



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, June 2, 2022

8:30 AM - Staff Review

9:00 AM

Case number:	FLS2022-03021 -- 8 N CIRUS AVE
Owner(s):	Megan James 8 N Cirus Ave Clearwater, FL 33765 310 PHONE: No phone, Fax: No fax, Email: No email
Applicant:	David Wilson 3438 East Lake Road Pmb 14609 Palm Harbor, FL 34685 PHONE: (727) 434-1616, Fax: No fax, Email: Davidmwilson@frontier.Com
Representative:	David Wilson David M Wilson Building Contractor 3438 East Lake Road Pmb 14609 Palm Harbor, FL 34685 PHONE: (727) 434-1616, Fax: No fax, Email: Davidmwilson@frontier.Com
Location:	0.194-acre property located on the west side of North Cirus Avenue approximately 85 feet north of Cleveland Street.
Atlas Page:	289B
Zoning District:	LMDR - Low Medium Density Residential
Request:	The Development Review Committee (DRC) is reviewing an expansion to an existing driveway serving an existing detached dwelling in the Low Medium Density Residential (LMDR) District for the property located at 8 North Cirus Avenue and requests allowable flexibility from setback requirements in Community Development Code Section 2-203.C.
Proposed Use:	Detached Dwellings
Neighborhood Association(s):	Board of County Commissioners Clearwater Neighborhood Coalition Skycrest Neighborhood Assoc
Presenter:	Melissa Hauck-Baker, Senior Planner



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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Parks and Rec Review	No Comments	05/11/2022	Kader
Land Resource Review	No Comments	05/12/2022	Quinzi
Stormwater Review	No Comments	05/13/2022	Vo
Engineering Review	Comments	05/16/2022	Ojeda
Fire Review	No Comments	05/17/2022	Hatten
Environmental Review	Comments	05/18/2022	Kessler
Traffic Eng Review	Comments	05/18/2022	Lees
Public Utilities Review	Comments	05/18/2022	Ojeda
Planning Review	Comments	05/25/2022	Hauck-Baker
Harbor Master Review	No Response	05/25/2022	Hauck-Baker
Solid Waste Review	No Response	05/25/2022	Hauck-Baker
Art Review	No Response	05/25/2022	Hauck-Baker
Determination of Completeness	Complete	06/02/2022	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 5/16/2022 11:06:56 AM

Issue created by David Ojeda on 5/16/2022 11:06:56 AM
david.ojeda@myclearwater.com - 727-562-4743

General Comments (Acknowledge):

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

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 5/18/2022 12:52:15 PM

Issue created by David Ojeda on 5/18/2022 12:52:15 PM
david.ojeda@myclearwater.com - 727-562-4743

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

PLANNING - Findings of Fact

Set to DRAFT on 5/20/2022 1:11:28 PM

Issue created by Melissa Hauck-Baker on 5/20/2022 1:11:28 PM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

1. The 0.194-acre subject property is located on the west side of North Cirrus Avenue approximately 85 feet north of Cleveland Street with 77 feet of frontage.
2. The existing development consists of a detached dwelling constructed in 1954 and the request is for the widening of the driveway to 20 feet with a proposed side (south) setback of one foot.
3. The property is located in the Low Medium Density Residential District (LMDR) and features a future land use designation of Residential Urban (RU), where the required setbacks are front yard of 25 feet, side yard of 5 feet, and rear yard of 10 feet, consistent with CDC Section 2-202, Minimum standard development.
4. As a Level One, Flexible standard development, a detached dwelling use may request flexibility for a side yard setback in the range of zero feet to 5 feet as a Residential Infill Project consistent with CDC Table 2-203 and Section 2-203.C.
5. The proposed project requests a reduced side yard setback (south) of one foot for the proposed driveway expansion, the remainder of the required setbacks will not be impacted, which is consistent with CDC Table 2-203 for a Residential Infill Project.
6. The proposed Impervious Surface Ratio has been provided at 0.26 where 0.65 is the maximum permitted consistent with CDC Section 2-201.1.
7. The property is encumbered by a 5-foot drainage/utility easement along the rear (west) property line and a 7-foot drainage/utility easement along the side (north) property line, the proposed project will not impact the easements.
8. The applicant has provided sufficient responses to the Flexibility Criteria and the General Applicability Criteria for the submitted application.
9. A survey of area properties two approved planning cases for reduced front or rear yard setbacks, no evidence of reduced side yard setbacks for driveway expansion have been observed.



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

TELEPHONE (727) 562-4567

PLANNING - Prior to DO

Set to DRAFT on 5/25/2022 9:11:48 AM

Issue created by Melissa Hauck-Baker on 5/25/2022 9:11:48 AM

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

10. The front door and porch are elevated three steps or approximately 18 inches above grade which provides a vantage point for the homeowner to have clear sight line to the driveway and street with the expanded driveway to the north.

11. The shifted driveway to the north would also provide the ability to eliminate impacts to the water meter.

12. The applicant shall provide detailed information regarding why the driveway could not be expanded 4 feet along the north edge in order to meet the required side (south) setback and maintain the desired 20-foot-wide driveway.

13. Staff is unsupportive of the requested flexibility without significant details and clarification regarding how the driveway is consistent with the pattern of the neighborhood.

PUBLIC UTILITIES - Prior to Building Permit

Set to DRAFT on 5/18/2022 12:54:22 PM

Issue created by David Ojeda on 5/18/2022 12:54:22 PM

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

1. No Utilities water or Reclaimed water boxes are to be in the new concrete driveway.

2. Fees will be charged for relocating the water or reclaimed water meter box services, customer will be responsible to reconnect private lines to relocated meter boxes.

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

9:30 AM

Case number: [FLS2022-04022 -- 1040 GRANADA ST](#)

Owner(s): Constance Ross Nolder
1040 Granada St
Clearwater, FL 33755-1034
PHONE: (614) 329-6100, Fax: No fax, Email: No email

Applicant:

PHONE: No phone, Fax: No fax, Email: No email

Representative: Constance Nolder
1040 Granada Street
Clearwater, FL
PHONE: (614) 329-6100, Fax: No fax, Email: Connieswindler@gmail.Com

Location: 0.143-acre property located on the north side of Granada Street approximately 491 feet east of the intersection with Edgewater Drive.

Atlas Page: 251A

Zoning District: Low Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing an addition to an existing detached dwelling use in the Low Medium Density Residential (LMDR) District for property located at 1040 Granada Street. The project will have a height of 14 feet and requests allowable flexibility from setback requirements (Community Development Code Section 2-203.B.)

Proposed Use:

Neighborhood Association(s): Board of County Commissioners
Clearwater Neighborhood Coalition
Pinellas County School Board
Edgewater Drive Homeowners Association

Presenter: Melissa Hauck-Baker, Senior Planner



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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Parks and Rec Review	No Comments	05/11/2022	Kader
Land Resource Review	No Comments	05/12/2022	Quinzi
Stormwater Review	No Comments	05/13/2022	Vo
Engineering Review	Comments	05/16/2022	Ojeda
Traffic Eng Review	No Comments	05/16/2022	Lees
Fire Review	No Comments	05/17/2022	Hatten
Public Utilities Review	No Comments	05/18/2022	Ojeda
Environmental Review	Comments	05/18/2022	Kessler
Planning Review	Comments	05/25/2022	Hauck-Baker
Harbor Master Review	No Response	05/25/2022	Hauck-Baker
Solid Waste Review	No Response	05/25/2022	Hauck-Baker
Art Review	No Response	05/25/2022	Hauck-Baker
Determination of Completeness	Complete	06/02/2022	Hauck-Baker



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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:

Engineering Review

General Comments (Acknowledge):

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

Environmental Review

Prior to issuance of Building Permit:

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

Planning Review

Findings of Fact:

1. The 0.143-acre property located on the north side of Granada Street approximately 491 feet east of the intersection with Edgewater Drive features a detached dwelling constructed in 1950.
2. The property is located in the Low Medium Density Residential District (LMDR) and features a future land use designation of Residential Urban (RU), where the required front yard setback is 25 feet, the required side yard setback is five feet and the required rear yard setback is 25 feet, consistent with CDC Section 2-202, Minimum Standard Development.
3. As a Level One, Flexible Standard Development, a detached dwelling use may request flexibility for a front yard setback in the range of 15 feet to 25 feet, a side yard must be 5 feet and a rear yard setback in the range of 5 feet to 15 feet consistent with CDC Table 2-203 and Section 2-203.B.
4. The proposed porch addition project requests a reduced front setback (south-Granada) of 23 feet with the remaining side setbacks (east and west) and the rear setback (north) will not be impacted by the project, which is consistent with CDC Table 2-203 for a detached dwelling use.
5. The proposed project height will be 14 feet which is consistent with the 30 feet maximum permitted height for a detached dwelling use CDC Table 2-203.
6. The proposed impervious surface ratio will be 0.46 where 0.65 is the maximum permitted.
7. The applicant has provided sufficient responses to the Flexibility Criteria and the General Applicability Criteria for the submitted application.
8. The surrounding development pattern was established when the majority of the homes on Granada Street, between Edgewater and Broadway, a total of 34 homes out of 44 homes (77%), were constructed between the 40's and 50's.
9. There are a variety of existing front setbacks which feature front porches and stoops within the required 25-foot front setback. This visual impact is reduced since the right-of-way for Granada Street is 80 feet in width which exceeds the city standard today of 60 feet for a local street.
10. The proposed front setback of 23 feet is in keeping with the range of existing reduced front setback dimensions and the architectural addition of the front porch with columns will be consistent with the established building pattern of the neighborhood.



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TELEPHONE (727) 562-4567

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

9:40 AM

Case number: [FLS2022-04024 -- 2572 BRANDYWINE DR](#)

Owner(s): Daniel P Reese
2572 Brandywine Dr
Clearwater, FL 33761 400
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Daniel Reese
2572 Brandywine Dr
Clearwater, FL 337614001
PHONE: (727) 424-6731, Fax: No fax, Email: Reese_Dan@hotmail.Com

Representative: Daniel Reese
2572 Brandywine Dr
Clearwater, FL 337614001
PHONE: (727) 424-6731, Fax: No fax, Email: Reese_Dan@hotmail.Com

Location: 0.245-acre property located on the south side of Brandywine Drive at the intersection with Burntfork Drive and Eastland Boulevard.

Atlas Page: 223A

Zoning District: LMDR - Low Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing an addition to an existing detached dwelling use in the Low Medium Density Residential (LMDR) District for property located at 2572 Brandywine Drive. The project will have a height of 15 feet from grade and requests allowable flexibility from setback requirements (Community Development Code Section 2-203.B.)

Proposed Use: Detached Dwellings

Neighborhood Association(s): Board of County Commissioners
Clearwater Neighborhood Coalition
Pinellas County School Board
Imperial Park HOA

Presenter: Melissa Hauck-Baker, Senior Planner



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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
Land Resource Review	No Comments	05/11/2022	Kader
Stormwater Review	No Comments	05/13/2022	Vo
Engineering Review	Comments	05/16/2022	Ojeda
Traffic Eng Review	No Comments	05/16/2022	Lees
Fire Review	No Comments	05/17/2022	Hatten
Environmental Review	Comments	05/18/2022	Kessler
Public Utilities Review	No Comments	05/18/2022	Ojeda
Harbor Master Review	No Response	05/25/2022	Hauck-Baker
Solid Waste Review	No Response	05/25/2022	Hauck-Baker
Art Review	No Response	05/25/2022	Hauck-Baker
Parks and Rec Review	No Response	05/25/2022	Hauck-Baker
Planning Review	Comments	05/25/2022	Hauck-Baker
Determination of Completeness	Complete	06/02/2022	Hauck-Baker

The DRC reviewed this application with the following comments:



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

TELEPHONE (727) 562-4567

Plan Room Issues:

ENGINEERING - General Notes

Set to DRAFT on 5/16/2022 11:03:47 AM

Issue created by David Ojeda on 5/16/2022 11:03:47 AM
david.ojeda@myclearwater.com - 727-562-4743

General Comments (Acknowledge):

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

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 5/18/2022 4:03:56 PM

Issue created by David Ojeda on 5/18/2022 4:03:56 PM
david.ojeda@myclearwater.com - 727-562-4743

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

PLANNING - Findings of Fact

Set to DRAFT on 5/20/2022 1:15:45 PM

Issue created by Melissa Hauck-Baker on 5/20/2022 1:15:45 PM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

1. The 0.245-acre property is a tri-frontage parcel, located at the northeast corner of Brandywine Drive with Burntfork Drive and Eastland Boulevard which features a detached dwelling use.
2. The property is located in the Low Medium Density Residential District (LMDR) and features a future land use designation of Residential Urban (RU), where the required front yard setback is 25 feet, the required side yard setback is five feet and the required rear yard setback is 25 feet, consistent with CDC Section 2-202, Minimum Standard Development.
3. As a tri-frontage parcel, the property is subject to a front yard setback along the Brandywine Drive (north), Burntfork Drive (east) and Eastland Boulevard (south) frontages, with the remaining west property line subject to a side yard setback.
4. As a Level One, Flexible Standard Development, a detached dwelling use may request flexibility for a front yard setback in the range of 15 feet to 25 feet, a side yard must be 5 feet and a rear yard setback in the range of 5 feet to 15 feet consistent with CDC Table 2-203 and Section 2-203.B.
5. The proposed porch addition project requests a reduced front setback (east-Burntfork) of 18 feet with the remaining front setbacks (north-Brandywine and south-Eastland) and side setback (west) will not be impacted by the project, which is consistent with CDC Table 2-203 for a detached dwelling use.
6. The proposed project height will be 15 feet which is consistent with the 15 feet maximum permitted height for an accessory use CDC Section 3-203.D.
7. The proposed impervious surface ratio will be 0.36 where 0.65 is the maximum permitted.
8. The applicant has provided sufficient responses to the Flexibility Criteria and the General Applicability Criteria for the submitted application.
9. A review of the surrounding area resulted in 5 approved planning cases for reduced setbacks, of this number 1 case included a front setback reduction to 17 feet, which supports the submitted request as being consistent with the surrounding development pattern.

Plan Room Conditions:

No Plan Room Conditions on this case.



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Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

9:50 AM

Case number: [FLD2022-05017 -- 1310 S WASHINGTON AVE](#)

Owner(s): Viktoriya Kakhovskaya
1310 S Washington Ave
Clearwater, FL 33756
PHONE: (619) 446-9639, Fax: No fax, Email: No email

Applicant: Viktoriya Kakhovskaya
Clearwater, FL
PHONE: (619) 446-9639, Fax: No fax, Email: Vitalee2010@yahoo.Com

Representative: Viktoriya Kakhovskaya
Clearwater, FL
PHONE: (619) 446-9639, Fax: No fax, Email: Vitalee2010@yahoo.Com

Location: 0.118-acre property located on the west side of South Washington Avenue approximately 95 feet south of the intersection with Lakeview Road.

Atlas Page: 306A

Zoning District: Medium Density Residential

Request: The Community Development Board (CDB) is reviewing a covered porch addition to an existing detached dwelling use in the Medium Density Residential (MDR) District for property located at 1013 S. Washington Avenue. The project includes a height of 15 feet, provides a minimum of two off-street parking spaces and requests allowable flexibility from setback requirements (Community Development Code Section 2-304.G)

Proposed Use: Detached Dwellings

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

Presenter: Melissa Hauck-Baker, Senior Planner



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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Parks and Rec Review	No Comments	05/11/2022	Kader
Stormwater Review	No Comments	05/13/2022	Vo
Engineering Review	Comments	05/16/2022	Ojeda
Traffic Eng Review	No Comments	05/16/2022	Lees
Public Utilities Review	No Comments	05/18/2022	Ojeda
Environmental Review	Comments	05/18/2022	Ojeda
Land Resource Review	No Comments	05/23/2022	Quinzi
Harbor Master Review	No Response	05/25/2022	Hauck-Baker
Planning Review	Comments	05/25/2022	Hauck-Baker
Fire Review	No Response	05/25/2022	Hauck-Baker
Determination of Completeness	Complete	06/02/2022	Hauck-Baker

The DRC reviewed this application with the following comments:

Engineering Review	General Comments (Acknowledge): 1.Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required. 2.Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application. 3.Work on right-of-way shall require a permit with the appropriate entity. 4.Applicant shall be responsible for maintaining all landscaping, hardscaping and lighting located within Right of Way. 5.Contractor shall request an easement inspection prior to any construction near an easement.
Engineering Review	Prior to Building permit: 1.Update site plan to show existing (3-foot wide) utility easement along north property line, per Section 3-806 of CDC, no permanent structure shall fall within an easement or enclose Utility meters.



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TELEPHONE (727) 562-4567

Environmental Review Prior to issuance of Building Permit:
Provide erosion control measures on plan sheet, and provide notes detailing erosion control methods.

Planning Review Planning Review
Findings of Fact:

1. The 0.118-acre property located on the west side of South Washington Avenue, approximately 95 feet south of the intersection with Lakeview Road, features a detached dwelling constructed in 1925.
2. The property is located in the Medium Density Residential District (MDR) and features a future land use designation of Residential Urban (RU), where the required front yard setback is 25 feet, the required side yard setback is five feet and the required rear yard setback is 5 feet, consistent with CDC Section 2-302, Minimum Standard Development.
3. As a Level Two, Flexible Development, a detached dwelling use as a Residential Infill Project may request flexibility for a front yard setback in the range of 10 feet to 25 feet, a side yard setback in the range of zero feet to 5 feet and a rear yard setback in the range of zero feet to 10 feet consistent with CDC Table 2-304 and Section 2-304.G.
4. The existing front yard setback is 16.8 feet and the proposed porch addition project requests a reduced front setback (east-Washington) of 8.75 feet with the remaining side setbacks (5.2 feet-north and 23.6 feet-south) and the rear setback (37.8 feet-west) will not be impacted by the project, which is consistent with CDC Table 2-304 for a detached dwelling use as a Residential Infill Project.
5. The proposed project height will be 15 feet which is consistent with the 30 feet maximum permitted height for a detached dwelling use CDC Table 2-304.
6. The proposed impervious surface ratio will be 0.27 where 0.65 is the maximum permitted.
7. The applicant has provided sufficient responses to the Flexibility Criteria and the General Applicability Criteria for the submitted application.
8. A review of the surrounding area resulted in 5 approved planning cases for reduced setbacks found 3 cases with a front yard setback reduction in a range of 11 feet to 23 feet, which supports the submitted request as being consistent with the surrounding development pattern.

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

10:00 AM

Case number: [FLS2022-05028 -- 3267 SAN MATEO ST](#)

Owner(s): John Brown Iii
3267 San Mateo St
Clearwater, FL 33759-3629
PHONE: (727) 204-8517, Fax: No fax, Email: No email

Applicant:

PHONE: No phone, Fax: No fax, Email: No email

Representative: Bob Kenne
Bob Kenne Services Inc
Clearwater, FL
PHONE: No phone, Fax: No fax, Email: Bkenne@earthlink.Net

Location: 0.262-acre property located on the south side of San Mateo Street, approximately 813 feet west of intersection with Bayshore Boulevard.

Atlas Page: 283B

Zoning District: Low Density Residential

Request: The Development Review Committee (DRC) is reviewing a proposed accessory use shed project to an existing detached dwelling use in the Low Density Residential (LDR) District for the property located at 3267 San Mateo Street. The proposed shed will be 11 feet in height from grade and requests allowable flexibility from setback requirements (Community Development Code Section 2-103.A).

Proposed Use: Detached Dwellings

Neighborhood Association(s): Board of County Commissioners
Clearwater Neighborhood Coalition
Pinellas County School Board
Del Oro Groves N.A.

Presenter: Melissa Hauck-Baker, Senior Planner



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TELEPHONE (727) 562-4567

Workflow:

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Parks and Rec Review	No Comments	05/11/2022	Kader
Stormwater Review	No Comments	05/13/2022	Vo
Engineering Review	Comments	05/16/2022	Ojeda
Traffic Eng Review	No Comments	05/16/2022	Lees
Public Utilities Review	No Comments	05/18/2022	Ojeda
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Land Resource Review	Comments	05/24/2022	Quinzi
Harbor Master Review	No Response	05/25/2022	Hauck-Baker
Art Review	No Response	05/25/2022	Hauck-Baker
Planning Review	Comments	05/25/2022	Hauck-Baker
Determination of Completeness	Complete	06/02/2022	Hauck-Baker

The DRC reviewed this application with the following comments:

Engineering Review	<p>General Comments (Acknowledge):</p> <ol style="list-style-type: none">1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
Environmental Review	<p>Prior to issuance of Building Permit: Provide erosion control measures on plan sheet, and provide notes detailing erosion control methods.</p>



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Land Resources Review

Land Resources Review

1- 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.

2 - The shed must be a minimum of 2 feet from the Live Oak's structural branches.

3- Show the foundation of the shed, if on a concrete slab or pavers. Provide details

NOTE: Additional comments may be forthcoming based on the response to the above conditions.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

Planning Review

Findings of Fact:

1. The 0.262-acre property located on the south side of San Mateo Street, approximately 813 feet west of intersection with Bayshore Boulevard with 77 feet of frontage.
2. The existing development consists of a detached dwelling constructed in 1958 and the request is for a 372 square foot accessory use shed in the backyard with a proposed rear (south) setback of 5 feet.
3. The property is located in the Low Density Residential District (LDR) and features a future land use designation of Residential Low (RL), where the required setbacks are front yard of 25 feet, side yard of 10 feet, and rear yard of 20 feet, consistent with CDC Section 2-102, Minimum Standard Development.
4. As a Level One, Flexible Standard Development, a detached dwelling use may request flexibility for a rear yard setback in the range of 5 feet to 20 feet for a detached dwelling consistent with CDC Table 2-103 and Section 2-103.A.
5. The proposed project requests a reduced rear yard (south) setback of 5 feet for the proposed 372 square foot accessory use shed, the remainder of the required setbacks will not be impacted, which is consistent with CDC Table 2-103 for a detached dwelling.
6. The proposed Impervious Surface Ratio has been provided at 0.44 where 0.65 is the maximum permitted consistent with CDC Section 2-101.1.
7. The property is not encumbered by any drainage/utility easements.
8. The applicant has provided responses to the Flexibility Criteria and the General Applicability Criteria for the submitted application.
9. A review of the surrounding area resulted in 15 approved planning cases for reduced setbacks found 6 cases with a rear setback reduction in a range of 16 feet to 5 feet, noted as follows: 3249 San Mateo-pool deck at 16 feet (FLD00-11-51); 3254 San Pedro-shed at 5 feet (FLS2013-02004); 3215 San Jose-pool enclosure at 11 feet (FLS2015-08019); 3180 San Mateo-pool enclosure at 10.08 feet (FLS2019-08032); 3316 San Jose-house addition at 10 feet (FLS2008-12028); and 3318 San Pedro-house addition at 15 feet (FLS2005-03023).

Planning Review

Prior to Development Order

10. The applicant shall provide detailed information regarding the proposed fence location and materials.
11. The applicant shall provide detailed clarification regarding the structure being located on an existing or proposed slab or other foundation materials.
12. The applicant shall provide detailed information regarding the reference to proposed mechanical and plumbing components in both the Stop Work Order (SWO2022-03005) and Building Construction Permit (BCP2022-040445).
13. The applicant shall provide detailed photos of the interior and exterior of the shed and shall clarify that the shed is not intended for use as a dwelling unit or living space.
14. Staff is unsupportive of the requested flexibility without significant details and clarification regarding how the shed is consistent with the pattern of the neighborhood, the intended use and integrated into the property, as well as if it will be moveable or fixed on a slab.



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

TELEPHONE (727) 562-4567

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

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

10:30 AM

Case number: FLS2022-05029 -- 883 ELDORADO AVE

Owner(s): Hope Georgilas
883 Eldorado Ave
Clearwater, FL 33767-1205
PHONE: (727) 942-9146, Fax: No fax, Email: No email

Applicant:

PHONE: No phone, Fax: No fax, Email: No email

Representative: Jason Fausette
Onsite Construction
1305 N Armenia Ave
Tampa, FL 33607
PHONE: (813) 579-5789, Fax: No fax, Email: Jason@onsiteresidential.Com

Location: 0.130-acre property located at the northwest corner of Eldorado Avenue with Kipling Plaza and Bruce Avenue.

Atlas Page: 249A

Zoning District: Low Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing a proposed addition to an existing detached dwelling use in the Low Medium Density Residential (LMDR) District for the property located at 883 Eldorado Avenue. The project will be 22 feet in height and requests allowable flexibility from setback requirements (Community Development Code Section 2-203.C).

Proposed Use: Detached Dwellings

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

Presenter: Melissa Hauck-Baker, Senior Planner



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Parks and Rec Review	No Comments	05/11/2022	Kader
Land Resource Review	No Comments	05/12/2022	Quinzi
Stormwater Review	No Comments	05/13/2022	Vo
Engineering Review	Comments	05/16/2022	Ojeda
Traffic Eng Review	No Comments	05/16/2022	Lees
Public Utilities Review	No Comments	05/18/2022	Ojeda
Environmental Review	Comments	05/18/2022	Kessler
Planning Review	Comments	05/25/2022	Hauck-Baker
Harbor Master Review	No Response	05/25/2022	Hauck-Baker
Solid Waste Review	No Response	05/25/2022	Hauck-Baker
Art Review	No Response	05/25/2022	Hauck-Baker
Determination of Completeness	Complete	06/02/2022	Hauck-Baker

The DRC reviewed this application with the following comments:

Engineering Review	<p>General Comments (Acknowledge):</p> <ol style="list-style-type: none">1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
Environmental Review	<p>Prior to issuance of Building Permit: Provide erosion control measures on plan sheet, and provide notes detailing erosion control methods.</p>



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 Review

Findings of Fact:

1. The 0.130-acre property is a tri-frontage parcel, located at the northwest corner of Eldorado Avenue with Kipling Plaza and Bruce Avenue which features a detached dwelling use.
2. The property is located in the Low Medium Density Residential District (LMDR) and features a future land use designation of Residential Urban (RU), where the required front yard setback is 25 feet, the required side yard setback is five feet and the required rear yard setback is 25 feet, consistent with CDC Section 2-202, Minimum Standard Development.
3. As a tri-frontage parcel, the property is subject to a front yard setback along the Eldorado Avenue (west), Kipling Plaza (north) and Bruce Avenue (east) frontages, with the remaining south property line subject to a side yard setback.
4. As a Level One, Flexible Standard Development, a detached dwelling use as a Residential Infill Project may request flexibility for a front yard setback in the range of 10 feet to 25 feet, a side yard setback in the range of zero feet to five feet, and a rear yard setback in the range of zero feet to 15 feet consistent with CDC Table 2-203 and Section 2-203.C.
5. The proposed project requests a reduced front setback (west-Eldorado) of 14 feet and a reduced front setback (north-Kipling) of 14 feet with the remaining front setback (east-Bruce) and side setback (south) will not be impacted by the project, which is consistent with CDC Table 2-203 for a detached dwelling use as a Residential Infill Project.
6. The proposed project height will be 22 feet which is within the 30 feet maximum permitted height consistent with CDC Table 2-203 for a detached dwelling.
7. The applicant has provided sufficient responses to the Flexibility Criteria and the General Applicability Criteria for the submitted application.
8. A survey of area corner properties which involved planning cases resulted in five approved cases, where the range of front yard setback reduction is between 7 feet and 23.67 feet which supports the requested setback reduction and is consistent with the development pattern of the surrounding neighborhood;
9. That the following overview of the existing development pattern was obtained through a review of 54 area properties with the following findings:
 - a. Of the 54 total surrounding area properties that were analyzed, 43 properties (80%) have a reduced front setback dimension below the minimum standard development requirement of 25 feet, which supports the request;
 - b. Of the 54 total surrounding area properties that were analyzed twelve properties are corner properties which feature two front yard setback requirements and of those corner properties 10 properties (83%) have had front setback reductions to both front yard setbacks, which further supports the request;

Prior to DO:

10. The proposed Impervious Surface Ratio has been not provided in percentage format where 0.65 is the maximum permitted consistent with CDC Section 2-201.1.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

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

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: [FLS2022-05027 -- 23837 US HIGHWAY 19 N](#)

Owner(s): Gilbert G Jannelli
909 S Fort Harrison Ave
Clearwater, FL 33756 390
PHONE: No phone, Fax: No fax, Email: No email

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

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

Location: 7.34 acres located at the southeast corner of US 19 frontage road and South Drive

Atlas Page: 264A

Zoning District: US 19 - US 19 Corridor Zoning

Request: The Development Review Committee (DRC) is reviewing a proposed 270-unit attached dwelling project (FAR of 1.1) in the US 19 District, Neighborhood Center subdistrict, for the property located at 23837 US Highway 19 and three adjacent unaddressed parcels located to the south and east. The proposal includes a building height of 68 feet (from grade), a minimum of 380 off-street parking spaces, and requests allowable flexibility for the width of the pedestrian area in front setbacks (Community Development Code Section B-703.B.1).

Proposed Use: Attached Dwellings

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

Presenter: Lauren Matzke, Long Range Planning Manager



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	05/09/2022	Crandall
Parks and Rec Review	Comments	05/11/2022	Kader
This project will be responsible to pay all open space recreation impact fees on the day a building permit for vertical construction is issued. This fee could be substantial therefore for more information and possible estimate of the fee contact Art Kader at 727-562-4824 or art.kader@myclearwater.com.			
Engineering Review	Comments	05/16/2022	Ojeda
Stormwater Review	Comments	05/17/2022	Vo
Environmental Review	Comments	05/18/2022	Kessler
Traffic Eng Review	Comments	05/18/2022	Lees
Public Utilities Review	Comments	05/18/2022	Ojeda
Land Resource Review	Comments	05/24/2022	Quinzi

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Notes (Acknowledge):

Set to DRAFT on 5/16/2022 2:11:38 PM

Issue created by David Ojeda on 5/16/2022 2:11:38 PM
david.ojeda@myclearwater.com - 727-562-4743

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



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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 5/16/2022 2:11:56 PM

Issue created by David Ojeda on 5/16/2022 2:11:56 PM
david.ojeda@myclearwater.com - 727-562-4743

1. There are underground utilities along US 19 and South Dr. not shown on plans, please revise.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 5/18/2022 4:12:11 PM

Issue created by David Ojeda on 5/18/2022 4:12:11 PM
david.ojeda@myclearwater.com - 727-562-4743

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

FIRE - Prior to Development Order

Set to DRAFT on 5/17/2022 11:35:23 AM

Issue created by Keith Hatten on 5/17/2022 11:35:23 AM
Issue is attached to Plans on sheet C5
keith.hatten@myclearwater.com - 727-224-7368

Inside turn radius shall be minimum 30' to allow for unobstructed fire apparatus articulation from all directions ingress/egress.

NFPA 1 2018 Edition - Chapter 18 Fire Department Access & Water Supply.

18.2.3.5.3 Turning Radius.

18.2.3.5.3.1 The turning radius of a fire department access road shall be as approved by the AHJ.

18.2.3.5.3.2 Turns in fire department access roads shall maintain the minimum road width.

FIRE - Prior to Development Order

Set to DRAFT on 5/18/2022 2:43:14 PM

Issue created by Keith Hatten on 5/18/2022 2:43:14 PM
Issue is attached to Plans on sheet C2
keith.hatten@myclearwater.com - 727-224-7368

1- These structures are greater than 3-stories in height and will require a Class I Standpipe System in each stairwell. The required Standpipe System shall be Automatic-Wet System which requires a fire pump capable of producing a minimum of 750gpm at the most remote hose connections.

NFPA 1 2018 Edition

13.2 Standpipe Systems.

13.2.2.2 New buildings shall be equipped with a Class I standpipe system installed in accordance with the provisions of Section 13.2 where any of the following conditions exist:

- (1) More than three stories above grade where the building is protected by an approved automatic sprinkler system
- (2) More than two stories above grade where the building is not protected by an approved automatic sprinkler system
- (3)* More than 50 ft (15 m) above grade and containing intermediate stories or balconies
- (4) More than one story below grade
- (5) More than 20 ft (6.1 m) below grade

2- Please show the location of the required fire pumps for each building.

LAND RESOURCE - Arborist shown on Tree Inventory and Tree Preservation Plan

Set to DRAFT on 5/12/2022 3:57:29 PM

Issue created by Michael Quinzi on 5/12/2022 3:57:29 PM
michael.quinzi@myclearwater.com - 727-562-4558

Arborist shown on Tree Inventory and Tree Preservation Plan- Please clearly label the Name of the ISA Certified Arborist, contact information, and ISA certification number on all plan sheets involving trees. This includes but is not limited to the tree inventory, tree preservation plans, and any demo sheets showing tree removal.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

LAND RESOURCE - Landscape plan

Set to DRAFT on 5/24/2022 9:38:52 AM

Issue created by Michael Quinzi on 5/24/2022 9:38:52 AM
michael.quinzi@myclearwater.com - 727-562-4558

LD.01 Correct replacement tree calculation chart to state that accent trees (understory trees) receive a 2-inch maximum credit if proposed (not 2.5").

LAND RESOURCE - Landscape plan

Set to DRAFT on 5/24/2022 11:14:50 AM

Issue created by Michael Quinzi on 5/24/2022 11:14:50 AM
michael.quinzi@myclearwater.com - 727-562-4558

Show the dimension for shade trees to be a minimum of 5 feet from any impervious surface or utility.

LAND RESOURCE - Tree Preservation

Set to DRAFT on 5/24/2022 10:04:07 AM

Issue created by Michael Quinzi on 5/24/2022 10:04:07 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. NOTE - Adjacent off-site trees up to 25 feet must be shown on the tree preservation plan. Provide prior to DO.

PARKS AND REC - Recreation Open Space Impact Fees

Set to DRAFT on 5/11/2022 11:23:28 AM

Issue created by Art Kader on 5/11/2022 11:23:28 AM
art.kader@myclearwater.com - 727-562-4824

This project will be responsible to pay all open space recreation impact fees on the day a building permit for vertical construction is issued. This fee could be substantial therefore for more information and possible estimate of the fee contact Art Kader at 727-562-4824 or art.kader@myclearwater.com.

PLANNING - Dumpster Trash enclosure

Set to DRAFT on 5/24/2022 10:18:54 AM

Issue created by Ellen Crandall on 5/24/2022 10:18:54 AM
Issue is attached to Plans on sheet C2
ellen.crandall@myclearwater.com - 727-562-4836

Please provide details of the dumpster enclosure which is required to be consistent with those used in the construction of and the architectural style of the principal building.

PLANNING - Interior Landscape Island calculation

Set to DRAFT on 5/24/2022 10:35:41 AM

Issue created by Ellen Crandall on 5/24/2022 10:35:41 AM
Issue is attached to Plans on sheet LD.01
ellen.crandall@myclearwater.com - 727-562-4836

Please clarify which areas are considered interior landscaping with hatching on the landscape plan or other technique to confirm the calculation.

PLANNING - Mechanical Equipment

Set to DRAFT on 5/24/2022 10:19:20 AM

Issue created by Ellen Crandall on 5/24/2022 10:19:20 AM
Issue is attached to Plans on sheet C2
ellen.crandall@myclearwater.com - 727-562-4836

Clarify the location of mechanical equipment (A/C, pool equipment, etc.) and provide additional details showing compliance with locational and screening requirements.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

PLANNING - Prior to DO - B-303.C. PSTA parking reduction

Set to DRAFT on 5/27/2022 3:07:08 PM

Issue created by Ellen Crandall on 5/27/2022 3:07:08 PM
ellen.crandall@myclearwater.com - 727-562-4836

Applicant is requesting reduction in parking available through Table 3 by providing a parking shelter for a nearby PSTA bus stop.

- a. Bus shelter to be added note included on Site Plan Pg. C2, needs to be added to Pg. C4.
- b. Please provide evidence of PSTA agreeing that shelter is needed and evidence, if available, demonstrating applicant's commitment to installation

B-303.C Parking Reduction

LM

PLANNING - Prior to DO - Acknowledge B-503.B.

Set to DRAFT on 5/27/2022 3:10:32 PM

Issue created by Ellen Crandall on 5/27/2022 3:10:32 PM
ellen.crandall@myclearwater.com - 727-562-4836

14. B-503.B. Reconstruction of existing sidewalks and landscape within rights-of-way shall be required. To the extent possible given right-of-way limits and utility conflicts, and with approval of the FDOT, Pinellas County, and/or the City, reconstruction shall follow the general standards for landscaping and sidewalks provided in Table 5. Locational & Design Standards for New Drives.

This will be required. Clarify that this is understood.

LM

PLANNING - Prior to DO - B-404.C. - Pedestrian Walkways

Set to DRAFT on 5/27/2022 3:07:42 PM

Issue created by Ellen Crandall on 5/27/2022 3:07:42 PM
ellen.crandall@myclearwater.com - 727-562-4836

- a. Site Plan Page C2 & C5 – Site Plan Page C2 & C5 – Crossing between two buildings on west side of central drive between buildings is not marked. Please add appropriate marking on pavement.
- b. Pg C4 - Please provide a measurement for the walkway on the west side of the building (label missing).
- c. Site Plan Pg. C7 - Please provide a measurement for the walkway on the west side of the building connecting to adjacent property to the south (label missing).

B-404.C Pedestrian & Landscape Improvements & B-503.C.4 Pedestrian Walkways

lm

PLANNING - Prior to DO - B-404.E.2 Primary Building Entries

Set to DRAFT on 5/27/2022 3:09:00 PM

Issue created by Ellen Crandall on 5/27/2022 3:09:00 PM
ellen.crandall@myclearwater.com - 727-562-4836

This provision applies to the northern and western facades along South Drive and US 19 (both Street Type C). It isn't clear that this provision is met with the submittal. It appears that the buildings generally have a series of smaller entries with no specific primary entry provided. Please clarify and correct. Redesign to better emphasize building entries.

LM

PLANNING - Prior to DO - B-502.B. - blank facades - add dimensions

Set to DRAFT on 5/27/2022 3:15:11 PM

Issue created by Ellen Crandall on 5/27/2022 3:15:11 PM
ellen.crandall@myclearwater.com - 727-562-4836

Prior to DO provide dimensions on all facades detailing that none of the blank facades exceed 20 feet in length.

B-602.B. Blank sections of ground floor building facades fronting streets and public spaces shall not exceed 20 feet in length.

LM



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 DO - B-502.C

Set to DRAFT on 5/27/2022 3:09:54 PM

Issue created by Ellen Crandall on 5/27/2022 3:09:54 PM
ellen.crandall@myclearwater.com - 727-562-4836

It is noted that the design incorporates future extension to the southern parcel should it redevelop, and that connection includes a 6-foot wide walkway on at least one site. Please provide additional details regarding future phasing as specified in this criterion.
LM

PLANNING - Prior to DO - B-504.a.5

Set to DRAFT on 5/27/2022 3:12:05 PM

Issue created by Ellen Crandall on 5/27/2022 3:12:05 PM
ellen.crandall@myclearwater.com - 727-562-4836

B-504.A.5. Developments which include a gross floor area of 100,000 square feet or more shall provide reinforced grass parking spaces along the perimeter of the parking area. The reinforced grass spaces shall be a minimum of 5 percent of the required number of spaces but may not exceed 25 percent of the required number of spaces.

Please provide the total proposed GFA. It appears that it will be more than 100,000 SF. Please clarify where the reinforced grass parking will be located.
LM

PLANNING - Prior to DO - B-504.A.6. - acknowledge

Set to DRAFT on 5/27/2022 3:13:02 PM

Issue created by Ellen Crandall on 5/27/2022 3:13:02 PM
ellen.crandall@myclearwater.com - 727-562-4836

B-504.A.6. Reinforced grass parking spaces do not replace any landscape improvements required as set forth in Article 3, Division 12.
Please be aware that this section applies, and confirm that this is understood.
LM

PLANNING - Prior to DO - B-505.B. - fence

Set to DRAFT on 5/27/2022 3:13:42 PM

Issue created by Ellen Crandall on 5/27/2022 3:13:42 PM
ellen.crandall@myclearwater.com - 727-562-4836

B-505.B. Fences and walls are prohibited between buildings and streets along Street Frontage Types A, B, and C except as otherwise required for screening of parking in these Development Standards.

A 5 foot high black chainlink fence is proposed on eastern property line (Landscape Plan Pg. L.01 & L.02. extending to the north property line.

- a. Portions of this chainlink fence are in front of the principal structure which is not permitted.
- b. Clarify if any other fencing, walls, gating, etc. are proposed and, if so, please provide details regarding materials, height, etc.

LM

PLANNING - Prior to DO - B-506. Stormwater pond

Set to DRAFT on 5/27/2022 3:14:29 PM

Issue created by Ellen Crandall on 5/27/2022 3:14:29 PM
ellen.crandall@myclearwater.com - 727-562-4836

Retention for the proposed to the side (south) of the buildings. However, it appears that the pond might be partially located in front (westward) of the building. Please provide dimensions to clarify that the location of the proposed pond meets this criteria and adjust if necessary.

B-506. Stormwater retention and detention areas are not permitted in front landscape zones unless located underground in exfiltration trenches or open-bottomed underground storage and retention systems, or as part of a Low Impact Development stormwater management system incorporating features such as rain gardens and vegetative swales, or pervious pavers or pavement for pedestrian use.



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 - B-602.C. facade bays

Set to DRAFT on 5/27/2022 3:15:50 PM

Issue created by Ellen Crandall on 5/27/2022 3:15:50 PM
ellen.crandall@myclearwater.com - 727-562-4836

Prior to DO add labels and dimensions:

NOTE: The Building Numbers referenced in the following comments pertain to the numbers used in the Elevations and Floor Plans, NOT the Site Plans (which appear to be reversed). This provision applies to portions of buildings along the streets.

a. Façade bays are not labeled on the northern elevation of Building 2000. Based on comparison of building layout, this appears to be the building that will front on South Drive (Street Type C). Elevation Sheet #4

b. Width of recessed façade bays on Buildings' West Elevations not labeled. Cannot determine compliance. Elevation Sheets #1 and #3.

c. Façade bays are established by groupings of windows, use of materials, etc. so ensure that total bay (which may include multiple columns of windows) is labeled in addition to these smaller components of the bay (reference Figure 14 for example).

B-602.C. Facades shall be divided vertically into bays, as illustrated in Figure 14. Facade Bays & Articulation. Facade bay widths shall range from 15 to 40 feet.
LM

PLANNING - Prior to DO - B-602.E.1. upper floor facade bays

Set to DRAFT on 5/27/2022 3:16:36 PM

Issue created by Ellen Crandall on 5/27/2022 3:16:36 PM
ellen.crandall@myclearwater.com - 727-562-4836

Prior to DO: Upper floor façade bays are not clearly shown on elevations. Please clarify and correct.

B-602.E.1. The length of an upper floor facade bay shall generally be between 80 and 120 feet.
LM

PLANNING - Prior to DO - B-602.G. Awnings

Set to DRAFT on 5/27/2022 3:17:07 PM

Issue created by Ellen Crandall on 5/27/2022 3:17:07 PM
ellen.crandall@myclearwater.com - 727-562-4836

Please provide dimensions to show compliance with this section. 31.29. B-602.G. Awnings. Located 8 feet minimum above adjacent sidewalks and walkways.
LM

PLANNING - Prior to DO - B-602.H. Security bars - acknowledge

Set to DRAFT on 5/27/2022 3:17:51 PM

Issue created by Ellen Crandall on 5/27/2022 3:17:51 PM
ellen.crandall@myclearwater.com - 727-562-4836

Please clarify that this provision is met with the submittal. A note can be added to the elevation sheets or another applicable location. B-602.H. Security bars are not permitted on windows or doors visible from streets, new primary drives, and sidewalks.
LM



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 DO - B-604.A. Entries

Set to DRAFT on 5/27/2022 3:18:40 PM

Issue created by Ellen Crandall on 5/27/2022 3:18:40 PM
ellen.crandall@myclearwater.com - 727-562-4836

The project design has two different types of entries: common-entries, and individual unit entries. Comments focus on the common-entries.

There appears to be one common entry on the north side of building 2000 (faces South Drive) but the design does not translate as a main entry door to the building. It is unclear if there is any main entrance to this northern building from the west (US 19) side.

For the southern building, here appears to be an entrance to the leasing office but it is not distinct/visible. It is not clear whether there are additional common entrances from to this building from the western side (US 19). Primary entrances must be easily recognizable.

B-604.A. Building entries, including entries to individual tenant spaces in larger buildings, shall be located along the front facades of buildings and be oriented to and visible from streets, new primary drives, and sidewalks. LM.

PLANNING - Prior to DO - B-604.B. Entries

Set to DRAFT on 5/27/2022 3:19:22 PM

Issue created by Ellen Crandall on 5/27/2022 3:19:22 PM
ellen.crandall@myclearwater.com - 727-562-4836

It is not clear how this provision is met with the submittal. Please revise.

The building entries are blended within the proposed elevation.

B-604.B. Building entries shall be distinguished by facade design, materials, articulation, or other architectural treatment that provide interest to the building facade and draw attention to the entrance.

LM

PLANNING - Prior to DO - B-604.C. - stoops

Set to DRAFT on 5/27/2022 3:20:09 PM

Issue created by Ellen Crandall on 5/27/2022 3:20:09 PM
ellen.crandall@myclearwater.com - 727-562-4836

Front stoops do not appear to be provided for every unit provided on the ground floor – please confirm. The code requires exterior floor areas to be raised between 18 and 36 inches. There is no flexibility for this provision. It should be fully integrated as a portico or a front porch. The submitted drawings have only a roof or a canopy in front of the building.

B-604.C. Residential Entries: For front entries to buildings with residential uses, entry features such as stoops, porticos, and other similar features may project into front setbacks 4 feet minimum, 8 feet maximum; shall be covered; and shall have exterior floor areas raised 18 inches minimum, 36 inches maximum above the grade of adjacent walkways to generally match interior floor elevations.

LM

PLANNING - Prior to DO - B-605.B. reflective glass

Set to DRAFT on 5/27/2022 3:20:46 PM

Issue created by Ellen Crandall on 5/27/2022 3:20:46 PM
ellen.crandall@myclearwater.com - 727-562-4836

Please clarify that this provision is met with the submittal. You may add a note to the architectural plans. B-605.B. The use of reflective, translucent, fritted, and other forms of non-transparent glass in wall and window systems on ground floor facades is not permitted. LM



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

TELEPHONE (727) 562-4567

PLANNING - Prior to DO - B-606.A and B - mechanical equipment

Set to DRAFT on 5/27/2022 3:21:35 PM

Issue created by Ellen Crandall on 5/27/2022 3:21:35 PM
ellen.crandall@myclearwater.com - 727-562-4836

Please show the location of mechanical equipment and associated screening.

B-606.A. Equipment shall be placed on roofs or to the rear or side of buildings and shall not be placed in front setbacks.

B-606.B. Equipment shall be screened from public view by landscape screens or architecturally-finished walls and enclosures designed consistent with the exterior facade of the building.

Rooftop mechanical and elevator penthouses shall be designed to complement the design of street-facing building facades and shall be clad on all sides in material used on street-facing facades.

PLANNING - Prior to DO - buildings not labeled with correct number

Set to DRAFT on 5/27/2022 3:05:03 PM

Issue created by Ellen Crandall on 5/27/2022 3:05:03 PM
ellen.crandall@myclearwater.com - 727-562-4836

The site plan shows that Building 1000 will be the northern building on the property and Building 2000 is the southern building. However, based on the configuration of those buildings, it appears that they are reversed and what is labeled as Building 2000 on the site plan is Building 1000 in the elevations and floor plans, and what is Building 1000 on the site plan is Building 2000 in the elevations and floor plans. This impacted the ability to complete a full review of certain standards, and when corrected additional comments may be forthcoming.

LM.

PLANNING - Prior to DO - FFE

Set to DRAFT on 5/27/2022 3:08:27 PM

Issue created by Ellen Crandall on 5/27/2022 3:08:27 PM
ellen.crandall@myclearwater.com - 727-562-4836

This section applies to the north façade of the northernmost building and the west facades of both buildings (both Street Type C). It appears that the building elevation along South Drive (north property line) and the northern portion of buildings along US 19 (west property line) do not comply. Application requested flexibility to this provision; however, the flexibility provision identified does not apply to Section B-404.E.1.b. Please revise plans and provide spot elevations which show compliance with this section.

B-404.E.1.b - FFE

LM

PLANNING - Prior to DO - Height transition

Set to DRAFT on 5/27/2022 3:06:28 PM

Issue created by Ellen Crandall on 5/27/2022 3:06:28 PM
ellen.crandall@myclearwater.com - 727-562-4836

This provision applies to buildings and portions of buildings located between 50 ft and 100 ft of the eastern property line (abutting properties are zoned LMDR). The site plan shows that the maintenance building is 59.5' from the property line, and the main buildings are also partially within this zone. Please show height as measured from grade to the midpoint of the peak of the roof for all portions of the buildings, including the maintenance building, that are located within 50ft and 100ft of this property line.

B-302.B.2 Height Transitions & Setbacks

LM

PLANNING - Prior to DO - parking space dimensions

Set to DRAFT on 5/27/2022 3:04:31 PM

Issue created by Ellen Crandall on 5/27/2022 3:04:31 PM
Issue is attached to Plans on sheet C4
ellen.crandall@myclearwater.com - 727-562-4836

Site Plan Pg. C4 – West side of building is missing dimensions for parking spaces and drive aisle. Please add and confirm they meet the city standards.

LM.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

PLANNING - Prior to DO B-503.E. - Acknowledge

Set to DRAFT on 5/27/2022 3:11:28 PM

Issue created by Ellen Crandall on 5/27/2022 3:11:28 PM
ellen.crandall@myclearwater.com - 727-562-4836

15. B-503.E. The applicant for a development approval is responsible for coordinating with PSTA and the appropriate jurisdiction for the roadway on which development is proposed, to identify locations within and bordering the project boundary where current or planned transit stops are located. At those locations, space shall be reserved for transit shelters and any required improvements, including bicycle racks.

Clarify if coordination has been done (provide written documentation of coordination).
LM

PLANNING - Shade tree 5 feet impervious

Set to DRAFT on 5/24/2022 10:28:35 AM

Issue created by Ellen Crandall on 5/24/2022 10:28:35 AM
Issue is attached to Plans on sheet L.01
ellen.crandall@myclearwater.com - 727-562-4836

Ensure all shade trees are a minimum of five feet away from any impervious surface, meaning in a minimum 10 foot wide greenspace. If the area is too small revise to accent trees. Provide dimensions to clarify.

PLANNING - Stormwater pond landscaping

Set to DRAFT on 5/24/2022 10:29:51 AM

Issue created by Ellen Crandall on 5/24/2022 10:29:51 AM
Issue is attached to Plans on sheet L.02
ellen.crandall@myclearwater.com - 727-562-4836

CDC section 3-1202.D.3 provides that front slopes of stormwater retention areas may comprise up to 50 percent of any required landscape buffer width, provided that the slope is 4:1 or flatter. Shade or accent trees may be planted along the top of bank down to the seasonal high water line, provided that they are a minimum of 12 feet apart on center and at least five feet away from pipes and control structures. Groundcover and ornamental grasses may be planted in swales. Please provide additional details which demonstrate compliance with this provision.

PUBLIC UTILITIES - Prior to Building Permit

Set to DRAFT on 5/18/2022 4:14:39 PM

Issue created by David Ojeda on 5/18/2022 4:14:39 PM
david.ojeda@myclearwater.com - 727-562-4743

Due to the size of the project, the private 4-inch sanitary force is to terminate at a City of Clearwater sewer manhole.

STORMWATER - Prior to CDB

Set to DRAFT on 5/17/2022 2:56:23 PM

Issue created by Phuong Vo on 5/17/2022 2:56:23 PM
phuong.vo@myclearwater.com - 727-562-4752

1) The submitted plan does not reflect the existing 15' and 10' drainage easements over the Pinellas County owned existing 60" storm pipe and swale along the southern property line as per the approved SWFWMD permit 44021162.003 - The Alligator Creek Channel B Phase II. According to the permitted plan, the swale is 25' wide referenced from the southern property line and has side slope 7:1. Provide approval from the Pinellas County allowing private pond and landscape buffer be built over their easements and drainage conveyance.

2) Please acknowledge the Development Order condition of approval below:

That, prior to the issuance of any building permit except for clearing and grubbing, demolition or the provision of fill, submit detail construction drawings, drainage and geotechnical report demonstrating the project meets the City's Stormwater Drainage Design Criteria Manual.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

TRAFFIC ENG - Traffic Comments

Set to DRAFT on 5/18/2022 10:31:53 AM

Issue created by Christopher Lees on 5/18/2022 10:31:53 AM
christopher.lees@myclearwater.com - 727-562-4775

Prior to DO:

1. A traffic impact study will be required in accordance with article 4 division 8 in the community development code. Please contact Clearwater Traffic Engineering (Omar Atallah 727-562-4794/omar.atallah@myclearwater.com) to set up initial meeting for requirements of the traffic study.

NOTE: In line with City of Clearwater community development code Sec. 150-48. - Mobility management. Development projects that generate more than 50 new peak hour trips on non-deficient roads shall be reviewed by the City Traffic Engineer to determine if the impacts to the project adversely affect the level of service of the surrounding road network. If it is determined that approval of the development project would diminish the level of service of the adjacent road (s) to peak hour level of service E or F or would cause the volume-to-capacity ratio to reach or exceed 0.9, a transportation management plan would be required. Developers shall bare all cost of site-related accepted mitigate measures or alterations to roadways serving the development in accordance with city, county, or state requirements.

General Notes:

1. DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application.
2. All work on ROW will require an additional ROW permit along with approved MOT plans.
3. A multi-modal impact fee will be forthcoming upon submittal of a Building Permit Application in accordance with section 4-905 in the community development code.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

11:40 AM

Case number: [FLD2022-04015 -- 140 DEVON DR](#)

Owner(s): Casey K Carlson
140 Devon Dr
Clearwater, FL 33767-2438
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Robert Ress
435 Woodlawn Avenue
Belleair, FL 33756
PHONE: (727) 638-2931, Fax: No fax, Email: Ressimarine@msn.Com

Representative: Robert Ress
Ress Marine Construction Company
435 Woodlawn Avenue
Belleair, FL 33756
PHONE: (727) 638-2931, Fax: No fax, Email: Ressimarine@msn.Com

Location: north side of Devon Drive approximately 580 feet east of Hamden Drive

Atlas Page: 276A

Zoning District: LMDR - Low Medium Density Residential

Request: The Community Development Board is reviewing an addition of an extension of an existing 572 square foot dock with a 185 square foot floating dock in the Low Medium Density Residential (LMDR) District for the property located at 140 Devon Drive. The project is 64 feet in length, and requests allowable flexibility for the length of a dock serving single-family or two-family dwellings. (Section 3-601.C.1.g.iii).

Proposed Use: Detached Dwellings

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

Presenter: Mark Parry, Senior Planner



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	05/03/2022	Parry
Planning Review	Comments	05/03/2022	Parry
Parks and Rec Review	No Comments	05/11/2022	Kader
Land Resource Review	No Comments	05/12/2022	Quinzi
Stormwater Review	No Comments	05/13/2022	Vo
Engineering Review	Comments	05/16/2022	Ojeda
Traffic Eng Review	No Comments	05/16/2022	Lees
Public Utilities Review	No Comments	05/18/2022	Ojeda
Environmental Review	Comments	05/18/2022	Kessler

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 5/16/2022 12:24:47 PM

Issue created by David Ojeda on 5/16/2022 12:24:47 PM
david.ojeda@myclearwater.com - 727-562-4743

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

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 5/18/2022 4:30:39 PM

Issue created by David Ojeda on 5/18/2022 4:30:39 PM
david.ojeda@myclearwater.com - 727-562-4743

1. Provide erosion control measures on plan sheet, and provide notes detailing erosion control methods.
2. A dock/dredge and fill permit may be required prior to conducting any additions. Contact Pinellas County Water and Navigation Authority at (727) 453-3385 for more information.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

PLANNING - Criteria

Set to DRAFT on 5/23/2022 12:08:26 PM

Issue created by Ellen Crandall on 5/23/2022 12:08:26 PM

Issue is attached to Plans on sheet 2

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

Typically, it appears that docks requesting addition length are narrow through the shallow water, presumably to limit the impacts to the marine environment such as sea grass. This does not appear to be the case in this request as the existing dock is wide and is simply being expanded. Provide substantially competent evidence that this proposal limits impacts to the marine environment. Typically a biologist provides a sea grass survey or other technical report.

PLANNING - criteria - minimum needed

Set to DRAFT on 5/23/2022 12:09:33 PM

Issue created by Ellen Crandall on 5/23/2022 12:09:33 PM

Issue is attached to Plans on sheet 2

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

A key criteria is that this deviation is the minimum needed. There is an existing dock and boat lift. Provide supporting material that this expansion is the minimum needed to make reasonable use.

PLANNING - Disclaimer

Set to DRAFT on 5/3/2022 11:25:12 AM

Issue created by Mark Parry on 5/3/2022 11:25:12 AM

Issue is attached to page 4 in Carlson Complete FLD Application.pdf

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.

To be reviewed by the CDB on July 19, 2022, 10 complete sets (revised as needed, folded and collated) and one electronic version (uploaded) must be submitted no later than noon June 10, 2022 (tentative depending on COVID-19 directives).

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

Substantial redesign or unresolved issues will prevent the project from moving forward to the CBD.

Depending on the nature of the resubmittal Staff reserves the right to bring the submittal to a second DRC meeting.

All the Planning Comments need to be fully addressed in Plan room to proceed to CDB.

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

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

Failure to meet deadlines will delay your application.

Finally, please be aware that City Staff will not organize, collate or otherwise piece together this or any other application. The responsibility of providing a complete, collated and organized submittal rests solely with the applicant.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

PLANNING - General Applicability Criteria

Set to DRAFT on 5/3/2022 11:24:46 AM

Issue created by Mark Parry on 5/3/2022 11:24:46 AM

Issue is attached to page 3 in Carlson Complete FLD Application.pdf

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

The criteria were simply restated without providing any substance. Please revise and provide complete substantive responses.

PLANNING - Insufficient

Set to DRAFT on 5/23/2022 12:11:00 PM

Issue created by Ellen Crandall on 5/23/2022 12:11:00 PM

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

The application response to criteria is insufficient and the request will likely not be supportable without significant improvements and substantial competent evidence. This is stated in an effort to be candid and help you work towards the most supportable request.

PLANNING - Side (west) setback

Set to DRAFT on 5/3/2022 11:58:41 AM

Issue created by Mark Parry on 5/3/2022 11:58:41 AM

Issue is attached to Plans on sheet 2

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

The required side setbacks are 16.667 feet based on the width of the property where 16 feet is proposed. Please revise the site plan to indicate side setbacks of at least 16.667 feet.

PLANNING - Site Area

Set to DRAFT on 5/3/2022 11:24:32 AM

Issue created by Mark Parry on 5/3/2022 11:24:32 AM

Issue is attached to page 1 in Carlson Complete FLD Application.pdf

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

Clarify the site area. The site area is listed on the application as 2,824 SF where I figure it to be 7,656 SF.

PLANNING - Use Criteria CDC Section 601.C.1.g.iii. a through d

Set to DRAFT on 5/3/2022 11:24:59 AM

Issue created by Mark Parry on 5/3/2022 11:24:59 AM

Issue is attached to page 4 in Carlson Complete FLD Application.pdf

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

No substantive evidence is provided showing compliance with the four specific use criteria (3-601.C.1.g.iii.A through d). Please provide additional information regarding how this criterion is met.

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

1:45 PM

Case number: [HDA2013-08004A -- 325 S GULFVIEW BLVD](#)

Owner(s): Beachrock Lodging Llp
505 Riverfront Pkwy
Chattanooga, TN 37402-1609
PHONE: (727) 724-3900, Fax: No fax, Email: No email

Applicant:
505 Riverfront Pkwy
Chattanooga, TN 37402-1609
PHONE: No phone, Fax: No fax, Email: No email

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: The 1.60-acre site is comprised of two parcels. The subject site has frontage along the following streets: approximately 240 feet of frontage along South Gulfview Boulevard (west) and 350 feet of frontage along Coronado Drive (east).

Atlas Page: 276A

Zoning District: Tourist

Request: the primary component of this amendment proposes a reduction in height from approximately 140 feet to no more than 100 feet (as measured from the point at which minimum floor elevations have been established by law as defined in the Community Development Code) and associated changes to the building design. There is no change in the site area (1.60 acres), density (113 units per acre) or the total number of allocated (100) or proposed (180) hotel units.

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

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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	02/09/2022	Parry
Stormwater Review	No Comments	02/14/2022	Vo
Parks and Rec Review	No Comments	02/14/2022	Kader
Traffic Engineering Review	No Comments	02/14/2022	Larremore
Environmental Review	No Comments	02/16/2022	Kessler
Engineering Review	Comments	02/17/2022	Ojeda
Public Utilities Review	No Comments	02/17/2022	Ojeda

The DRC reviewed this application with the following comments:

Engineering Review Prior to Development Order (Acknowledge):

1. Review of revisions made to the original plans and, or calculations (submitted on February 2022) associated to this application have resulted in comments by Engineering Disciplines, additional requirements and, or changes might be required prior to the approval of a development order if additional design changes are forthcoming.
2. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
3. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) will be forthcoming upon submittal of a Building Permit Application.
4. Evidence of city approval for any r-o-w vacation will be required prior to issuance of any building permit.
5. Any necessary adjustments or relocations of underground utilities will be at the developers expense and, to the satisfaction of the Engineering and Public Utilities departments.

Land Resources Review Land Resources Review

Acknowledge that additional comments on landscape plan may apply at FLD.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

Planning Review	<p>BBD Design Guidelines F</p> <p>Additional details are needed to clearly show compliance with this provision. When I present at Council Work Session, I need to be able to clearly articulate how the parking garage component blends in with and complements the building as a whole. We really need to provide details as how this will be met.</p>
Planning Review	<p>BBD Design Guidelines E.3</p> <p>Clarify where the primary pedestrian entrance(s) to the building is(are) and please make sure that is(are) clearly shown. At this point, I can't really point to the site plan and show the main entrance which is something I can see being asked to do at a Council Work Session. Yes, I see sheet A10 but there are technically two pedestrian entrances with one from Coronado and one from Beach Walk. I want them both clearly shown and the way to do this may be with some detail sheets.</p>
Planning Review	<p>ISR</p> <p>Please include the square footage of the ISR on Sheet A1 in the data table.</p>
Planning Review	<p>Ground Floor Retail And FEMA</p> <p>Clarify if the ground floor retail will be permitted by FEMA. This needs to be determined now because if I'm presenting all this ground floor retail as part of the selling point of changing the design of the building and FEMA isn't going to allow it that will put us all in an awkward spot later especially when this must go back (more than likely) for a third time to Council.</p> <p>Per Kevin Garriott (Building Official): Florida Building Code Chapter 31 – Pinellas Beaches Coastal Construction Code – requires break away walls and floors. This would preclude flood proofing and use of the spaces noted as RETAIL on lower level of building (Reference Sheet A-1). Allowable uses below base flood elevation is: open space, storage, and small entry vestibule.</p> <p>Maybe get something worked into the narrative...?</p>
Planning Review	<p>PARKING SPACES DIMENSIONS</p> <p>Valet spaces are required to be 8.5 feet in width where 8.25 feet is shown.</p>
Planning Review	<p>VEHICLE MOVEMENT</p> <p>Clarify if the driveway on and off-site is one-way or two-way. A two-way movement requires a 24-foot drive aisle where 22 feet is shown.</p>
Planning Review	<p>Number of parking spaces</p> <p>Clarify if any of the excess parking spaces will be made available to the general public. If so, is that something we want to put in the agreement? If not, then we'll not change anything in the agreement relating to parking and leave it at the provision of a minimum of 216 spaces.</p>
Planning Review	<p>Height</p> <p>I wonder if section 4.4 ought to simply read (in part), "The height of the Project is proposed to be 86 feet 6 inches (86'6") but shall not exceed a maximum of 100 feet as measured from the point at which minimum floor elevations..."?</p>



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 Review

Accessory Use Area

Keep the accessory use area to no more than 10 percent of the GFA of the hotel. There's an odd piece of code (Section 2-803.K.11.c that's going to penalize you for exceeding 10 percent accessory use. I'm at 19,504.83 SF which includes only Retail 1, 2 and 3 on the first floor and third floor retail, banquet 1 and 2 and 3rd party restaurant. Everything else I would say it specifically related to hotel operations.

Planning Review

Resubmittal Protocol

Please resubmit one complete PDF on a thumb drive. Place thumb drive in a LARGE envelope so it cannot be overlooked. Label envelope to the ATTN Isabel Winget, Subject property address and case number. Place the envelope in the planning bin in the MSB lobby. Resubmittal deadline is June 10, 2022, 12 noon.

If council provides direction or changes at the July 21, 2022 meeting, all changes must be made and submitted electronically to Planning staff by 12 noon July 22, 2022.

The Friday before second council hearing the applicant must deliver directly to Legal (located at City of Clearwater Offices, One Clearwater Towers, 6th Floor, 600 Cleveland Street, Clearwater FL) two complete hardcopy sets including:

Resolution (to be provided by case planner via email to applicant)

All exhibits to the resolution, printed in color, if in color

The proposed agreement/amendment signed by the applicant

Coordinate directly with Jessica.Duffey@myclearwater.com, 727-562-4013.

Planning Review

Planning Review

Prior to City Council - Provide elevations which show screening of the parking garage consistent with Beach by Design. The parking garage can not be readily apparent as a parking garage except for points of ingress/egress. This is very important along the public right of way of Coronado.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

Traffic Engineering Review

Traffic Engineering Review

Prior to DO:

1. Clarify if all 237 parking spaces (including the accessibility stalls and the stalls in the vehicle court) are valet parking only.
2. Confirm the driveway entrance/exits are one-way travel.
3. Drive aisles within parking garage are to be 24 ft minimum for two-way travel to comply with parking lots and parking garages design standards set forth in section 3-1402 in the community development code.
4. Provide widths of parking garage ramps.
5. Provide a turning template or auto turn program showing a scaled 19' long passenger vehicle (AASHTO standard) can maneuver around the bends in a forward direction inside the parking garage

General Comments:

1. DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application.
2. 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.
3. Lighting levels in parking garages having public access shall meet or exceed the current minimum Illuminating Engineering Society (IES) standards.
4. Columns shall not encroach into the required area of a parking space except at the end of a parking space where another parking space or a wall abuts the parking space. Such projection shall not encroach into the corner of a parking space by more than one foot in any direction, front to back or side to side as shown in the following figure.
5. 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.

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

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

2:15 PM

Case number: [FLD2022-05016 -- 1951 N BELCHER RD](#)

Owner(s): Al-adwan Llc
2972 Kensington Trce
Tarpon Springs, FL 34688-8455
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Ely Payne
505 E Jackson Street Suite 200
Tampa, FL 33602
PHONE: (813) 375-0616, Fax: No fax, Email: Ely@levelupflorida.Com

Representative: Ely Payne
Levelup Consulting, Llc
505 E Jackson Street Suite 200
Tampa, FL 33602
PHONE: (813) 375-0616, Fax: No fax, Email: Ely@levelupflorida.Com

Location: one parcel on the west side of North Belcher Road and bound by North Belcher Road on the west and Old Coachman Road on the north and east.

Atlas Page: 254A

Zoning District: HDR - High Density Residential

Request: The Community Development Board is reviewing 4,469 square foot vehicle service, limited (car wash) in the Commercial (C) District for the property located at 1951 North Belcher Booth Road. The project will consist of one building 17 feet in height, includes a minimum of 22 parking spaces (five spaces per 1,000 square feet gross floor area), requests allowable flexibility regarding setbacks, height and the provision of a loading space (Community Development Code Sections 2-1004.A and 3-1406.A.3) and requests allowable flexibility with regard to use and building orientation (Community Development Code Section 3-704.F).

Proposed Use:

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

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	05/09/2022	Parry
Parks and Rec Review	Comments	05/11/2022	Kader
Engineering Review	Comments	05/16/2022	Ojeda
Environmental Review	Comments	05/18/2022	Kessler
Traffic Eng Review	Comments	05/18/2022	Lees
Stormwater Review	Comments	05/18/2022	Vo
Public Utilities Review	Comments	05/18/2022	Ojeda
Land Resource Review	Comments	05/24/2022	Quinzi

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 5/16/2022 12:42:09 PM

Issue created by David Ojeda on 5/16/2022 12:42:09 PM

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

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



CITY OF CLEARWATER

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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 5/16/2022 12:42:21 PM

Issue created by David Ojeda on 5/16/2022 12:42:21 PM
david.ojeda@myclearwater.com - 727-562-4743

1. There are underground utilities along N Belcher and N Old Coachman not shown on plans, please revise.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 5/18/2022 4:36:16 PM

Issue created by David Ojeda on 5/18/2022 4:36:16 PM
david.ojeda@myclearwater.com - 727-562-4743

1. Fuel tanks require additional permit(s) from Pinellas County Health Department and/or Florida Department of Environmental Protection; copies of permit(s) will be required at the time of Building Permit Review.
2. An Asbestos Survey is usually required prior to conducting any demolition or renovations. Contact Pinellas County Air Quality (727/464-4422) for more information.
3. Provide erosion control measures on plan sheet, and provide notes detailing erosion control methods.

LAND RESOURCE - Landscape plan

Set to DRAFT on 5/24/2022 11:33:48 AM

Issue created by Michael Quinzi on 5/24/2022 11:33:48 AM
michael.quinzi@myclearwater.com - 727-562-4558

Adjust plant schedule - Silver Buttonwood and Crape Myrtle are booth accent trees and only receive a maximum 2 inch caliper credit each.

LAND RESOURCE - Tree Preservation

Set to DRAFT on 5/25/2022 8:35:18 AM

Issue created by Michael Quinzi on 5/25/2022 8:35:18 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 CDB.

LAND RESOURCE - Tree survey

Set to DRAFT on 5/24/2022 11:08:34 AM

Issue created by Michael Quinzi on 5/24/2022 11:08:34 AM
michael.quinzi@myclearwater.com - 727-562-4558

Arborist shown on Tree Inventory - Please clearly label the Name of the ISA Certified Arborist, contact information, and ISA certification number on all plan sheets involving trees. This includes but is not limited to the tree inventory, tree preservation plans, and any demo sheets showing tree removal.

LAND RESOURCE - Tree survey

Set to DRAFT on 5/24/2022 11:06:53 AM

Issue created by Michael Quinzi on 5/24/2022 11:06:53 AM
michael.quinzi@myclearwater.com - 727-562-4558

Provide tree identification numbers on the tree survey.

PARKS AND REC - Recreation Open Space Impact Fees

Set to DRAFT on 5/11/2022 11:30:06 AM

Issue created by Art Kader on 5/11/2022 11:30:06 AM
art.kader@myclearwater.com - 727-562-4824

This project may be required to meet Open Space Impact Fee requirements. For more information or estimate contact Art Kader at 727-562-4824 or art.kader@myclearwater.com.



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 - Bay facing right of way

Set to DRAFT on 5/23/2022 11:49:59 AM

Issue created by Ellen Crandall on 5/23/2022 11:49:59 AM

Issue is attached to Plans on sheet L 1.0

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

The bay of the car wash is proposed to face the public right of way to the north.

This is expressly prohibited in the specific criteria for limited vehicle service (car wash). The project is being processed as a Comp. Infill Redevelopment project, however, staff is historically very unsupportive of car washes, especially establishing new, that do not meet this criteria. Significant buffering, improvements or redesign is needed to gain staff support.

PLANNING - CIRP Criterion 5.c

Set to DRAFT on 5/10/2022 11:40:41 AM

Issue created by Mark Parry on 5/10/2022 11:40:41 AM

Issue is attached to page 4 in 2022-05-09 FLD Application Criteria.pdf

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

The existing use is not being expanded. The existing use of the site is an Automobile Service Station as defined in CDC Article 8. The proposed use is Vehicle Service, Limited. The existing use is being removed in it's entirety and replaced with a new use. Please revise the response accordingly.

PLANNING - Clarify

Set to DRAFT on 5/23/2022 11:52:59 AM

Issue created by Ellen Crandall on 5/23/2022 11:52:59 AM

Issue is attached to page 1 in 2022-05-09 FLD Application Criteria.pdf

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

Clarify if any oil changing, installation of accessories or audio equipment is proposed

PLANNING - Cross Access Agreements

Set to DRAFT on 5/10/2022 11:37:42 AM

Issue created by Mark Parry on 5/10/2022 11:37:42 AM

Issue is attached to Plans on sheet C 4.0

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

It is assumed that there are existing cross access agreements in place. Please show evidence that the proposed layout will be accommodated by the existing agreements.

PLANNING - Deviations to limited vehicle service criteria

Set to DRAFT on 5/23/2022 11:52:18 AM

Issue created by Ellen Crandall on 5/23/2022 11:52:18 AM

Issue is attached to page 1 in 2022-05-09 FLD Application Criteria.pdf

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

Provide and detail all deviations from the requirements and criteria of limited vehicle service that require this request to be processed as a Comprehensive Infill Redevelopment Program including but not limited to bays facing the public right of way (CDC Section 2-704.I.5.) . Then provide detailed response as to how these deviations are justified.



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TELEPHONE (727) 562-4567

PLANNING - Disclaimer

Set to DRAFT on 5/10/2022 11:42:40 AM

Issue created by Mark Parry on 5/10/2022 11:42:40 AM

Issue is attached to Plans on sheet C 1.0

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.

To be reviewed by the CDB on July 19, 2022, 10 complete sets (revised as needed, folded and collated) and one electronic version (uploaded) must be submitted no later than noon June 10, 2022 (tentative depending on COVID-19 directives).

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

Substantial redesign or unresolved issues will prevent the project from moving forward to the CBD.

Depending on the nature of the resubmittal Staff reserves the right to bring the submittal to a second DRC meeting.

All the Planning Comments need to be fully addressed in Plan room to proceed to CDB.

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

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

Failure to meet deadlines will delay your application.

Finally, please be aware that City Staff will not organize, collate or otherwise piece together this or any other application. The responsibility of providing a complete, collated and organized submittal rests solely with the applicant.

PLANNING - Dumpster Enclosure Material

Set to DRAFT on 5/10/2022 11:40:09 AM

Issue created by Mark Parry on 5/10/2022 11:40:09 AM

Issue is attached to Plans on sheet L 1.0

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

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

PLANNING - Existing Trees as Buffer

Set to DRAFT on 5/25/2022 8:39:54 AM

Issue created by Ellen Crandall on 5/25/2022 8:39:54 AM

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

A detailed tree preservation plan by an ISA certified arborist is required prior to CDB (as detailed in the Land Development issue) as staff recommendation may rely heavily on the buffering and screening of the proposed project. It is imperative to determine what existing trees are realistically able to be preserved through construction. Preserving the existing trees is greatly preferred over removing and replanting new trees. Submitting a detailed tree preservation plan by an ISA certified arborist is the first step and additional comments and concerns may be generated as several structures are proposed near trees which appears unrealistic for successful preservation.



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 - Handicap Space Dimensions

Set to DRAFT on 5/10/2022 11:37:52 AM

Issue created by Mark Parry on 5/10/2022 11:37:52 AM

Issue is attached to Plans on sheet C 4.0

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

Please include typical dimensions for the handicap spaces and required associated aisles.

PLANNING - Landscape Design

Set to DRAFT on 5/10/2022 11:39:54 AM

Issue created by Mark Parry on 5/10/2022 11:39:54 AM

Issue is attached to Plans on sheet L 1.0

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

Please clarify what the symbol is along the north, east and west sides of Parcel 1 and the west side of Parcel 2.

PLANNING - Mechanical Equipment

Set to DRAFT on 5/10/2022 11:39:01 AM

Issue created by Mark Parry on 5/10/2022 11:39:01 AM

Issue is attached to Plans on sheet C 4.0

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

Clarify where all mechanical equipment will be located. 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 - Overhead Utilities

Set to DRAFT on 5/10/2022 11:38:53 AM

Issue created by Mark Parry on 5/10/2022 11:38:53 AM

Issue is attached to Plans on sheet C 4.0

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 5/10/2022 11:39:17 AM

Issue created by Mark Parry on 5/10/2022 11:39:17 AM

Issue is attached to Plans on sheet L 1.0

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.

PLANNING - Plant Material

Set to DRAFT on 5/10/2022 11:40:02 AM

Issue created by Mark Parry on 5/10/2022 11:40:02 AM

Issue is attached to Plans on sheet L 1.0

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

Please switch out the crepe myrtles with another appropriate accent tree.

PLANNING - Property Line

Set to DRAFT on 5/10/2022 11:37:19 AM

Issue created by Mark Parry on 5/10/2022 11:37:19 AM

Issue is attached to Plans on sheet C 4.0

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

The property line for Parcel 1 at the southeast corner of Parcel 1 is incomplete. Please complete the parcel polygon.



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 - Sidewalk

Set to DRAFT on 5/10/2022 11:37:34 AM

Issue created by Mark Parry on 5/10/2022 11:37:34 AM

Issue is attached to Plans on sheet C 4.0

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

A sidewalk is shown along the north side of the north driveway along Old Coachman Road along the south side of Parcel 1. The walkway appears to be located at least partially on Parcel 1 and on the adjacent property to the south. Clarify how that will work. Will easements be required?

PLANNING - Site Data Table

Set to DRAFT on 5/10/2022 11:36:55 AM

Issue created by Mark Parry on 5/10/2022 11:36:55 AM

Issue is attached to Plans on sheet C 1.0

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

Please revise the site data table so that it clearly shows the division of the data into four separate tables – required/permitted, existing, as proposed parcel 1 and as proposed parcel 3. The table will have lot area (SF and acres), FAR (percentage), GFA, ISR (percentage), VUA (SF), interior landscape area (SF and percentage of VUA), setbacks, parking (ratio and number of spaces; number of handicap spaces; loading spaces and height).

PLANNING - Vacuums are mechanical equipment

Set to DRAFT on 5/23/2022 11:45:45 AM

Issue created by Ellen Crandall on 5/23/2022 11:45:45 AM

Issue is attached to Plans on sheet C 4.0

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

The vacuums are mechanical equipment which is prohibited in the front as shown here. (CDC Section 3-204.D.1.)

The vacuums and other equipment must be to the side or rear which will be extremely challenging as this is a multi-frontage property. It may require significant reconfiguration to find a design that is supportable by staff.

PUBLIC UTILITIES - Prior to Building Permit

Set to DRAFT on 5/18/2022 4:34:05 PM

Issue created by David Ojeda on 5/18/2022 4:34:05 PM

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

1. Taps for water meters are not allowed off fire hydrant lines.
2. Drawings show both meters as potable and domestic, does not show a lawn meter,
3. Coordination with and approval by Industrial pretreatment (Corey O'Neil, 727-562-4994 Ext. 2, corey.oneil@myclearwater.com) will be required prior to the issuance of any building permits.

STORMWATER - Prior to Development Order

Set to DRAFT on 5/18/2022 4:36:51 PM

Issue created by David Ojeda on 5/18/2022 4:36:51 PM

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

Please acknowledge the following Development Order condition of approval:
That, prior to the issuance of any building permit except for clearing and grubbing, demolition or the provision of fill, submit detail construction drawings, drainage and geotechnical report demonstrating the entire master stormwater management systems meet the City's Stormwater Drainage Design Criteria Manual.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

TRAFFIC ENG - Traffic Comments

Set to DRAFT on 5/17/2022 4:56:34 PM

Issue created by Christopher Lees on 5/17/2022 4:56:34 PM

Issue is attached to Plans on sheet C 4.0

christopher.lees@myclearwater.com - 727-562-4775

General Note

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

Prior to BCP

1. Include engineering construction standard drawings 118 and 119 for accessible parking stalls and signs.
2. Show dimension for width of driveway entrance/exit.

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

Case number: [PLT2022-05006 -- 1951 N BELCHER RD](#)

Owner(s): Al-adwan Llc
2972 Kensington Trce
Tarpon Springs, FL 34688-8455
PHONE: (813) 481-9176, Fax: No fax, Email: No email

Applicant: Ely Payne
505 E Jackson St
Suite 200
Tampa, FL 33602
PHONE: (813) 375-0616, Fax: No fax, Email: Ely@levelupflorida.Com

Representative: Ely Payne
Level Up Consulting Llc
505 E Jackson St
Suite 200
Tampa, FL 33602
PHONE: (813) 375-0616, Fax: No fax, Email: Ely@levelupflorida.Com

Location: 1951 North Belcher Road; consisting of one parcel on the west side of North Belcher Road and bound by North Belcher Road on the west and Old Coachman Road on the north and east.

Atlas Page: 254A

Zoning District: Commercial

Request: The Community Development Board is reviewing 4,469 square foot vehicle service, limited (car wash) in the Commercial (C) District for the property located at 1951 North Belcher Road. The project will consist of one building 17 feet in height, includes a minimum of 22 parking spaces (five spaces per 1,000 square feet gross floor area), and requests allowable flexibility with regard to use and building orientation (Community Development Code Section 3-704.F); and an application for a Preliminary Plat for the creation of two lots (Community Development Code Article 4, Division 7, Subdivisions/Plats).

Proposed Use: Vehicle Service, Limited

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

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	05/09/2022	Parry
Parks and Rec Review	Comments	05/11/2022	Kader
This project may be required to pay Open Space Fees. Please contact Art Kader at 727-562-4824 or art.kader@myclearwater.com for additional information if needed.			
Stormwater Review	No Comments	05/16/2022	Vo
Engineering Review	Comments	05/16/2022	Ojeda
Environmental Review	No Comments	05/18/2022	Ojeda
Traffic Eng Review	No Comments	05/18/2022	Lees
Public Utilities Review	No Comments	05/18/2022	Ojeda

The DRC reviewed this application with the following comments:

Engineering Review	<p>General Comments (Acknowledge):</p> <ol style="list-style-type: none">1.Please review Section 4-703.for application requirements.2.Preliminary Plat review is required by the Planning and Development Department. Engineering Department (including Stormwater, Traffic, Utilities and Environmental) may have additional comments upon submittal of a Final Plat Application.3.Preliminary plat shall show all existing and proposed easements and, designate the maintenance entity for the stormwater management system.4.The developer should notify the City Surveyor of the intent to provide the final plat to ensure that their packet will be complete.5.The plat fee for the final plat is set in Community Development Code Appendix A - Schedule of Fees, Rates and Charges, Section VIII. The Plat fee shall be paid prior to review by the Engineering Department.
Planning Review	Please address all comments for FLD2022-05016.
Planning Review	<p>Application: zoning and land use</p> <p>Please add the zoning (C) and land use (R/O/R) to the plat application.</p>



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TELEPHONE (727) 562-4567

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

2:20 PM

Case number: [ANX2022-05006 -- 2843 ST JOHN DR](#)

Owner(s): Jennifer Whitaker
133 Harbor Woods Cir
Safety Harbor, FL 34695
PHONE: (727) 458-7042, Fax: No fax, Email: No email

Applicant: Jennifer Whitaker
133 Harbor Woods Cir
Safety Harbor, FL 34695
PHONE: (727) 458-7042, Fax: No fax, Email: No email

Location: 0.195 acres located on the south side of St. John Drive at the southern terminus of St. Anthony Drive.

Atlas Page: 264B

Zoning District: LMDR - Low Medium Density Residential

Request: This voluntary annexation petition involves once parcel of land totaling 0.195 acres. It is proposed that the property be assigned a Future Land Use Map category of Residential Low (RL) and an initial Zoning Atlas district of Low Medium Density Residential (LMDR).

Proposed Use: Detached Dwellings

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

Presenter: Kyle Brotherton, Senior Planner



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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	05/02/2022	Brotherton
Planning Review	No Comments	05/04/2022	Brotherton
Parks and Rec Review	No Comments	05/11/2022	Kader
Stormwater Review	No Comments	05/16/2022	Vo
Engineering Review	No Comments	05/16/2022	Ojeda
Traffic Eng Review	No Comments	05/16/2022	Lees
Environmental Review	No Comments	05/18/2022	Kessler
Public Utilities Review	No Comments	05/18/2022	Ojeda
Land Resource Review	No Response	05/27/2022	Brotherton
Fire Review	No Response	05/27/2022	Brotherton
Solid Waste Review	No Response	05/27/2022	Brotherton

The DRC reviewed this application with the following comments:

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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

TELEPHONE (727) 562-4567

Case number: [ANX2022-05007 -- 1221 SUNSET POINT RD](#)

Owner(s): Weekley Homes Llc
1111 N Post Oak Rd
Houston, TX 77055-7310
PHONE: (321) 212-8080, Fax: No fax, Email: No email

Applicant: Weekley Homes Llc
1111 N Post Oak Rd
Houston, TX 77055-7310
PHONE: (321) 212-8080, Fax: No fax, Email: No email

Representative: Josh Hunnings
425 22nd Ave North, Suite B
St. Petersburg, FL 33704
PHONE: (321) 212-8080, Fax: No fax, Email: Jhunnings@dwhomes.Com

Location: 0.137 acres located on the south side of Sunset Point Road approximately 385 feet east of Douglas Avenue.

Atlas Page: 260B

Zoning District: LMDR - Low Medium Density Residential

Request: This case involves a voluntary annexation containing a vacant parcel of land currently being developed with a detached dwelling. It is proposed that the initial Future Land Use Map category of Residential Urban (RU) and an initial Zoning Atlas designation of Low Medium Density Residential (LMDR).

Proposed Use: Detached Dwellings

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

Presenter: Kyle Brotherton, Senior Planner



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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	05/04/2022	Brotherton
Planning Review	Comments	05/04/2022	Brotherton
Parks and Rec Review	No Comments	05/11/2022	Kader
Stormwater Review	No Comments	05/16/2022	Vo
Engineering Review	No Comments	05/16/2022	Ojeda
Traffic Eng Review	No Comments	05/16/2022	Lees
Environmental Review	No Comments	05/18/2022	Kessler
Public Utilities Review	No Comments	05/18/2022	Ojeda
Land Resource Review	No Response	05/27/2022	Brotherton
Fire Review	No Response	05/27/2022	Brotherton
Solid Waste Review	No Response	05/27/2022	Brotherton

The DRC reviewed this application with the following comments:

Planning Review

Planning Review

General comment: Annexation will not be adopted until staff receives a copy of the Certificate of Occupancy. Please submit a copy of the CO as soon as possible once received so staff can schedule the adoption hearing(s).

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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

TELEPHONE (727) 562-4567

2:22 PM

Case number: [ANX2022-05008 -- 1219 SUNSET POINT RD](#)

Owner(s): Weekley Homes Llc
1111 N Post Oak Rd
Houston, TX 77055-7310
PHONE: (321) 212-8080, Fax: No fax, Email: No email

Applicant: Weekley Homes Llc
1111 N Post Oak Rd
Houston, TX 77055-7310
PHONE: (321) 212-8080, Fax: No fax, Email: No email

Location: 0.137 acres located on the northeast corner of Sylvan Drive and Sunset Point Road.

Atlas Page: 260B

Zoning District: LMDR - Low Medium Density Residential

Request: This case contains a voluntary annexation petition containing a vacant property. It is proposed that the property be assigned a Future Land Use Map category of Residential Urban (RU) and an initial Zoning Atlas of Low Medium Density Residential (LMDR).

Proposed Use: Vacant

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

Presenter: Kyle Brotherton, Senior Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	05/02/2022	Brotherton
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Environmental Review	No Comments	05/18/2022	Kessler
Public Utilities Review	No Comments	05/18/2022	Ojeda
Land Resource Review	No Response	05/27/2022	Brotherton
Fire Review	No Response	05/27/2022	Brotherton
Solid Waste Review	No Response	05/27/2022	Brotherton

The DRC reviewed this application with the following comments:

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.