Kessler on 9/16/2024 2:30:21 PM
sarah.kessler@myclearwater.com - 727-444-8233

1. An Asbestos Survey is usually required prior to conducting any demolition or renovations. Contact Pinellas County Air Quality (727/464-4422) for more information.
2. 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.
3. Provide the location of the approved jurisdictional wetland line on the plans.

LAND RESOURCE - Prior to DO: Inches Spreadsheet

Set to DRAFT on 9/30/2024 4:08:16 PM

Issue created by Danny McDonnell on 9/30/2024 4:08:16 PM
danny.mcdonnell@myclearwater.com - 727-444-8765

Inches Spreadsheet - Provide a spread sheet expressing the total number of trees to be removed, calculating the DBH (diameter at breast height) of all trees being removed with a rating of 3 and above and the total proposed inches. Note: palm trees with 10 feet of clear trunk receive a 1-inch deficit if removed and a 1-inch credit if proposed and accent trees receive a 2-inch deficit if removed and a 2-inch credit if proposed. Specimen palms (phoenix species) receive a 2.5-inch deficit if removed and a 2.5-inch credit is proposed. All shade trees receive a deficit based on the total DBH if removed and a credit based on the caliper size if planted. If a deficit exists, then it must be paid to the Tree Fund at a rate of 48 dollars and inch.



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TELEPHONE (727) 562-4567

LAND RESOURCE - Prior to DO: Landscape Plan

Set to DRAFT on 9/30/2024 4:07:27 PM

Issue created by Danny McDonnell on 9/30/2024 4:07:27 PM
danny.mcdonnell@myclearwater.com - 727-444-8765

1. Submit a revised landscape plan which provided dimensions on the plan showing all shade trees must be a minimum of 5 feet from any impervious surface or utility.
2. Do not install landscaping or irrigation (unless directional bore) in the critical root zone (inside the tree barricade) of the existing trees to be preserved.

LAND RESOURCE - Prior to DO: Tree Inventory

Set to DRAFT on 9/30/2024 5:24:52 PM

Issue created by Danny McDonnell on 9/30/2024 5:24:52 PM
danny.mcdonnell@myclearwater.com - 727-444-8765

The palm trees in the arborist report need Tree ID numbers. Offsite trees should also have ID numbers, which should be shown on sheets TM-101 and TM-102 as well.

LAND RESOURCE - Prior to DO: Tree Preservation Plan

Set to DRAFT on 9/30/2024 4:29:04 PM

Issue created by Danny McDonnell on 9/30/2024 4:29:04 PM
danny.mcdonnell@myclearwater.com - 727-444-8765

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.

LAND RESOURCE - Prior to DO: Tree Removal

Set to DRAFT on 9/30/2024 4:25:24 PM

Issue created by Danny McDonnell on 9/30/2024 4:25:24 PM
danny.mcdonnell@myclearwater.com - 727-444-8765

Remove all trees rated below 3.0 unless proposing to implement treatment by an ISA certified Arborist to upgrade trees to 3.0 condition rating.

Sheet TM-101 and TM-102 appear to show certain trees as offsite but the inventory does not state that they are offsite. Please revise.

PARKS AND REC - PR Issue 1

Set to DRAFT on 9/12/2024 8:28:23 AM

Issue created by Mark Parry on 9/12/2024 8:28:23 AM
mark.parry@myclearwater.com - 727-444-8768

It appears that the proposal is for 426 new attached dwelling units.

A Parks and Recreation Impact Fee of \$2,024 per dwelling unit (estimate of \$862,224 total) will be due prior to the issuance of any Certificate of Occupancy.

If the site was previously developed credit is applied for any legally permitted dwelling unit. In that case, please provide evidence of the number of dwelling units and date of demolition.

Please coordinate with Parks and Recreation Staff to determine the final amount due.

Please acknowledge this comment prior to the issuance of a DO.



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TELEPHONE (727) 562-4567

**PLANNING - Planning - General Comments
(Acknowledge)**

Set to DRAFT on 9/25/2024 2:32:02 PM

Issue created by Ted Kozak on 9/25/2024 2:32:02 PM
ted.kozak@myclearwater.com - 727-444-8941

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

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

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

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

PLANNING - Prior to DO - Drive Network at south

Set to DRAFT on 9/25/2024 4:39:14 PM

Issue created by Ted Kozak on 9/25/2024 4:39:14 PM
Issue is attached to Plans on sheet C-301
ted.kozak@myclearwater.com - 727-444-8941

Projects on sites of 10 acres or more shall be configured to create interconnected networks of primary and secondary drives defining development blocks and providing for vehicle travel, pedestrian and cyclist movement, access to parking and drive aisles, access to transit facilities, and connections to surrounding destinations. Streets and drives shall be provided as follows.

- a. For every 660 feet of frontage at least one drive generally perpendicular to the frontage.
- b. For every 660 feet of lot depth at least one drive generally parallel to the frontage.

2. New primary and secondary drives shall be configured to align with existing or planned streets or drives on adjacent sites to create an interconnected network. Drive stub outs shall be provided to allow future connections to adjacent sites.

3. New primary and secondary drives shall be designed consistent with the standards in Table 6. Locational & Design Standards for New Drives.
CDC B-502.B.1 through 3.

It is unclear as to the need to extend the primary drive from the cul-de-sac along the south side of the Future Development parcel, to the Thornton Road extension.

**PLANNING - Prior to DO - Additional Elevation Details -
Parking Garages**

Set to DRAFT on 9/25/2024 3:57:11 PM

Issue created by Ted Kozak on 9/25/2024 3:57:11 PM
Issue is attached to Plans on sheet A4.03
ted.kozak@myclearwater.com - 727-444-8941

All sides of the parking garage need additional architectural details whether faux or real windows and/or other detailing, such as material screening, to better match the facades of the attached dwelling facades. Buildings located along an "A"-Type Street require enhanced architectural treatment.



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PLANNING - Prior to DO - Articulation

Set to DRAFT on 9/25/2024 4:04:27 PM

Issue created by Ted Kozak on 9/25/2024 4:04:27 PM
Issue is attached to Plans on sheet A4.03
ted.kozak@myclearwater.com - 727-444-8941

Articulation between upper floor facade bay sections shall be accomplished by recessing the facade 2 feet minimum for a distance of at least 10 feet.

As stated, since there are no detailed dimensions provided for the parking structure and the attached dwelling building, it is unclear if this provision is met. There is no change or recessed plane or step back between the lower level and the upper floors of the structure. CDC B-602.E.2.

PLANNING - Prior to DO - Bicycle Parking

Set to DRAFT on 9/25/2024 4:15:00 PM

Issue created by Ted Kozak on 9/25/2024 4:15:00 PM
ted.kozak@myclearwater.com - 727-444-8941

Projects shall provide space and racks for bicycle parking to accommodate at least one bicycle parking space for every 10 vehicle parking spaces. All bicycle parking areas shall be in highly-visible locations along pedestrian walkways and near building entries, and shall comply with bike rack standards in Section 3-1411.

Please indicate where the 43 required bike parking spaces will be located.

CDC B-504.C.

PLANNING - Prior to DO - Building Materials

Set to DRAFT on 9/25/2024 2:21:56 PM

Issue created by Ted Kozak on 9/25/2024 2:21:56 PM
Issue is attached to Plans on sheet A4.01
ted.kozak@myclearwater.com - 727-444-8941

All building facades within public view of a street, pedestrian walkway, 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. Please provide additional details which show compliance with this provision. (Section B-605.A)

PLANNING - Prior to DO - Clarification of request

Set to DRAFT on 9/30/2024 2:56:45 PM

Issue created by Ted Kozak on 9/30/2024 2:56:45 PM
ted.kozak@myclearwater.com - 727-444-8941

Page one of the application indicates that the request is to construct a multi-family development with 425 total units, with a 91 foot tall building at 8 stories, and 592 parking spaces. None of this data matches the other plans and documents provided. Please revise the application as needed.

PLANNING - Prior to DO - Coordination with Solid Waste

Set to DRAFT on 9/25/2024 2:35:23 PM

Issue created by Ted Kozak on 9/25/2024 2:35:23 PM
Issue is attached to Plans on sheet C-300
ted.kozak@myclearwater.com - 727-444-8941

Pursuant to Sections 3-204.G.2 & 4, Solid waste containers shall be of a size sufficient to serve the use to which they are accessory, and 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.

Please coordinate with Solid Waste to ensure that this provision is met.



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TELEPHONE (727) 562-4567

PLANNING - Prior to DO - Corner Locations/ Emphasis

Set to DRAFT on 9/25/2024 3:38:31 PM

Issue created by Ted Kozak on 9/25/2024 3:38:31 PM

Issue is attached to Plans on sheet A4.01

ted.kozak@myclearwater.com - 727-444-8941

Facade materials, window and wall treatments, and design elements such as signs and awnings shall be included on both sides of the building facade.

Additional corner emphasis with chamfered or rounded facades, corner entries accentuated through changes in design treatments, materials, canopy projections, roof, or parapet forms, or through other architectural method is required. It isn't clear how the each corner of the buildings/ facades meet this provision. (Section B-602.F)

PLANNING - Prior to DO - Detailing

Set to DRAFT on 9/25/2024 4:07:09 PM

Issue created by Ted Kozak on 9/25/2024 4:07:09 PM

Issue is attached to Plans on sheet A4.02

ted.kozak@myclearwater.com - 727-444-8941

All buildings and structures in projects with multiple buildings and structures, including parking structures, shall have complementary architectural details, materials, colors, and design treatments

Include the types of materials and colors as part of the narrative.

The buildings do not list the proposed materials.
B-602.A.

PLANNING - Prior to DO - Drive Networks

Set to DRAFT on 9/25/2024 4:35:13 PM

Issue created by Ted Kozak on 9/25/2024 4:35:13 PM

Issue is attached to Plans on sheet C-300

ted.kozak@myclearwater.com - 727-444-8941

Projects on sites of 10 acres or more shall be configured to create interconnected networks of primary and secondary drives defining development blocks and providing for vehicle travel, pedestrian and cyclist movement, access to parking and drive aisles, access to transit facilities, and connections to surrounding destinations. Streets and drives shall be provided as follows.

a. For every 660 feet of frontage at least one drive generally perpendicular to the frontage.

b. For every 660 feet of lot depth at least one drive generally parallel to the frontage.

2.New primary and secondary drives shall be configured to align with existing or planned streets or drives on adjacent sites to create an interconnected network. Drive stub outs shall be provided to allow future connections to adjacent sites.

3.New primary and secondary drives shall be designed consistent with the standards in Table 6. Locational & Design Standards for New Drives.

CDC B-502.B.1 through 3.

In order to more closely mimic an extended street grid pattern of the secondary drive between the parking garage and the attached dwelling building, extend the street as a pedestrian alley/ connection through the Future Development parcel.

PLANNING - Prior to DO - Facade Bays

Set to DRAFT on 9/25/2024 3:34:31 PM

Issue created by Ted Kozak on 9/25/2024 3:34:31 PM

Issue is attached to Plans on sheet A4.01

ted.kozak@myclearwater.com - 727-444-8941

Facades shall be divided vertically into bays, as illustrated in Figure 14. Facade Bays & Articulation. Facade bay widths shall range from 15 to 40 feet. 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. Specific detailed dimensioned have not been provided. (Section B-602.C)



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TELEPHONE (727) 562-4567

PLANNING - Prior to DO - Flexibility Requests

Set to DRAFT on 9/25/2024 3:59:21 PM

Issue created by Ted Kozak on 9/25/2024 3:59:21 PM
ted.kozak@myclearwater.com - 727-444-8941

Flexibility Request. It appears that, notwithstanding any future resubmittals, that the following Flexibility provisions are or may be requested: Community Development Code Appendix B Sections 703 B.1., D.1, E.3., F, G, and K.

If not already provided, please provide a full narrative which clarifies and positively addresses each applicable flexibility criterion.

PLANNING - Prior to DO - Limited Blank Facades

Set to DRAFT on 9/25/2024 3:40:06 PM

Issue created by Ted Kozak on 9/25/2024 3:40:06 PM
Issue is attached to Plans on sheet A4.01
ted.kozak@myclearwater.com - 727-444-8941

Blank sections of ground floor building facades fronting or within view of streets, pedestrian walkways, or other public spaces 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. It is unclear if this provision is met in its entirety since there are no specific dimensions provided. (Section B-602.B)

PLANNING - Prior to DO - Mechanical Equipment

Set to DRAFT on 9/25/2024 3:26:49 PM

Issue created by Ted Kozak on 9/25/2024 3:26:49 PM
Issue is attached to Plans on sheet A4.01
ted.kozak@myclearwater.com - 727-444-8941

Outdoor mechanical, electrical, and communication equipment, including heating, air conditioning, and ventilation equipment; venting and vent terminations for commercial hoods; electric meters; mechanical penthouses; electrical and communication equipment, panels, and cabinets; satellite dishes; and similar features shall be located and designed to meet all of the following standards. 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. Ground-mounted mechanical equipment shall be screened from public view by landscape screens or architecturally-finished walls and enclosures designed consistent with the exterior facade of the building. 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 and elevator penthouses shall be designed to complement the design of street-facing building facades and shall be clad on all sides in material used on street-facing facades.

Clarify where mechanical equipment will be located and how it will be screened. (Sections B-606.A & B)

PLANNING - Prior to DO - Parking garage

Set to DRAFT on 9/18/2024 11:23:48 AM

Issue created by Ted Kozak on 9/18/2024 11:23:48 AM
ted.kozak@myclearwater.com - 727-444-8941

Identify all dimensions pertaining to interior parking garage spaces and drive aisles and confirm compliance with all aspects of CDC Section 3-1402.1., 1 through 13.



CITY OF CLEARWATER

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

PLANNING - Prior to DO - Primary Entries

Set to DRAFT on 9/25/2024 2:25:14 PM

Issue created by Ted Kozak on 9/25/2024 2:25:14 PM
Issue is attached to Plans on sheet A4.02
ted.kozak@myclearwater.com - 727-444-8941

Primary building entries shall be located along the front facades of buildings and be visible from streets, new primary drives, and sidewalks. For example, it's unclear how the north façade for the attached dwelling is being treated as primary entrances. The doors are very small and not particularly noticeable. (Section B-404.E.2)

Flexibility may be permitted/available pursuant to 703.E.3. If flexibility is requested, the design must meet the applicable criteria in that section of the Code

PLANNING - Prior to DO - Prohibited Glass Treatments

Set to DRAFT on 9/25/2024 3:27:32 PM

Issue created by Ted Kozak on 9/25/2024 3:27:32 PM
Issue is attached to Plans on sheet A4.01
ted.kozak@myclearwater.com - 727-444-8941

The use of reflective, translucent, fritted, and other forms of non-transparent glass in wall and window systems on ground floor facades is not permitted. Please add a note that demonstrates compliance with this provision on the elevations sheet. (Section B-605.B)

PLANNING - Prior to DO - Security

Set to DRAFT on 9/25/2024 3:28:23 PM

Issue created by Ted Kozak on 9/25/2024 3:28:23 PM
Issue is attached to Plans on sheet A4.01
ted.kozak@myclearwater.com - 727-444-8941

Security bars are not permitted on windows or doors visible from streets, new primary drives, and sidewalks. Please add a note that demonstrates compliance with this provision on the elevations sheet. (Section B-602.H)

PLANNING - Prior to DO - Site Visibility Triangles

Set to DRAFT on 9/25/2024 2:33:25 PM

Issue created by Ted Kozak on 9/25/2024 2:33:25 PM
Issue is attached to Plans on sheet C-300
ted.kozak@myclearwater.com - 727-444-8941

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 figure accompanying Section 3-904.A.

Please add the requisite sight visibility triangles at:

The edges of the driveway where it intersects with the front property line. 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.

Please see CDC Section 3-904.A for additional details.
https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR

PLANNING - Prior to DO - Stormwater Management

Set to DRAFT on 9/25/2024 3:40:49 PM

Issue created by Ted Kozak on 9/25/2024 3:40:49 PM
Issue is attached to Plans on sheet A4.01
ted.kozak@myclearwater.com - 727-444-8941

Stormwater retention and detention areas are not permitted in front setbacks or between any street and any building unless located underground in exfiltration trenches or open-bottomed underground storage and retention systems, or as part of a Low Impact Development stormwater management system incorporating features such as rain gardens and vegetative swales, or pervious pavers or pavement for pedestrian use. Traditional stormwater facilities such as dry and/or wet retention/detention ponds are permitted to the rear and side of buildings. Clarify how stormwater will be accommodated. (Section B-506)



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TELEPHONE (727) 562-4567

PUBLIC UTILITIES - prior to permitting

Set to DRAFT on 9/24/2024 12:18:03 PM

Issue created by Michael Vacca on 9/24/2024 12:18:03 PM

Issue is attached to Plans on sheet C-200

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

Call out on drawings

contractor shall coordinate with City regarding removal existing water meters, backflow devices including the removal of boxes and abandoning of water mains, along with any sewer laterals abandonment prior too finalizing plans to satisfaction of public Utilities department

PUBLIC UTILITIES - required modification to be submitted

Set to DRAFT on 9/24/2024 2:27:31 PM

Issue created by Michael Vacca on 9/24/2024 2:27:31 PM

Issue is attached to Plans on sheet C-500

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

- 1) acknowledge and Call out on drawings - Contractor shall coordinate with city regarding removal and installing of water mains prior to finalization of plans to the satisfaction of Public Utilities Department
- 2) Acknowledge and Call out on Drawings - contractor shall exercise extreme caution when excavating in the proximity of all water and Sewer utilities. existing utility locations shown on the plans are not exact or guaranteed
- 3) acknowledge and call out on drawings - Call out on drawings - all sewer pipe, Manholes, water mains and fire hydrants located within project property are privately owned and maintained by others.
- 4) acknowledge and call out - 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.
- 5) acknowledge and call out on drawings - 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
- 6) acknowledge and explain and show on drawings how the city shall have continuous access for service vehicles, heavy equipment to preform maintenance on utilities within city owned easements along waterfront. due to the high profile utilities, no trees are to be planted within city owned easement.
- 7) acknowledge and review alterative options - the purposed installation of SS-1 new M/H will require a sewer by-pass plan and with a by-pass pumping system to preform installation, city does not permit dog house manholes to be built. review and discuss option for sewer pipe segment run, from SS-2 manhole to existing city manhole, thus Kor-N-seal into as an alternative connection location. Verifying Storm pipe and sewer pipe are not in conflict of clearance.

SOLID WASTE - Solid waste service - Prior to BCP

Set to DRAFT on 9/16/2024 4:20:27 PM

Issue created by Brandi Portalatin on 9/16/2024 4:20:27 PM

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

Prior to all permits and approvals:

Where is the garbage and recycling located?

What type of service is being proposed for over 400 units? Compactor? Roll out dumpsters?

Will need a vehicle template.



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TELEPHONE (727) 562-4567

STORMWATER - Acknowledge

Set to DRAFT on 9/20/2024 6:37:30 PM

Issue created by Phuong Vo on 9/20/2024 6:37:30 PM
phuong.vo@myclearwater.com - 727-444-8228

Development Order Condition of Approval:

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 Public Works (Stormwater) Staff to ensure the project meets the City's specifications and design criteria manuals.

STORMWATER - Prior DO

Set to DRAFT on 9/20/2024 6:33:59 PM

Issue created by Phuong Vo on 9/20/2024 6:33:59 PM
phuong.vo@myclearwater.com - 727-444-8228

- 1) Provide rational drainage calculations showing the project design provides both water quality and attenuation as per redevelopment section of City Drainage Criteria Manual. Please note, redevelopment section of the codes requires existing impervious area to be assigned a runoff coefficient of 0.50 rather than 0.95.
- 2) Drainage narrative mentioned proposed vault, but plan does not show where the vault might be located. Please show on the plan.
- 3) Provide on Drainage and Grading plan sheet flow proposed drainage arrows to conceptually illustrate that runoff from all areas within the project's parcel limit, including private Rogers St and other internal streets, will be routed to the pond/vault for treatment and attenuation prior to leaving the project site.
- 4) Due to the project involves modifying and impacting the public existing drainage system and extension of new public road, please acknowledge that at building permit submittal, the EOR shall evaluate the total contributing area conveyed through Thornton road and design the new drainage system to meet city standard and specs. as per City Subdivision and Drainage Design Criteria Manuals. These can result in additional curb inlets and pipe upgrade to ensure no adverse impacts and/or reduce LOS of public road drainage system.
- 5) Show that existing underdrain pipe be reconnected, and new underdrain segments be constructed as part of the extended public road.
- 6) Please acknowledge that runoff from the public road bypassing through the project under existing condition shall be diverted to r-o-w and properly sized the public drainage bypass conveyance system to take it to the final destination.
- 7) Drainage calculation to include water quality treatment onsite for the increase impervious area resulted from roadway extension.
- 8) Please acknowledge that storm sewer system for the development (public or private) shall be designed for a 10-year storm event and maintains the hydraulic grade line 1' minimum below the throat of inlet/MH.



TRAFFIC ENG - Prior to DO - Multi-modal Impact Fee (Estimate)

Set to DRAFT on 9/23/2024 12:59:00 PM

Issue created by Raymond Dresch on 9/23/2024 12:59:00 PM
raymond.dresch@myclearwater.com - 727-444-8775

For parcel 17-29-16-12312-000-0100 (2881 Thornton Road), a potential credit of \$6,780.00 has been determined for the demolition of five (5) pre-existing detached single family homes, each under 1500 SF, located on the property according to PCPAO.gov. Credits and fees for parcel 17-29-16-12312-000-0070 (2905 Gulf to Bay Blvd) will be determined at a later date during future phases.

Please acknowledge that you will be responsible for a multi-modal impact fee in the amount of \$598,140.00. 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 CO.

The fee rate is based on Chapter 150 - IMPACT FEES | Code of Ordinances | Pinellas County, FL | Municode Library , link:
https://library.municode.com/fl/pinellas_county/codes/code_of_ordinances?nodeId=PTIILADECO_CH150IMFE

TRAFFIC ENG - Prior to DO - Radii

Set to DRAFT on 9/23/2024 3:26:24 PM

Issue created by Raymond Dresch on 9/23/2024 3:26:24 PM
raymond.dresch@myclearwater.com - 727-444-8775

Must show radii for every curved curb throughout the parking lot.

TRAFFIC ENG - Prior to DO - Roadway Design

Set to DRAFT on 9/25/2024 3:11:59 PM

Issue created by Raymond Dresch on 9/25/2024 3:11:59 PM
Issue is attached to Plans on sheet C-401
raymond.dresch@myclearwater.com - 727-444-8775

For the extension of Thornton Rd (City ROW), please retain the existing road geometry.

TRAFFIC ENG - Prior to DO - Turning Templates

Set to DRAFT on 9/23/2024 3:25:50 PM

Issue created by Raymond Dresch on 9/23/2024 3:25:50 PM
raymond.dresch@myclearwater.com - 727-444-8775

1. Must provide turning template for a size 19' passenger car shown simultaneously movements for opposing direction of travel throughout the parking lot and at the driveways.
2. Must provide turning templates for solid waste and fire.
3. Must show full width of roadway with lane line on the street that the driveway is on with dimensions.

TRAFFIC ENG - Traffic Impact Study (Acknowledge)

Set to DRAFT on 9/23/2024 12:26:57 PM

Issue created by Raymond Dresch on 9/23/2024 12:26:57 PM
raymond.dresch@myclearwater.com - 727-444-8775

Traffic Impact Study Methodology Meeting took place on August 21st.

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



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

10:35 AM

Case number: [FLS2024-09030 -- 1557 S MARTIN LUTHER KING JR AVE](#)

Owner(s): Clearwater Neighborhood Housing Services Inc
608 N Garden Ave
Clearwater, FL 33755-3826
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Theron Burns
608 N Garden Ave
Clearwater, FL 33755
PHONE: (727) 617-8880, Fax: No fax, Email: Tburns@tampabaynhs.Org

Representative: Theron Burns
Tampa Bay Neighborhood Housing Services Inc
608 N Garden Ave
Clearwater, FL 33755
PHONE: (727) 617-8880, Fax: No fax, Email: Tburns@tampabaynhs.Org

Location: Southeast corner of S. Martin Luther King Jr. Avenue and Howard Street. (0.12 acres)

Atlas Page: 314A

Zoning District: Medium Density Residential

Request: Flexible Standard Development approval to construct a Detached Dwelling use in the Medium Density Residential (MDR) District for the property located at 1557 S. Martin Luther King Jr. Avenue. Requested is flexibility from the west front setback requirement (Community Development Code Section 2-302.C).

Proposed Use: Detached Dwellings

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

Assigned Planner: Ryan Green, Planner II



Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	09/09/2024	Green
Environmental Review	Comments	09/16/2024	Kessler
Solid Waste Review	No Comments	09/16/2024	Portalatin
Public Utilities Review	No Comments	09/20/2024	Vacca
No Comments			
Stormwater Review	Comments	09/20/2024	Vo
Traffic Eng Review	Comments	09/23/2024	Dresch
Engineering Review	Comments	09/23/2024	Vaughan
Land Resource Review	Comments	09/25/2024	McDonnell
Parks and Rec Review	Comments	09/30/2024	Parry
Planning Review	Comments	09/30/2024	Green

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 9/23/2024 9:00:09 AM

Issue created by Kyle Vaughan on 9/23/2024 9:00:09 AM
 kyle.vaughan@myclearwater.com - 727-444-8232

Please provide written acknowledgment to each condition in your response letter:

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. Bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including A.D.A. (Per Sec.47.181).
4. Work on right-of-way shall require a permit with the appropriate entity.
5. Applicant shall be responsible for maintaining all landscaping, hardscaping and lighting located within Right of Way.



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TELEPHONE (727) 562-4567

ENGINEERING - Prior to Building Permit

Set to DRAFT on 9/23/2024 9:02:52 AM

Issue created by Kyle Vaughan on 9/23/2024 9:02:52 AM
kyle.vaughan@myclearwater.com - 727-444-8232

Please acknowledge the following comment(s):

1. A curb ramp will need to be installed at the northwest corner of the property. This ramp should be directed toward the curb ramp to the North, across Howard St.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 9/16/2024 2:32:36 PM

Issue created by Sarah Kessler on 9/16/2024 2:32:36 PM
sarah.kessler@myclearwater.com - 727-444-8233

Provide erosion control measures on plan sheet and provide notes detailing erosion control methods. Note: all silt fencing and other erosion control measures will be installed prior to commencement of site work and maintained throughout the project.

LAND RESOURCE - Prior to BCP: Acknowledge C of O Conditions

Set to DRAFT on 9/25/2024 4:25:43 PM

Issue created by Danny McDonnell on 9/25/2024 4:25:43 PM
danny.mcdonnell@myclearwater.com - 727-444-8765

Please acknowledge that the following C of O conditions will be added to the permit at time of BCP:

1. 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. Please note that existing trees to remain can be used towards this total.
2. The proposed construction will require the removal of a 19" trunk diameter oak tree that is rated 3.0 or greater and will have to be mitigated to the city's tree fund at the rate of \$48 per inch for a total of \$912.00 (19" X \$48 per inch). The mitigation total will be reduced according to the number of trees meeting city standards that are planted on site. The applicant needs to call for a final 732 landscape inspection when the trees are installed. The final mitigation amount will be determined at that time. The mitigation fee must be paid to the city prior to receiving a CO for this site.

PARKS AND REC - Clarification on Type of Housing

Set to DRAFT on 9/30/2024 8:54:39 AM

Issue created by Mark Parry on 9/30/2024 8:54:39 AM
Issue is attached to Plans on sheet ISR-1
mark.parry@myclearwater.com - 727-444-8768

Clarify if the proposed detached dwelling will be classified as "affordable".

If affordable, then evidence of a filing of a covenant pursuant to CDC Section 3-920.A.4.a or b, as applicable, must be submitted to the satisfaction of Parks and Recreation Staff prior to the issuance of any Certificate of Occupancy.

Please clarify/acknowledge prior to issuance of a DO.



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TELEPHONE (727) 562-4567

PLANNING - General Comment- Acknowledge

Set to DRAFT on 9/30/2024 11:08:52 AM

Issue created by Ryan Green on 9/30/2024 11:08:52 AM
ryan.green@myclearwater.com - 727-444-8768

Acknowledge;

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

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

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

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

PLANNING - Prior to DO

Set to DRAFT on 9/23/2024 3:33:19 PM

Issue created by Ryan Green on 9/23/2024 3:33:19 PM
ryan.green@myclearwater.com - 727-444-8768

The elevations facing the roads need to have enhanced elevations. Prior to Development Order: Provide color renderings to communicate the following architectural upgrades such as; wainscot veneer siding, such as stone, with a watertable sill which shall be installed along all facades that are visible from a public right-of-way at a height from grade to the window sill. A similar veneering shall be installed on the corner post to the same watertable sill height. This will help you help you meet the improvement standards of 3-303. D

The future use of the north area will be restricted since no uses can be placed between the house and a right-of-way. 3-203.A. Basically, no accessory structures, like a shed, will be able to be placed on the property. Consider moving the home north to allow for future use.

The fencing on the site is restrictive since it is a corner lot and it does not have a side lot line with a collector or right-of-way. 3-804.C

STORMWATER - Prior to building permit

Set to DRAFT on 9/20/2024 3:02:37 PM

Issue created by Phuong Vo on 9/20/2024 3:02:37 PM
phuong.vo@myclearwater.com - 727-444-8228

Please acknowledge the condition below on a formal response letter:

Per City of Clearwater Stormwater Drainage Criteria, construction plans to be submitted at the building permit application shall 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 Building Permit - Sidewalk

Set to DRAFT on 9/23/2024 12:11:13 PM

Issue created by Raymond Dresch on 9/23/2024 12:11:13 PM
Issue is attached to Plans on sheet S-1
raymond.dresch@myclearwater.com - 727-444-8775

- 1. All sidewalks will be 6 inches thick - Index 109.
- 2. Include demolition and existing driveway apron along S MLK Jr Ave south of the utility pole and restoration with new sidewalk.
- 3. Ensure ADA compliant crossing at corner - Index 109.
- 4. Howard St: Sidewalks along the City right of way are typically placed one (1) foot away from the property line into the right of way - Index 109.

<https://www.myclearwater.com/files/sharedassets/public/v/3/doing-business-in-clearwater/city-projects/documents/100-streets/100streets.pdf>

TRAFFIC ENG - Prior to Building Permit - SVTs

Set to DRAFT on 9/23/2024 12:05:58 PM

Issue created by Raymond Dresch on 9/23/2024 12:05:58 PM
Issue is attached to Plans on sheet S-1
raymond.dresch@myclearwater.com - 727-444-8775

- 1. Redraw SVTs so the the leg of each triangle is along the property line and along the driveway.
- 2. Add SVT at corner of property near intersection.

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

TRAFFIC ENG - Prior to DO - Multi-modal Impact Fee (Estimate)

Set to DRAFT on 9/23/2024 11:59:34 AM

Issue created by Raymond Dresch on 9/23/2024 11:59:34 AM
raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledge that you will be responsible for a multi-modal impact fee in the amount of \$1,726.19. 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 CO.

The fee rate is based on Chapter 150 - IMPACT FEES | Code of Ordinances | Pinellas County, FL | Municode Library , link:

https://library.municode.com/fl/pinellas_county/codes/code_of_ordinances?nodeId=PTIILADECO_CH150IMFE

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.