



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

DRAFT ACTION AGENDA DEVELOPMENT REVIEW COMMITTEE

Thursday, November 04, 2021

8:30 AM - Staff Review

9:00 AM

Case number: [FLS2021-08031 -- 331 WINDWARD ISL](#)

Owner(s): Rodney L Anthony
907 Oakwood Dr
Largo, FL 337704611
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Kevin Plankey
9025 131st Place
Largo, FL 33773
PHONE: (727) 510-7075, Fax: (727) 767-0491, Email: Poolperfection@gmail.Com

Representative: Kevin Plankey
Pool Perfection Llc
9025 131st Place
Largo, FL 33773
PHONE: (727) 510-7075, Fax: (727) 767-0491, Email: Poolperfection@gmail.Com

Location: 0.319-acre property is located on the east side of Windward Island, approximately 1,500 feet north of the intersection with Windward Passage.

Atlas Page: 268A

Zoning District: LMDR - Low Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing a proposed inground pool and deck as accessory to the existing detached dwelling use in the Island Estates Neighborhood Conservation Overlay District (IENCOD) of the Low Medium Density Residential (LMDR) District for the property located at 331 Windward Island. The proposed project will be 12 inches or less in height from grade and requests allowable flexibility from setback requirements. (Community Development Code Section 2-1602(E).2)

Proposed Use: Detached Dwellings

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

Presenter: Melissa Hauck-Baker, Senior Planner



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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Fire Review	No Comments	10/12/2021	Hatten
Parks and Rec Review	No Comments	10/12/2021	Kader
Stormwater Review	No Comments	10/13/2021	Vo
Traffic Eng Review	Comments	10/13/2021	Elbo
Public Utilities Review	No Comments	10/22/2021	Ojeda
No comments per T.K.			
Environmental Review	Comments	10/22/2021	Kessler
Engineering Review	Comments	10/26/2021	Ojeda
Land Resource Review	No Comments	10/26/2021	Thomen
Planning Review	Comments	10/27/2021	Hauck-Baker
Harbor Master Review	No Response	10/28/2021	Hauck-Baker
Solid Waste Review	No Response	10/28/2021	Hauck-Baker
Art Review	No Response	10/28/2021	Hauck-Baker
Determination of Completeness	Complete	11/04/2021	Hauck-Baker

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Engineering Notes

Set to DRAFT on 10/18/2021 2:28:49 PM

Issue created by Douglas Seaman on 10/18/2021 2:28:49 PM

douglas.seaman@myclearwater.com - 727-562-4581

- 1) There are no public easement on this parcel.
- 2) Plans submitted have been reviewed for general engineering criteria only, a more in-depth review and additional comments might be forthcoming during building permit application process.
- 3) All Engineering conditions attached to this application (including the above) are to be acknowledged in writing.



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TELEPHONE (727) 562-4567

ENGINEERING - Prior to DO

Set to DRAFT on 10/22/2021 1:52:07 PM

Issue created by David Ojeda on 10/22/2021 1:52:07 PM
david.ojeda@myclearwater.com - 727-562-4743

Reducing the setback to five feet may impact the existing seawall tieback, contact the Building Official for building permit requirements for a new seawall.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 10/22/2021 10:25:30 AM

Issue created by Sarah Kessler on 10/22/2021 10:25:30 AM
sarah.kessler@myclearwater.com - 727-562-4897

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

PLANNING - Prior to DO

Set to DRAFT on 10/26/2021 2:14:23 PM

Issue created by Melissa Hauck-Baker on 10/26/2021 2:14:23 PM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

1. The subject property currently features a nonconforming, inground pool located in the front (south) yard setback which was constructed in 1983 and will be demolished as part of the proposed project.
2. The proposed pool and deck will be located within the rear (north) yard setback and the requested rear yard (north) setback reduction to 5.00 feet is within the allowable range of five feet to 15 feet for a rear yard setback for a detached dwelling as a Residential Infill Project consistent with Table 2-1602.E.
3. The proposed side yard (west) setback will be 84.83 feet and the proposed side yard (east) setback will be 43.08 feet which exceed the allowable range of three feet to 7.5 feet for a side yard setback for a detached dwelling as a Residential Infill Project consistent with Table 2-1602.E.
4. The proposed pool and deck will be less than 12 inches from grade and will not impact the required waterfront sight visibility triangle requirements of Section 3-904.B.
5. City records identify that five area properties along Windward Island and have been granted various flexible standard approvals, with two being specifically for a reduced rear setback. The approvals in the following table reflect that the proposed project will be consistent with the surrounding development pattern.
Windward Island Area Planning Cases
Address Case Flexibility
205 Windward Island FLS 00-03-21 Rear 10 ft.
61 Windward Island FLS 99-12-73 Rear 5 ft.
301 Windward Island FLS 2013-08029 Front 18 ft.
74 Windward Island FLS 2003-12071 Dock
119 Windward Island FLS 2003-04014 Side 5.25 ft.
6. The proposed impervious surface ratio will be 0.42 where 0.65 is the maximum permitted and the project complies with the required waterfront property sight visibility triangles.
7. Applicant has properly addressed both the General Applicability and Flexibility Criteria.
8. Applicant shall provide confirmation that the active seawall repairs of BCP2021-090230, will accommodate the proposed pool.

PUBLIC UTILITIES - No Comments

Set to DRAFT on 10/26/2021 11:00:07 AM

Issue created by David Ojeda on 10/26/2021 11:00:07 AM
david.ojeda@myclearwater.com - 727-562-4743

No Comments.

STORMWATER - No Comment

Set to DRAFT on 10/26/2021 12:56:32 PM

Issue created by Phuong Vo on 10/26/2021 12:56:32 PM
phuong.vo@myclearwater.com - 727-562-4752

No Comment



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

TELEPHONE (727) 562-4567

TRAFFIC ENG - Proposed pool

Set to DRAFT on 10/13/2021 6:00:53 PM

Issue created by Bennett Elbo on 10/13/2021 6:00:38 PM

Issue is attached to Plans on sheet SH2

bennett.elbo@myclearwater.com - 727-562-4775

Traffic has no conditions for this application.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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

TELEPHONE (727) 562-4567

9:10 AM

Case number: [FLS2021-09032 -- 776 ELDORADO AVE](#)

Owner(s): Universal Alliance Inv Llc
776 Eldorado Ave
Clearwater, FL 337671422
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Jason Mickool
776 Eldorado Ave.
Clearwater, FL 33767
PHONE: No phone, Fax: No fax, Email: Jaime.Maier@hwhlaw.Com

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

Location: 0.227-acre property located on the west side of Eldorado Avenue, approximately 60 feet south from the intersection with Mango Street.

Atlas Page: 249A

Zoning District: LMDR - Low Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing a proposed detached dwelling use in the Low Medium Density Residential (LMDR) District for the property located at 776 Eldorado Avenue. The project is 30 feet in height and requests allowable flexibility from setbacks (Community Development Code Section 2-203.C).

Proposed Use: Detached Dwellings

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

Presenter: Melissa Hauck-Baker, Senior Planner



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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Fire Review	No Comments	10/12/2021	Hatten
Parks and Rec Review	No Comments	10/12/2021	Kader
Traffic Eng Review	Comments	10/13/2021	Elbo
Stormwater Review	Comments	10/14/2021	Vo
Environmental Review	Comments	10/22/2021	Kessler
Public Utilities Review	Comments	10/26/2021	Ojeda
Engineering Review	Comments	10/26/2021	Ojeda
Land Resource Review	No Comments	10/26/2021	Thomen
Harbor Master Review	No Review Required	10/27/2021	Hauck-Baker
Planning Review	Comments	10/27/2021	Hauck-Baker
Art Review	No Review Required	10/27/2021	Hauck-Baker
Solid Waste Review	No Response	10/28/2021	Hauck-Baker
Determination of Completeness	Complete	11/04/2021	Hauck-Baker

The DRC reviewed this application with the following comments:

Plan Room Issues:



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TELEPHONE (727) 562-4567

ENGINEERING - General Notes

Set to DRAFT on 10/19/2021 7:07:57 AM

Issue created by Douglas Seaman on 10/19/2021 7:07:57 AM

Issue is attached to Plans on sheet E2

douglas.seaman@myclearwater.com - 727-562-4581

General Notes

- 1) Plans submitted have been reviewed for general engineering criteria only, a more in-depth review and additional comments might be forthcoming during building permit application process.
- 2) Work on city right-of-way shall require a right-of-way permit to include a certified MOT (maintenance of traffic) plan. The MOT plan shall be supported by a traffic impact analysis for road and/or lane closures. This plan must delineate all proposed traffic pattern changes, road closures and quantifiable impacts of such upon the traffic system and surrounding area.
- 3) All Engineering conditions attached to this application (including the above) are to be acknowledged in writing.

ENGINEERING - Prior to Building Permit

Set to DRAFT on 10/19/2021 7:04:52 AM

Issue created by Douglas Seaman on 10/19/2021 7:04:52 AM

Issue is attached to Plans on sheet E2

douglas.seaman@myclearwater.com - 727-562-4581

- 1) Prior to Building Permit construct new 4' sidewalk one foot from property line. Section 3-1907.C.
- 2) A Demolition permit is required prior to removal of the existing structure.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 10/22/2021 10:22:30 AM

Issue created by Sarah Kessler on 10/22/2021 10:22:30 AM

sarah.kessler@myclearwater.com - 727-562-4897

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

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).

ENVIRONMENTAL - Prior to Development Order

Set to DRAFT on 10/22/2021 10:23:29 AM

Issue created by Sarah Kessler on 10/22/2021 10:23:29 AM

sarah.kessler@myclearwater.com - 727-562-4897

The property owner shall be advised that Florida Statute (Subsection 161.053) prohibits construction of structures seaward of the Coastal Construction Control Line (CCCL), excavation and removal of beach material, alteration of existing ground elevations, damaging sand dunes or vegetation growing on them. Any alteration or removal of dunes and/or beach vegetation requires approval from the City and a permit from the Florida Department of Environmental Protection (FDEP).



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TELEPHONE (727) 562-4567

PLANNING - Prior to DO

Set to DRAFT on 10/27/2021 9:03:57 AM

Issue created by Melissa Hauck-Baker on 10/27/2021 9:03:57 AM

melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

1. The subject property is located on the west side of Eldorado Avenue, 60 feet south of the Mango Street intersection and features 90 feet of frontage along Eldorado.
2. The proposed project involves the demolition of the existing detached dwelling and construction of a new detached dwelling as a Residential Infill Project.
3. Consistent with Section 2-203.C, a Residential Infill Project may seek the following setback reductions, a front yard may feature a range of 10 feet to 25 feet, a side yard may feature a range of zero feet to five feet, and a rear yard may feature a range of zero feet to 10 feet.
4. The application requests a reduced front (east) yard setback of 15 feet which is within the permitted range for a Residential Infill Project.
5. The plans do not clearly identify the required 18 feet for a parking space on private property for each of the proposed garages; additionally, the proposed driveway widths and curb cuts are not consistent with the garage door placement.
6. Sheet F4, Lot Placement, does not clearly show all existing pavers or improvements which will remain on-site from the existing development.
7. The proposed building height is identified as 30' to the roof deck with a 42" parapet wall which is consistent with the maximum building height of Section 2-203.C; the proposed building height to the elevator/mechanical equipment will be 35'-6" which appears to include a second parapet wall, clarification must be provided regarding the extent of the elevator/mechanical equipment area and a secondary parapet wall would not be permitted beyond the maximum building height.
8. The proposed Impervious Surface Ratio has been provided at 0.65 where 0.65 is the maximum permitted and the applicant shall confirm that the percentage includes all structures which will remain on-site from the existing development.
9. The applicant has provided sufficient responses to the Flexibility Criteria and the General Applicability Criteria for the submitted application.
10. A survey of the area resulted in 8 previously approved planning cases which included the request to reduce a front yard setback ranging from five feet to 20 feet and the proposed request of 15 feet along Eldorado is consistent with the development pattern of the surrounding neighborhood.

PUBLIC UTILITIES - Prior to Building Permit

Set to DRAFT on 10/28/2021 12:48:20 PM

Issue created by David Ojeda on 10/28/2021 12:48:20 PM

david.ojeda@myclearwater.com - 727-562-4743

- Address water meter on driveway.

PUBLIC UTILITIES - Prior to Development Order:

Set to DRAFT on 10/26/2021 4:22:41 PM

Issue created by David Ojeda on 10/26/2021 4:22:41 PM

david.ojeda@myclearwater.com - 727-562-4743

Provide Utility Plan

STORMWATER - Prior to Development Order:

Set to DRAFT on 10/14/2021 10:52:33 AM

Issue created by Phuong Vo on 10/14/2021 10:52:33 AM

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

Prior to DRC, please provide written acknowledgment of the following:

- 1) Construction plans of the Building Permit submittal to show proposed lot grading including swale and roof gutter/downspout directing runoff to the design destination. The submitted grading plan when implemented shall not adversely impact adjoining properties.
- 2) Lowest finished floor elevation shall be set at a minimum of 1 foot above the crown of the adjacent road.



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

TELEPHONE (727) 562-4567

TRAFFIC ENG - Prior to a development order.

Set to DRAFT on 10/13/2021 6:15:50 PM

Issue created by Bennett Elbo on 10/13/2021 6:15:50 PM

Issue is attached to Plans on sheet F4

bennett.elbo@myclearwater.com - 727-562-4775

The proposed driveway(s) shall be a minimum of 18' in length from the face of garage door to the right of way or back of sidewalk whichever is closer. (Subdivision Design Standards & Platting Procedures Manual Page 11, Code of Ordinances, Section 30.041, Streets and alleys, Obstruction of driveway or sidewalk).

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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

TELEPHONE (727) 562-4567

9:55 AM

Case number: [FLS2021-10034 -- 900 BAY ESPLANADE](#)

Owner(s): Strategic Commercial Construction Llc
907 S Fort Harrison Ave Ste 102
Belleair, FL 337563937
PHONE: No phone, Fax: No fax, Email: No email

Applicant:

PHONE: No phone, Fax: No fax, Email: Jaime.Maier@hwhlaw.Com

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

Location: 0.275-acre property is located on the west side of Bay Esplanade at the intersection with Kipling Plaza.

Atlas Page: 249A

Zoning District: LMDR - Low Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing a proposed detached dwelling use in the Low Medium Density Residential (LMDR) District for the property located at 900 Bay Esplanade-Lot A. The project is 30 feet in height and requests allowable flexibility from setbacks (Community Development Code Section 2-203.C).

Proposed Use: Detached Dwellings

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

Presenter: Melissa Hauck-Baker, Senior Planner



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Environmental Review	Comments	10/22/2021	Kessler
Land Resource Review	No Comments	10/26/2021	Thomen
Public Utilities Review	Comments	10/26/2021	Ojeda
Engineering Review	Comments	10/26/2021	Ojeda
Planning Review	Comments	10/27/2021	Hauck-Baker
Determination of Completeness	Complete	11/04/2021	Hauck-Baker

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Notes

Set to DRAFT on 10/22/2021 1:11:40 PM

Issue created by David Ojeda on 10/22/2021 1:11:40 PM

Issue is attached to Plans on sheet SP.1

david.ojeda@myclearwater.com - 727-562-4743

- 1) Plans submitted have been reviewed for general engineering criteria only, a more in-depth review and additional comments might be forthcoming during building permit application process.
- 2) Work on city right-of-way shall require a right-of-way permit to include a certified MOT (maintenance of traffic) plan. The MOT plan shall be supported by a traffic impact analysis for road and/or lane closures. This plan must delineate all proposed traffic pattern changes, road closures and quantifiable impacts of such upon the traffic system and surrounding area.
- 3) All Engineering conditions attached to this application (including the above) are to be acknowledged in writing.



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TELEPHONE (727) 562-4567

ENGINEERING - Prior to Building Permit

Set to DRAFT on 10/22/2021 3:18:57 PM

Issue created by David Ojeda on 10/22/2021 3:18:57 PM

Issue is attached to Plans on sheet SP.1

david.ojeda@myclearwater.com - 727-562-4743

Unused driveway on Esplanade has to be removed

ENGINEERING - Prior to Development Order

Set to DRAFT on 10/22/2021 3:18:32 PM

Issue created by David Ojeda on 10/22/2021 3:18:32 PM

Issue is attached to Plans on sheet SP.1

david.ojeda@myclearwater.com - 727-562-4743

Parcels with less than 80' frontage are restricted to one driveway only with a maximum width of 30' per Section 28.52.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 10/22/2021 10:19:42 AM

Issue created by Sarah Kessler on 10/22/2021 10:19:42 AM

sarah.kessler@myclearwater.com - 727-562-4897

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



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TELEPHONE (727) 562-4567

PLANNING - Prior to DO

Set to DRAFT on 10/27/2021 11:36:40 AM

Issue created by Melissa Hauck-Baker on 10/27/2021 11:36:40 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

1. The subject property is a tri-frontage, vacant lot located on the west side of Bay Esplanade at the intersection with Kipling Plaza and Narcissus Street; and features 98.21 feet of frontage along Bay Esplanade, 122.28 feet along Kipling Plaza and 102.17 feet along Narcissus Street.
2. The irregularly shaped subject property was originally platted through the Mandalay Subdivision, dated 1925, as two lots with north-south orientation, the proposed project includes the request to reorient the two lots with an east-west orientation.
3. The subject property is part of a select group of unique parcels fronting along Bay Esplanade from Verbena Street to Laurel Street where all properties feature at minimum double frontage and corner lots feature triple frontages.
4. The four-block area covers the platted Blocks of 32, 41, 41A, 47 and 53, all of which, except Block 32, were originally platted featuring multiple lots with north-south orientations. The existing development pattern does not follow the original plat as the multiple lots have been combined and more importantly feature an east-west orientation.
5. The request to split the existing parcel into two lots with east-west orientation for the construction of a detached dwelling on each lot is consistent with the existing surrounding development pattern.
6. Consistent with Table 2-203, there is no requirement for minimum lot width of a Residential Infill Project and proposed Lot A will feature 49.11 feet of frontage along Bay Esplanade and 51.09 feet along Narcissus Street.
7. Also, consistent with Table 2-203, a Residential Infill Project may seek the following setback reductions, a front yard may feature a range of 10 feet to 25 feet, a side yard may feature a range of zero feet to five feet, and a rear yard may feature a range of zero feet to 10 feet.
8. The application proposes a front (west-Narcissus) yard setback of 25 feet to structure and zero feet to pavement; a front (east-Bay Esplanade) yard setback of 42 feet to structure; a side (north) yard setback of 8.1 feet and a side (south) yard setback of 8 feet; all of the proposed setbacks are within the permitted range for a Residential Infill Project.
9. The maximum width of walkways in a setback shall be 42 inches in width unless required to be wider by the Florida Building Code, please confirm the walkway and stairway widths within the front setback area, if greater than 42 inches in width, the items will require front yard setback flexibility.
10. The proposed building height is not accurately identified and references elevations which are not consistent with the general north Clearwater Beach area, the applicant shall confirm that the height will comply with the requirements for a Residential Infill Project of Table 2-203 and the plans must be revised accordingly.
11. The proposed Impervious Surface Ratio has been provided at 0.43 which is below the 0.65 maximum permitted ISR.
12. A survey of area corner properties which involved planning cases resulted in 10 cases, one of which was withdrawn, and one was for a dock, of the 8 cases approved, 7 cases included the request to reduce a front yard setback ranging from five feet to 20 feet and the proposed request of 11 feet along Kipling Plaza is consistent with the development pattern of the surrounding neighborhood.
13. The applicant has provided sufficient responses to the Flexibility Criteria and the General Applicability Criteria for the submitted application.

PUBLIC UTILITIES - Prior to Development Order:

Set to DRAFT on 10/22/2021 1:07:25 PM

Issue created by David Ojeda on 10/22/2021 1:07:25 PM
Issue is attached to Plans on sheet SP.1
david.ojeda@myclearwater.com - 727-562-4743

Provide Utility Plan (Water, sewer and reclaimed available).



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TELEPHONE (727) 562-4567

STORMWATER - Prior to Development Order:

Set to DRAFT on 10/14/2021 11:10:55 AM

Issue created by Phuong Vo on 10/14/2021 11:10:55 AM
phuong.vo@myclearwater.com - 727-562-4752

Prior to DO, please provide written acknowledgment of the following:

- 1) Construction plans of the Building Permit submittal to show proposed lot grading including swale and roof gutter/downspout directing runoff to the design destination. The submitted grading plan when implemented shall not adversely impact adjoining properties.
- 2) Lowest finished floor elevation shall be set at a minimum of 1 foot above the crown of the adjacent road.

TRAFFIC ENG - Prior to a building permit

Set to DRAFT on 10/18/2021 10:25:05 AM

Issue created by Bennett Elbo on 10/18/2021 10:25:05 AM
Issue is attached to Plans on sheet SP.1
bennett.elbo@myclearwater.com - 727-562-4775

1. Four feet (4') wide sidewalk through the new driveway shall be to ADA standards 2% (cross & running slopes). All substandard sidewalk adjacent to or a part of the project must be upgraded to City standards, including A.D.A.
2. Remove and replace existing sidewalk panels that are broken and/or pose as trip hazards along the property's frontage. Sidewalk construction shall be to City and ADA standards.
3. 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.m. [sidewalks shall not to be constructed within this apron area(s)]. (Clearwater Contract Specifications and Standards, Article 30)
4. Applicant shall comply with the current MIF (Multi-modal Impact Fee) Ordinance and fee schedule. MIF shall be paid prior to receiving a Certificate of Occupancy. The MIF amount for the proposed single- family home is \$1,033.00.

TRAFFIC ENG - Prior to a DO.

Set to DRAFT on 10/18/2021 10:17:29 AM

Issue created by Bennett Elbo on 10/18/2021 10:17:29 AM
Issue is attached to Plans on sheet SP.1
bennett.elbo@myclearwater.com - 727-562-4775

1. Show 20' x 20' sight visibility triangles at the driveway(s). There shall be no objects in the sight triangle which do not meet the City's acceptable vertical height criteria at a level between 30 inches above grade and eight feet above grade.
(City's Community Development Code, Section 3-904).
2. Provide dimension for driveway width(s).

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Case number: [FLS2021-10035 -- 900 BAY ESPLANADE](#)

Owner(s): Strategic Commercial Construction Llc
907 S Fort Harrison Ave Ste 102
Belleair, FL 337563937
PHONE: No phone, Fax: No fax, Email: No email

Applicant:

PHONE: No phone, Fax: No fax, Email: Jaime.Maier@hwhlaw.Com

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

Location: 0.275-acre property is located on the west side of Bay Esplanade at the intersection with Kipling Plaza.

Atlas Page: 249A

Zoning District: LMDR - Low Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing a proposed detached dwelling use in the Low Medium Density Residential (LMDR) District for the property located at 900 Bay Esplanade-Lot B. The project is 30 feet in height and requests allowable flexibility from setbacks (Community Development Code Section 2-203.C).

Proposed Use: Detached Dwellings

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

Presenter: Melissa Hauck-Baker, Senior Planner



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Fire Review	No Comments	10/12/2021	Hatten
Parks and Rec Review	No Comments	10/12/2021	Kader
Stormwater Review	Comments	10/14/2021	Vo
Traffic Eng Review	Comments	10/18/2021	Elbo
Environmental Review	Comments	10/22/2021	Kessler
Land Resource Review	No Comments	10/26/2021	Thomen
Public Utilities Review	Comments	10/26/2021	Ojeda
Engineering Review	Comments	10/26/2021	Ojeda
Planning Review	Comments	10/27/2021	Hauck-Baker
Determination of Completeness	Complete	11/04/2021	Hauck-Baker

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Notes

Set to DRAFT on 10/22/2021 3:21:15 PM

Issue created by David Ojeda on 10/22/2021 3:21:15 PM
david.ojeda@myclearwater.com - 727-562-4743

- 1) Plans submitted have been reviewed for general engineering criteria only, a more in-depth review and additional comments might be forthcoming during building permit application process.
- 2) Work on city right-of-way shall require a right-of-way permit to include a certified MOT (maintenance of traffic) plan. The MOT plan shall be supported by a traffic impact analysis for road and/or lane closures. This plan must delineate all proposed traffic pattern changes, road closures and quantifiable impacts of such upon the traffic system and surrounding area.
- 3) Acknowledgement for all conditions is required in Accela.

ENGINEERING - Prior to Building Permit

Set to DRAFT on 10/22/2021 3:22:07 PM

Issue created by David Ojeda on 10/22/2021 3:22:07 PM
david.ojeda@myclearwater.com - 727-562-4743

Parcels with less than 80' frontage are restricted to one driveway only with a maximum width of 30' per Section 28.52.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

ENGINEERING - Prior to Development Order

Set to DRAFT on 10/22/2021 3:21:39 PM

Issue created by David Ojeda on 10/22/2021 3:21:39 PM
david.ojeda@myclearwater.com - 727-562-4743

- 1) Parcels with less than 80' frontage are restricted to one driveway only with a maximum width of 30' per Section 28.52.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 10/22/2021 10:18:46 AM

Issue created by Sarah Kessler on 10/22/2021 10:18:46 AM
sarah.kessler@myclearwater.com - 727-562-4897

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



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

Set to DRAFT on 10/27/2021 11:37:46 AM

Issue created by Melissa Hauck-Baker on 10/27/2021 11:37:46 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

1. The subject property is a tri-frontage, vacant lot located on the west side of Bay Esplanade at the intersection with Kipling Plaza and Narcissus Street; and features 98.21 feet of frontage along Bay Esplanade, 122.28 feet along Kipling Plaza and 102.17 feet along Narcissus Street.
2. The irregularly shaped subject property was originally platted through the Mandalay Subdivision, dated 1925, as two lots with north-south orientation, the proposed project includes the request to reorient the two lots with an east-west orientation.
3. The subject property is part of a select group of unique parcels fronting along Bay Esplanade from Verbena Street to Laurel Street where all properties feature at minimum double frontage and corner lots feature triple frontages.
4. The four-block area covers the platted Blocks of 32, 41, 41A, 47 and 53, all of which, except Block 32, were originally platted featuring multiple lots with north-south orientations. The existing development pattern does not follow the original plat as the multiple lots have been combined and more importantly feature an east-west orientation.
5. The request to split the existing parcel into two lots with east-west orientation for the construction of a detached dwelling on each lot is consistent with the existing surrounding development pattern.
6. Consistent with Table 2-203, there is no requirement for minimum lot width of a Residential Infill Project and proposed Lot B will feature 49.10 feet of frontage along Bay Esplanade and 51.08 feet along Narcissus Street.
7. Also, consistent with Table 2-203, a Residential Infill Project may seek the following setback reductions, a front yard may feature a range of 10 feet to 25 feet, a side yard may feature a range of zero feet to five feet, and a rear yard may feature a range of zero feet to 10 feet.
8. The application proposes a front (west-Narcissus) yard setback of 25 feet to structure and zero feet to pavement; a front (east-Bay Esplanade) yard setback of 41.2 feet to structure; a front (south-Kipling) yard setback of 11 feet and a side (north) yard setback of five feet; all of the proposed setbacks are within the permitted range for a Residential Infill Project.
9. The maximum width of walkways in a setback shall be 42 inches in width unless required to be wider by the Florida Building Code, please confirm the walkway and stairway widths within the front setback area, if greater than 42 inches in width, the items will require front yard setback flexibility.
10. The proposed building height is not accurately identified and references elevations which are not consistent with the general north Clearwater Beach area, the applicant shall confirm that the height will comply with the requirements for a Residential Infill Project of Table 2-203 and the plans must be revised accordingly.
11. The proposed Impervious Surface Ratio has been provided at 0.43 which is below the 0.65 maximum permitted ISR.
12. A survey of area corner properties which involved planning cases resulted in 10 cases, one of which was withdrawn, and one was for a dock, of the 8 cases approved, 7 cases included the request to reduce a front yard setback ranging from five feet to 20 feet and the proposed request of 11 feet along Kipling Plaza is consistent with the development pattern of the surrounding neighborhood.
13. The applicant has provided sufficient responses to the Flexibility Criteria and the General Applicability Criteria for the submitted application.

PUBLIC UTILITIES - Prior to Development Order:

Set to DRAFT on 10/26/2021 4:33:53 PM

Issue created by David Ojeda on 10/26/2021 4:33:53 PM
david.ojeda@myclearwater.com - 727-562-4743

Provide Utility plan (potable water, reclaimed and sanitary sewer are all available).



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

STORMWATER - Prior to Development Order:

Set to DRAFT on 10/14/2021 11:11:59 AM

Issue created by Phuong Vo on 10/14/2021 11:11:59 AM
phuong.vo@myclearwater.com - 727-562-4752

Prior to DO, please provide written acknowledgment of the following:

- 1) Construction plans of the Building Permit submittal to show proposed lot grading including swale and roof gutter/downspout directing runoff to the design destination, away from the adjacent properties.
- 2) Lowest finished floor elevation shall be set at a minimum of 1 foot above the crown of the highest adjacent road.

TRAFFIC ENG - Prior to a building permit.

Set to DRAFT on 10/18/2021 10:35:37 AM

Issue created by Bennett Elbo on 10/18/2021 10:35:37 AM
Issue is attached to Plans on sheet SP.1
bennett.elbo@myclearwater.com - 727-562-4775

1. Four feet (4') wide sidewalk through the new driveway shall be to ADA standards 2% (cross & running slopes). All substandard sidewalk adjacent to or a part of the project must be upgraded to City standards, including A.D.A.
2. Remove and replace existing sidewalk panels that are broken and/or pose as trip hazards along the property's frontage. Sidewalk construction shall be to City and ADA standards.
3. 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.m. [sidewalks shall not to be constructed within this apron area(s)]. (Clearwater Contract Specifications and Standards, Article 30)
4. Applicant shall comply with the current MIF (Multi-modal Impact Fee) Ordinance and fee schedule. MIF shall be paid prior to receiving a Certificate of Occupancy. The MIF amount for the proposed single-family home is \$1,033.00.

TRAFFIC ENG - Prior to a DO.

Set to DRAFT on 10/18/2021 10:35:13 AM

Issue created by Bennett Elbo on 10/18/2021 10:35:13 AM
Issue is attached to Plans on sheet SP.1
bennett.elbo@myclearwater.com - 727-562-4775

1. Show 20' x 20' sight visibility triangles at the driveway(s). There shall be no objects in the sight triangle which do not meet the City's acceptable vertical height criteria at a level between 30 inches above grade and eight feet above grade.
(City's Community Development Code, Section 3-904).
2. Provide dimension for driveway width(s).

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

10:40 AM

Case number: [FLD2021-03007 -- 612 BAY ESPLANADE](#)

Owner(s): Ogand Llc
47 05 104th St
Corona, NY 11368-2810
PHONE: No phone, Fax: No fax, Email: No email

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

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

Location: The property is located northwest corner of Bay Esplanade and Bay Esplanade approximately 100 feet east of Cyprus Avenue.

Atlas Page: 258A

Zoning District: T - Tourist

Request: The Community Development Board is reviewing a proposed nine-unit overnight accommodations use in the Tourist (T) District for the property located at 612 Bay Esplanade. The project is 67 feet in height, includes a minimum of nine parking spaces and requests allowable flexibility from setback, parking, lot width, lot area and height requirements (CDC Section 2-803.D; Beach by Design Section II.A); and a two-year Development Order (CDC Section 4-407). REQUEST SUBJECT TO CHANGE.

Proposed Use: Overnight Accomodations

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

Presenter: Mark Parry, Senior Planner



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	04/09/2021	Nurnberger
Route to Meeting	Ready for DRC	05/03/2021	Crandall
Development Review Committee	Insufficient for CDB	10/07/2021	Nurnberger
Awaiting Re-Submittal	Return to DRC Meeting	10/07/2021	Nurnberger
Fire Review	Comments	10/12/2021	Hatten
Parks and Rec Review	No Comments	10/12/2021	Kader
Traffic Eng Review	No Comments	10/18/2021	Elbo
Stormwater Review	No Comments	10/18/2021	Vo
Engineering Review	No Comments	10/19/2021	Seaman
Environmental Review	No Comments	10/22/2021	Kessler
Planning Review	Comments	10/25/2021	Parry
Land Resource Review	No Comments	10/26/2021	Thomen
Public Utilities Review	No Comments	10/28/2021	Seaman

The DRC reviewed this application with the following comments:

Plan Room Issues:



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

ENGINEERING - Prior to Building Permit

Set to ACCEPTED on 10/19/2021 7:54:51 AM

Issue created by Douglas Seaman on 4/29/2021 7:48:15 AM

Issue is attached to Plans on sheet C3.1

douglas.seaman@myclearwater.com - 727-562-4581

Prior to Building Permit add the following Notes to the construction plans

Sidewalks

1) Any new concrete driveway apron(s) constructed within the right-of-way shall be a minimum 6" thick fibrous concrete, a minimum 3,000 psi with 6" x 6" / 10 x 10 welded wire fabric, and 3' transition per City of Clearwater Engineering Construction Standards Index #103, page 2/2. Please call it out on the site plan.

2) Sidewalk portion passing through driveway(s) shall be 6" thick 3,000 psi fiber mesh reinforced concrete with 6" x 6" / 10 x 10 welded wire fabric per City of Clearwater Engineering Construction Standards Index #109, page 1/5. Please call it out on the site plan.

3) Sidewalks to be constructed within three (3) days after removal and safe pedestrian traffic are to be maintained at all times. When existing sidewalk is removed, it is to be removed to the nearest expansion joint.

Sandra Bradbury on 9/1/2021 11:55:30 AM - ANSWERED

Please see combined response to comments.

Douglas Seaman on 10/19/2021 7:54:51 AM - ACCEPTED

Condition acknowledge DCS 10/19/21

ENGINEERING - Prior to Building Permit

Set to ACCEPTED on 10/19/2021 7:55:14 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 Douglas Seaman on 4/29/2021 7:50:22 AM

Issue is attached to Plans on sheet C3.1

douglas.seaman@myclearwater.com - 727-562-4581

Prior to Building Permit

Show on the Construction Plans the following notes:

General

1) Prior to CO the contractor shall submit 5 sets of as-built for all work in the City's ROW, signed and sealed by a professional engineer registered in the State of Florida. Public Works/Engineering will field inspect as-built for accuracy and restoration of the ROW.

Roads/ROW

2) Any curb removed or damaged shall be replaced and to match exiting curb.

3) All work in the right-of-way must meet city standards.

4) A standard right-of-way permit will be needed for work on City right-of-way (e.g. driveways, sidewalks, utility connections, closures of lanes/sidewalks, etc.). The city must approve a Maintenance of Traffic Diagram (M.O.T.) plans to issue a right-of-way permit. A link to the ROW application <https://www.myclearwater.com/home/showdocument?id=540>

5) Construction plan shall show the exact location of all proposed facilities to be installed pursuant to this permit, said construction plan to be sufficiently detailed to allow location of said installation by reference thereto.

6) Application for Right of Way Use Permit, Provide city staff three completed right of way use application packages including relevant construction plan sheets, City construction details; if pedestrian and/or vehicular traffic will be impacted a Mobilization of Traffic (MOT) plan is required to the engineering department or email to ivan.dimitrov@MyClearwater.com

7) Once the packet is approved, the applicant shall receive the right of way use permit after payment of the appropriate fee.

8) Any parking meter affected by the proposed work or MOT plans will require parking fees to be paid. Contact City Parking department

9) The Contractor shall provide a minimum of forty-eight (48) hours of notification by phone at 727-562-4750 prior to the commencement of work in the right of way.

10) During construction in the Right of Way or when the City will have an easement to maintain the system:

- a. Driveway Rough
- b. Sidewalk Rough
- c. Sanitary Sewer Rough
- d. Storm Sewer Rough
- e. Water Main Rough

11) Prior to the receipt of the Certification of Occupancy (C.O.) the ROW permit shall be closed out and the final C.O. shall be contingent on passing results for the following inspections performed by the Engineering and Utilities Departments. Prior to Final Inspections, the applicant must submit to Engineering Department five sets of site as-built signed and sealed by the Engineer of Record certifying the project was constructed per project plans and specifications:

- a. Driveway Final
- b. Sidewalk Final
- c. Sanitary Sewer Final
- d. Storm Sewer Final
- e. Water Final
- f. Traffic Final

12) Engineering Final, Contact the engineering department for Engineering Final Inspection after all other Engineering & Utility finals have been passed and all C.O. conditions have been met.

13) Work performed in the right of way without an approved right of way permit (Stop Work Order) may be charged a fee double the required permit fee., per Ordinance No. 6856-01.

Sandra Bradbury on 9/1/2021 11:55:50 AM - ANSWERED

Please see combined response to comments.



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

Douglas Seaman on 10/19/2021 7:55:14 AM - ACCEPTED

Condition acknowledge DCS 10/19/21

ENGINEERING - Prior to CDB

Set to ACCEPTED on 10/19/2021 7:54:32 AM

Issue created by Douglas Seaman on 4/29/2021 7:40:19 AM

Issue is attached to Plans on sheet C3.1

douglas.seaman@myclearwater.com - 727-562-4581

Description:

This case is located in Coastal High Hazard Flood Zone AE 11. Prior to CDB insure the plans meets City Code Sec. 51.1607. -

A. In coastal high hazard areas and Coastal A Zones, development activities other than buildings and structures shall be permitted only if also authorized by the appropriate federal, state or local authority; if located outside the footprint of, and not structurally attached to, buildings and structures; and if analyses prepared by qualified registered design professionals demonstrate no harmful diversion of floodwaters or wave runup and wave reflection that would increase damage to adjacent buildings and structures. Such other development activities include but are not limited to:

- (1) Bulkheads, seawalls, retaining walls, revetments, and similar erosion control structures;
- (2) Solid fences and privacy walls, and fences prone to trapping debris, unless designed and constructed to fail under flood conditions less than the design flood or otherwise function to avoid obstruction of floodwaters;

B. Sec. 51.1608. - Nonstructural fill in coastal high hazard areas (Zone V) and Coastal A Zones.

Sandra Bradbury on 9/1/2021 11:55:22 AM - ANSWERED

Please see combined response to comments.

Douglas Seaman on 10/19/2021 7:54:32 AM - ACCEPTED

Condition acknowledge DCS 10/19/21

ENVIRONMENTAL - Prior to Building Permit

Set to ACCEPTED on 10/22/2021 10:14:56 AM

Issue created by Sarah Kessler on 4/27/2021 8:49:46 AM

sarah.kessler@myclearwater.com - 727-562-4897

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

Sandra Bradbury on 9/1/2021 11:54:53 AM - ANSWERED

Please see combined response to comments.



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

FIRE - Prior to CDB

Set to NOTACCEPTED on 10/12/2021 12:39:26 PM

Issue created by Keith Hatten on 5/3/2021 9:49:40 AM

Issue is attached to Plans on sheet ASP 3

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

Plans show fire pump and generator on Level 5. The fire pump cannot be located greater than 12ft above grade due to basic hydraulic calculations for needed to supply the fire pump from the City's water main.

The generator may pose the same problem with fuel source, Natural Gas or Diesel.

Sandra Bradbury on 9/1/2021 11:58:13 AM - ANSWERED

Please see combined response to comments.

Keith Hatten on 10/12/2021 12:39:26 PM - NOTACCEPTED

Please provide hydraulic calculations verifying the fire pump will be capable of flowing 150% of its rated capacity using proposed location and available water supply.

FIRE - Prior to CDB

Set to DRAFT on 10/12/2021 12:35:54 PM

Issue created by Keith Hatten on 10/12/2021 12:35:54 PM

Issue is attached to Plans on sheet C4.1

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

Utilities Plan does not show proposed new fire main, FDC, or supporting hydrant.

FIRE - Prior to CDB

Set to DRAFT on 10/12/2021 12:46:55 PM

Issue created by Keith Hatten on 10/12/2021 12:46:55 PM

Issue is attached to Plans on sheet C3.1

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

Per NFPA 101 Chp 28 - Trash collection rooms shall be minimum 1hr rated. NFPA 101 Chp 28.3.2.2.2 and table.

FIRE - Prior to CDB

Set to DRAFT on 10/12/2021 12:54:22 PM

Issue created by Keith Hatten on 10/12/2021 12:54:22 PM

Issue is attached to Plans on sheet ASP 2

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

Trash chute doors shall only open to a room that is separated from the building by minimum 1hr rating.

NFPA 101 Chp 101 Chp 28 & Chp 9.5

PLANNING - BBD Criteria C.1 and 2

Set to DRAFT on 10/25/2021 8:27:41 AM

Issue created by Mark Parry on 10/25/2021 8:27:41 AM

Issue is attached to page 2 in 612 Bay Esplanade Responses to Beach by Design Criteria 09.01.2021.pdf

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

Please provide dimensions that show compliance with these provisions.

PLANNING - BBD Criterion C.3

Set to DRAFT on 10/25/2021 8:27:34 AM

Issue created by Mark Parry on 10/25/2021 8:27:34 AM

Issue is attached to page 2 in 612 Bay Esplanade Responses to Beach by Design Criteria 09.01.2021.pdf

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

The BBD narrative provides that all facades include 60 percent coverage vis-a-vis windows or architectural decoration where the elevations indicate something different (west = 39 percent; north = 51 percent; east = 46 percent; south = 36 percent).

Set to DRAFT on 10/25/2021 8:27:50 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

PLANNING - BBD Criterion C.4

Issue created by Mark Parry on 10/25/2021 8:27:50 AM

Issue is attached to page 2 in 612 Bay Esplanade Responses to Beach by Design Criteria

09.01.2021.pdf

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

Please provide the actual percentage as part of your response to this criterion.

PLANNING - BBD Criterion D.1

Set to DRAFT on 10/25/2021 8:28:04 AM

Issue created by Mark Parry on 10/25/2021 8:28:04 AM

Issue is attached to page 3 in 612 Bay Esplanade Responses to Beach by Design Criteria

09.01.2021.pdf

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

The narrative provides that a 15-foot setback is provided along the north although the site plan appears to indicate a 10-foot setback. Please clarify and or correct. Clarify if there is a reason why a 10-foot sidewalk cannot be located along the north and south sides of the site. The response also notes a two-foot setback to parking along the south although it appears that the actual distance would be five feet based on the submitted site plan. Please clarify.

PLANNING - BBD Criterion D.2

Set to DRAFT on 10/25/2021 8:28:12 AM

Issue created by Mark Parry on 10/25/2021 8:28:12 AM

Issue is attached to page 3 in 612 Bay Esplanade Responses to Beach by Design Criteria

09.01.2021.pdf

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

The response notes that landscaping is not required along the sides which, on one hand would be true except for the provision of any surface parking which, in this case requires a minimum of a three-foot landscape buffer (see BBD Design Guidelines criterion F).

PLANNING - BBD Criterion E.1

Set to DRAFT on 10/25/2021 8:28:25 AM

Issue created by Mark Parry on 10/25/2021 8:28:25 AM

Issue is attached to page 4 in 612 Bay Esplanade Responses to Beach by Design Criteria

09.01.2021.pdf

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

Please provide detailing of the proposed screening component of the ground floor parking garage.

PLANNING - BBD Criterion E.3

Set to DRAFT on 10/25/2021 8:28:38 AM

Issue created by Mark Parry on 10/25/2021 8:28:38 AM

Issue is attached to page 5 in 612 Bay Esplanade Responses to Beach by Design Criteria

09.01.2021.pdf

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

Please provide additional of the proposed pedestrian entrance at the southeast corner of the building. The provided perspectives don't clearly show compliance with this provision.

PLANNING - BBD Criterion F

Set to DRAFT on 10/25/2021 8:28:47 AM

Issue created by Mark Parry on 10/25/2021 8:28:47 AM

Issue is attached to page 5 in 612 Bay Esplanade Responses to Beach by Design Criteria

09.01.2021.pdf

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

Please provide additional clarification as to how the parking garage component is integrated into the design of the building. The elevations appear to indicate that the parking garage is open on the south, north and west.



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 - Building Lines

Set to DRAFT on 10/25/2021 8:24:05 AM

Issue created by Mark Parry on 10/25/2021 8:24:05 AM

Issue is attached to Plans on sheet C3.1

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

Please darken the building footprint and more clearly portray any building overhangs such as eaves or canopies.

PLANNING - CIRP Criterion 1

Set to DRAFT on 10/25/2021 8:29:04 AM

Issue created by Mark Parry on 10/25/2021 8:29:04 AM

Issue is attached to page 1 in 612 Bay Esplanade Responses to Comp Infill Criteria 09.01.2021.pdf

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

Please confirm/clarify that you have exhausted all reasonable opportunities to expand the size of the lot which would otherwise rendering the site conforming and thereby meeting the provisions of CDC Section 2-802. The increase in height and decrease in parking while not necessarily specific to a CIRP request would, nevertheless, be required to be reviewed as part a Level II Flexible Development application. Please provide a discussion as to why these components of flexibility are requested and warranted.

PLANNING - Crosswalks

Set to DRAFT on 10/25/2021 8:24:12 AM

Issue created by Mark Parry on 10/25/2021 8:24:12 AM

Issue is attached to Plans on sheet C3.1

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

Clarify and show that brick pavers, stamped paving or some other like technique will be used where the sidewalk crosses driveways.

PLANNING - Dashed line along south side of building

Set to DRAFT on 10/25/2021 8:24:36 AM

Issue created by Mark Parry on 10/25/2021 8:24:36 AM

Issue is attached to Plans on sheet C3.1

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

Clarify what the dashed line which runs along a portion of the south façade and curves around to a portion of the east façade. It appears to be a canopy, but it needs to be labeled on the site plan.

PLANNING - Director's determination on Use

Set to DRAFT on 11/2/2021 8:43:10 AM

Issue created by Ellen Crandall on 11/2/2021 8:43:10 AM

ellen.crandall@myclearwater.com - 727-562-4836

Based on the most recent submittal including the design and narrative, the Planning & Development Director has determined that the use of the proposal is not overnight accommodations. This determination was based on the narrative and design which indicate a lack of onsite operations for the use, large unit sizes with multiple separate bedrooms and bathrooms per unit, as well as a kitchen in each unit. Based on the submitted materials, this project appears to provide independent living facilities for families and does not meet the intent of the overnight accommodations use. As such this application has been determined to be legally insufficient and will be withdrawn. The date of this determination is November 2, 2021. This decision constitutes an administrative decision which may be appealed to the community development board pursuant to Section 4-501(A)(2) of the City of Clearwater Community Development Code.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

PLANNING - Disclaimer

Set to DRAFT on 10/25/2021 8:30:56 AM

Issue created by Mark Parry on 10/25/2021 8:30:56 AM

Issue is attached to Plans on sheet ASP 1

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

The submittal has not been sufficiently revised to alleviate the issues between Resort Attached Dwelling vs Overnight Accommodations.

If you wish to proceed with the use of a resort attached dwelling, please submit a new application addresses the appropriate specific use criteria for resort attached dwellings. The next submittal deadline is November 1, 2021, which will yield a December 2, 2021 DRC meeting.

The application as submitted cannot proceed to the Community Development Board.

When responding to comments please make sure that all comments are provided in permit plan for each comment.

PLANNING - Gating

Set to DRAFT on 10/25/2021 8:23:58 AM

Issue created by Mark Parry on 10/25/2021 8:23:58 AM

Issue is attached to Plans on sheet C3.1

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

Clarify if the parking component will be gated.

PLANNING - Height to Shade Structure

Set to DRAFT on 10/25/2021 8:25:04 AM

Issue created by Mark Parry on 10/25/2021 8:25:04 AM

Issue is attached to Plans on sheet ASP 4

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

The listed building height of 60 feet is incorrect. The height is measured to roof structure on the rooftop deck. Please all elevations to show a corrected building height of 67 feet as measured to the shade structure on the roof top.

PLANNING - Insufficient

Set to NOTACCEPTED on 10/25/2021 8:23:13 AM

Issue created by Ellen Crandall on 5/3/2021 11:09:50 AM

ellen.crandall@myclearwater.com - 727-562-4836

Due to the issues with the submittal including but not limited to the issues with use, height, parking layout, fire comments and other site, application and design issues this application is insufficient and must redesign, resubmit and return to the Development Review Committee before moving forward to the Community Development Board.

Sandra Bradbury on 9/1/2021 11:58:19 AM - ANSWERED

Please see combined response to comments.

Mark Parry on 10/25/2021 8:23:13 AM - NOTACCEPTED

Please place response to comments here along with each comment.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

PLANNING - Landscape Design

Set to DRAFT on 10/25/2021 8:26:01 AM

Issue created by Mark Parry on 10/25/2021 8:26:01 AM

Issue is attached to Plans on sheet L1.1

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

Please revise the landscape design to provide a more interesting and robust planting design. This should include a variety of plant material (native and/or naturalized and appropriate to the location) incorporated into a tiered effect along both the north and east sides of the site with groundcovers and lower plant material located behind taller plant material. Trees and palms can be clustered.

PLANNING - Narrative – South setback

Set to DRAFT on 10/25/2021 8:29:21 AM

Issue created by Mark Parry on 10/25/2021 8:29:21 AM

Issue is attached to page 1 in 612 Bay Esplanade Narrative 09.01.2021.pdf

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

Clarify the reference to a two-foot south setback to sidewalk. The site plan appears to show five feet or better

PLANNING - Number of Units

Set to DRAFT on 10/25/2021 8:26:31 AM

Issue created by Mark Parry on 10/25/2021 8:26:31 AM

Issue is attached to Plans on sheet ASP 2

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

It appears that several of the units are designed with lock out units effectively provided the ability to split that unit in two. Specifically, levels one and two bedrooms 1 of the 1,177 SF units (Units A); levels two and four bedroom 1 of the 1,728 SF units (Units A); and Level 5 Unit D. Please redesign the units to eliminate the ability to create lock out units.

PLANNING - Parking Demand Study

Set to DRAFT on 10/25/2021 8:14:22 AM

Issue created by Mark Parry on 10/25/2021 8:14:22 AM

Issue is attached to page 1 in Parking Generation Assessment.pdf

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

Please clarify the number of expected employees and where they will park.

PLANNING - Primary Pedestrian Entry

Set to DRAFT on 10/25/2021 8:24:44 AM

Issue created by Mark Parry on 10/25/2021 8:24:44 AM

Issue is attached to Plans on sheet C3.1

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

Clarify where the primary pedestrian entry is.

PLANNING - Prior to CDB: Amenities

Set to NOTACCEPTED on 10/25/2021 8:23:05 AM

Issue created by Kevin Nurnberger on 4/29/2021 11:34:01 AM

Issue is attached to Plans on sheet ASP 3

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

Acknowledge: That all amenity areas of the hotel including but not limited to the roof top pool area and sundeck be for the sole use of hotel occupants.

Sandra Bradbury on 9/1/2021 11:57:24 AM - ANSWERED

Please see combined response to comments.

Mark Parry on 10/25/2021 8:23:05 AM - NOTACCEPTED

Please place response to comments here along with each comment.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

PLANNING - Prior to CDB: Balconies

Set to NOTACCEPTED on 10/25/2021 8:20:10 AM

Issue created by Kevin Nurnberger on 4/29/2021 11:31:42 AM

Issue is attached to Plans on sheet C3.1

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

Prior to CDB: Provide a width dimension for any proposed balconies encroaching into the minimum required setbacks. CDC Section 3-908.D.1 states balconies, decks, bay windows, and similar features that linearly extend 50 percent or less of the width of the building wall to which they are attached shall be permitted to extend into a required setback area not more than 24 inches provided through access is not obstructed

Sandra Bradbury on 9/1/2021 11:57:15 AM - ANSWERED

Please see combined response to comments.

Mark Parry on 10/25/2021 8:20:10 AM - NOTACCEPTED

Please place response to comments here along with each comment.

PLANNING - Prior to CDB: Building Elevations

Set to NOTACCEPTED on 10/25/2021 8:21:42 AM

Issue created by Kevin Nurnberger on 4/29/2021 11:35:40 AM

Issue is attached to Plans on sheet ASP 4

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

Prior to CDB: Beach by Design C. 3 provide the calculation showing at least sixty percent (60%) of any elevation will be covered with windows or architectural decoration. For the purpose of this standard, an elevation is that portion of a building that is visible from a particular point outside the parcel proposed for development. It seems all four facades will be visible based on surrounding uses, building heights and double street frontages.

Sandra Bradbury on 9/1/2021 11:57:31 AM - ANSWERED

Please see combined response to comments.

Mark Parry on 10/25/2021 8:21:42 AM - NOTACCEPTED

Please place response to comments here along with each comment.

PLANNING - Prior to CDB: building Height

Set to NOTACCEPTED on 10/25/2021 8:21:25 AM

Issue created by Kevin Nurnberger on 4/29/2021 2:59:53 PM

Issue is attached to Plans on sheet ASP 4

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

Prior to CDB: The height of the building will need to be confirmed. There is occupiable space on the pool deck as well as the the height of the highest architectural element which is the trellis associated with the pool deck. This is where staff takes the height of building slightly over 78 feet which exceeds the maximum height of 75 feet for an overnight accommodation.

Sandra Bradbury on 9/1/2021 11:58:05 AM - ANSWERED

Please see combined response to comments.

Mark Parry on 10/25/2021 8:21:25 AM - NOTACCEPTED

Please place response to comments here along with each comment.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

PLANNING - Prior to CDB: Color

Set to NOTACCEPTED on 10/25/2021 8:21:30 AM

Issue created by Kevin Nurnberger on 4/29/2021 11:36:34 AM

Issue is attached to Plans on sheet ASP 4

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

Prior to CDB: Provide the names of each color in the proposed color table on elevation sheets.

Sandra Bradbury on 9/1/2021 11:57:52 AM - ANSWERED

Please see combined response to comments.

Mark Parry on 10/25/2021 8:21:30 AM - NOTACCEPTED

Please place response to comments here along with each comment.

PLANNING - Prior to CDB: front setback and stepback minimum requirements

Set to NOTACCEPTED on 10/25/2021 8:22:05 AM

Issue created by Kevin Nurnberger on 4/29/2021 11:26:24 AM

Issue is attached to Plans on sheet L1.1

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

Prior to CDB: The narrative states the west and south landscape buffers which meet the minimum required side setbacks will be provided with a minimum of grass to create an improved landscape plan. Meeting the minimum required side setback does not provide adequate justification for reduced setback and stepback.

Prior to CDB: Clarify why the landscape plan shows trees and shrubs where the narrative says grass. Is the landscape plan incorrect or the narrative where it says grass will be planted in the minimum required side setbacks? Its unclear how meeting minimum required setbacks then placing grass in the minimum required setback is the equivalent of an improved landscape plan simply because no buffer is required.

Prior to CDB: The same comment as above applies to the proposed reduced front setback from the minimum required front setback of 15 feet to 10 feet (12 feet to green screen) on the north side of the building. The plan needs to call out a maximum reduction of five (5) feet from any required setback may be possible if the decreased setback results in an improved site plan, landscaping areas in excess of the minimum required and/or improved design and appearance.

Sandra Bradbury on 9/1/2021 11:57:01 AM - ANSWERED

Please see combined response to comments.

Mark Parry on 10/25/2021 8:22:05 AM - NOTACCEPTED

Please place response to comments here along with each comment.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

PLANNING - Prior to CDB: Green Parking Screen

Set to NOTACCEPTED on 10/25/2021 8:17:43 AM

Issue created by Kevin Nurnberger on 4/29/2021 11:47:53 AM

Issue is attached to Plans on sheet C3.1

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

Prior to CDB: Balconies, decks, bay windows, and similar features that linearly extend 50 percent or less of the width of the building wall to which they are attached shall be permitted to extend into a required setback area not more than 24 inches provided through access is not obstructed.

Sandra Bradbury on 9/1/2021 11:57:58 AM - ANSWERED

Please see combined response to comments.

Mark Parry on 10/25/2021 8:17:43 AM - NOTACCEPTED

Please clarify the extent of the balconies and how far into the setbacks they encroach - this may be best to show on a separate sheet, perhaps.

PLANNING - Prior to CDB: Kitchens

Set to NOTACCEPTED on 10/25/2021 8:20:59 AM

Issue created by Kevin Nurnberger on 4/29/2021 11:23:16 AM

Issue is attached to Plans on sheet ASP 2

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

Prior to CDB: ASP 2 and ASP 3 shows kitchens in the units. The request is for overnight accommodations which does not permit complete kitchens. If the kitchens remain then the use is for resort attached dwellings or attached dwellings which will require this application to be withdrawn and resubmitted for review not as an overnight accommodation but one of the other uses. Clarify. If the kitchens remain in the units for an overnight accommodation the City will recommend denial of this application.

Sandra Bradbury on 9/1/2021 11:56:11 AM - ANSWERED

Please see combined response to comments.

Mark Parry on 10/25/2021 8:20:59 AM - NOTACCEPTED

Please place response to comments here along with each comment.

PLANNING - Prior to CDB: no locking internal door

Set to NOTACCEPTED on 10/25/2021 8:21:06 AM

Issue created by Kevin Nurnberger on 4/29/2021 11:27:57 AM

Issue is attached to Plans on sheet ASP 2

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

Prior to CDB: Acknowledge that there shall be no locking internal door within any unit that creates a lock-out unit which can create additional hotel units greater than the approved maximum density of nine overnight accommodation units

Sandra Bradbury on 9/1/2021 11:56:47 AM - ANSWERED

Please see combined response to comments.

Mark Parry on 10/25/2021 8:21:06 AM - NOTACCEPTED

Please place response to comments here along with each comment.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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TELEPHONE (727) 562-4567

PLANNING - Prior to CDB: Overhead Wires

Set to NOTACCEPTED on 10/25/2021 8:19:50 AM

Issue created by Kevin Nurnberger on 4/29/2021 11:34:43 AM

Issue is attached to Plans on sheet C3.1

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

Prior to CDB: Acknowledge that all service lines onto the property and overhead utilities adjacent to the site shall be installed underground unless undergrounding is shown to be impracticable pursuant to CDC Section 3-912.

Sandra Bradbury on 9/1/2021 11:57:38 AM - ANSWERED

Please see combined response to comments.

Mark Parry on 10/25/2021 8:19:50 AM - NOTACCEPTED

Please place response to comments here along with each comment.

PLANNING - Prior to CDB: staging area

Set to NOTACCEPTED on 10/25/2021 8:20:39 AM

Issue created by Kevin Nurnberger on 4/29/2021 11:24:23 AM

Issue is attached to Plans on sheet C3.1

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

Prior to CDB: Show the staging area for solid waste collection on the site plan. Clarify the location of the solid waste staging area. Is it outside the building or in parking garage area? The narrative appears to be stating a reduction in required landscape buffer to accommodate a solid waste staging area but it is not shown on the site plan.

Sandra Bradbury on 9/1/2021 11:56:30 AM - ANSWERED

Please see combined response to comments.

Mark Parry on 10/25/2021 8:20:39 AM - NOTACCEPTED

Please place response to comments here along with each comment.

PLANNING - Prior to CDB: setback

Set to NOTACCEPTED on 10/25/2021 8:21:53 AM

Issue created by Kevin Nurnberger on 4/29/2021 11:25:02 AM

Issue is attached to Plans on sheet ASP 4

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

Prior to CDB: They are showing the building to have a height of 68 feet from BFE and Bay Esplanade to have a right of way width of 60 feet. The site plan shows a building step back on the east side of the building to be 13 feet. Old Florida design states for properties fronting on streets that have a right-of-way width between 46 and 66 feet, the step back or setback/height ratio is one (1) foot for every two and one-half (2.5) feet in building height above 35 feet. This equates to 13.6 feet or 14 feet. The step back needs to be increased by one foot. If you are asking for a reduction in the setback please provide a detailed description on how the proposed development complies a maximum reduction of five (5) feet from any required building setback may be possible if the decreased building setback results in an improved site plan, landscaping areas in excess of the minimum required and/or improved design and appearance. The site plan, landscape plan, and building design seem typical of simply meeting the Beach by Design minimum standards especially when a ten (10) foot landscape buffer is required along the street frontage of all properties and a the minimum front setback is 15 feet. These minimum criteria are met at the minimum requirement so detail how the plans exceed the minimum requirements.

Sandra Bradbury on 9/1/2021 11:56:38 AM - ANSWERED

Please see combined response to comments.

Mark Parry on 10/25/2021 8:21:53 AM - NOTACCEPTED

Please place response to comments here along with each comment.

PLANNING - Prior to CDB: Street level

Set to NOTACCEPTED on 10/25/2021 8:21:35 AM



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

Issue created by Kevin Nurnberger on 4/29/2021 11:36:08 AM

Issue is attached to Plans on sheet ASP 4

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

Prior to CDB: Beach by Design E. Street Level – provide the calculation and dimensions on north and east elevations showing how at least sixty percent (60%) of the street level facades of buildings used for nonresidential purposes which abut a public street or pedestrian access way, will be transparent. Review Beach by Design document available on myclearwater.com for further information on this requirement.

Sandra Bradbury on 9/1/2021 11:57:45 AM - ANSWERED

Please see combined response to comments.

Mark Parry on 10/25/2021 8:21:35 AM - NOTACCEPTED

Please place response to comments here along with each comment.

PLANNING - Prior to CDB: Use and Height

Set to NOTACCEPTED on 10/25/2021 8:21:17 AM

Issue created by Kevin Nurnberger on 4/29/2021 11:23:49 AM

Issue is attached to Plans on sheet ASP 4

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

The maximum height for resort attached dwellings is 65 feet from BFE. The height would need to be reduced to meet this maximum requirement if the use is changed from overnight accommodations to resort attached dwellings

Sandra Bradbury on 9/1/2021 11:56:21 AM - ANSWERED

Please see combined response to comments.

Mark Parry on 10/25/2021 8:21:17 AM - NOTACCEPTED

Please place response to comments here along with each comment.

PLANNING - Prior to CDB: Walkways

Set to NOTACCEPTED on 10/25/2021 8:20:23 AM

Issue created by Kevin Nurnberger on 4/29/2021 11:30:44 AM

Issue is attached to Plans on sheet C3.1

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

Prior to CDB: Section 3-903. - Required setbacks. A. Except for fences, walls, outdoor lighting, signs, minimum door landing required by the Florida Building Code, walkways leading to building entrances, driveway access to garages, and/or vehicular cross access (driveways), shared parking, and trash staging areas, no building or structure shall be permitted in a setback required by the applicable zoning district. Sidewalks shall be no greater than 42 inches in width, nor greater in width than that required by the Florida Building Code.

Sandra Bradbury on 9/1/2021 11:57:08 AM - ANSWERED

Please see combined response to comments.

Mark Parry on 10/25/2021 8:20:23 AM - NOTACCEPTED

Please place response to comments here along with each comment.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

PLANNING - RAD or OVA

Set to DRAFT on 10/25/2021 8:25:21 AM

Issue created by Mark Parry on 10/25/2021 8:25:21 AM

Issue is attached to Plans on sheet C1.1

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

The use appears to be Resort Attached Dwellings rather than Overnight Accommodations. This is based on the provision of what appear to be full kitchens and the lack of a lobby. In addition, Unit D on the fifth floor also includes a washer dry which further leads one to believe that these are dwelling units. Either reduce the number of proposed units to five (30 dua) and reduce the height of the building to no more than 65 feet or remove the kitchens and provide a standard hotel lobby.

PLANNING - Response to Comments

Set to DRAFT on 10/28/2021 8:54:03 AM

Issue created by Mark Parry on 10/28/2021 8:54:03 AM

Issue is attached to Plans on sheet ASP 1

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

Please be sure to provide all response to comments directly in Plan Room in ePermit rather than providing responses under separate cover.

PLANNING - Sight Visibility Triangles

Set to DRAFT on 10/25/2021 8:15:19 AM

Issue created by Mark Parry on 10/25/2021 8:15:19 AM

Issue is attached to Plans on sheet C3.1

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

Please add the other, required sight visibility triangle oriented along the north component of Bay Esplanade.

PLANNING - Solid Waste

Set to DRAFT on 10/25/2021 8:24:26 AM

Issue created by Mark Parry on 10/25/2021 8:24:26 AM

Issue is attached to Plans on sheet C3.1

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

Clarify how solid waste will be accommodated. It is assumed that hotel staff will bring the dumpster out to the staging area along the north side of the driveway. Clarify how the staging area will be accessed.

PLANNING - West Setback

Set to DRAFT on 10/25/2021 8:25:34 AM

Issue created by Mark Parry on 10/25/2021 8:25:34 AM

Issue is attached to Plans on sheet C3.1

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

Please provide a dimension on the west side from property line to walkway.

PUBLIC UTILITIES - Prior to building permit

Set to ACCEPTED on 10/28/2021 1:41:47 PM

Issue created by Douglas Seaman on 4/29/2021 7:02:14 AM

Issue is attached to Plans on sheet C4.1

douglas.seaman@myclearwater.com - 727-562-4581

Prior to building permit verify if there is a requirement for fire lines. If a fire line is required show on the utility plans and provide the latest utility details. Latest City Details can be found at <https://www.myclearwater.com/government/city-departments/engineering/documents-publications/construction-standards>

Sandra Bradbury on 9/1/2021 11:55:05 AM - ANSWERED

Please see combined response to comments.

Douglas Seaman on 10/28/2021 1:41:47 PM - ACCEPTED

Comment accepted



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

SOLID WASTE - Mark Beery

Set to ACCEPTED on 10/28/2021 9:27:34 AM

Issue created by Mark Beery on 4/29/2021 9:39:16 AM
mark.beery@myclearwater.com - 727-562-4920

Need to show staging area for trash & recycling containers

Sandra Bradbury on 9/1/2021 11:55:58 AM - ANSWERED

Please see combined response to comments.

STORMWATER - Prior to CDB

Set to ACCEPTED on 10/18/2021 11:39:50 AM

Issue created by Douglas Seaman on 4/29/2021 7:19:08 AM
Issue is attached to Plans on sheet C4.1
douglas.seaman@myclearwater.com - 727-562-4581

Prior to CDB, please provide written acknowledgement that all conditions below are to be addressed prior to submitting Building Permit application:

- 1) The stormwater facility shall be designed to meet City's Drainage criteria and accommodate a 50-year storm event. SHWT and drawdown analysis shall be based on signed and sealed geotechnical data.
- 2) Show proposed grades demonstrating that no ponding to occur in the r-o-w. Limit of new curbing and asphalt may need to be expanded to eliminate ponding objective.
- 3) The FFE of lowest floor is set 1' above crown of pavement abutting the site.
- 4) Show that a drainage collection system is routing roof runoff to the proposed underground stormwater facility.
- 5) Show on paving grading plan sheet flow of existing and proposed drainage patterns demonstrating that any offsite drainage currently flowing onto the site is routed in a manner not causing any adverse impacts to other properties. If swale is proposed to address this, such swale shall not be occupied with any landscape or ground cover that could impede positive drainage.
- 6) DRC review is a prerequisite for Building Permit Review; additional conditions will be forthcoming upon a comprehensive review of Building Permit submittal.

Prior to building permit verify if a fire line is require for this property
Prior to building permit make sure the latest City Standard Detail are used. See this link for the latest details.
<https://www.myclearwater.com/government/city-departments/engineering/documents-publications/construction-standards>

Sandra Bradbury on 9/1/2021 11:55:14 AM - ANSWERED

Please see combined response to comments.

Phuong Vo on 10/18/2021 11:39:50 AM - ACCEPTED

Acceptable to move forward with CDB but submittal with requested details will be required and reviewed at Building Permit Application.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

STORMWATER - Prior to CDB

Set to CLOSED on 4/29/2021 8:06:17 AM

Issue created by Phuong Vo on 4/21/2021 5:34:16 PM

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

Prior to CDB, please provide written acknowledgement that all conditions below are to be addressed prior to submitting Building Permit application:

- 1) The stormwater facility shall be designed to meet City's Drainage criteria and accommodate a 50-year storm event. SHWT and drawdown analysis shall be based on signed and sealed geotechnical data.
- 2) Show proposed detail grades demonstrating that no ponding to occur in the r-o-w. Limit of new curbing and asphalt may need to be expanded to achieve this objective.
- 3) The FFE of lowest floor is set 1' above crown of pavement abutting the site.
- 4) Show that a drainage collection system routing roof runoff to the proposed underground stormwater facility.
- 5) Show on paving grading plan sheet flow of existing and proposed drainage patterns demonstrating that any offsite drainage currently flowing onto the site is routed in a manner not causing any adverse impact to other properties. If swale is proposed to address this, such swale shall not be occupied with any landscape or ground cover that could impede positive drainage.
- 6) DRC review is a prerequisite for Building Permit Review; additional conditions will be forthcoming upon a comprehensive review of Building Permit submittal.

TRAFFIC ENG - General notes

Set to ACCEPTED on 10/18/2021 11:01:03 AM

Issue created by Bennett Elbo on 4/22/2021 5:14:29 PM

Issue is attached to Plans on sheet C1.1

bennett.elbo@myclearwater.com - 727-562-4775

Applicant shall comply with the current MIF (Multi-modal Impact Fee) Ordinance and fee schedule. MIF shall be paid prior to receiving a Certificate of Occupancy. The MIF amount for the proposed hotel with credit is \$13,179.

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

Sandra Bradbury on 9/1/2021 11:54:45 AM - ANSWERED

Please see combined response to comments.



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

TRAFFIC ENG - Prior to a building permit

Set to ACCEPTED on 10/18/2021 10:57:36 AM

Issue created by Bennett Elbo on 4/22/2021 5:06:10 PM

Issue is attached to Plans on sheet C3.1

bennett.elbo@myclearwater.com - 727-562-4775

1. Lighting levels in parking garages having public access shall meet or exceed the current minimum Illuminating Engineering Society (IES) standards.
2. All electrical conduits, pipes, downspouts, columns or other features that could be subject to impact from vehicular traffic shall be protected from impact damage with pipe guards or similar measures. Measures used for protection shall not encroach into any parking space.
3. Any work within City's ROW (right-of-way) will require a separate ROW permit and include a MOT (maintenance of traffic) plan for road and/or sidewalk closure -if any. Please contact Ivan Dimitrov at (727)562-4779 for the ROW application & fee.
4. 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.m. [sidewalks shall not to be constructed within this apron area(s)]. (Clearwater Contract Specifications and Standards, Article 30)
5. Five feet (5') wide sidewalk through the new driveway shall be to ADA standards 2% (cross & running slopes). All substandard sidewalk adjacent to or a part of the project must be upgraded to City standards, including A.D.A.

Sandra Bradbury on 9/1/2021 11:54:36 AM - ANSWERED

Please see combined response to comments.

TRAFFIC ENG - Prior to CDB

Set to ACCEPTED on 10/18/2021 10:57:06 AM

Issue created by Bennett Elbo on 4/22/2021 5:01:44 PM

Issue is attached to Plans on sheet C3.1

bennett.elbo@myclearwater.com - 727-562-4775

- 1.. The minimum clear height throughout the garage shall be seven feet zero inches and shall be eight feet two inches for van-accessible handicapped parking spaces including ingress and egress drive aisles to these spaces.
2. Wheel stops shall not be used in parking garages.
3. Dead-end parking aisles are discouraged, but when site conditions dictate that there be dead-end parking aisles, they shall be designed so that there is a back-out maneuvering area at the end of the aisle.

Sandra Bradbury on 9/1/2021 11:54:16 AM - ANSWERED

Please see combined response to comments.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

11:40 AM

Case number: [FLD2021-09017 -- 125 ISLAND WAY 2](#)

Owner(s): Arlis Construction Usa Llc
830 Douglas Ave
Dunedin, FL 34698-4942
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Terri Skapik
1714 Country Road 1 Suite 22
Dunedin, FL 34698
PHONE: (727) 919-0848, Fax: (727) 786-7479, Email:
Terriskapik@woodsconsulting.Org

Representative: Terri Skapik
Woods Consulting Inc
1714 Country Road 1 Suite 22
Dunedin, FL 34698
PHONE: (727) 919-0848, Fax: (727) 786-7479, Email:
Terriskapik@woodsconsulting.Org

Location: The 1.6 acre property is located on the east side of Island Way approximately 351 feet north of the Windward Passage and Island Way intersection.

Atlas Page: 267B

Zoning District: HDR - High Density Residential

Request: The Community Development Board (CDB) is reviewing a request for a 1,838 square foot dock in the High Density Residential/Island Estates Neighborhood Conservation Overlay (HDR/IENCOD) District for the property located 125 Island Way. The dock is 150 feet in width and approximately 69 feet in length, and requests allowable flexibility for square footage of a commercial dock greater than 500 square feet in deck area Community Development Code Section 3-601.C.3..

Proposed Use: Attached Dwellings

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

Presenter: Kevin Nurnberger, Senior Planner



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	10/08/2021	Nurnberger
Parks and Rec Review	No Comments	10/12/2021	Kader
Fire Review	No Comments	10/14/2021	Hatten
Stormwater Review	No Comments	10/14/2021	Vo
Traffic Eng Review	Comments	10/18/2021	Elbo
Engineering Review	Comments	10/19/2021	Seaman
Environmental Review	Comments	10/22/2021	Kessler
Harbor Master Review	No Comments	10/22/2021	Chesney
Public Utilities Review	No Comments	10/22/2021	Chesney
Land Resource Review	No Comments	10/26/2021	Thomen
Planning Review	Comments	10/26/2021	Nurnberger

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Notes

Set to DRAFT on 10/19/2021 7:59:52 AM

Issue created by Douglas Seaman on 10/19/2021 7:59:52 AM
douglas.seaman@myclearwater.com - 727-562-4581

Engineering has no conditions for the FLD.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 10/22/2021 10:08:57 AM

Issue created by Sarah Kessler on 10/22/2021 10:08:57 AM
sarah.kessler@myclearwater.com - 727-562-4897

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



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 - General Notes and two Prior to CDB comments.

Set to DRAFT on 10/26/2021 3:15:26 PM

Issue created by Kevin Nurnberger on 10/26/2021 3:15:26 PM

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

1. Prior to CDB: What is the proposed LBS of the two different boatlifts?
2. Acknowledge: That fueling, pump out services, boat repairs or public use is prohibited;
3. Acknowledge: That all appropriate permits are obtained from Pinellas County Water and Navigation and the City of Clearwater, as applicable;
4. Acknowledge: That application for a private dock permit from Pinellas County Water and Navigation be submitted to city staff no later than December 21, 2022, unless time extensions are granted pursuant to CDC Section 4-407;
5. Acknowledge: That prior to commencement of construction, a copy of the SWFWMD and/or FDEP Permit and any other applicable environmental permits, Corps of Engineer's Permit and proof of permission to use State submerged land, if applicable, be submitted to the Planning and Development Department;

General Applicability Criteria

6. Criterion One: Applicant has provided that the upland development order approves 27 residential units and 10 wet slips are proposed for the use of the residents and their guests. The proposed dock is certainly comparable in size (lengths and number of slips) to the docks in the immediate area and the proposed use is comparable to the uses of similar docks in the area. The proposed dock meets the city's dimensional standards, and no variances are being requested. No additional comment required from staff.
7. Criterion Two: Applicant has provided that the proposed dock was designed to meet the City's dimensional criteria to provide the required minimum side setbacks and not exceed the maximum allowed length or width to not negatively impact water recreation activities and will not hinder or discourage development or use of adjacent lands. No additional comment required from staff.
8. Criterion Three: Applicant has provided that the proposed dock will not be for use by the general public and there will be no commercial activities, no fueling and no service or repairs allowed at the multi-family doc.. No additional comment required from staff.
9. Criterion Four: Applicant has provided that proposed dock and slips will be for use only by the resident owners and their guests which will not create any traffic generated by this proposal. No additional comment required from Staff.
10. Criterion Five: Applicant has provided that the proposed dock is consistent with CDB approved docks and existing docks in the immediate vicinity of the subject property located in the Island Estates Neighborhood Conservation Overlay District and consistency with the community character has be addressed especially with 223 Island Way existing dock. No additional comment required from staff.
11. Prior to CDB: Provide a response to Criterion Six.

PLANNING - Please be Aware of resubmittal date

Set to DRAFT on 10/28/2021 4:13:00 PM

Issue created by Kevin Nurnberger on 10/28/2021 4:13:00 PM

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

Resubmittal date for the December Community Development Board will be by NOON on November 10th.

PUBLIC UTILITIES - Prior to Building Permit:

Set to DRAFT on 10/26/2021 4:39:37 PM

Issue created by David Ojeda on 10/26/2021 4:39:37 PM

david.ojeda@myclearwater.com - 727-562-4743

If a fire line is required show the fire line DDC and fire hydrants for the site.

STORMWATER - No Comment

Set to DRAFT on 10/26/2021 1:06:21 PM

Issue created by Phuong Vo on 10/26/2021 1:06:21 PM

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



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

TRAFFIC ENG - No conditions.

Set to DRAFT on 10/18/2021 11:08:38 AM

Issue created by Bennett Elbo on 10/18/2021 11:08:38 AM

Issue is attached to Plans on sheet DOCK PLAN SHEET 1

bennett.elbo@myclearwater.com - 727-562-4775

Traffic engineering has no conditions with this proposal for private docks. Please proceed.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

11:55 AM

Case number: [FLD2021-09018 -- 117 N McMullen Booth RD](#)

Owner(s): Dabiri, Massoud Tre
3024 Haverford Dr
Clearwater, FL 33761-4023
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Farhod Nikjeh
4114 Woodlands Parkway; Suite 401
Palm Harbor, FL 34685
PHONE: (727) 460-3500, Fax: No fax, Email: Farhod.Nikjeh@gmail.Com

Representative: Farhod Nikjeh
4114 Woodlands Parkway; Suite 401
Palm Harbor, FL 34685
PHONE: (727) 460-3500, Fax: No fax, Email: Farhod.Nikjeh@gmail.Com

Location: 117 North McMullen Booth Road; consisting of one parcel on the on the east side of McMullen Booth Road bound by Drew Street (north) and Bay Lane (south).

Atlas Page: 292A

Zoning District: O - Office

Request: The Community Development Board is reviewing 11,628 square foot office in the Office (O) District for the property located at 117 North McMullen Booth Road. The project will consist of one building 32 feet in height, includes a minimum of 36 parking spaces (3.0 spaces per 1,000 square feet gross floor area), requests allowable flexibility regarding setbacks and height (Community Development Code Sections 2-1004.A) and requests allowable flexibility with regard to buffer width (Community Development Code Section 3-1202.G).

Proposed Use: Offices

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

Presenter: Mark Parry, Senior Planner



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	10/11/2021	Parry
Parks and Rec Review	Comments	10/12/2021	Kader
Fire Review	No Comments	10/14/2021	Hatten
Planning Review	Comments	10/14/2021	Parry
Traffic Eng Review	Comments	10/15/2021	Elbo
Environmental Review	Comments	10/22/2021	Kessler
Engineering Review	Comments	10/26/2021	Ojeda
Stormwater Review	Comments	10/26/2021	Vo
Public Utilities Review	Comments	10/26/2021	Ojeda
Land Resource Review	Comments	10/27/2021	Quinzi

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Notes

Set to DRAFT on 10/22/2021 3:50:51 PM

Issue created by David Ojeda on 10/22/2021 3:50:51 PM
david.ojeda@myclearwater.com - 727-562-4743

Please acknowledge the following in writing:

- 1) Plans submitted have been reviewed for general engineering criteria only, a more in-depth review and additional comments might be forthcoming during building permit application process.
- 2) Work on city right-of-way shall require a right-of-way permit to include a certified MOT (maintenance of traffic) plan. The MOT plan shall be supported by a traffic impact analysis for road and/or lane closures. This plan must delineate all proposed traffic pattern changes, road closures and quantifiable impacts of such upon the traffic system and surrounding area.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

ENGINEERING - Prior to building permit

Set to DRAFT on 10/29/2021 7:35:48 AM

Issue created by Douglas Seaman on 10/29/2021 7:35:48 AM
douglas.seaman@myclearwater.com - 727-562-4581

General Notes

Description:

- 1) DRC review is a prerequisite for Building Permit review. Additional comments may be forthcoming upon submittal of a Building Permit Application.
- 2) The site plan was reviewed for General Engineering criteria. The additional details provided in the plan set may have been necessary for other departmental reviews to provide flexible development approval. Construction details shall be reviewed more thoroughly prior to receipt of the building permit.
- 3) Work on city right-of-way shall require a right-of-way permit to include a certified MOT (maintenance of traffic) plan. The MOT plan shall be supported by a traffic impact analysis for road and/or lane closures. This plan must delineate all proposed traffic pattern changes, road closures and quantifiable impacts of such upon the traffic system and surrounding area.
- 4) Acknowledgement for all conditions is required in Accela

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 10/22/2021 10:06:46 AM

Issue created by Sarah Kessler on 10/22/2021 10:06:46 AM
sarah.kessler@myclearwater.com - 727-562-4897

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

LAND RESOURCE - Inches Spreadsheet

Set to DRAFT on 10/26/2021 9:14:05 AM

Issue created by Michael Quinzi on 10/26/2021 9:14:05 AM
michael.quinzi@myclearwater.com - 727-562-4558

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.

LAND RESOURCE - Tree Preservation

Set to DRAFT on 10/26/2021 9:15:31 AM

Issue created by Michael Quinzi on 10/26/2021 9:15:31 AM
michael.quinzi@myclearwater.com - 727-562-4558

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.

PARKS AND REC - Recreation Open Space Impact Fees

Set to DRAFT on 10/12/2021 12:56:27 PM

Issue created by Art Kader on 10/12/2021 12:56:27 PM
art.kader@myclearwater.com - 727-562-4824

this project will need to meet the Recreation Open Space Impact Fee requirements. For this project only Open Space fee is applicable and must be paid prior to building permit. This fee can be substantial so contacting Art Kader at 727-562-4824 or art.kader@myclearwater.com is recommended.



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 - CIRP Criterion 1

Set to DRAFT on 10/14/2021 12:07:10 PM

Issue created by Mark Parry on 10/14/2021 12:07:10 PM
Issue is attached to page 5 in FLD Application (Signed).pdf
mark.parry@myclearwater.com - 727-562-4741

It may not be factually accurate to describe the property as "small" and "narrow" since the lot at 29,000 SF is nearly three times the otherwise required minimum lot area of 10,000 SF. It is also wider at 132 feet than the otherwise minimum lot width of 100 feet. Noting the fact that the site is a tri-frontage lot is a valid point.

PLANNING - CIRP Criterion 2

Set to DRAFT on 10/14/2021 12:07:19 PM

Issue created by Mark Parry on 10/14/2021 12:07:19 PM
Issue is attached to page 5 in FLD Application (Signed).pdf
mark.parry@myclearwater.com - 727-562-4741

Clarify which specific component(s) of the City's Comprehensive Plan and the intent and purpose of the Community Development Code the proposal supports. It's not clear how a "minimal" setback necessarily maximizes a façade width and how that is specifically supported by the designation of McMullen Boort Road as a scenic/non-commercial corridor. Please provide specific evidence which supports that point.

PLANNING - CIRP Criterion 3

Set to DRAFT on 10/14/2021 12:07:27 PM

Issue created by Mark Parry on 10/14/2021 12:07:27 PM
Issue is attached to page 5 in FLD Application (Signed).pdf
mark.parry@myclearwater.com - 727-562-4741

Clarify how the proposal will provide a live-work opportunity for visitors who, by definition neither live nor work here.

PLANNING - CIRP Criterion 5

Set to DRAFT on 10/14/2021 12:07:40 PM

Issue created by Mark Parry on 10/14/2021 12:07:40 PM
Issue is attached to page 6 in FLD Application (Signed).pdf
mark.parry@myclearwater.com - 727-562-4741

Clarify how many jobs the proposal development will create.

PLANNING - CIRP Criterion 6

Set to DRAFT on 10/14/2021 12:07:50 PM

Issue created by Mark Parry on 10/14/2021 12:07:50 PM
Issue is attached to page 6 in FLD Application (Signed).pdf
mark.parry@myclearwater.com - 727-562-4741

The response doesn't appear to address most of the subsections of this criterion. For example, you may want to address, specifically, subsection e. It also hasn't been established how providing "minimal" setbacks supports the designation of North McMullen Booth Road as a scenic/non-commercial corridor. It is also noted that the design provides for an urban design. Clarify how an urban design is consistent with the character of the area.

PLANNING - CLP Criterion 1

Set to DRAFT on 10/14/2021 12:08:24 PM

Issue created by Mark Parry on 10/14/2021 12:08:24 PM
Issue is attached to page 2 in Comprehensive_landscape_pr (Signed).pdf
mark.parry@myclearwater.com - 727-562-4741

It may not be factually accurate to describe the property as "small" and "narrow" since the lot at 29,000 SF is nearly three times the otherwise required minimum lot area of 10,000 SF. It is also wider at 132 feet than the otherwise minimum lot width of 100 feet. Noting the fact that the site is a tri-frontage lot is a valid point.



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 - CLP Criterion 2

Set to DRAFT on 10/14/2021 12:08:32 PM

Issue created by Mark Parry on 10/14/2021 12:08:32 PM
Issue is attached to page 2 in Comprehensive_landscape_pr (Signed).pdf
mark.parry@myclearwater.com - 727-562-4741

It may better to simply response that it is agreed that lighting will be automatically controlled to turn off when the business is closed. You would want to list the anticipated hours of operation here, too.

PLANNING - CLP Criterion 3

Set to DRAFT on 10/14/2021 12:08:40 PM

Issue created by Mark Parry on 10/14/2021 12:08:40 PM
Issue is attached to page 2 in Comprehensive_landscape_pr (Signed).pdf
mark.parry@myclearwater.com - 727-562-4741

It appears that the fence is question is a PVC fence. A more detailed discussion is needed to show compliance with this criterion. As it stands it appears that all front buffers and the number of shade trees (or equivalent) are being reduced without any apparent mitigation for those deficiencies.

PLANNING - CLP Criterion 4

Set to DRAFT on 10/14/2021 12:08:47 PM

Issue created by Mark Parry on 10/14/2021 12:08:47 PM
Issue is attached to page 2 in Comprehensive_landscape_pr (Signed).pdf
mark.parry@myclearwater.com - 727-562-4741

Clarify how the landscape plan is being integrated into the architecture of the building.

PLANNING - CLP Criterion 5

Set to DRAFT on 10/14/2021 12:08:55 PM

Issue created by Mark Parry on 10/14/2021 12:08:55 PM
Issue is attached to page 2 in Comprehensive_landscape_pr (Signed).pdf
mark.parry@myclearwater.com - 727-562-4741

Please provide some clarification as to how reducing required setbacks, landscape buffers and the total number of shade trees (or equivalent) without any apparent mitigation furthers the Comprehensive Plan and the Code.

PLANNING - CLP request

Set to DRAFT on 10/14/2021 12:08:11 PM

Issue created by Mark Parry on 10/14/2021 12:08:11 PM
Issue is attached to page 1 in Comprehensive_landscape_pr (Signed).pdf
mark.parry@myclearwater.com - 727-562-4741

The request should include a reduction in the front (north, south and west) buffer widths from 15 feet to 10 feet. It appears that there is also a request to reduce the total required number of shade trees (or equivalent) from 19 to 15. This request needs to be added to the actual application on page one.

PLANNING - Criterion 1:

Set to DRAFT on 10/14/2021 12:06:21 PM

Issue created by Mark Parry on 10/14/2021 12:06:21 PM
Issue is attached to page 3 in FLD Application (Signed).pdf
mark.parry@myclearwater.com - 727-562-4741

The minimum development standard parameter for height for offices in the Office District is 30 feet pursuant to CDC Section 2-1002. The response to this criterion provides that a height of 35 feet is less than otherwise permitted within the O district. To be more specific, the response should note that the proposed height is less than the 50 feet otherwise permitted as part of a Level I Flexible Standard development application. The response as stated implies that the minimum standard height limit is something more than 35 feet which is not true. The response is also generally limited to height. There is no mention of how the placement of the building is consistent with the character of the area, though. The response also provides that the reduced front setback provides for coverage of the parking area. It is unclear how a reduced setback achieves that purpose any better than a code-compliant setback. It would seem that the building itself would do that regardless of setback as it would appear that opacity plays a more important function is coverage than setback.



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 - Criterion 2:

Set to DRAFT on 10/14/2021 12:06:32 PM

Issue created by Mark Parry on 10/14/2021 12:06:32 PM
Issue is attached to page 3 in FLD Application (Signed).pdf
mark.parry@myclearwater.com - 727-562-4741

Clarify how the proposal will provide a live-work opportunity for visitors who, by definition neither live nor work here.

PLANNING - Criterion 5:

Set to DRAFT on 10/14/2021 12:06:39 PM

Issue created by Mark Parry on 10/14/2021 12:06:39 PM
Issue is attached to page 3 in FLD Application (Signed).pdf
mark.parry@myclearwater.com - 727-562-4741

Clarify how the proposal is consistent with the community character. It appears that most if not all properties in the area include code-compliant front setbacks along North McMullen Booth Road.

PLANNING - Criterion 6:

Set to DRAFT on 10/14/2021 12:06:49 PM

Issue created by Mark Parry on 10/14/2021 12:06:49 PM
Issue is attached to page 3 in FLD Application (Signed).pdf
mark.parry@myclearwater.com - 727-562-4741

The response provides that the design complies with current land development and building code requirements. Since building permits have not yet been applied for nor have construction documents been submitted or reviewed there's no way to determine compliance with building code requirements. In addition, the proposal does not comply with current land development requirement hence the request for flexibility. This component of the response should probably be removed.

PLANNING - Disclaimer

Set to DRAFT on 10/14/2021 12:09:23 PM

Issue created by Mark Parry on 10/14/2021 12:09:23 PM
Issue is attached to Plans on sheet C1.0
mark.parry@myclearwater.com - 727-562-4741

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

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

A second DRC meeting is required. The next submittal date is noon 12-01-2021 for a 01-06-2022 DRC meeting.

PLANNING - Dumpster Enclosure Material

Set to DRAFT on 10/14/2021 12:05:59 PM

Issue created by Mark Parry on 10/14/2021 12:05:59 PM
Issue is attached to Plans on sheet C9.0
mark.parry@myclearwater.com - 727-562-4741

Please provide details regarding the dumpster enclosure material which shows compliance with CDC Section 3-804.A which provides that materials which are consistent with those used in the construction of and the architectural style of the principal building shall be utilized.

PLANNING - Flexible Development Request

Set to DRAFT on 10/14/2021 12:04:36 PM

Issue created by Mark Parry on 10/14/2021 12:04:36 PM
Issue is attached to page 1 in FLD Application (Signed).pdf
mark.parry@myclearwater.com - 727-562-4741

The request should, it appears, be a request for a reduction in front setback to building along the front (west and south) from 25 feet to 10 feet; front (north) from 25 feet to 14 feet; and increase in height from 30 feet to 35 feet. This needs to be added to page one of the application.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

PLANNING - Landscape Design – Buffers

Set to DRAFT on 10/14/2021 12:05:34 PM

Issue created by Mark Parry on 10/14/2021 12:05:34 PM

Issue is attached to Plans on sheet LS1.1

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

Clarify how the proposed landscape design is inherently better than the otherwise minimum required. It appears that buffer widths are being reduced, the number of shade trees (or equivalent) are being reduced with no apparent improvements provided.

PLANNING - Landscape Design – Interior Landscape Area

Set to DRAFT on 10/14/2021 12:05:26 PM

Issue created by Mark Parry on 10/14/2021 12:05:26 PM

Issue is attached to Plans on sheet LS1.1

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

Please clarify if the landscape area to the west of the dumpster enclosure is considered as part of the interior landscape area; it should not be included because it does not meet the minimum width requirement. In addition, please show, with crosshatching or shading (this can be on a separate sheet) the areas considered as interior landscape.

PLANNING - Mechanical Equipment

Set to DRAFT on 10/14/2021 12:05:01 PM

Issue created by Mark Parry on 10/14/2021 12:05:01 PM

Issue is attached to Plans on sheet C4.0

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

Please include a note that provides that mechanical equipment will be screened from view with fencing and/or landscaping not only from adjacent rights-of-way but also from adjacent properties. Feel free to use this exact note if you like: "Mechanical equipment will be screened from view from adjacent properties and rights-of-way with fencing and or landscaping."

PLANNING - Narrative – Specific Use Criteria CDC Section 2-1003.G.

Set to DRAFT on 10/14/2021 12:04:17 PM

Issue created by Mark Parry on 10/14/2021 12:04:17 PM

Issue is attached to page 8 in FLD Application (Signed).pdf

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

It's unclear as to why you've included responses to CDC Section 2-1003.G; the requested front (west and south) setbacks of 10 feet and front (north) setback of 14 feet are all less than the 15 feet that could be required as part of a Level I Flexible Standard development application. Please remove this component unless front setbacks are increase to 15 feet or more in which case, this would be the correct code section to address.

PLANNING - Overhead Utilities

Set to DRAFT on 10/14/2021 12:04:53 PM

Issue created by Mark Parry on 10/14/2021 12:04:53 PM

Issue is attached to Plans on sheet C4.0

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

Please be aware the adjacent overhead utilities are required to be placed underground unless such undergrounding is not practicable Pursuant to CDC Section 3-912. In addition, clarify that all proposed utilities that will lead onto and serve the site will be placed underground to the extent allowed by Duke Energy.

PLANNING - Overhead Utilities and Landscaping

Set to DRAFT on 10/14/2021 12:05:18 PM

Issue created by Mark Parry on 10/14/2021 12:05:18 PM

Issue is attached to Plans on sheet LS1.1

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

Show overhead lines on the landscape plan. Please make sure that your landscape plan is coordinated with overhead lines that are to remain.



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TELEPHONE (727) 562-4567

PLANNING - Plant Material

Set to DRAFT on 10/14/2021 12:05:45 PM

Issue created by Mark Parry on 10/14/2021 12:05:45 PM

Issue is attached to Plans on sheet LS1.1

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

Clarify where sod is proposed. Please limit the use of sod to only those areas used for stormwater.

PLANNING - Submittal in General

Set to DRAFT on 10/14/2021 12:03:20 PM

Issue created by Mark Parry on 10/14/2021 12:03:20 PM

Issue is attached to Plans on sheet C1.0

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

The proposal includes setback reductions from 25 feet and landscape buffer reductions from 15 feet to 10 feet along the west (front) property line along North McMullen Booth Road and Bay Lane and a reduction to 14 feet along Drew Street.

North McMullen Booth Road is a designated Scenic/Noncommercial Corridor in the Countywide Rules and the City's Comprehensive Plan. As such it should be expected that the minimum landscape buffers of 15 feet would be provided. The provided buffer widths of 10 feet are antithetical to the concept of the Scenic/Noncommercial Corridor designation. As such, the development proposal must also be found to be in conflict with CDC Section 1-103.A, as it will not appropriately implement the Comprehensive Plan. Furthermore, by those same reasons that consistency with the Comprehensive Plan could not be achieved, consistency with CDC Sections 1-103.B.2, and 1-103.E.3 also cannot be achieved.

A preponderance of examples of development extending into required setbacks are unavailable. The proposed office development is, therefore, inconsistent with the desired and envisioned character of the area with regard to the placement of the building and the proposal will result in a project inconsistent with elements of the Comprehensive Plan and the Community Development Code.

The Comprehensive Plan and Code, together, provide certain assurances and predictability regarding potential development and redevelopment. Eliminating those assurances and predictability will likely discourage the appropriate development and use of adjacent lands and buildings. The proposal is inconsistent with the intent of the development parameters set by the City's Comprehensive Plan and Community Development Code and does not provide for a development highlighted by an innovative use. It is understood that a tri-frontage lot does provide innate challenges with the requirement for three 25-foot setbacks. Staff believes that some level of flexibility is likely warranted although not to the extent requested. Staff further believes that with some modifications the proposed office development can be constructed on the site with minimal requests for flexibility.

Staff is not in support of less than a 15-foot setback to building. Based on the character of the area staff is supportive of a 15-foot front setback. The project cannot move forward to CDB as submitted. Please revise and resubmit for a second DRC review. The next deadline is December 1, 2021, by noon. Please note that by increasing the front setbacks (north, south, and west) to a minimum of 15 feet the request would become a Level I Flexible Standard Development review with an application fee of \$675 with the current FLD application marked as withdrawn and fee refunded. It should also be noted as a matter of fact that a parking ratio of two spaces per 1,000 SF GFA (or 29 spaces based on the current proposed building size) may be requested along with the submittal of a parking demand study. The provision of at least 30 spaces (which would be 2.5 spaces per 1,000 SF GFA, again, based on the proposed building size) would not require a parking demand study.



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TELEPHONE (727) 562-4567

PUBLIC UTILITIES - Prior to Development Order

Set to DRAFT on 10/26/2021 4:48:01 PM

Issue created by David Ojeda on 10/26/2021 4:48:01 PM
david.ojeda@myclearwater.com - 727-562-4743

- 1) Show in the site plan the connection into the City main/manhole.
- 2) Add in a note the onsite sanitary sewer and force main is private, this includes the force main within the ROW.

STORMWATER - Prior to CDB

Set to DRAFT on 10/18/2021 10:39:50 AM

Issue created by Phuong Vo on 10/18/2021 10:39:50 AM
phuong.vo@myclearwater.com - 727-562-4752

- 1) The FFE of the proposed building shall be set 1 foot above the crown of all adjacent roads.
- 2) Wall for pond shall not face against property line or r-o-w and shall not exceed 50%. (per City's Drainage Criteria Manual, Detention Pond Walls).

TRAFFIC ENG - Prior to building permit

Set to DRAFT on 10/15/2021 11:14:00 AM

Issue created by Bennett Elbo on 10/15/2021 11:14:00 AM
Issue is attached to Plans on sheet C10.0
bennett.elbo@myclearwater.com - 727-562-4775

1. Provide city's accessible parking sign and accessible parking stall detail. They are available through City's website. I have included a web link for your convenience. See Series 118 & 119. <https://www.myclearwater.com/government/city-departments/engineering/documents-publications/construction-standards>
2. All traffic control devices (signs & markings) shall be to current MUTCD (Manual on Uniform Traffic Control Devices) standards. (Florida Statute 316.0747)
3. Applicant shall comply with the current MIF (Multi-modal Impact Fee) Ordinance and fee schedule. MIF shall be paid prior to receiving a Certificate of Occupancy. The MIF amount for the proposed office facility is \$38,279.38.

TRAFFIC ENG - Prior to CDB

Set to DRAFT on 10/15/2021 10:44:47 AM

Issue created by Bennett Elbo on 10/15/2021 10:44:47 AM
Issue is attached to Plans on sheet C4.0
bennett.elbo@myclearwater.com - 727-562-4775

1. Driveway spacing shall be 125'. Driveway spacing shall be measured from the closest edge of the pavement to the next closest edge of the pavement. (Community Development Code Section 3-102 C.3.)
2. Please limit the curb cut to one full access driveway to minimize vehicular conflict points. (Community Development Code Section 3-1402 B.)
3. Curbing for driveway apron shall continue to Drew Street edge of pavement. Provide swale curb across the driveway please see city detail 107/108, link provided below.

<https://www.myclearwater.com/government/city-departments/engineering/documents-publications/construction-standards#100>

4. Provide 5' wide public sidewalk on Drew Street along the property's frontage.

Plan Room Conditions:

No Plan Room Conditions on this case.



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TELEPHONE (727) 562-4567

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

1:00 PM

Case number: [FLD2021-10019 -- 407 PENNSYLVANIA AVE](#)

Owner(s): Chelsea Marie Gird
407 Pennsylvania Ave
Clearwater, FL 33755-4444
PHONE: (818) 292-2633, Fax: No fax, Email: No email

Applicant: Chelsea Marie Gird
407 Pennsylvania Ave
Clearwater, FL 33755-4444
PHONE: (818) 292-2633, Fax: No fax, Email: Cmnepner82@yahoo.Com

Representative: Chelsea Marie Gird
407 Pennsylvania Ave
Clearwater, FL 33755-4444
PHONE: (818) 292-2633, Fax: No fax, Email: Cmnepner82@yahoo.Com

Location: 407 Pennsylvania Avenue; consisting of one parcel on the east side of Pennsylvania Avenue approximately 150 feet south of the intersection with Plaza Street.

Atlas Page: 278A

Zoning District: Medium Density Residential

Request: Deck in front of house

Proposed Use: Detached Dwellings

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

Presenter: Ellen Crandall, Development Review Planning Manager



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	10/20/2021	Crandall
Plan Room Project Maintenance	Convert to Paper	10/20/2021	Crandall
Traffic Eng Review	Comments	10/21/2021	Elbo
Stormwater Review	No Comments	10/22/2021	Vo
Engineering Review	No Comments	10/22/2021	Ojeda
Environmental Review	Comments	10/22/2021	Kessler
Land Resource Review	Comments	10/27/2021	Quinzi
Fire Review	No Comments	10/28/2021	Hatten



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

The DRC reviewed this application with the following comments:

C of O Condition - Land Resource

Minimum required shade trees per lot – Acknowledge. Prior to issuance of Certificate of Occupancy or Certificate of Completions and as per CDC Section 3-1205.D.2. a lot of this size requires 4 shade trees. 1 tree was removed in the front yard therefor prior to issuance of a certificate of occupancy you are required to install 1 code sized native shade tree or equivalents. This tree must meet the minimum code requirements and be installed

Planning Review

Planning Review

1. Prior to the Community Development Board, please provide additional dimensions on the drawing of the deck, specifically the length, width and the setback from the property line to the recessed portion of the house.

2. To move forward to the Community Development Board meeting on December 21, 2021 a resubmittal by November 10, 2021 by 12 noon is required. The resubmittal must be one electronic (may be emailed) version of everything with any required changes (additional dimensions on the site plan) and 10 complete and collated hardcopies. The hardcopies and the electronic must match exactly and have the same items (application, survey, ISR worksheet, site plan, neighborhood signatures etc). The hardcopies must be delivered directly to Sherry Watkins(do not drop in the dropbox) at 100 S. Myrtle Avenue Clearwater FL. She takes lunch breaks so coordinate accordingly. Please contact me if you have any questions on the resubmittal.

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.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

1:15 PM

Case number: [HDA2013-08006A -- 405 CORONADO DR](#)

Owner(s): A P Beach Properties Llc
405 Coronado Dr
Clearwater, FL 33767-2506
PHONE: (727) 444-1403, Fax: No fax, Email: No email

Applicant: A P Beach Properties Llc
405 Coronado Dr
Clearwater, FL 33767-2506
PHONE: (727) 444-1403, 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: 401, 405, 415 & 419 Coronado Drive and 406, 4110 and 420 S. Hamden Drive; 1.76 acres bound by Coronado Drive (west), Hamden Drive (east) Fifth Street (north) at the intersection of Coronado Drive and Fifth Street AND intersection of Fifth Street and South Hamden Drive.

Atlas Page: 276A

Zoning District: Tourist

Request: The Development Review Committee (DRC) is reviewing an amendment to an existing Development Agreement between City of Clearwater and Mainstream Partners VIII, LTD. (the property owner) by adding adjacent 406, 410 & 420 Hamden Drive parcels to the proposed development. The approved agreement was for 166 units, 200 parking spaces, 15 feet front setbacks with 15 feet stepbacks, over 25 feet and a maximum height of 100 feet. The proposed amendment does not increase the height nor the density, complies with all required setbacks and stepbacks; and proposes a total of 377 structured parking spaces due to efficient site layout. (CDC Section 2-803.K and Beach by Design)

Proposed Use: Overnight Accomodations

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

Presenter: Vinod Kadu, Senior Planner



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	10/05/2021	Kadu
Parks and Rec Review	No Comments	10/12/2021	Kader
Fire Review	No Comments	10/14/2021	Hatten
Stormwater Review	No Comments	10/18/2021	Vo
Engineering Review	Comments	10/19/2021	Seaman
Traffic Engineering Review	No Comments	10/21/2021	Elbo
Public Utilities Review	No Comments	10/22/2021	Ojeda
No comments per T.K.			
Environmental Review	No Comments	10/22/2021	Kessler

The DRC reviewed this application with the following comments:

Fire Review

Fire Review

Sheet A1-2 Please show proposed location of Fire Pump Room.

Legal Review

Legal Review

Following are comments from Matthew J. Mytych, - Assistant City Attorney.

- In the first paragraph, clarify the relationship between the previous owner and AP Beach Properties, LLC. Perhaps indicate that AP Beach is the "successor in interest" to the previous ownership entity?;
- In the first recital on line 3, spell out "one hundred units" before the bracketed use of (100);
- In Section 3, revised the new 6th recital so that one hundred and sixty-six is not capitalized and includes the word "and";
- In Section 3, revise the new 6th recital so that the portion of the sentence referencing the amount of parking spaces reads more clearly. It appears to have a typo;
- In Section 3, revise the new 6th recital so that it ends with a quotation mark; and
- In In Section 5, revise the new proposed language so that it ends with a quotation mark.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

Planning Review

DEVELOPMENT AGREEMENT

1. Third Recital: Let's add this to the end of the recital; "...and 420 S. Hamden Drive (Parcel Nos. 08-29-15-17622-000-0010; 08-29-15-17622-000-0020; 08-29-15-17622-000-0030; 08-29-15-17622-000-0050; 08-29-15-17622-000-0110; 08-29-15-17622-000-0100; 08-29-15-17622-000-0090; and 08-29-15-17622-000-0080)."

2. Replacement 6th Recital: Are we really demolishing existing hotel rooms, though? I think they've already been removed. How about this: "WHEREAS, the Developer desires to develop the Property with One Hundred Sixty-Six (166) overnight accommodation units including accessory uses for the use of guests of the hotel only such as meeting space, pool, and parking with a minimum of 1.2 spaces per hotel unit (199 spaces) generally conforming to the architectural elevation dimensions shown in composite Exhibit "B" (collectively, the improvements are the "Project"); and". While we're at it, why exactly are we 178 over the minimum parking count?

3. Section 4.2: I think that this section may just want to stay the way it is unless there's some reason for the excess parking. Are we providing public spaces?

Planning Review

HEIGHT

4. Building height of the hotel in the elevations (9'+2') and the description of requests (10'+2') is different. Please check the provided information in the application for consistency.

5. Due to recent change in FEMA maps, the official BFE/DFE may have changed. Please contact Clearwater's Building Official Kevin Garriott at kevin.garriott@myclearwater.com for further information.

6. Generally, please clarify the proposed height. A dimension of "100'-0" Max Height" is proposed but that dimension exceeds the apparent height of the building. Please provide an exact dimension of the proposed building height.



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TELEPHONE (727) 562-4567

Planning Review

ELEVATIONS

7. Please add labels to the elevations (north, south, east and west).
8. Sheet A1-4 – Level Five floor plan: A staircase is shown partially within the required 15-foot setback line which does not appear to connect to the lower nor the upper levels. It is not shown in the massing model. Please clarify. If providing a staircase, it needs to be a part of the setback.

NUMBER OF UNITS

9. The proposed number of units is listed in the proposed first amendment as maintaining the approved 166 units. However, the submitted amended floor plans appear to provide a total of 221 units with 16 on floor five, 40 on floor six and 55 rooms on floors seven through nine. Please be aware that density is not available on the three added parcels (totaling 0.45 acres) and the total number of units as previously approved (166) cannot be increased.

SURVEY

10. Provided survey is not signed and sealed by the surveyor. As part of the DRC resubmittal, please provide a signed and sealed survey.
11. The submitted survey does not have a north arrow. Please show a north arrow.

REQUEST

12. This is a request for a first amendment to an approved and existing Hotel Development Agreement. Providing basic setbacks and height is fine but the request needs to be strictly limited to the components of the first amendment which is to add three parcels (08-29-15-17622-000-0100; 08-29-15-17622-000-0090; and 08-29-15-17622-000-0080) totaling 0.45 acres bringing the total acreage from 1.32 to 1.77 acres. If there's anything else germane, please add it. Remove all narrative components addressing the specific use criteria (2-803.J isn't the correct section anyway – that for outdoor recreation/entertainment) and general applicability criteria (although I didn't notice that those criteria were addressed but in case I missed it and it's in there, get it out, please).



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Planning Review

SITE DATA TABLE

13. The parking calcs indicate "1.2 per DU" implying "dwelling unit". Please change "DU" to "Hotel Unit".

14. In the Site Data table on sheet A1_0, please correct the required parking calculation as $1.2 \times 166 = 199$ instead of $2 \times 166 = 200$. I think there maybe some extra "stuff" on that line item.

15. In the Site Data table on sheet A1_0, please clarify the purpose of 177 excess off street parking spaces.

16. As per CDC Section 3-1409.A, for a 199 total required off-street parking spaces, the proposal needs to have a minimum of six handicapped spaces. Whereas the site data table shows only one. Please clarify and revise.

Please show ADA spaces on parking garage levels.

17. The data table also provides that there 12 proposed standard spaces when it's probably some number more than that – please revise.

CONCEPTUAL PLAN

18. The streets appear to be incorrect on the site plan A1_1. It shows S. Hamden to the north when S. Hamden is to the east and 5th Street is to the north.

19. Provide typical dimensions for the parking stalls and drive aisles to confirm the layout meets code and is generally feasible.

20. On A1_1 the sidewalk on Coronado is dimensioned at 10 feet but a portion is on the private property. Does Engineering need an easement for this? Please add dimensions for the sidewalks on 5th and S. Hamden.

21. The Description of Request (p. 64 of 156) e notes that the required side setback is 10 feet to building and 2.67 feet is provided to walkway. Per A1_1 it appears that there is 10 feet setback even to walkway on the side (south) property line. Please confirm and correct either A1_1 or Description of Request.

22. Sheet A1_1 appears to be showing landscaping in the hardscape plaza area at the northwest corner (Coronado and 5th). Please clarify what is hardscape and what is landscaping.

23. Call out exact setback dimensions to the nearest points of the building to property lines. The 15-foot setback is dotted, and the building is meeting it, but please provide some exact dimensions.

24. Clarify how solid waste will be accommodated.

Planning Review

BEACH BY DESIGN NARRATIVE & REQUEST

25. The Description of Request calls out a zero foot setback on the front east (S Hamden) to Driveways. Driveway are not considered setback reductions. (Exempt under this code section 3-903.A) Please clarify the setback on S. Hamden on the Description of Request.

26. BbD Character District. The provided narrative does not address all sections. Add sections to address the specific character District, Small Motel Character District, and how this is meeting the requirements listed there. Specifically, the Small Motel requires a mandatory 10-foot side setback. The building meets this 10-foot side setback but the walkways do not.

27. BbD Hotel Density Reserve. The provided Beach by Design narrative does not address all sections. Add a section responding to the requirements of the Hotel Density Reserve V.B.2.

a. The requirement prohibiting properties with transfer of development rights has been discussed prior, however, you must provide a response to this proposal is meeting this item, and all Hotel Density Reserve items.

28. BbD Design Objectives. Update the Beach by Design narrative to address how this project meets the Design Objectives. There are concerns with Bulk and Design which are detailed below.



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TELEPHONE (727) 562-4567

29. BbD Tropical Vernacular. As per Beach by Design VII Design guidelines, please provide a brief narrative on how this design proposal meets the design intent of providing aesthetically pleasing architecture in a tropical vernacular.

30. Please provide a brief narrative as to why adding in another parcel without adding in new density to an existing approved development agreement would be beneficial to the proposed development.

31. There are several Beach by Design standards which are not being met by the proposed design. There are strong concerns regarding the elevation along S. Hamden which is creating a large wall of parking garage which does not create an inviting human scale place, is not pedestrian friendly or a sense of beach community neighborhood. It is not compatible with the existing buildings across S. Hamden.

As per Beach by Design VII Design guidelines – Design Objectives

Bulk. 3. To ensure that new development is compatible with existing buildings

Design.2. To create inviting human scale “places” at the street level of all buildings.

3. To promote an integration of form and function.

4. To create a sense of a “beach community neighborhood” throughout Clearwater Beach.

7. To ensure that the street level of all buildings is pedestrian friendly.

BEACH BY DESIGN

32. BBD A: The response to this criterion is confusing. The size of the site is increasing from 1.32 acres to 1.76 acres while maintaining the number of hotel units at the previously approved 166 units. That means that the intensity of use is decreasing from 125.75 hotel units per acre to 94.32 hotel units per acre. Just keep responses as addressing the current proposal. Please revise.

33. BBD D.1.3: The required stepback along Coronado Drive is supposed to be 15 feet for a minimum of 75 percent of the building façade. It doesn't appear that this is met along the west façade along Coronado Drive. Please revise to meet this provision and please show dimensions showing façade length, the length of the stepback area and the percentage of the overall façade length it is.

34. BBD E.3: Clarify how the proposal is meeting this provision. The building entrance(s) is(are) not clearly evident on the elevations or perspectives outside of driveways. Clarify how the two separate lobbies are working.

35. BBD F: Please provide additional detailing which shows compliance with this provision.

36. BBD G: Please remove signage from the proposal. Signage is done under separate permit. It is unclear if the shown sign on Sheets A1_9 and 15 would be permitted under a Comprehensive Sign Program.



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Planning Review

PARKING

37. On Sheet A1_3, please confirm the exact number of parking spaces underneath the pool as there will be pool soffit and mechanical for pool. If at a later stage the parking spaces underneath are found not to fit that will result in reduced parking.

38. Please provide standard parking dimensions of 9 x 18 feet; interior driveway widths of 24 feet. Please also provide the driveway widths providing ingress/egress to the garage and in general provide driveway widths where the car is backing out on a column.

39. On Sheet A1_1, clarify the parking spaces widths for the two spaces at the the southwest side of the building where 5 and 3 numbers are written would not be parked as the space might be 9 x 18 feet but there is no way the driver/passenger near the wall would be able to get out of the car.

40. Some car parking spaces in the parking garage are tight and need to be reviewed for conflicts and safety such as parking spaces right at the entrances or exits of parking garage.

41. Please clarify what the driveway at the northeast corner of the building along Fifth Street is for. I think it's part of the drop off area and if so, please add vehicle directional arrows.

GENERAL REVIEW

42. As per elevation sheet A1_8, the proposed buildings Level 1 is at 10 feet and the Site Plan A1_1 sheet is the site plan which is also the Level 1 plan. From the proposed drawings submitted it is not clear what is happening on the ground floor which is the Level 0'-0" in the elevations. Please clarify if the Ground Floor Level is the same as Level One. If it is different, please provide a Ground Floor Plan.

43. Similarly, Level Five plan sheet A1_4 is the pool level which in the elevation sheet A1_8 is at 56 feet height.

44. In Level 3 & 4 floor plan sheet A1_3, the parking garage terminates at these levels and do not further go up as the next level is the pool level. There is a ramp up arrow which is confusing. Please remove.

45. Please provide north arrows on all site plan sheets, the survey and floor plans.

REDESIGN COMMENT AND RETURN TO DRC

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

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

A second DRC meeting is required. The deadline is a digital resubmittal by Wednesday November 10 by 12 noon for the December DRC.



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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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2:15 PM

Case number: [DVA2012-03001B -- 455 EAST SHORE DR](#)

Owner(s): N E S C Llc
4257 W Gulf Dr
Sanibel, FL 33957-5103
PHONE: No phone, Fax: No fax, Email: No email

Applicant:
4257 W Gulf Drive
Sanibel, FL 33957
PHONE: (727) 441-8966, Fax: No fax, Email: No email

Representative: Brian Aungst, Jr., Esq.
Macfarlane Ferguson & McMullen Pa
625 Court Street, Suite 200
Clearwater, FL 33757
PHONE: (727) 441-8966, Fax: No fax, Email: Bja@macfar.Com

Location: 1.26-acre subject property is located at the northeast corner of East Shore Drive and Papaya Street

Atlas Page: 267A

Zoning District: Tourist

Request: second amendment to an existing Development Agreement between the City of Clearwater and N E S C LLC which provides for certain changes which will permit certain restricted commercial uses to take place within a limited portion of the Marina Facility component of the existing overnight accommodations

Proposed Use: Overnight Accomodations

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

Presenter: Mark Parry, Senior Planner



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Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	10/12/2021	Parry
Parks and Rec Review	No Comments	10/12/2021	Kader
Fire Review	No Comments	10/14/2021	Hatten
Traffic Engineering Review	No Comments	10/18/2021	Elbo
Stormwater Review	No Comments	10/18/2021	Vo
Environmental Review	No Comments	10/22/2021	Kessler
Planning Review	Comments	10/25/2021	Parry
Engineering Review	No Comments	10/26/2021	Ojeda
Public Utilities Review	No Comments	10/26/2021	Ojeda



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The DRC reviewed this application with the following comments:

Planning Review

General Site Plan and Application Comments

1. Please include the site plan which clearly shows the dock and the eight slips in question as an Exhibit to the second amendment.
2. It turns out that the 12th recital needs to be changed a bit as FLD2009-02009 was not actually amended so FLD2009-02009A was not created. It was processed simply as a reconsideration of condition 5. I think that this recital should simply read, "WHEREAS, the City has previously approved the construction of fifty (50) boat slips on the Property, as set forth in and limited by the City as approved as part of application FLD2009-02009."
3. I think that a new recital should be included along the lines of, "WHEREAS, a condition associated with approved application FLD2009-02009 was reconsidered and amendment to allowed for certain and limited commercial activities in a limited area of the dock in October 2021."

Disclaimer

Please be aware that additional comments may be generated at or after the DRC meeting based upon applicant response to DRC comments.

Please review the stated request closely. It is ultimately the responsibility of the applicant to ensure that the request and submitted proposal are accurate and consistent with each other.

Please be prepared to make suggested changes to the Development Agreement site plans, elevations and/or your request based on direction provided by the CDB.

One hard copy and an electronic version of the complete application and all supporting material (revised as needed) are due by November 10, 2021, noon for the December 21, 2021, CDB meeting. Should any changes to the application result from the CDB meeting a full electronic resubmittal must be made by December 23, 2021, noon for the January 2022 Council meeting (exact date to be determined; tentative depending on COVID-19 directives).

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.

